



June 9, 2014
Council Meeting

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

**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL**



**June 9, 2014
7:00 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

**PLEDGE OF ALLEGIANCE
Boy Scout Troop 59**

SET THE AGENDA

CONSENT AGENDA

1. Approval of Budget Amendments
2. Approval of Liens for Weeds and Grass
3. Approval of a Resolution to Convey Property to Clariant Corp
4. Approval of a Resolution to Declare 11 Firearms that at the Possession of the Mount Holly Police Department Surplus Property
5. Approval of the minutes of the May 12, 2014 Council Meeting
6. Approval of the minutes of the May 19, 2014 Budget Meeting

PRESENTATIONS

1. Presentation of Donation to the Wounded Warriors Project by Ida Rankin Elementary *Caroline Worley*
2. Presentation of a Donation to the CRO from the 2014 Springfest Committee *Heather Oplinger*
3. Presentation to John Hope for his Retirement from the City *Mayor Bryan Hough*

PUBLIC HEARING

1. Public Hearing on the 2014-2015 Proposed Budget *Danny Jackson*

PUBLIC COMMENT – Three (3) Minute Limit

OLD BUSINESS

NEW BUSINESS

1. Consideration and Approval of a Request for Parks and Recreation *Danny McRorie*
2. Consideration and Approval of the 2014-2015 Budget Ordinance and Fee Schedule *Jamie Guffey*
3. Consideration and Approval of ABC Commission Appointments/Re-Appointments *Danny Jackson*

CLOSED SESSION

1. Closed Session (*pursuant to NCGS 143-318.11 (a) (5)*)

ADJOURN

CONSENT AGENDA



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Jamie Guffey	Date: 6/4/2014 Meeting Date: 6/9/2014
1. Agenda Item to be considered: <u>Approval of Budget Amendments</u>	
Will this require a public hearing? ☐ YES ☒ NO	
<i>These amendments are to clean up some departmental budgets by the end of the year. We traditionally do these amendments every year.</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>Approval of the attached budget amendments</i>	
Result of City Council Decision: _____	
Attachments: <i>Budget Amendments</i>	



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 6-2-14 Meeting Date: 6-9-14
Agenda Item to be considered: Adoption of ordinance for recording a lien on real property for abatement of nuisances.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : Staff is requesting Council to adopt an ordinance to record a lien for the following properties with amount of liens: Removal of debris at 203 Lanier Avenue in the amount of \$385.00. Abatement of High Grass at 360 North Main Street in the amount of \$385.00. Abatement of High Grass at 212 Smith Street in the amount of \$385.00. Abatement of High Grass at 214 Highland Street in the amount of \$385.00. *Amounts include the cost of abatement and the \$350.00 administrative fee.	
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 adopt the Ordinances for establishing a lien.	
Result of City Council Decision: 	
Attachments: 1. Ordinances 2. 3.	

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR REMOVING DEBRIS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 180020, 203 Lanier Avenue, said parcel being owned by Heirs of David Wallace; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 8-9 through 8-14 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	\$ 35.00
Administrative cost	\$ 350.00
Total Lien Due	\$ 385.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2014.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 123250, 360 North Main Street, said parcel being owned by Community One Bank NA; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 8-9 through 8-14 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	\$ 35.00
Administrative cost	\$ 350.00
Total Lien Due	\$ 385.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2014.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 123777, 214 Highland Street, said parcel being owned by Thongsavanh Boutsomsi; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 8-9 through 8-14 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	\$ 35.00
Administrative cost	\$ 350.00
Total Lien Due	\$ 385.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2014.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 184275, 212 Smith Street, said parcel being owned by Terry Eugene Curtis; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 8-9 through 8-14 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	\$ 35.00
Administrative cost	\$ 350.00
Total Lien Due	\$ 385.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2014.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk

MEMORANDUM

TO: Mayor, City Manager, and City Council of the City of Mount Holly

FROM: Marie Michael Anders, Assistant City Attorney

SUBJECT: Quitclaim Deed from the City of Mount Holly to Clariant Corporation

DATE: June 4, 2014

City staff compiled a list of all real estate owned by the City of Mount Holly in response to a request by City Council. While working on this compilation, staff asked me to research a small 0.06 acre parcel that is listed in the tax records as being owned by the City of Mount Holly to determine if the City owns this parcel. I have determined that the City does own this parcel due to an apparent error.

In 1952, the City acquired a 1.19 acre parcel adjacent to Piedmont St. and Lee St. that became the old sewer plant. In 1977, the old sewer plant property was sold to American Hoechst Corporation, but by apparent oversight the legal description left out a small triangular piece of property. All of the surrounding property is now owned by Clariant, except for this small triangle of land which the City apparently has never conveyed out if its name. Please see the attached map showing the property acquired by the City and the small triangle that the City still owns.

Staff proposes that the City sign a quitclaim deed conveying this left over triangle to Clariant, thereby clearing up the title issue created by the apparent error in the earlier deed. James Friday and Ray Clemmer visited the site and describe it as containing a decommissioned sewer lift station that is no longer connected to the City system. However, I have included language in the Deed that reserves a 15' easement for any existing utilities, in case there are utility lines that the City needs to access in the future for any reason. At this time, I am requesting Council's approval of this execution of this quitclaim deed to complete a transaction which took place in 1977, and which would rid the City of an unusable remnant parcel surrounded by Clariant property.

