



July 8, 2019
Council 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**



**July 8, 2019
7:00 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

**PLEDGE OF ALLEGIANCE
Boy Scout Troop 59**

SET THE AGENDA

CONSENT AGENDA

1. Consideration and Approval to appoint an Alternate Member to the TDA Board
2. Call for a Public Hearing on a Street Sign Request Policy

PRESENTATIONS

1. Presentation of the Montercross Chamber Welcome Magazine

Ted Hall

PUBLIC HEARING

1. Public hearing to amend Appendix F, Rules of Procedure, for the Planning Commission Terms of Office for officers
Brian DuPont
2. Public Hearing on a Traffic Control signage in the Autumn Woods Subdivision
Brian DuPont

PUBLIC COMMENT – Three (3) Minute Limit

OLD BUSINESS

NEW BUSINESS

- ★ 1. Consideration and Approval of the Mooreland Oakes Subdivision Annexation Agreement
Jonathan Wilson
2. Consideration and Approval of a Design consultant for the Parks and Recreation Bond Package
Jonathan Wilson
3. Review of River Park Phase 4 Final Plat
Jonathan Wilson

OTHER BUSINESS

CLOSED SESSION

ADJOURN

CONSENT AGENDA



City of Mount Holly Action Agenda Item

To: City Council	Date: July 3, 2019
From: Danny Jackson, City Manager	Meeting Date: July 8, 2019
Agenda Item to be considered: <i>Consent Agenda #1 – Consideration and Approval of a request to appoint an Alternate Member to the TDA Board</i>	

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request : *In regard to the Tourism Development Authority (TDA) Board, a situation has occurred that needs to be addressed in a timely manner. Current Board Member Patricia Farmer is not able to serve due to being out on medical leave. Ms. Farmer represents the current hotel as a member of the hospitality industry as governed by State Statute. Due to the fact that the TDA Board does not consist of Alternate Members the vacancy left by Ms. Farmer being out is not conducive to conducting regular business with the TDA. Therefore, Mr. Michael Holdenrid, TDA Board Chairperson, has requested that the City Council appoint Ms. Reba Edwards as an Alternate Member to replace Ms. Farmer until such time that she returns to duty, which will be in August. The TDA By-laws and State Statute do not address such matters according to Mr. Holdenrid. Please see the enclosed written request from Mr. Holdenrid and the bio for Ms. Edwards.*

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 appoint Ms. Reba Edwards as an Alternate Member to the TDA Board.*

Result of City Council Decision:

Attachments: *Written request made by Michael Holdenrid and bio for Reba Edwards*



Danny Jackson <dannyjackson@mtholly.us>

TDA Fill In Request

Michael Holdenrid <michael@hignc.com>
To: Danny Jackson <dannyjackson@mtholly.us>

Wed, Jul 3, 2019 at 3:27 PM

Danny,

I would like to formally request to the city council to consider Reba Edwards as a "fill in" member of the TDA in the absence of Patricia Farmer. Patricia is on medical leave and is currently unable to perform her duties as a member of the TDA. She will be returning in mid August. Unfortunately the TDA by laws do not address fill in membership nor does state statute unless I am mistaken. I've attached a short bio for Reba, I know the city council is meeting on Monday and unfortunately I will be out of town.

Please let me know your thoughts.



Michael Holdenrid
President

Cell (704)287-6914
michael@hignc.com
www.hignc.com

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Reba Edwards is currently the Director of Sales for Holiday Inn Express & Suites in Mount Holly, NC. Prior to her arrival to North Carolina, she served as the Recreation Supervisor for 24 years in Colonial Heights, VA and worked closely with the local Chamber office and implemented and assisted on various town events and projects.

Mrs. Edwards interest are gardening and volunteering at community events. She served as Treasurer on the Belmont Merchants Association Board in 2012 and implemented and was the Director of the Main Street Program for the City of Belmont. Upon leaving her position with Belmont, she has been Director of Sales with the Holiday Inn Express located in Mt. Holly.

Her experience working in local government and in the hospitality industry will be an asset while serving on the TDA Board.

She is highly recommended by former board chair Wendy Foster and Patricia Farmer.



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 7-3-19 Meeting Date: 7-8-19
Agenda Item to be considered: Call for a public hearing to amend Article 9, Signs, of the Zoning Ordinance to include regulations for murals.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : Staff has seen the need to call for a public hearing for a Street Sign Request Policy. This public hearing would occur in August..	
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: 1. 2. 3.	

PRESENTATIONS



City of Mount Holly Action Agenda Item

To: City Council Greg Beal, Economic Development	Date: July 3, 2019
From: Coordinator, Planning Director	Meeting Date: July 8, 2019
Agenda Item to be considered: <u>Presentation of the Montcross Area Chamber Welcome Magazine</u>	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: <u>Ted Hall, President of the Montcross Area Chamber of Commerce will make a presentation regarding the first copies of their new Visitor & Newcomer Welcome magazine to the Mayor and City Council. Mr. Hall will be including folks such as a local business owner and featured artist. Further details will be unveiled at Monday's meeting, so to not ruin the surprise.</u>	
<u>The magazine, the Montcross Area Chamber's 14th annual, has been produced by Chamber member Debbie Cole of BizWell Corp., and is being printed by Chamber member ImageMark Business Services.</u>	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☒ N/A
Manager/Staff Recommendation: <u>This item is for your information only; no action is required.</u>	
Result of City Council Decision: _____	
Attachments:	

PUBLIC HEARINGS



City of Mount Holly Action Agenda Item

To: City Council	Date: 7-2-19
From: Brian DuPont	Meeting Date: 7-8-19
Agenda Item to be considered: Public hearing to amend Appendix F, Rules of Procedure, for the Planning Commission Terms of Office for officers.	
Will this require a public hearing? ☒ YES ☐ NO	
Background/Purpose of Request : Based on best practices by other Board's in the region. Staff has seen the need to amend the Rules of Procedure for terms of office for the Chair and Vice-chair.	
The recommended amendment would state:	
<u>"The Chair and Vice-Chair shall not serve more than two (2) consecutive, one-year terms in the same office. This does not prohibit them from being elected again in the future."</u>	
The benefits of term limits for Officers is that it shares the opportunity to continually involve other members of the Planning Commission, builds leadership by helping members develop leadership skills, helps with recruitment of prospective chairs as other Planning Commission members may agree to serve knowing the office has an expiration date, and term limits lead to a healthier board to help prevent board-chair burnout.	
The Planning Commission unanimously recommended approval of the proposed text 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:	\$
Budget Code	
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation:	
Request that City Council amend the Rules of Procedure.	
Result of City Council Decision:	
Attachments:	
1. Rules of Procedure Amendment	
2.	
3.	

**Rules of Procedure
Planning Commission & Board of Adjustment
City of Mount Holly**

1) Authority

- a. The Planning Commission and Board of Adjustment shall be governed by North Carolina General Statute Section 160A-361 and 160A-388 and the Mount Holly Zoning Ordinance under Articles 12, 13, and 14.
- b. The Planning Commission and Board of Adjustment here after referred to as Commission and Board.

2) Officers

- a. Chair: The Chair shall be annually designated by City Council from one of the Planning Commission members.
- b. Vice-chair: The Vice-chair shall be elected by a majority vote of the membership of the Commission from among its members. The Vice-chair shall preside in the absence of the Chair, and at such times, shall have the same powers and duties as the Chair, and shall be eligible for re-election for an additional one year term only.
- c. Terms of Office: The Chair and Vice-chair shall not serve more than two (2) consecutive, one-year terms in the same office. This does not prohibit them from being elected again in the future.
- d. The Commission consisting of nine (9) regular members. Nine (9) members shall reside within the Mount Holly city limits and shall be appointed by the City Council.
- e. The Board, consisting of five (5) regular members and four (4) alternate members, each to be appointed for three-year terms. In appointing the original members or in the filling of vacancies caused by the expiration of the terms of existing members, the City Council may appoint certain members for less than three years so that the terms of all the members shall not expire at the same time. Five (5) regular members shall reside within the Mount Holly city limits and be appointed by the City Council from the regular membership of the Planning Commission. The Board shall also consist of four (4) alternate members, which shall be appointed from the remaining membership of the nine (9) member Planning Commission. The length of terms and the manner of appointment for members of the Board shall coincide with their terms on the Planning Commission. Alternate members may attend all meetings of the Board but shall serve, participate and vote only in the absence of a regular member, except for procedural matters as described in the Rules of Procedure.