SIGNED:

Reg. Eng. State of North Carolina

E. FREDMONT ST. (formerly 6th St.)

Iron (N)

Iron (N)

Block 37

House

DUKE POWER CO.

Block 38

1

2

3

DUKE POWER CO.

Lots No. 1, 2, 3

1.19 ± Acres

1.861 3.00 ± IS

ANNE RUTLEDGE ROLLINS

Lot No. 4

Iron (N)

Lots No. 7, 10, 11

Lots No. 9, 10, 11

Power Line

9128 M. 11/22.5

Power Line

12" V.C.P. 4"

Outfall R/W

River Bank

DUKE POWER CO.

7th ST.

left over parcel

Block 41

Block 42

30' PHYSICAL SURVEY OF

Lot in River Bend Township, Gaston County, North Carolina,
 In the City of Mt. Holly On S. Lee Street
 House No. 204 Shown as Lot No. 204, in Block No. 41, On Map by

Map Recorded in Book 71 Page 201 Register of Deeds Office, Deed Recorded in Book
204 Page 689, Mecklenburg County, N. C. The Property of Duke Power Co.
Gaston

Scale 1" = 60 Feet
 Date Aug. 14 1952

W. K. DICKSON, Reg. Eng. State of N. C.
 Charlotte, N. C.



City of Mount Holly Action Agenda Item

To: City Council From: Chief Roper	Date: 5-30-14 Meeting Date: 06-09-14
Agenda Item to be considered: Request that the City declare as surplus 11 firearms that are in the possession of the MHPD and are not used.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: <i>MHPD currently has 4 firearms that were purchased by the city and 7 firearms that were seized and awarded to the police dept. that are not being used. A recent amendment to GS 15-11.1(b1) (3) allows a firearm to be turned over to a law enforcement agency for either its official use or for sale/trade or exchange to a federally licensed firearms dealer. This request is that the firearms are exchanged to a dealer and an amount be credited to an account for other equipment related to law enforcement operations.</i>	
Fiscal Impact:	
Will Item affect current budget	☐ YES xNO ☐ N/A
Reviewed by Finance Director	☐ YES x NO ☐ N/A
Preaudit Certification required	☐ YES x NO ☐ N/A
Capital Project Ordinance required	☐ YES x NO ☐ N/A
Budget Transfer required	☐ YES xNO ☐ 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. Copy of GS 15-11.1 2. Memo detailing firearms to be surplus 3. Photo of firearms	

MEMORANDUM

DATE: 04/24/2014

TO: Chief Roper

FROM: Sgt. D.W. Sisk

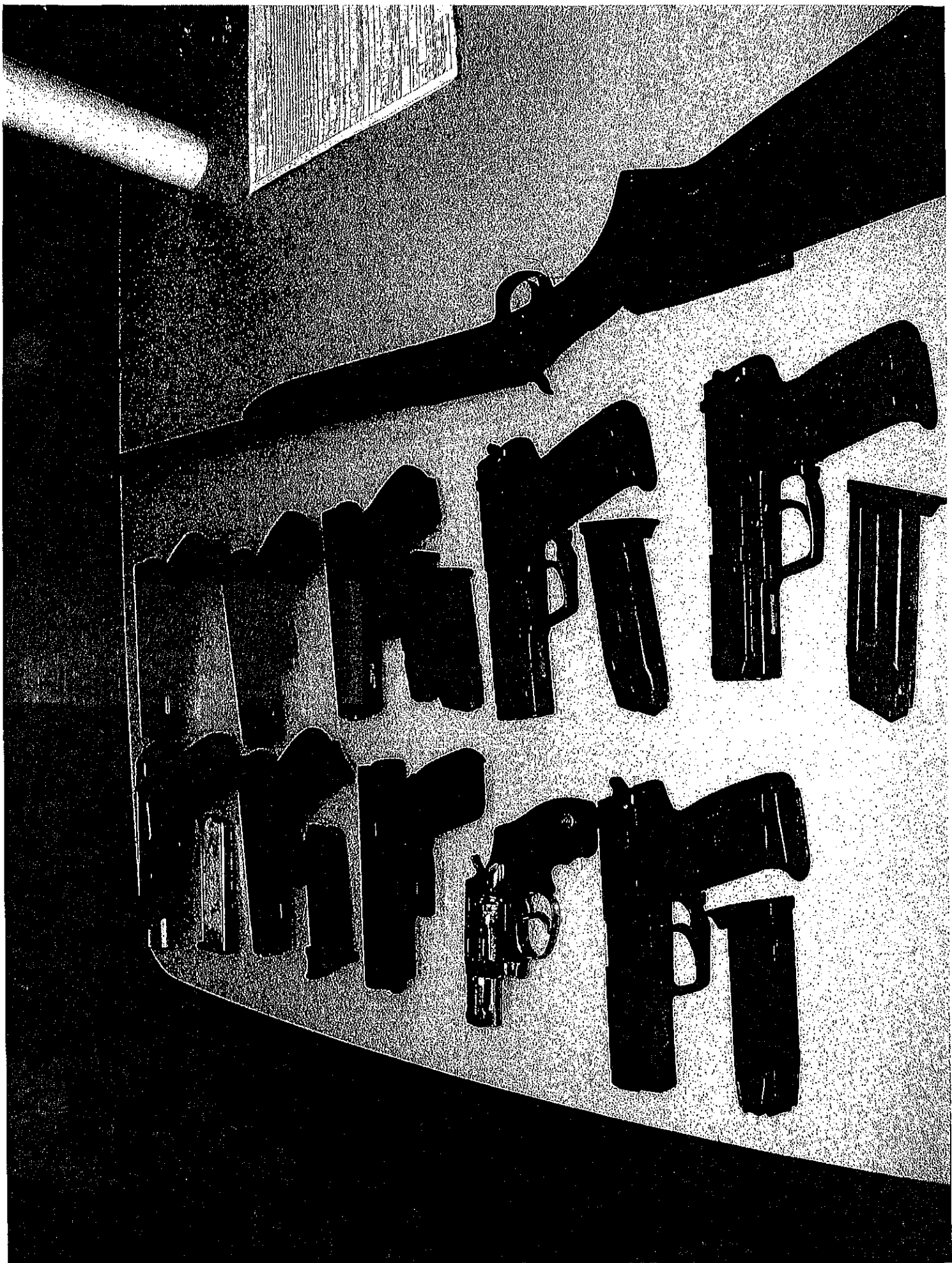
SUBJECT: Surplus Weapons

The following is a list of weapons purchased by the Mount Holly Police Department. These weapons are no longer used.

- Three H & K USP 45's with night sights, three magazines, and weapon mounted light
Serial # 25-116929
Serial # 25-116891
Serial # 25-116893
- One Glock model 23 with night sights, three magazines
Serial # GZF-749

The following is a list of weapons seized by the Mount Holly Police Department. The court has awarded these weapons to the department and they are not being used.

- Two Glock model 23's with one magazine
Serial # AYR187US
Serial # DWH352US
- One Glock model 19 with two magazines
Serial # AGD985US
- One Taurus 357 Magnum five Shot Revolver
Serial # VJ53478
- One Springfield XD 40 cal. no magazine
Serial # US491513
- One Ruger model P-90 with two magazines
Serial # 662-02730
- One New England Firearms 20ga. Single barrel shotgun
Serial # NT344943



§ 15-11.1. Seizure, custody and disposition of articles; exceptions.

(b1) Notwithstanding subsections (a) and (b) of this section or any other provision of law, if the property seized is a firearm and the district attorney determines the firearm is no longer necessary or useful as evidence in a criminal trial, the district attorney, after notice to all parties known or believed by the district attorney to have an ownership or a possessory interest in the firearm, including the defendant, shall apply to the court for an order of disposition of the firearm. The judge, after hearing, may order the disposition of the firearm in one of the following ways:

- (1) By ordering the firearm returned to its rightful owner, when the rightful owner is someone other than the defendant and upon findings by the court (i) that the person, firm, or corporation determined by the court to be the rightful owner is entitled to possession of the firearm and (ii) that the person, firm, or corporation determined by the court to be the rightful owner of the firearm was unlawfully deprived of the same or had no knowledge or reasonable belief of the defendant's intention to use the firearm unlawfully.
- (2) By ordering the firearm returned to the defendant, but only if the defendant is not convicted of any criminal offense in connection with the possession or use of the firearm, the defendant is the rightful owner of the firearm, and the defendant is not otherwise ineligible to possess such firearm.
- (3) By ordering the firearm turned over to be destroyed by the sheriff of the county in which the firearm was seized or by his duly authorized agent if the firearm does not have a legible, unique identification number or is unsafe for use because of wear, damage, age, or modification. The sheriff shall maintain a record of the destruction of the firearm.
- (4) By ordering the firearm turned over to a law enforcement agency in the county of trial for (i) the official use of the agency or (ii) sale, trade, or exchange by the agency to a federally licensed firearm dealer in accordance with all applicable State and federal firearm laws. The court may order a disposition of the firearm pursuant to this subdivision only upon the written request of the head or chief of the law enforcement agency and only if the firearm has a legible, unique identification number. If the law enforcement agency sells the firearm, then the proceeds of the sale shall be remitted to the appropriate county finance officer as provided by G.S. 115C-452 to be used to maintain free public schools. The receiving law enforcement agency shall maintain a record and inventory of all firearms received pursuant to this subdivision.

This subsection (b1) is not applicable to seizures pursuant to G.S. 113-137 of firearms used only in connection with a violation of Article 22 of Chapter 113 of the General Statutes or any local wildlife hunting ordinance.

(c) Any property, the forfeiture and disposition of which is specified in any general or special law, shall be disposed of in accordance therewith. (1977, c. 613; 1979, c. 593; 1994, Ex. Sess., c. 16, s. 1; 2000-144, s. 27; 2005-287, s. 1; 2013-158, s. 1.)