3) Rules of Conduct for Members

- a. Members of the Commission may be removed for cause, including violation of the rules stated below.
- b. If, in a calendar year, he/she:



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 7-1-19 Meeting Date: 7-8-19
Agenda Item to be considered: Public hearing on traffic control signage in the Autumn Woods Subdivision	
Will this require a public hearing? ☒ YES ☐ NO	
Background/Purpose of Request : Staff received a request from the Autumn Woods Homeowners Association and at last month's Council meeting a representative presented to Council on this request. Staff has advertised this and posted the areas for a public hearing tonight for review by the City Council. The City has always reviewed subdivision requests through the Zoning Ordinance and Land Development Ordinance, which are typically part of an annexation request. Autumn Woods Subdivision was reviewed and approved almost 20 years ago through an annexation and rezoning. As part of that process and all subdivision requests certain standards must be adhered to both from local ordinances as well as state and federal requirements. For traffic control devices, the City of Mount Holly is required by law to follow standards under the Manual for Uniform Transportation Control Devices (MUTCD). The MUTCD is published by the Federal Highway Administration (FHWA) and defines the standards used by road managers nationwide to install and maintain traffic control devices on all public streets, highways, bikeways and private roads open to public travel. The MUTCD defines traffic control devices as all signs, signals, markings, and other devices used to regulate, warn, or guide traffic, placed on, over, or adjacent to a street, highway, pedestrian facility, bikeway, or private road open to public travel by authority of a public agency or official having jurisdiction, or, in the case of a private road, by authority of the private owner or private official having jurisdiction. As part of the MUTCD, there are engineering aspects that can be reviewed. Our City Engineer has reviewed the request and submitted the attached memorandum based on the standards required in the MUTCD. The requests made by the Autumn Woods HOA are not supported based on the MUTCD.	
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:

1. Memorandum from City Engineer
- 2.
- 3.



FROM: David E. Johnson, PE

DATE: 6/28/19

RE: Autumn Woods HOA has requested the installation of stop signs on Autumn Woods Blvd. at the intersections of Ashton Bluff Circle and Arbor Ridge Road.

I offer my following comments concerning their request:

Stop signs are installed to control vehicle movements at intersections, assist pedestrian crossing and not used to control vehicle speeds or act as traffic calming devices.

Stop sign requested at Arbor Ridge Road

1. The intersection location is over 1,800 feet from 273 and over 900 feet to Ashton Bluff Circle and a stop sign at this intersection may lead to drivers driving faster between intersections.
2. Autumn Woods Blvd. vertical alignment is too steep for a safe stopping condition
3. Unwarranted stop signs may be ignored by drivers which may lead to problems for left turning movements to Arbor Ridge Road

Stop sign requested at Ashton Bluff Circle

As per the MUTCD, stop signs are appropriate for controlling an intersection if it meets at least one of the following criteria:

1. Autumn Woods Blvd's traffic exceeds 6,000 vehicles per day. I do not believe there are any traffic counts for this intersection and it appears that the number of homes would not generate this level of traffic
2. If there has been three or more correctable crashes within the past 12 months or five or more correctable crashes within the past two years.
3. The intersection has limited visibility due to the angle of intersection
4. The proximity of other approaches such as driveways

Based on the configuration of the 3-way intersection, stop signs would not have an effect on vehicle speeds and vehicle movements at the intersection could function without stop signs.

NEW BUSINESS



City of Mount Holly Action Agenda Item

To: City Council	Date: July 3, 2019
From: Jonathan Wilson	Meeting Date: July 8, 2019
Agenda Item to be considered: Annexation request regarding Gaston County Tax Parcel # 178067, 33.69 acres by True Homes.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: The applicant for Mooreland Oaks Conditional District zoning has also petitioned the City for annexation of one of the properties that would make up this development. The other parcel, Gaston County Tax Parcel # 178060, 25.7 acres, is already located within the City Limits of Mount Holly. If the annexation and conditional district zoning are approved then the development would consist of 138 single family homes. Staff has compiled a cost associated with providing the development with City Services on a yearly basis. This information is included in the agenda packet as Attachment 3. Staff has also compiled the potential revenue associated with this development if it were to be annexed into the City of Mount Holly. This information is included in the agenda packet as Attachment 4. Please note that this information is an estimate. The cost of services is based on the current cost of services provided to Mount Holly Citizens. The estimated revenue is based on a conservative estimation of property values. The estimated cost of services and anticipated revenues are based on the development as a whole. A public hearing was held and closed on April 8, 2019 regarding this annexation request. Additionally, should Council wish to move forward with the request City Staff will work with the developer to create an Annexation Agreement. The agreement has not been developed at this point due to the fact that the Conditional District Zoning Plan may still be subject to change. Elements of the Conditional District Zoning Plan will make up portions of the annexation agreement along with the payment to the Voluntary Fire Department should the annexation move forward. It is important to note that the developer will be responsible for this payment which will be spelled out in the annexation agreement. In the time since the public hearings for both Conditional District Zoning and Annexation staff has been working with the developer to come up with an annexation agreement. I have attached the proposed annexation agreement, drafted by the City Attorney's office.	

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			



CITY of MOUNT HOLLY

DANNY JACKSON, ASSISTANT TO THE CITY MANAGER
COMMUNITY DEVELOPMENT

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

PLANNING
ZONING
CODE ENFORCEMENT
PARKS AND RECREATION
GIS TECHNOLOGY
PUBLIC HOUSING

PETITION REQUESTING ANNEXATION

Date: 10-1-18

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

1. We the Undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the (City/Town/Village) of City of Mount Holly.
2. The area to be annexed X is contiguous or is not contiguous (check one) to the (City/Town/Village) of Mount Holly and the boundaries of such territory are as follows:

*INSERT MEETS AND BOUNDS DESCRIPTION

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

NAME	ADDRESS	VESTED RIGHTS DECLARED? (YES OR NO)	SIGNATURE
Michael A. Smith/Alaric Holding Co LLC	PO Box 786 Mount Holly NC 28120	NO	<i>Michael A. Smith</i> C804EACAA4BE4AF...

- * The City of Mount Holly may wish to require a meets and bounds description and/or map.
- ** This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.

ADDITIONAL ATTACHMENTS MAY BE USED

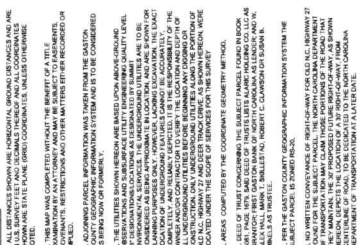
Land Owner / Petitioner Agreement

We, the undersigned, are the owners of the property which is the subject of rezoning application number _____ filed on October 5, 2018, and do hereby make and consent to such application and annexation (by Dependable Development, Inc.) into the City of Mount Holly, North Carolina.

By: **Alaric Holding Co, LLC or Current Owner**
Signature: Michael A. Smith
Name: Michael A. Smith/Alaric Holding Co. LLC
Title: _____

Contact Information:
Name: Michael A. Smith
Address: PO Box 786, Mount Holly NC 28120
Phone: _____
Email: _____

1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406
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TO: Mount Holly Mayor and City Council
FROM: Jonathan Wilson, Planning Project Manager
DATE: April 3, 2019
RE: Anticipated Revenue Analysis for Mooreland Oaks Development

General Fund Revenues

Property Tax:

The Property Tax is calculated by taking the total average home value and dividing that number by one-hundred and multiplying by the current tax rate.

Average Home Value: Estimated at \$250,000 (conservative estimation)

Total Home Value for Development: $\$250,000 \times 138 = \$34,500,000.00$

Property Tax: $\$34,500,000.00 / 100 \times .53 = \underline{\$182,850.00}$

Personal Property Tax:

The Personal Property Tax is calculated by taking the real property tax value and multiplying it by the current rate of Mount Holly which is 8% and dividing it by one-hundred then multiplying by the current tax rate.

Home Value: \$34,500,000.00

Estimated percentage of homes that may have personal property: 0.08

Personal Property Tax: $\$34,500,000.00 \times 0.08 / 100 \times .53 = \underline{\$14,628.00}$

Sales and Use Tax:

The Sales Tax is calculated by taking the total home value and multiplying by the tax rate of 0.003.

Home Value: \$34,500,000.00

Estimated Sales Tax Rate Factor: 0.003

Sales Tax: $\$34,500,000.00 \times 0.003 = \underline{\$103,500.00}$

Beer & Wine Tax:

The Beer & Wine Tax is calculated by the total population multiplied by \$4.24 which is the per capita factor.

Population: $138 \times 2.6 = 360$

Per capita factor: \$4.24

Beer & Wine Tax: $360 \times \$4.24 = \underline{\$1,526.40}$

Powell Bill Funds:

The Powell Bill Funds are calculated based on the population multiplied by \$26.57 which is the per capita factor.

Population: 360

Per capita factor: \$26.57

Powell Bill Funds: $360 \times \$26.57 = \underline{\$9,565.20}$

Tipping Fees:

The Tipping Fees are calculated by the total number of homes multiplied by the current fees charged to customers. The City charges a rate of \$6.50 for solid waste and \$5.25 for recycling.

Number of Homes: 138

Current Rate Total (Solid Waste & Recycling): \$11.75

Tipping Fees: $138 \times \$11.75 = \underline{\$1,621.50}$

Vehicle License Tag Tax:

The Vehicle License Tax is calculated by the number of vehicles multiplied by \$5.00 per vehicle.

Estimated Number of Vehicles: 2 per home

Per vehicle: \$5.00

Vehicle License Tax: $276 \times \$5.00 = \underline{\$1,380.00}$

Zoning Permit:

The City currently charges \$100.00 for a single family home zoning permit.

Zoning Permit Fee: \$13,800.00

Right-of-Way Permit:

The City currently charges \$25.00 for a residential Right-of-Way permit.

Right-of-Way Permit: \$3,450.00

Total Estimated General Fund Revenue: \$332,321.10

Enterprise Fund Revenues**Stormwater Fee:**

The City currently charges a fee of \$2.50 per home for stormwater management.

Monthly Stormwater Fee: \$345.00

Annual Stormwater Fee: \$4,140.00

Water Meter Fee:

The City currently charges a fee of \$300.00 per home for a ¾" water meter which is standard for a single family home.

Water Meter Fee: \$41,400.00

Water Capital Recovery Fee:

The City charges \$1,230.00 per home (¾" water service) which is standard for a single family home.

\$169,740.00

Sewer Capital Recovery Fee:

The City charges \$4,665.00 per home (4" sewer service) which is standard for a single family home.

\$643,770.00

Average Water and Sewer Monthly Bill:

The average water & sewer usage per month is \$40.62.

Average Water and Sewer Monthly Total (for development): \$5,483.70

Average Water and Sewer Annual Revenue: \$65,804.00

Total Estimated Enterprise Fund Revenue: \$924,854.00

(This includes the yearly total for Stormwater Fees and Water & Sewer Bills)

Total Estimated Revenue (at build-out): \$1,257,175.10



TO: Mount Holly Mayor and City Council
FROM: Jonathan Wilson, Planning Project Manager
DATE: April 3, 2019
RE: Cost of Services Analysis for Mooreland Oaks Development

Parks and Recreation:

No additional cost would be anticipated by the Parks and Recreation Department if the development were annexed.

Police Department:

The service level for the Police Department can be addressed through the proposed departmental growth that has been discussed as part of a department strategic plan which includes increases in resources over a multi year period. Believes that the proposed increase will be sufficient to cover any additional calls for service associated with this annexation.

Fire Department:

On the effective date of annexation by the City of Mount Holly, all residents, businesses, and property owners in the annexation area will receive service on substantially the same basis and in the same manner of services that are provided in the rest of the City prior to annexation. The Mooreland Oaks Property will be served by the Headquarters Station. The estimated call volume for this annexation once built could increase the call volume by one hundred (50) calls a year. This area will fall within the response time area within four (4) minutes. The Mount Holly Fire Department can serve this proposed annexation with the current station and staffing. There would be an increase in fuel and departmental supplies due to the increase in calls for service.

The estimated amount of increase would be four thousand dollars (\$2,500.00).

Streets and Solid Waste:

Annexation Costs to the Department:

Disposal Fees:	\$6,879.30 (\$5,704.92 = Refuse, \$681.72 = Recycling, \$492.66 = Yard Waste)
Capital:	\$15,180.00 (138 Refuse Rollout Containers, 138 Recycling Rollout Containers, each @ \$55.00)
Total:	\$22,059.30

Planning and Development:

Current staffing levels could handle the increased workload for the planned development however with knowledge of future growth the department would need to hire evaluate the hiring of a full time planning officer which would be addressed through departmental growth in the yearly budget process.

Total General Fund Expenses: \$24,559.30

Engineering/Utilities:

The Utilities Department has calculated the following as the “Mooreland Oaks Annexation Request – Annual Utilities Department Operation and Maintenance Cost:”

\$68,013.00

Total Enterprise Fund Expenses: \$68,013.00

Total Anticipated Expenses: \$92,572.30

NORTH CAROLINA
GASTON COUNTY

ANNEXATION AGREEMENT
AND SYSTEM DEVELOPMENT FEE
AGREEMENT,
MOORELAND OAKS

THIS AGREEMENT, MADE and entered into this ____ day of June, 2019, by and among the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, hereinafter called "City;" ALARIC HOLDINGS, LLC, a North Carolina Limited Liability Company; hereinafter called "Company;" and TRUE HOMES, LLC, a North Carolina Limited Liability Company; hereinafter called "True Homes." Company and True Homes are sometimes referred to collectively as "Applicants."

WITNESSETH:

WHEREAS, Company has filed an annexation petition asking the City to annex approximately 34.691 acres of land with a subdivision name of "Mooreland Oaks" hereinafter referred to as "Mooreland," as shown on a plat prepared by Matthew J. Stikeleather, dated November 2, 2018, and sealed on November 2, 2018, and to be recorded in the office of the Gaston County Register of Deeds, upon successful Annexation, to which reference is hereby made for a further description; and,

WHEREAS, Company intends to convey Mooreland Oaks, following its annexation by City, to True Homes pursuant to a separate purchase and sale agreement subject to the terms therein (the "True Homes Contract"); and,

WHEREAS, on October 1, 2018, Company filed a petition requesting voluntary annexation of the Property, and also filed an application for rezoning the Property in accordance with a conditional district zoning plan (the "Zoning Plan"); and

WHEREAS, a public hearing was held by the City on April 8, 2019, on the question of the annexation of Mooreland Oaks; and,

WHEREAS, a public hearing was held by the City on May 13, 2019, on the question of the rezoning of Mooreland Oaks, subject to passage of the Annexation Resolution; and,

WHEREAS, True Homes desires to develop Mooreland Oaks and provide municipal services to the same as set forth herein; and,

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

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

I. ANNEXATION

- A. Company, as current owner of Mooreland Oaks, has submitted an annexation petition, as aforesaid, to City requesting voluntary annexation of Mooreland Oaks into the corporate limits of Mount Holly.
- B. Company, as petitioner has filed an application with the City, as aforesaid, requesting that Mooreland Oaks be rezoned from RS-20 Gaston County to Single family Conditional

District, in accordance with the Zoning Plan, effective upon the passage of the Annexation Resolution.

- C. The City will vote upon the annexation of Mooreland Oaks upon approval of this Annexation Agreement.
- D. In the event that the annexation petition is denied by the City Council, this Agreement shall become null and void and the re-zoning petition shall be deemed withdrawn.
- E. Applicants understand that upon and after the effective date of annexation, City may from time to time, if it shall elect, enact and enforce such zoning ordinances, subdivision ordinances, watershed ordinances, system development fees, tap fees, and meter setting fees and such other ordinances as the City may deem to be in City's best interest, and Applicants.
- F. The Parties acknowledge that the requirements for the Single Family Conditional District Zoning are shown on a drawing prepared by DPR Associates, Inc., dated May 17, 2019, entitled the "Annexation & Rezoning Plan, Case #XXX, Mooreland Oaks", a copy of which shall be recorded with the Annexation Resolution.

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

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

Upgrades to Dutchman's Creek Pump Station which are necessary or convenient to serve Mooreland Oaks and a portion of which are necessary to serve other areas of Mount Holly. The stipulated cost of the additional upgrades necessary to serve Mooreland Oaks, including their share of the engineering cost, is \$82,819.00. This payment shall be received by the City at the time the Phase I Plat is submitted for approval by the City and before issuance of the first zoning permit.

- B. At the time the Phase I plat is submitted for approval, True Homes shall have constructed the following improvements ("True Homes Improvements") at its own expense or in the alternative provide a financial guarantee of 120 % of the costs estimated by True Homes Engineer and approved by the City:

1. An extension of the existing 8" gravity sewer from the existing tie in location at the intersection of Antelope Drive and Deertrack Drive to the Mooreland Oaks entrance as shown on the Zoning Plan, at True Homes' sole expense.
2. Water connections at the two (2) entrances as shown on the Zoning Plan, at True Homes' sole expense.

- C. At the time the plat for the 100th lot is submitted for approval, True Homes shall have constructed all transportation items recommended on the Transportation Impact Analysis

prepared by Kimley Horn, signed and sealed on February 14, 2019. The completed construction required for plat approval, shall include but not be limited to, a left turn lane at access #2 and a 5 foot wide sidewalk along the project frontage and between two access points. In addition, there shall be constructed at no cost to City, a soft shoulder to be constructed along the project boundary on Old Highway 27. All construction shall be completed prior to plat approval at True Home's expense and shall meet or exceed NCDOT standards or in the alternative True Home shall provide a financial guarantee of 120 % of the costs estimated by True Homes Engineer and approved by the City.

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

III. PREREQUISITES TO DEVELOPMENT

The parties agree that prior to the effective date of annexation, True Homes may, if it chooses, begin to construct True Homes Improvements upon approval of the True Homes Plans. However, True Homes agrees that it will not seek any building permits for construction of any houses within Mooreland Oaks prior to any of the following: the effective date of annexation, the effective date of the passage of the Zoning Plan by City, and completion of True Homes Improvements or posting a financial guarantee as referred to in Section II, Subsection B.