City of Mount Holly
Mount Holly City Council Meeting
Monday, May 12, 2014
Council Chambers
7:00 pm

Call to Order

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

Mayor Bryan Hough	Danny Jackson, City Manager
Mayor Pro Tem Perry Toomey	Jamie Guffey, Assistant City Manager
Councilman Jerry Bishop	Greg Beal, Planning Director
Councilwoman Carolyn Breyare	James Friday, Director of Utilities
Councilman J. Jason Gowen	Dale Oplinger, Fire Chief
Councilman Jim Hope-absent	Don Roper, Chief of Police
Councilman David Moore	Mike Santmire, Streets and Solid Waste Director
Kemp Michael, City Attorney	

Invocation

Reverend Dara Cobb Lewis of Southport Counseling Ministries gave the invocation.

Pledge of Allegiance

Boy Scout Troop 59 of the First United Methodist Church in Mount Holly led attendees in the Pledge of Allegiance.

Set the Agenda

Mayor Hough advised that a resolution honoring Mike Santmire would be added under Presentations. With no additional changes Councilman Moore made a motion to approve the agenda as amended. Councilwoman Breyare seconded the motion. All Council Members present voted in favor. (Motion carried)

CONSENT AGENDA

1. Call for a Public Hearing on the 2014-2015 Fiscal Year Budget
2. Approval of the minutes of the April 14, 2014 Council Meeting
3. Approval of the minutes of the April 28, 2014 Work Session Meeting

Councilman Bishop made a motion to approve the consent agenda. Councilman Gowen seconded the motion. All Council Members present voted in favor. (Motion carried)

PRESENTATIONS

1. Presentation of a Resolution Honoring Jeannie Martin upon her Retirement for her Years as a Kindergarten Teacher at Ida Rankin Elementary School

Mayor Hough and the City Council presented Ms. Martin with a resolution honoring her upon her retirement as a kindergarten teacher at Ida Rankin Elementary School. Ms. Martin was very appreciative for the honor.

2. Recognition of National Police Week

Mayor Hough read a proclamation honoring the Mount Holly Police Department for National Police Week.

3. Presentation of a Resolution Honoring Mike Santmire upon his Retirement as a the Streets and Solid Waste Director for the City of Mount Holly

Mayor Hough and the City Council presented Mr. Santmire with a watch and a resolution honoring him for his upcoming retirement from the City. Mr. Santmire worked for the City of Mount Holly of 15 years. The Mayor and City Council also honored Kathy Santmire (Mike's wife) for her many years of volunteering for events and functions for the City. Mike and Kathy were very appreciative of the special recognition.

PUBLIC HEARING

1. Public Hearing for Text Amendment to Consider Amending Section 6 of the Zoning Ordinance to allow production of musical instrument components as a Special Use in the B-1 Central Business District

Mr. Beal advised that the planning staff has received an application to allow production of musical instrument components. More specifically a Mount Holly native wants to move back to our City and he is a manufacturer of musical mouth pieces. Mr. Beal advised that there is no pollution or noise associated with this business.

Councilwoman Breyare made a motion to enter into the public hearing. Councilman Moore seconded the motion. All council members present voted in favor. (Motion carried)

The applicant, Mr. Greg Black made a presentation that explained his business. He advised that he is a 1977 graduate from East Gaston High School and is excited to bring his family back home to Mount Holly. With no one signed up to speak, Councilman Moore made a motion to return to regular session. Mayor Pro Tem Toomey seconded the motion. All Council Members present voted in favor. (Motion carried)

Councilwoman Breyare made a motion to amending Section 6 of the Zoning Ordinance to allow production of musical instrument components as a Special Use in the B-1 Central Business District. Mayor Pro Tem Moore seconded the motion. All Council Members present voted in favor. (Motion carried)

2. Public Hearing for a Text Amendment to consider Amending Section 7, Note 16 of the Zoning Ordinance to require location guidelines for safety and require design criteria for new stealth towers in the Light Industrial and Heavy Industrial District

Mr. Beal advised that the General Assembly allows counties and municipalities to regulate stealth towers within their jurisdictions. He advised that there are some very creative ways to camouflage these towers. He included several examples in the packets.

At this time, Councilman Gowen made a motion to enter into the public hearing. Councilman Moore seconded the motion. All council members present voted in favor. (Motion carried)

With no one signed up to speak, Councilman Gowen made a motion to return to regular session. Councilman Bishop seconded the motion. All Council Members present voted in favor. (Motion carried)

Mayor Pro Tem Toomey suggested that the City look at all existing towers, including transmission towers. Mayor Pro Tem Toomey made a motion to amend Section 7, Note 16 of the Zoning Ordinance to require location guidelines for safety and require design criteria for new stealth towers in the Light Industrial and Heavy Industrial District. Councilman Bishop seconded the motion. All Council Members present voted in favor. (Motion carried)

OLD BUSINESS

1. Update Regarding Parks and Recreation Projects

Mr. Jackson advised that in April Site Solution was hired for recreation studies on Jacks Place and Glendale Avenue. Derek Williams with Site Solutions was present to present the draft summary of the study. He advised that as Jack's Place would provide a wonderful river access, one of the things that came out of the initial review was the lack of an easement from CSX Railway. Without this easement there would definitely be an issue with safety. After Council discussion, it was the consensus to have a joint meeting with the Recreation Commission and discuss this item as well as other matters.

Mr. Williams reported that the Glendale Avenue is much more favorable. He advised that the proposed site would make a good small park. Councilman Gowen asked if this site could be made a special needs park. Mr. Williams advised that the Glendale Avenue site could be a special needs park. It was the consensus of the City Council to move forward with negotiations with this site and also look for potential properties in the North End.