IV. DEVELOPMENT STANDARDS

- A. The development of Mooreland Oaks shall be in conformity with City's Subdivision and Land Development Ordinance, hereinafter "Subdivision Ordinance," and zoning ordinance, as hereinafter may amended from time to time, state and federal regulations, and the terms of this Agreement. True Homes may submit subdivision plats for approval incrementally in accordance with City's Subdivision Ordinance and City may require such conditions upon the

subdivision final plat approval as it may elect, which conditions may be in addition to but not inconsistent with the applicable zoning of Mooreland Oaks.

- B. Except as hereinafter set forth, it is agreed that Mooreland Oaks will be charged utility rates from City, including system development fees, tap fees, and meter fees, at the same rates and fees as may be charged to other residences from time to time in the current city limits of Mount Holly. Except as hereinafter set forth, owners and residents of Mooreland Oaks will not be charged municipal fees inconsistent with the fees charged to other similarly situated property owners and residents of Mount Holly. The parties agree that the lots within Mooreland Oaks shall be subject to system development fees in consideration of being annexed into the City of Mount Holly, thus acquiring municipal utilities. This fee requires that houses connecting to municipal water and sewer pay a buy-in fee at the time that service is requested. This system development fee shall be payable by contract as provided herein, notwithstanding that the City's System Development Fee Ordinance shall hereafter be deemed unenforceable and the fees uncollectable for any reason. If the aforesaid ordinance shall hereafter be deemed unenforceable, then the fee assessed hereunder shall be in the amount of the last fee adopted by City Council prior to the aforesaid ordinance becoming deemed unenforceable. All municipal services will be provided to Mooreland Oaks as required by the General Statutes of North Carolina and as provided generally to the citizens of Mount Holly. City warrants to Applicants that it has the current water and sewer treatment capacity ("Utility Treatment Capacity") to provide such services to 138 residences and amenities as set forth in the Zoning Plan for this project, and that City will reserve such Utility Treatment Capacity as set forth herein in accordance with this Agreement and the ordinances of the City of Mount Holly. City's reservation of Utility Treatment Capacity for Mooreland Oaks will be for a period of Seven (7) years from the effective date of the Annexation ("Reservation Term"). Mooreland Oaks shall receive such Utility Treatment Capacity (without time limitation) for all lots within each subdivision plat that is submitted, approved, and recorded during the Reservation Term. For example, if Mooreland Oaks should obtain subdivision final plat approval and record such plat one month prior to the end of Mooreland Oaks' Reservation Term, then the lots contained in such plat will have reserved Utility Treatment Capacity at such time as residences shall be constructed and service shall be requested, subject to the payment of the System Development Fee as outlined above, even if the service is requested after the expiration of the Reservation Term. Mooreland Oaks may, at any time within its Reservation Term, apply in writing to the City Council for an extension of the Reservation Term giving the reasons for such request. In considering the request for the extension, the City Council will review the progress of construction within the subdivision plats previously approved and the remaining water and/or sewer treatment capacity at the time of the request. Such extension, if any, will be in the sole discretion of City Council.

V. FINANCIAL GUARANTEE

- A. Prior to the approval of Plat of Phase I, True Homes shall furnish to City a financial guarantee in the form of an evergreen letter of credit of payment or performance bond satisfactory to City in the amount equal to one hundred and twenty percent (120%) of True Homes' engineering estimate (which is approved

by the City Engineer) of the True Homes Improvements. The True Homes Improvements financial guarantee shall be in the amount of \$168,128.00. The Estimate will be signed and will have affixed the Engineer's Seal and will contain the following certification: "The undersigned Engineer certifies to the City of Mount Holly that the Estimate of costs attached hereto has been given under seal and has been prepared by the undersigned in accordance with generally accepted engineering standards, but the undersigned does not guarantee such costs."

- B. In the event the above-mentioned financial guarantees or any portion thereof are redeemed by the City, all documents pertaining to engineering and design currently owned by True Homes shall be relinquished to the City.
- C. If True Homes fails to purchase Mooreland Oaks, then Company acknowledges that the development of Mooreland Oaks is, nevertheless subject to all liabilities, requirements, terms, and conditions of this Agreement including the Conditional District Zoning Plat approved by the City.
- D. Applicants may convey Mooreland Oaks or portions thereof to their successors and assigns, but such conveyance shall be subject to the terms of this Agreement and the Conditional District Zoning Plan and City shall retain such financial guarantee of True Homes as originally provided hereunder until replaced by the equivalent financial guarantee of such subsequent owner.
- E. If True Homes purchases Mooreland Oaks, then Company shall have no further obligations, liabilities, requirements, terms, or conditions under this Agreement.
- F. If True Homes purchases Mooreland Oaks but then fails to undertake or complete all of the True Homes Improvements or any other conditions of this Agreement in a timely fashion, then City may redeem or make a claim upon the financial guarantee and complete the True Homes Improvements.

VI. MISCELLANEOUS PROVISIONS

- A. This Agreement shall constitute an Agreement for the development of Mooreland Oaks which shall remain in effect notwithstanding transfer of ownership of Mooreland Oaks from and after the date of this Agreement and from and after the effective date of Annexation and shall run with the land. This Agreement shall be recorded at the Register of Deeds of Gaston County along with the Zoning Plan.
- B. None of the parties shall take any action with respect to a default under this Agreement, until the non-defaulting party has given written notice to the defaulting party and the defaulting party has failed to cure the default for a period of thirty (30) days after receipt of such notice.
- C. All notices required or desired to be given under this Agreement shall be in writing and either (a) hand-delivered, (b) sent by certified mail, return receipt requested, (c) sent via FedEx or similar overnight service, or (d) sent via

electronic mail, so long as notice is also provided through either method (a), (b), or (c) as herein described. All notices shall be addressed to the party being noticed, and shall be deemed to have been given (i) when delivered, if by hand deliver, (ii) three (3) business days after deposit in a U.S. Post Office or official letter box, if sent by certified mail, (iii) one (1) business day after timely deposited in a FedEx or similar overnight service depository, or (iv) upon confirmation of receipt by sender if sent via electronic mail. All notices shall be delivered or sent prepaid for the specified service by the party giving notice, and shall be addressed as follows:

COMPANY: Alaric Holdings, LLC
P.O. Box 786
Mount Holly, NC 28120
Telephone No.: 980-827-0512
Attn: Michael A. Smith
E-Mail:

CITY: CITY OF MOUNT HOLLY
400 E. Central Ave.
Mount Holly, North Carolina 28120
Telephone No.: (704) 827-3931
Attn: Danny Jackson, City Manager
E-Mail: dannyjackson@mtholly.us

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

TRUE HOMES: TRUE HOMES
2649 Brekonridge Centre Drive
Monroe, NC 28110
Telephone No.: (704) 779-4126
Attn: Shaun Gasparini
E-Mail: sgasparini@truehomesusa.com

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

CITY:
CITY OF MOUNT HOLLY

COMPANY:
ALARIC HOLDINGS, LL

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

By: _____ (SEAL)
Name:
Title:

Attest:

TRUE HOMES

Amy Miller, City Clerk

By: _____ (SEAL)
Name:
Title:

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

Name: Africa Otis
Title: Finance Officer

STATE OF NORTH CAROLINA
COUNTY OF GASTON

NOTARY ACKNOWLEDGMENT

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

Witness my hand and notarial seal, this _____ day of June, 2019.

Notary Public
My commission expires: _____
(seal)

STATE OF _____
COUNTY OF _____

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that _____ personally came before me this day and acknowledged that (s)he is _____ of ALARIC HOLDINGS, LLC, a _____ limited liability company, and that by authority duly given and as the act of the Company, the foregoing instrument was signed in its name by him/her on behalf of the said Company. Witness my hand and notarial seal, this _____ day of June, 2019.

Notary Public

My commission expires: _____
(seal)

STATE OF _____

COUNTY OF _____

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that _____ personally came before me this day and acknowledged that (s)he is _____ of TRUE HOMES a _____ limited liability company, and that by authority duly given and as the act of the Company, the foregoing instrument was signed in its name by him/her on behalf of the said Company. Witness my hand and notarial seal, this _____ day of June, 2019.

Notary Public

My commission expires: _____
(seal)



LEGEND

	EXISTING PROPERTY LINE
	PROPOSED LOT LINE
	EX. FLOODLINE
	PROP. 77 STRIUM BUFFER
	EXISTING CONTOURS
	PROP. COMMON OPEN SPACE
	PROP. USABLE COMMON OPEN SPACE
	PROP. FIRE HYDRANT LOCATION

EXISTING SITE DATA

TAX PARCEL NO.: 176K87
TAX TOTAL SITE AREA: 4.99.5 AC
ADDRESS: 871 OLD NC 27 HWY
SUBJECT: ZONING: R6-20 AND MOUNT HOLLY CONDITIONAL USE/SINGLE FAMILY
CITY OF MOUNT HOLLY CONDITIONAL DISTRICT SINGLE FAMILY

DEVELOPMENT STANDARDS	
UNWATERED DISTRICT:	CATAMBA RIVER, PROTECTED AREA
MAX OVERALL SITE BUA ALLOWED:	50% MAX
MAX OVERALL SITE BUA PROPOSED:	50% MAX, HIGH DENSITY
UNWATERED DISTRICT:	CITY OF MOUNT HOLLY CONDITIONAL DISTRICT SINGLE FAMILY RESIDENTIAL
MAX OVERALL SITE BUA ALLOWED:	15%
MAX OVERALL SITE BUA PROPOSED:	2.5% LOTS / AC
UNWATERED DISTRICT:	CITY OF MOUNT HOLLY CONDITIONAL DISTRICT SINGLE FAMILY RESIDENTIAL
MAX OVERALL SITE BUA ALLOWED:	15%
MAX OVERALL SITE BUA PROPOSED:	2.5% LOTS / AC

52 FT. (MEASURED AT SETBACK LINE)
8,000 S.F.

MIN. LOT WIDTH:
MIN. LOT SIZE:

MINIMUM SETBACKS & YARDS:
FRONT SETBACK:
SIDE YARD:
CORNER SETBACK:
REAR YARD:

20 FT. (FROM R/W)
6 FT. INTERIOR
10 FT. (FROM R/W)
20 FT. INTERNAL, 20 FT. EXTERNAL

** BUILDING HEIGHT IS MORE THAN 30' THEN FRONT AND SIDE
 YARD SETBACKS WILL HAVE TO BE INCREASED TO A MINIMUM OF
 2.5 FEET FOR EVERY 1' VERTICAL ABOVE 30' IN HEIGHT.

1 AC. / 20,076 (191.20 = 0.00 AC.)
 USABLE C.O.S. REQUIRED:
 5.00 AC. MINIMUM

EXIST. 8" MT HOLLY
GRAVITY SEWER

1000 JOURNAL OF DOCUMENTATION

GREENWAY TRAIL

Scale: 1" = 100'

Sheet Number

RZ-1

QUEST CONCRETE
THE POWER, LLC
10000 W. 10TH AVE.
DENVER, CO 80202
774-1234-1234

SHEET 1 OF 1 TOTAL

TrueHomes

ANNEXATION & REZONING PLAN
CASE # XXX
MOORELAND OAKS
MOUNT HOLLY, GASTON COUNTY, NORTH CAROLINA
TRUE HOMES, LLC

NO PART OF SURGING DOOR SHALL EXTEND MORE THAN 2 FEET PAST THE FRONT PORCH TOWARDS THE STREET.

SURF FRONT ELEVATION SHALL NOT BE NEXT TO OR ACROSS THE STREET FROM ONE

1. PRIMARY BEING COLOR SHALL NOT BE NEXT TO OR ACROSS THE STREET FROM ONE ANOTHER

DPR

landscape architecture
civil engineering
planning

DPR Associates, Inc. • 600 Hawthorne Lane • Churubuska, NC 28724
phone 704.332.1254 • fax 704.332.1210 • www.dprassociates.net

THE PLATING ON THE 1970S LIT. A SOFT HIGHLIGHT WILL BE
CONSIDERED AS A SUBJECT SITE.

CONTINGENT UPON NEED APPROVAL.

Project Manager	HVN
Drawn By	CE/BH
Checked By	HVN
Date	4/4/19
Project Number	17016

GENERAL NOTES

[illegible]

ARCHITECTURAL NOTES.

[illegible]

7. 7" MAILED MONO LAM OR STEEL WITH BRICK OR STONE FINISH AROUND THE FRONT AND
SIDE ELEVATIONS PERMITTER
8. NOT A PART OF CURBING DOWN SHALL EXTEND ABOVE ROAD LEVEL THE FRONT PORCH
TOWARDS THE STREET
9. EXIST FRONT ELEVATION SHALL NOT BE NEXT TO OR ACROSS THE STREET FROM ONE
ANOTHER
10. PRIMARY SEAM COLOR SHALL NOT BE NEXT TO OR ACROSS THE STREET FROM ONE

NORTH CAROLINA
GASTON COUNTY

ANNEXATION AGREEMENT
AND SYSTEM DEVELOPMENT FEE
AGREEMENT,
MOORELAND OAKS

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WITNESSETH:

WHEREAS, Company has filed an annexation petition asking the City to annex approximately 34.691 acres of land with a subdivision name of "Mooreland Oaks" hereinafter referred to as "Mooreland," as shown on a plat prepared by Matthew J. Stikeleather, dated November 2, 2018, and sealed on November 2, 2018, and to be recorded in the office of the Gaston County Register of Deeds, upon successful Annexation, to which reference is hereby made for a further description; and,

WHEREAS, Company intends to convey Mooreland Oaks, following its annexation by City, to True Homes pursuant to a separate purchase and sale agreement subject to the terms therein (the "True Homes Contract"); and,

WHEREAS, on October 1, 2018, Company filed a petition requesting voluntary annexation of the Property, and also filed an application for rezoning the Property in accordance with a conditional district zoning plan (the "Zoning Plan"); and

WHEREAS, a public hearing was held by the City on April 8, 2019, on the question of the annexation of Mooreland Oaks; and,

WHEREAS, a public hearing was held by the City on May 13, 2019, on the question of the rezoning of Mooreland Oaks, subject to passage of the Annexation Resolution; and,

WHEREAS, True Homes desires to develop Mooreland Oaks and provide municipal services to the same as set forth herein; and,

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

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District, in accordance with the Zoning Plan, effective upon the passage of the Annexation Resolution.

- C. The City may vote upon the annexation of Mooreland Oaks upon approval of this Annexation Agreement.
- D. In the event that the annexation petition is denied by the City Council, this Agreement shall become null and void and the re-zoning petition shall be deemed withdrawn.
- E. Applicants understand that upon and after the effective date of annexation, City may from time to time, if it shall elect, enact and enforce such zoning ordinances, subdivision ordinances, watershed ordinances, system development fees, tap fees, and meter setting fees and such other ordinances as the City may deem to be in City's best interest, and Applicants.
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prepared by Kimley Horn, signed and sealed on February 14, 2019. The completed construction required for plat approval, shall include a left turn lane at access #2 and a 5 foot wide sidewalk along the project frontage and between two access points. In addition, there shall be constructed at no cost to City, a soft shoulder to be constructed along the project boundary on Old Highway 27. All construction shall be completed prior to plat approval at True Home's expense and shall meet or exceed NCDOT standards or in the alternative True Home shall provide a financial guarantee of 120 % of the costs estimated by True Homes Engineer and approved by the City.

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

III. PREREQUISITES TO DEVELOPMENT

The parties agree that prior to the effective date of annexation, True Homes may, if it chooses, begin to construct True Homes Improvements upon approval of the True Homes Plans. However, True Homes agrees that it will not seek any building permits for construction of any houses within Mooreland Oaks prior to any of the following: the effective date of annexation, the effective date of the passage of the Zoning Plan by City, the payment by True Homes to City of an estimated sum of money equal to the amount of the debt assumption owed by the City to the rural fire department serving the annexed area, and completion of True Homes Improvements or posting a financial guarantee as referred to in Section II, Subsection B.

IV. DEVELOPMENT STANDARDS

- A. The development of Mooreland Oaks shall be in conformity with City's Subdivision and Land Development Ordinance, hereinafter "Subdivision Ordinance," and zoning ordinance, as hereinafter may amended from time to time, state and federal regulations, and the terms of this Agreement. True Homes may submit subdivision plats for approval incrementally in accordance with

City's Subdivision Ordinance and City may require such conditions upon the subdivision final plat approval as it may elect, which conditions may be in addition to but not inconsistent with the applicable zoning of Mooreland Oaks.

- B. Except as hereinafter set forth, it is agreed that Mooreland Oaks will be charged utility rates from City, including system development fees, tap fees, and meter fees, at the same rates and fees as may be charged to other residences from time to time in the current city limits of Mount Holly. Except as hereinafter set forth, owners and residents of Mooreland Oaks will not be charged municipal fees inconsistent with the fees charged to other similarly situated property owners and residents of Mount Holly. The parties agree that the lots within Mooreland Oaks shall be subject to system development fees in consideration of being annexed into the City of Mount Holly, thus acquiring municipal utilities. This fee requires that houses connecting to municipal water and sewer pay a buy-in fee at the time that service is requested. This system development fee shall be payable by contract as provided herein, notwithstanding that the City's System Development Fee Ordinance shall hereafter be deemed unenforceable and the fees uncollectable for any reason. If the aforesaid ordinance shall hereafter be deemed unenforceable, then the fee assessed hereunder shall be in the amount of the last fee adopted by City Council prior to the aforesaid ordinance becoming deemed unenforceable. All municipal services will be provided to Mooreland Oaks as required by the General Statutes of North Carolina and as provided generally to the citizens of Mount Holly. City warrants to Applicants that it has the current water and sewer treatment capacity ("Utility Treatment Capacity") to provide such services to 138 residences and amenities as set forth in the Zoning Plan for this project, and that City will reserve such Utility Treatment Capacity as set forth herein in accordance with this Agreement and the ordinances of the City of Mount Holly. City's reservation of Utility Treatment Capacity for Mooreland Oaks will be for a period of Seven (7) years from the effective date of the Annexation ("Reservation Term"). Mooreland Oaks shall receive such Utility Treatment Capacity (without time limitation) for all lots within each subdivision plat that is submitted, approved, and recorded during the Reservation Term. For example, if Mooreland Oaks should obtain subdivision final plat approval and record such plat one month prior to the end of Mooreland Oaks' Reservation Term, then the lots contained in such plat will have reserved Utility Treatment Capacity at such time as residences shall be constructed and service shall be requested, subject to the payment of the System Development Fee as outlined above, even if the service is requested after the expiration of the Reservation Term. Mooreland Oaks may, at any time within its Reservation Term, apply in writing to the City Council for an extension of the Reservation Term giving the reasons for such request. In considering the request for the extension, the City Council will review the progress of construction within the subdivision plats previously approved and the remaining water and/or sewer treatment capacity at the time of the request. Such extension, if any, will be in the sole discretion of City Council.