NEW BUSINESS

1. Submittal of the 2014-2015 Fiscal Year Budget

Mr. Guffey fulfilled the statutory requirements of the Local Government Commission Control Act and presented the 2014-2015 budget to the Mayor and City Council. He advised that a budget meeting is scheduled for May 19th at 6:30 p.m.

2. Consideration and Approval of a Resolution to Support the Catawba-Wateree River Basin Water Supply Plan

3. Mr. Friday asked the Mayor and City Council to consider the resolution that was included in their packets supporting the Catawba-Wateree River Basin Water Supply Plan. He advised that the City has been an active participant since the beginning. He further advised that this resolution does not bind the City to any particular set of rules. Councilman Gowen had some questions regarding the Catawba-Wateree River Basin. At this time, Mayor Pro Tem Toomey made a motion to approve the resolution to support the Catawba-Wateree River Basin Water Supply Plan. Councilman Hope seconded the motion. The motion carried 5-1 with Councilman Gowen opposing.

CLOSED SESSION

1. Closed Session (*pursuant to NCGS 143-318.11 (a) (5)*)

At this time Councilman Gowen made a motion to enter into closed session pursuant to NCGS 143-318.11 (a) (5). Councilman Moore seconded the motion. All Council members present voted in favor. (Motion carried)

Mayor Pro Tem Toomey made a motion to return to open session. Councilwoman Breyare seconded the motion. All Council members voted in favor. **(Motion carried)**

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

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Gowen made the motion to adjourn the May 12, 2014 Council Meeting. Councilwoman Breyare seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 8:35 p.m.

City of Mount Holly
Mount Holly City Council Budget Meeting
Monday, May 19, 2014
Council Chambers
6:30 pm

Call to Order

Mayor Hough called the meeting to order at 6:30 pm. The following were present:

Mayor Bryan Hough	Danny Jackson, City Manager
Mayor Pro-Tem David Moore	Jamie Guffey, Assistant City Manager
Councilman Jerry Bishop	David Johnson, City Engineer
Councilman Jim Hope	Dale Oplinger, Fire Chief
Councilman Perry Toomey	James Friday, Director of Utilities
Councilman J. Jason Gowen	Mike Santmire, Director of Streets and Solid Waste-Absent
Councilwoman Carolyn Breyare	Don Roper, Police Chief
Attorney Kemp Michael	Greg Beal, Director of Planning and Development

Invocation

Mayor Pro Tem Toomey led the Council, staff and attendees in prayer.

Set the Agenda

With no changes to the agenda, Councilwoman Breyare made a motion to approve the agenda as presented. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion carried)

The first item discussed was the Waste Management contract for recycling pickup. Councilman Bishop made a motion to put Waste Management on notice that the City is dissatisfied with their service. Councilman Moore seconded the motion. All Council Members voted in favor.

At this time, Mr. Guffey reviewed the highlights of the 2014-2015 proposed budget. He advised that there is not a proposed tax increase and no proposed employee salary increases. He advised that the management staff have come up with alternative methods to compensate employees that would not be a direct impact to the budget. Mr. Guffey advised that there is expected to be an increase in employee health care costs but the final numbers are currently not available. He advised that there is three (3) added positions in the proposed budget. The first is a fulltime Code Enforcement Officer in the Planning Department. This would free up some of the time of the two Planners and allow them to take some of Mr. Beal's responsibilities. Therefore, Mr. Beal would have more time to concentrate on Economic Development. There are also two (2) proposed positions in the Police Department, a Deputy Chief and an additional Telecommunicator. There is also a part-time storm water position that is proposed fulltime. Mr.

Guffey added that other proposed budget items include replacement vehicles for the Police Department and a replacement Fire Engine for the Fire Department. Other items that were discussed consisted of the Fire Station for the North End and property for the Streets and Solid Waste Department.

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Gowen made the motion to adjourn the May 19, 2014 Budget Meeting. Councilman Bishop seconded the motion. All Council members present voted in favor. (Motion carried)
The meeting adjourned at 8:19 p.m.

PRESENTATIONS



City of Mount Holly Action Agenda Item

To: City Council	Date: 5-30-14		
From:	Meeting Date: 06-09-14		
Agenda Item to be considered: <i>Presentation of a donation to Wounded Warrior Project by Ida Rankin Elementary</i>			
Will this require a public hearing? ☐ YES ☒ NO			
Background/Purpose of Request: Ida Rankin Elementary School students participated in a "student parade" in honor of Memorial Day. As part of a community service component of the event, the students collected dollar bills as donations for participating in the parade. The donation was requested for the Wounded Warrior Project. The students would like to present the donations collected to the Wounded Warrior Project at the Council meeting.			
Fiscal Impact:			
Will Item affect current budget	☐ YES	x NO	☐ N/A
Reviewed by Finance Director	☐ YES	x NO	☐ N/A
Preaudit Certification required	☐ YES	x NO	☐ N/A
Capital Project Ordinance required	☐ YES	x NO	☐ N/A
Budget Transfer required	☐ YES	x NO	☐ N/A
Total City Dollars:			
Budget Code			
Reviewed by City Attorney	☐ YES	xNO	☐ N/A
Manager/Staff Recommendation:			
Result of City Council Decision: _____			
Attachments: 1.			



City of Mount Holly Action Agenda Item

To: City Council	Date: June 3, 2014
From: Danny Jackson, City Manager	Meeting Date: June 9, 2014
Agenda Item to be considered: <i>Presentations #2 – Donation from the SpringFest Committee to the Mount Holly CRO</i>	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : <i>Ms. Heather Oplinger, Chairperson of the Mount Holly Spring Festival Committee will be in attendance to present a check representing the proceeds from this year's Spring Festival.</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>N/A</i>	
Result of City Council Decision: 	
Attachments:	



City of Mount Holly Action Agenda Item

To: City Council	Date: June 3, 2014
From: Danny Jackson, City Manager	Meeting Date: June 9, 2014
<u>Agenda Item to be considered:</u> <i>Presentations #3 – Presentation of a Resolution Honoring John Hope for his retirement from the City of Mount Holly</i>	
Will this require a public hearing? ☐ YES ☒ NO	
<u>Background/Purpose of Request :</u> <i>Mr. John H. Hope, a former city employee will be recognized for his tenure with the city as an employee of multiple departments. A Resolution and a commemorative watch will be presented to Mr. Hope next Monday night.</i>	
<u>Fiscal Impact:</u>	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☒ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☒ N/A
Manager/Staff Recommendation: N/A	
Result of City Council Decision: _____	
Attachments:	

PUBLIC HEARINGS



City of Mount Holly Action Agenda Item

To: City Council	Date: June 3, 2014
From: Danny Jackson, City Manager	Meeting Date: June 9, 2014
Agenda Item to be considered: <i>Public Hearing #1 – Consideration and adoption of the 2014-2015 Fiscal Year Budget</i>	
 Will this require a public hearing? ☒ YES ☐ NO	
Background/Purpose of Request : <i>Please be advised that at the May 12, 2014 Regular City Council Meeting you all were given a copy of a balanced budget for fiscal year 2014-2015, as required by law and for your review. Also, said proposed budget was reviewed at the May 19th City Council Budget Work Session. The City Council at the June 9th Regular Meeting is now being called upon to consider adopting the submitted budget for fiscal year 2014-2015. Please see the enclosed copy of my Budget Letter, which highlights the components of the submitted budget.</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>Motion to approve the proposed budget for fiscal year 2014-2015.</i>	
Result of City Council Decision: 	
Attachments: <i>Copy of the City Manager's Budget Letter for 2014-2015</i>	



CITY of MOUNT HOLLY

Bryan Hough, Mayor
Perry Toomey, Mayor ProTem
Jerry Bishop, Councilman
Carolyn Breyare, Councilwoman
Jim Hope, Councilman
J. Jason Gowen, Councilman
David Moore, Councilman
Danny Jackson, City Manager

400 East Central Avenue • Post Office Box 406 • Mount Holly, North Carolina 28120 • 704-827-3931 • fax 704-827-5672 • www.mtholly.us

June 4, 2014

Honorable Mayor Bryan Hough and City Council,

The proposed fiscal year 2014-2015 Budget for the City of Mount Holly has been submitted for your review and consideration. Please join me in thanking all of the employees that have been involved with preparing the submitted budget. The submitted budget meets all of the statutory requirements of North Carolina. The budget serves as the financial plan for the next fiscal year.

GENERAL FUND

The general fund is approximately \$9.4 million dollars for the upcoming fiscal year. This is a 2.3% decrease from last year's adjusted budget. The tax rate remains the same at \$.53 per \$100 of value.

Expenditures for the general fund will not include a (COLA) for personnel due to budgetary constraints. Currently, due to changes in the healthcare law employee coverage will remain the same until further notice.

The Budget Highlights have already been submitted and reviewed by the City Council and also outlines in more detail the particulars of the general fund in the submitted budget.

UTILITY FUND

The utility fund is approximately \$5.7 million dollars for the upcoming fiscal year. This is a 7.3% increase over last year's budget. There is not an increase in utility rates being proposed for the 2014-2015 fiscal year budget.

Expenditures for the utility fund will not include (COLA) for personnel due to budgetary constraints. Due to changes in the healthcare law employee coverage will remain the same until further notice.

The submitted Budget Highlights outlines other particulars of the submitted budget.

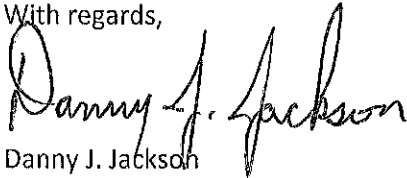
CLOSING

All of the city employees played a tremendous part in preparing the budget, as usual and expected. The Department Heads have worked real hard and have been very cooperative and sensitive to the budgetary constraints that we all have to endure. Special thanks go to Mr. Jamie Guffey, Assistant City Manager and Mrs. Africa Otis, Finance Officer, for their diligent oversight during the budget process, as usual and expected.

Jamie and Africa have really worked hard to not only prepare and assist with next year's budget; they have worked to ensure that the current year's budget has been monitored to alleviate problems. We as a staff take on the responsibility to carry out the will of the City Council.