V. FINANCIAL GUARANTEE

- A. Prior to the approval of Plat of Phase I, True Homes shall furnish to City a financial guarantee in the form of an evergreen letter of credit of payment or performance bond satisfactory to City in the amount equal to one hundred and

twenty percent (120%) of True Homes' engineering estimate (which is approved by the City Engineer) of the True Homes Improvements. The True Homes Improvements financial guarantee shall be in the amount of \$168,128.00. The Estimate will be signed and will have affixed the Engineer's Seal and will contain the following certification: "The undersigned Engineer certifies to the City of Mount Holly that the Estimate of costs attached hereto has been given under seal and has been prepared by the undersigned in accordance with generally accepted engineering standards, but the undersigned does not guarantee such costs."

- B. In the event the above-mentioned financial guarantees or any portion thereof are redeemed by the City, all documents pertaining to engineering and design currently owned by True Homes shall be relinquished to the City.
- C. If True Homes fails to purchase Mooreland Oaks, then Company acknowledges that the development of Mooreland Oaks is, nevertheless subject to all liabilities, requirements, terms, and conditions of this Agreement including the Conditional District Zoning Plat approved by the City.
- D. Applicants may convey Mooreland Oaks or portions thereof to their successors and assigns, but such conveyance shall be subject to the terms of this Agreement and the Conditional District Zoning Plan and City shall retain such financial guarantee of True Homes as originally provided hereunder until replaced by the equivalent financial guarantee of such subsequent owner.
- E. If True Homes purchases Mooreland Oaks, then Company shall have no further obligations, liabilities, requirements, terms, or conditions under this Agreement.
- F. If True Homes purchases Mooreland Oaks but then fails to undertake or complete all of the True Homes Improvements or any other conditions of this Agreement in a timely fashion, then City may redeem or make a claim upon the financial guarantee and complete the True Homes Improvements.

VI. MISCELLANEOUS PROVISIONS

- A. This Agreement shall constitute an Agreement for the development of Mooreland Oaks which shall remain in effect notwithstanding transfer of ownership of Mooreland Oaks from and after the date of this Agreement and from and after the effective date of Annexation and shall run with the land. This Agreement shall be recorded at the Register of Deeds of Gaston County along with the Zoning Plan.
- B. None of the parties shall take any action with respect to a default under this Agreement, until the non-defaulting party has given written notice to the defaulting party and the defaulting party has failed to cure the default for a period of thirty (30) days after receipt of such notice.
- C. All notices required or desired to be given under this Agreement shall be in writing and either (a) hand-delivered, (b) sent by certified mail, return receipt

requested, (c) sent via FedEx or similar overnight service, or (d) sent via electronic mail, so long as notice is also provided through either method (a), (b), or (c) as herein described. All notices shall be addressed to the party being noticed, and shall be deemed to have been given (i) when delivered, if by hand deliver, (ii) three (3) business days after deposit in a U.S. Post Office or official letter box, if sent by certified mail, (iii) one (1) business day after timely deposited in a FedEx or similar overnight service depository, or (iv) upon confirmation of receipt by sender if sent via electronic mail. All notices shall be delivered or sent prepaid for the specified service by the party giving notice, and shall be addressed as follows:

COMPANY: Alaric Holdings, LLC
P.O. Box 786
Mount Holly, NC 28120
Telephone No.: 980-827-0512
Attn: Michael A. Smith
E-Mail:

CITY: CITY OF MOUNT HOLLY
400 E. Central Ave.
Mount Holly, North Carolina 28120
Telephone No.: (704) 827-3931
Attn: Danny Jackson, City Manager
E-Mail: dannyjackson@mtholly.us

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

TRUE HOMES: TRUE HOMES
2649 Brekonridge Centre Drive
Monroe, NC 28110
Telephone No.: (704)779-4126
Attn: Shaun Gasparini
E-Mail: sgasparini@truehomesusa.com

7/3/2019
7/8/2019(b)

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

CITY:
CITY OF MOUNT HOLLY

COMPANY:
ALARIC HOLDINGS, LLC

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

By: _____ (SEAL)
Name:
Title:

Attest:

TRUE HOMES, LLC

Amy Miller, City Clerk

By: _____ (SEAL)
Name:
Title:

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

Name: Africa Otis
Title: Finance Officer

STATE OF NORTH CAROLINA
COUNTY OF GASTON

NOTARY ACKNOWLEDGMENT

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

Witness my hand and notarial seal, this _____ day of July, 2019.

Notary Public
My commission expires: _____
(seal)

7/3/2019
7/8/2019(b)

STATE OF _____
COUNTY OF _____

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that _____ personally came before me this day and acknowledged that (s)he is _____ of ALARIC HOLDINGS, LLC, a _____ limited liability company, and that by authority duly given and as the act of the Company, the foregoing instrument was signed in its name by him/her on behalf of the said Company. Witness my hand and notarial seal, this _____ day of July, 2019.

Notary Public
My commission expires: _____
(seal)

STATE OF _____
COUNTY OF _____

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that _____ personally came before me this day and acknowledged that (s)he is _____ of TRUE HOMES a _____ limited liability company, and that by authority duly given and as the act of the Company, the foregoing instrument was signed in its name by him/her on behalf of the said Company. Witness my hand and notarial seal, this _____ day of July, 2019.

Notary Public
My commission expires: _____
(seal)



City of Mount Holly Action Agenda Item

To: City Council	Date: July 3, 2019
From: Jonathan Wilson	Meeting Date: July 8, 2019
Agenda Item to be considered: <i>Consideration and Approval of a Consultant for the Parks and Recreation Bond Package.</i>	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : City Staff released a Request for Qualifications for the City Park Design Services related to a bond package City Council is considering on June 14, 2019. On June 20, 2019 Staff held a Pre-Proposal Meeting with any interested parties wishing to submit a proposal. A representative from McAdams, Kimley Horn, Dewberry, Stewart, Neighboring Concepts and SEPI attended the meeting and Staff answered general questions regarding the RFQ. On July 3, 2019 at 11:00 AM all proposals were due and the City received proposals from three firms. Those firms were McAdams (Charlotte, NC), Kimley-Horn (Charlotte, NC) and CMW Design Strategies (Charlotte, NC). On July 5, 2019 Staff will meet to discuss the proposals from each of the three firms. The Staff members planning to meet are: Danny Jackson, City Manager; Miles Braswell, Assistant City Manager; David Johnson, Utilities Director/City Engineer; Mark Jusko, Recreation Superintendent; Brian DuPont, Assistant Planning Director and Jonathan Wilson, Planning Project Manager. During this meeting Staff will discuss the submittals and determine if interviews are necessary for recommending a qualified firm to City Council. Interviews are scheduled to take place on Monday, July 8, 2019, if necessary. Once interviews are complete, Staff will make a recommendation to City Council for the most qualified firm which will be presented to you at the July 8 th City Council meeting.	
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: 1. Kimley-Horn Proposal 2. McAdams Proposal 3. CMW Design Strategies	



City of Mount Holly Action Agenda Item

To: City Council	Date: July 5, 2019
From: Danny Jackson, City Manager	Meeting Date: July 8, 2019
Agenda Item to be considered: <i>New Business #2 – Consideration and Approval of a Design Consultant for the Parks and Recreation Bond Package</i>	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : <i>This past week I met with Adrian Miller, Belmont City Manager. We discussed the Belmont Parks and Recreation Bond Package that took place in 2007. I wanted to gain some insight as to what might be advantageous for Mount Holly as we approach our own Bond Package. Mr. Miller not only discussed the details of what took place he gave me written materials that were documented since he was not the City Manager when the 2007 Bond Referendum took place. I am including the materials into the Agenda Packet for your review. It will give you an idea of what we will endure as we move forward with the project. This information is in addition to what Jonathan Wilson has provided for the agenda item as mentioned.</i>	
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: <i>To be discussed at the meeting on Monday night.</i>	
Result of City Council Decision: _____	
Attachments: <i>Belmont 2007 Parks Bond Package</i>	

NOVEMBER 2007

- 7/10/07 Council adopts Resolution directing publication of notice of intent to apply to the Local Government Commission (the "LGC"); Resolution authorizing the Finance Officer to apply to the LGC; and Resolution making certain findings of fact
- 7/13/07 Publish Notice of Intent in *Gaston Gazette* [have to wait 10 days after publication of Notice of Intent before applying to the LGC]
- 7/23/07 File Application with LGC and prepare Sworn Statement of Debt [receive letter from LGC confirming receipt of Application which must occur before the Bond Order(s) is introduced]
- 8/6/07 Introduce the Bond Order at the Council Meeting; Council adopts the Resolution setting a public hearing on the Bond Order on 9/10/07*
- 8/31/07 File Sworn Statement of Debt with the City Clerk [before public hearing]
- 8/31/07 Publish Notice of Public Hearing on the Bond Order(s) in *Gaston Gazette* [at least 6 days before public hearing]
- 9/10/07* Council holds public hearing on adoption of the Bond Order(s); Council adopts (1) the Bond Order(s) at the conclusion of the public hearing and (2) the Resolution setting a Special Bond Referendum

* Board of Elections is required to have absentee ballots available 50 days in advance of election which is September 17th. If the Board of Elections needs the ballot language before September 10th, then Council may have to hold special meeting in August to hold the public hearing and adopt bond order.

- 8/29/07 City Clerk delivers certified copy of the Resolution setting a Special Bond Referendum to the County Board of Elections
- 8/31/07 City publishes Bond Order as adopted in *Gaston Gazette*
- 9/28/07 Publish first Notice of Special Bond Referendum in *Gaston Gazette* [Not less than fourteen days before last day to register to vote for Bond Referendum]
- 10/05/07 Publish second Notice of Special Bond Referendum in *Gaston Gazette* [Not less than seven days before last day to register to vote for Bond Referendum]
- 11/06/07 Referendum
- After
11/06/06 Adoption of Certificate of Canvass by the County Board of Elections
- Council adopts Resolution Certifying and Declaring Results of Special Bond Referendum
- Publish Statement of Result in *Gaston Gazette*

Park Classifications & Master Plan Priorities

Regional Parks 150 to 1,000 acres minimum

District Parks 75 to 200 acres

Community Parks 15-50 acres

Typical Facilities:

- Multipurpose Fields
- Soccer Fields
- Picnic shelters with grills and tables
- Benches
- Restroom/ concessions
- Parking
- Playgrounds
- Volleyball courts
- Basketball courts
- Tennis courts
- Nature Trails

Neighborhood Parks 7-15 acres (Davis Park, Reid Park)

Typical Facilities:

- Playground
- ½ Basketball court
- Softball or baseball fields
- Multipurpose field
- Picnic shelter with grills and tables
- Benches

Mini Parks +/- 1 acre (Stowe Park, Crescent Park)

Typical Facilities:

- Playground
- ½ Basketball courts
- Open play area
- Picnic tables with grills
- Benches

Priorities in the Master Plan

Yr. 2004-2006

Acquire property for Community Park (30 acres)

Acquire property for 4 new mini parks and Crescent Park

Community Park development

Improvements to existing facilities at all parks

Skateboard Park street course development

Yr. 2007-2009

Acquire property for Recreation Center

Mini Park and River Park Property Development

Recreation Center Development

Skateboard Park Concrete Bowl Development

Continue improvements to existing facilities at all parks

Yr. 2010-2013

Recreation Center Development Phase II

Develop Hall Neighborhood Park site

Continue improvements to existing facilities at all parks

Mini Park development for 3 sites

MEMORANDUM

TO: Barry Webb, City Manager
FROM: Sallie Stevenson, Parks and Recreation Director
RE: Bond Referendum Proposed Elements
DATE: March 9, 2007

The Parks and Recreation Department's Citizen Advisory Board discussed the need of a Recreation Center and outdoor recreation areas. It was decided that even with the great need for a Recreation Center, the Board sees the land in the Belmont being developed and do not want to miss the opportunity to purchase recreation property for outdoor recreation. If the City could afford to fund both the Recreation Center development and the Land Acquisition for the 30 acre park for athletics then that is what the Board would prefer. After much deliberation the Board arrived at these elements to present to the City Council.

Skate Park	\$115, 000
Land Acquisition for 30 acre athletic park	\$1,200,000
Develop 30 acre athletic park	\$5,100,000
Develop Hall property: Trails, Mtn. biking, picnic	\$1,500,000
Develop River property: Fishing, picnic, walking	\$1,500,000
Upgrade existing parks	\$1,000,000
Add Mini parks	\$402,000
Total	\$10,817,000

Creating the "Sell" Campaign and Getting the Vote

You and 10,000 residents may think that a recreational complex or other community facility project is a great idea, but there may be 20,000 other citizens who aren't yet sold. Since most bond issues require a vote and you want the majority of the voters to check the "yes" box, creating a targeted, thorough campaign is critical - and begins as soon as the idea is established.

"Years ago it used to be that if a school board voted to put something on the ballot, and if the leadership in the community was behind it, things passed fairly easily," says Wright. "But particularly in the last 10 years, with almost militant anti-tax sentiment in many communities, it has become increasingly difficult to pass these things."

"School districts that used to experience a lot of success are now having trouble getting anything passed. It has become increasingly important to get professional help in winning campaigns because there are proven methods that work."

Throughout the campaign, communications is the key. The message must be repetitive, persuasive and emotional while addressing a need or benefit. The second issue is to ask people to volunteer their time for the campaign.

"The people of Webster Groves, for example, when they passed the bond issue for the recreation complex, were very good at networking in the community," Wright says. "They started with some obvious constituent groups, sports leagues and swimming teams and people that had a direct vested interest in that facility, but then you layer out from that. Before long, you get a lot of people involved."

THE FACTS ON BELMONT'S PARKS AND RECREATION BONDS VOTE NOVEMBER 6, 2007

- ✓ *The Belmont City Council voted unanimously to call for a \$12 million Parks and Recreation Bond Referendum on November 6, 2007 to fund the acquisition of land, the development of new recreation facilities, and the upgrading and development of existing parks.*
- ✓ *The referendum asks Belmont citizens to give the City permission to use a special type of financing for the projects – General Obligation (GO) bonds.*
- ✓ *GO bonds are the least costly financing option available for these projects.*
- ✓ *The deadline to register for the November 6, 2007 general election is **October 12, 2007.***
- ✓ *Belmont polling locations will be open from 6:30 a.m. to 7:30 p.m.*
- Parks and recreation in our community offers our citizens the opportunity to use their leisure time in the parks, on the playing fields, and through special events.
- The Parks & Recreation Comprehensive Master Plan from 2003 notes the following points regarding recreation needs in Belmont:
 - The City will need to acquire land for and develop one community park (20-30 acres), develop one neighborhood park (10-15 acres), and develop five mini parks (1-2) acres to accommodate both existing and anticipated needs by the year 2013.
 - The community park should be intensely developed to provide multiple fields such as youth baseball, adult softball, football, and soccer. This park should be a high priority.
 - The neighborhood park should be developed on City-owned land with passive recreational amenities such as trails, picnic areas, and shelters.
 - A mini park should be developed on City-owned riverfront land as a passive use facility.
 - Park sites should be acquired in the northern, eastern, and southern parts of the City to provide facilities for underserved areas.
 - General obligation bonds should be used as the major funding source for the proposed park acquisition and development activities.
- The \$12 million in GO bonds will be used to help complete the tasks listed in the Master Plan. These bonds would allow the City to purchase land that is quickly disappearing to utilize as recreational areas, to develop property already owned by the City for such uses, and to upgrade existing parks.

FINANCIAL FACTS ON BELMONT'S PARKS AND RECREATION BONDS

- ✓ *The Belmont City Council has voted unanimously to place a \$12,000,000 parks and recreation bond issue before Belmont voters on November 6, 2007.*
- ✓ *The projects included in the bond funding have been developed from a lengthy planning process that included strong citizen input.*
- ✓ *All Belmont polling locations will be open from 6:30 a.m. to 7:30 p.m.*

How will the City pay for the bond projects?

The City plans to borrow the money by selling general obligation (G.O.) bonds.

Why general obligation bonds?

G.O. bonds are the cheapest, fastest financing option available to the City for these projects. Because this type of bond pledges the City's taxing authority as a commitment to repay the bonds, financial markets require less interest than other types of municipal borrowings.

How will the City pay back the bonds?

G.O. bonds can be paid back using revenue from many sources available to the City, including fees and taxes. Since the bond projects can be spread out over a number of years, the City has time to choose the best way to repay the debt. If approved, the bonds would be repaid over a 20-year period once issued.

How will the Parks and Recreation Bonds affect the property tax rate?

The answer to this question depends on several factors: the growth in the tax base from year to year, the dollar amount and time period in which the bonds are issued, and the availability of other revenue sources available to help pay the bond debt. If the entire \$12,000,000 bond amount were to be issued at one time, it would require a tax rate of 10.6¢ to generate the revenue that would be needed to pay the annual debt costs. Since it is not the City's plan to issue the bonds at one time but, instead, to do so over several years, the tax implication would be significantly less and would be reduced even further by the continued growth of the tax base.