I want to thank the Mayor and the City Council for its direction, trust and willingness to allow staff to submit a budget that we think will address the needs of the city. It is also my contention that the budget is fiscally responsible enough to enhance the public trust in our government.

With regards,

A handwritten signature in black ink that reads "Danny J. Jackson". The signature is written in a cursive, flowing style with a large initial "D".

Danny J. Jackson
City Manager

NEW BUSINESS



City of Mount Holly Action Agenda Item

To: City Council

Date: June 3, 2014

From: Danny Jackson, City Manager

Meeting Date: June 9, 2014

Agenda Item to be considered: *New Business #1 – Consideration of a request made by Mr. Danny McRorie, regarding Parks and Recreation*

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request : *Mr. Danny McRorie, son of Ms. Charlene McRorie, who recently passed away, would like for the City Council to approve a request. His request is to have an Eternitree planted at one of the city's parks in memorial of his mother. The Eternitree is an urn filled with cremated ashes and tree seeds. Charlene McRorie was a long time youth coach in the city's Recreation Program. She was well known for affecting so many lives during her tenure. She was beloved by kids, parents and fellow coaches for her tireless commitment to the Mount Holly Parks and Recreation Programs.*

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 request as submitted.*

Result of City Council Decision:

Attachments:



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Jamie Guffey	Date: 6/4/2014 Meeting Date: 6/9/2014
1. Agenda Item to be considered: <u>Consideration and Approval of the 2014-2015 Budget Ordinance and Fee Schedule</u>	
Will this require a public hearing? ☒ YES ☐ NO	
By law, the governing board of each city in North Carolina must approve an operating budget prior to July 1 of each year. Earlier tonight the City Council held a public hearing on the proposed 2014-2015 budget. There was also a budget worksession held on May 19th. Attach is a budget ordinance and a proposed fee schedule for fiscal year 2014-2015. Council may now adopt the proposed ordinance and fee schedule.	
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>Approval of the attached budget ordinance and fee schedule</i>	
Result of City Council Decision: _____	
Attachments: Budget Ordinance Fee Schedule	



City of Mount Holly
Approved Fee Schedule
Effective July 1, 2014

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Chapter 1-0

Administrative

Tax Rate

The Tax rate for the City of Mount Holly is fifty three cents (\$0.53) on each one hundred dollars (\$100.00) valuation of taxable property situated and lying and being within the confines and limits of the City of Mount Holly and as listed for taxes as of January 1 2014.

Copies

\$0.20 per copy

Late Payments (except Tax and Utility bills)

8% annual interest rate compounded monthly on any debt over 30 days overdue, with the exception of Tax and Utility bills.

Interest on Delinquent Taxes

2% the first month after January 6th.

0.75% each month thereafter.

Chapter 1-1

Zoning Fees

Sign Permits:	Residential	\$30.00
	Commercial	\$50.00

RESIDENTIAL

Zoning Permits:	New	\$100.00
	Additions	\$50.00
	Renovations	\$25.00 (no expansions)
	Miscellaneous	\$50.00 (pools, decks, garages, etc)
	Fences	\$25.00
	Home	\$50.00
	Occupations	

COMMERCIAL NEW CONSTRUCTION

Zoning Permits: Commercial	Up to 1000 sq. ft	\$150.00
	1000 sq. ft. to 5000 sq. ft.	\$300.00
	5000 sq. ft. to 10,000 sq. ft.	\$400.00
	>10,000 sq. ft.	\$500.00 + \$50.00 per additional 10,000 sq. ft.

OTHER COMMERCIAL

Zoning Permits: Commercial	Zoning Compliance	\$50.00
	Miscellaneous	\$50.00 (incidental items to main project)

APPLICATIONS

<u>Variance(Res</u>	\$250.00
<u>Planned Unit Development (PUD)</u>	\$300.00
<u>Variance(Com)</u>	\$350.00
<u>Appeals</u>	\$300.00
<u>Text Amendment</u>	\$250.00
<u>Subdivisions</u>	\$200.00 or \$5.00 per lot (whichever >)

<u>Conditional Use</u>	< 2 acres	\$300.00
	2-10 acres	\$500.00
	> 10 acres	\$800.00

<u>Rezoning</u>	< 2 acres	\$300.0
	2-10 acres	\$400.00
	> 10 acres	\$600.00

<u>Special Use</u>	< 2 acres	\$300.00
	2-10 acres	\$500.00
	> 10 acres	\$800.00

Financial Guarantees \$500.00 per written agreement

Plan Review Preliminary & Final Plat: \$500.00 each

Engineer Fees	Residential	<25 lots	\$500.00
		25-50 lots	\$1000.00
		> 50 lots	\$2000.00
	Commercial	5-10 lots	\$500.00
		>10 lots	\$1000.00

PERC Test Application \$10.00

Zoning Verification Letter \$10.00

Demolition Permit \$10.00

Watershed Review	High Density	<10 acres	\$500.00
		>10 acres	\$40.00 per acre

Driveway Cut	Residential	\$25.00
	Commercial	\$50.00
	Industrial	\$100.00

Site Inspection	First Time	Free
	Each Additional Inspection	\$100.00

Manuals:	Zoning Ordinance, Subdivision Regulations	\$15.00
	Land Development Plan	\$30.00
	Land Development Guidelines	\$35.00
	Compact Discs	\$10.00
	Zoning Maps	Size Dependent

Chapter 1-2

Annexation Fees

< 10 acres	\$2000.00
10-200 acres	\$5000.00
> 200 acres	\$8000.00

This fee may be waived at the City Council's discretion.