The Facts on Belmont's Parks and Recreation Bonds

Vote November 6, 2007

- ✓ The Belmont city Council voted unanimously to call for a \$12 million Parks and Recreation Bond Referendum on November 6, 2007, to fund acquisition of land for recreation facilities and upgrading and developing existing parks.
- ✓ The referendum asks Belmont citizens to give the City permission to use a special type of financing- General Obligation (GO) bonds- for the projects.
- ✓ GO bonds are the least costly financing option available for these projects.
- ✓ You must be a registered voter by October 12, 2007, to vote in the referendum.
- ✓ Belmont polling locations will be open from 6:30 a.m. to 7:30 p.m.

Parks and Recreation Bonds

Parks and Recreation in our community offers its citizens opportunities to use their leisure time in the parks, on the playing fields, and through special events.

The \$12 million in GO bonds for Parks and Recreation will be used to help complete tasks listed in the 2003-2013 Comprehensive Master Plan.

- Need to acquire land for and develop one community park (20-30 acres)
- Develop one neighborhood park (10-15 acres)
- Develop five mini parks (1-2 acres)

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For additional information contact the City of Belmont- www.cityofbelmont.org or phone 704-825-5586

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For additional information contact the City of Belmont-
www.cityofbelmont.org or phone 704-825-5586

City of Belmont- Parks & Recreation Department
Citizen Advisory Board Meeting, City Hall's Conference Room
August 30, 2007, 6:00pm
Attendance by Board : John Hendrix, Todd Neely, Libby Conley, Cheryl Fleming, Nancy Gadd
Attendance: other: Barry Webb, Adrian Miller
Meeting start time: 6:06pm
Meeting end time: 7:30pm

Minutes

Item 1: Approval of March 5, 2007 minutes: Motion made by John Hendrix to approve the March 5th minutes, seconded by Nancy Gadd. Motion passed.

Item 2: Memorial donation: Magnolia tree to Stowe Park by Mr. and Mrs. Rob Shinn in memory of their son. Motion made by Nancy Gadd to approve the donation, seconded by Libby Conley. Motion passed

Item 3: Belmont Estates proposed 17 acre park with trail presentation by Belmont Planning Staff, Adrian Miller. The Board recommended to Adrian that they would like to have these amenities in the proposed park:

- 1) The nature trail be 8 feet wide and paved with asphalt. This would make it wide enough for walkers and bicyclists to use at the same time.
- 2) The park meet ADA requirements for accessibility.
- 3) The developer provide park furniture, such as benches along the trail and picnic tables in an accessible area.
- 4) The developer stripe on-street parking where appropriate on the street adjacent to the park.
- 5) The developer provide proper signage at the entrance to the park signifying that it is indeed a city park.
- 6) The nature trail would need a sign with a map at the beginning showing the trail and would need to have distance markers along the trail.

Motion: To accept this park as a gift from the developer with the above additions was made by John Hendrix, seconded by Cheryl Fleming. Motion passed.

Adrian is to let the developer know of this action and then report back on the developer's intentions.

Item 4: Make a plan to educate the public of the bond referendum. On August 14, the City Council voted to put a \$12 million Bond Referendum on the November 6th ballot. The Board discussed ways to educate and campaign for the Bond. These are the ideas: Speak to the various civic groups (Chamber, Merchants, Rotary, Optimist, PTA, Sporting events, day cares, etc.). Have a Fall Festival Booth with info. City staff will put together a info sheet/brochure to mail out to the residents. Contact Billy Joye to see if he's still interested in being a spokesperson for the Bond. Set next meeting for Sept. 13, 6:00pm to discuss progress.



City of Mount Holly Action Agenda Item

To: City Council From: Jonathan Wilson	Date: July 2, 2019 Meeting Date: July 8, 2019
Agenda Item to be considered: Review and approval of River Park Subdivision Phase 4 Final Plat.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : Stewart on behalf of Smith Douglas Homes has requested that the City of Mount Holly approve the final plat of Phase 2 and Phase 3 of the River Park Subdivision. Phase 2 consists of 30 single family lots, zoned Conditional District 12-8-14. Phase 4 consists of 26 total single family lots.	
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 Planning Commission recommended approval to City Council for the plat for Phase 4 of River Park Subdivision contingent upon a successful Letter of Credit and Subdivision Agreement being approved by the respective City personnel.	
Result of City Council Decision: _____	
Attachments: 1. Plat of Phase 4 River Park Subdivision. 2.	

Mount Holly Parks & Recreation

Monthly Report

Sole Patrol- The Sole Patrol was open 20 days during the month of June. The total attendance was 480, with 31 different members attending. The Patrol enjoyed a Father's Day brunch this month, along with their other activities.

Fitness Center- The Fitness Center was open 24 days throughout June. The total attendance was 139, with 35 different members attending. Of the 35, 15 were paying residents, and 20 were seniors.

Athletics- We hosted the 12 year old Dixie Youth all-star baseball tournament at Tuckaseege Park from June 28-July 2. Five teams competed for the district championship. The tournament was well attended with people from South Park, Tryon, Dallas, and Mount Holly.

Free-play basketball at the Old Gym and Tuckaseege Community Center has been averaging 24 people per session.

Free-play pickleball is now held on Mondays and Wednesdays from 11-2 at the Tuckaseege Community Center. We have been averaging 9 people per session.

Rentals & Special Events- The Tuckaseege Community Center was rented three times during the month of June. The estimated attendance for the rentals was 325 people. The shelters at Tuckaseege and River Street Parks were rented 14 times during the month. The estimated attendance for these rentals is 465 people.

Special events included two Summer Concert Series events on June 7 and June 21. There was one Food Truck Friday event on June 14. The Fireworks celebration was held on June 27. All of our special events were well attended.

News & Notes- July special events include Summer Concert Series events on July 12 and July 26.

Registration for fall youth sports runs until July 24. Fall sports include baseball, soccer, girls' volleyball, and girls' softball.

Parks & Recreation Commission will meet Tuesday July 23 at 630pm.

PUBLIC WORKS REPORT

	MAY	2019	2018	2017
Water				
Daily Average (mgd)		3.064	2.715	2.558
Daily Maximum (mgd)		4.164	3.330	3.006
Daily Minimum (mgd)		2.457	2.260	2.107
Monthly Total (mg)		94.994	84.170	79.311
Customers				
Inside City Limits		6405	6152	5933
Outside City Limits		494	464	480
TOTAL		6899	6616	6413
Wastewater				
Daily Average (mgd)		2.136	1.766	2.052
Daily Maximum (mgd)		3.060	2.259	4.164
Daily Minimum (mgd)		1.220	1.075	1.108
Monthly Total Flow (mg)		66.213	54.759	63.618
American & Efird Total Flow (mg)		19.814	20.186	16.402
Customers				
Inside City Limits		6001	5755	5543
Outside City Limits		53	54	55
TOTAL		6054	5809	5598
Sanitation				
Number of Customers				
Residential		5538	5353	5173
Commercial / Industrial		153	151	149
Recycling		5646	5464	5284
Garbage Collected (tons)		368.69	482.46	429.64
General Yardwaste (tons)		81.41	43.87	82.52
Chipping (tons)		0.00	0.00	0.00
Leaves (tons)		0.00	0.00	0.00
Total Yardwaste (tons)		81.41	43.87	82.52
White Goods (tons)		0.00	0.00	0.00
Recycling (tons)		112.93	106.03	111.90

PUBLIC WORKS REPORT

	JUNE	2019	2018	2017
Water				
Daily Average (mgd)		2.999	2.828	2.667
Daily Maximum (mgd)		3.783	3.447	2.940
Daily Minimum (mgd)		2.389	2.140	2.274
Monthly Total (mg)		89.955	84.837	80.019
Customers				
Inside City Limits		6424	6186	5917
Outside City Limits		494	489	485
TOTAL		6918	6675	6402
Wastewater				
Daily Average (mgd)		2.193	1.753	1.975
Daily Maximum (mgd)		4.510	2.269	2.612
Daily Minimum (mgd)		1.260	1.265	1.657
Monthly Total Flow (mg)		65.778	52.595	59.249
American & Efird Total Flow (mg)		20.337	22.569	18.385
Customers				
Inside City Limits		6017	5784	5528
Outside City Limits		53	54	55
TOTAL		6070	5838	5583
Sanitation				
Number of Customers				
Residential		5548	5370	5167
Commercial / Industrial		154	152	147
Recycling		5655	5479	5278
Garbage Collected (tons)		439.07	492.87	489.71
General Yardwaste (tons)		44.13	61.46	80.31
Chipping (tons)		0.00	0.00	0.00
Leaves (tons)		0.00	0.00	0.00
Total Yardwaste (tons)		44.13	61.46	80.31
White Goods (tons)		0.00	0.00	0.00
Recycling (tons)		88.90	123.75	130.05