Grand Hall Rental Fees

Resident	Current
Full Hall	\$1,000
North Half Hall	\$500
Non Resident	
Full Hall	\$2,000
North Half Hall	\$1,000
Group that has a primary purpose of promoting Mount Holly	
Full Half	\$500
North Half Hall	\$250

\$250 Non-refundable cleaning fee

\$300 Refundable damage deposit

Recreation Fees

Old Gym	Current
Resident	\$50.00/hr
Non-Resident	\$150.00/hr
Tournament	
Resident	\$85.00/day
Non-Resident	\$170.00/day
Ball field - no lights	
Resident	Free
Non-Resident	\$10.00/hr
Ball field – lights	
Resident	\$15.00/hr
Non-Resident	\$30.00/hr
Picnic Shelter – small	
Resident	\$25.00
Non-Resident	\$50.00
Picnic Shelter - large	
Resident	\$50.00
Non-Resident	\$100.00
Basketball - per team	
Resident	\$300.00
Non-Resident	\$500.00
Softball - per team	
Resident	\$300.00
Non-Resident	\$500.00
Volleyball - per team	
Resident	\$115.00
Non-Resident	\$230.00
Fitness Center per month	
Resident	\$10/ month
Non-Resident	\$30.00/ month
Group Campsites at Mt. Island Park at Mt. Holly	
Resident	\$25.00/day
Non-Resident	\$50.00/day

Recreation Programs

Soccer (4-13 year olds)	Current
Resident	\$45.00
Non-Resident	\$65.00
Indoor Soccer (8-13 year olds)	
Resident	\$25.00
Non-Resident	\$45.00
Youth Volleyball (8-13 year olds)	
Resident	\$25.00
Non-Resident	\$45.00
Basketball (5-12 year olds)	
Resident	\$45.00
Non-Resident	\$65.00
Men's Industrial/ Church (per team)	
Resident	\$300.00
Non-Resident	\$500.00
Softball (T-ball, Coach Pitch and Softball)	
Resident	\$45.00
Non-Resident	\$65.00
Men's Industrial/ Church (per team)	
Resident	\$300.00
Non-Resident	\$500.00
Senior Programs	
Resident	Free
Non-Resident	\$10/ month

Chapter 2-3

Recreation – Tuckaseege Rec Center Rental for Profit and Private Organizations

Use of Facility (3 hour minimum)	Current
Resident	\$50.00/hr
Non-Resident	\$150.00/hr
Use of Storage	Not Allowed
Use of PA System	Not Allowed
Electrical Hookup	No Charge
Kitchen	No Charge
Chairs & Tables	No Charge

Recreation Department may also require a police officer for certain events.

\$50.00 non refundable clean up fee.

\$100.00 refundable damage fee.

Water & Sewer

Water & Sewer	Current
Water (per 1,000 gallons)	
Residential	
Basic Tier (Under 2,000 gallons per month)	\$3.35
1 st Tier (2,001 – 6,000 gallons per month)	\$3.35
2 nd Tier (6,001 – 10,000 gallons per month)	\$3.59
3 rd Tier (10,000 plus gallons per month)	\$3.83
Non-Residential	
Basic Tier (Under 2,000 gallons per month)	\$4.19
1 st Tier (2,001 – 6,000 gallons per month)	\$4.19
2 nd Tier (6,001 – 10,000 gallons per month)	\$4.64
3 rd Tier (10,000 – 9,999,999 gallons per month)	\$5.09
4 th Tier (10,000,000 plus gallons per month)	\$5.70
Outside customers are double the inside rate	
Tap Fees	
¾" Inside city	\$900.00
¾" Outside city	\$1,800.00
1" Inside city	\$1,100.00
1" Outside city	\$2,200.00
1-1/2" Inside city	\$2,000.00
1-1/2" Outside city	\$4,000.00
2" Inside city	\$3,000.00
2" Outside city	\$6,000.00
Wet Tap on existing customer service line	\$600.00
Sewer (per 1,000 gallon)	
Residential	
Basic Tier (Under 2,000 gallons per month)	\$3.07
1 st Tier (2,001 – 6,000 gallons per month)	\$3.07
2 nd Tier (6,001 – 10,000 gallons per month)	\$3.41
3 rd Tier (10,000 plus gallons per month)	\$3.55
Non-Residential	
Basic Tier (Under 2,000 gallons per month)	\$3.83
1 st Tier (2,001 – 6,000 gallons per month)	\$3.83
2 nd Tier (6,001 – 10,000 gallons per month)	\$4.28
3 rd Tier (10,000 – 9,999,999 gallons per month)	\$4.74
4 th Tier (10,000,000 plus gallons per month)	\$3.00
Outside customers are double the inside rate	
Tap Fees	
4" Inside city	\$850.00
4" Outside city	\$1,700.00
Over 4" Inside city	Negotiable
Over 4" Outside city	Negotiable
Cleanout	\$100.00
Pretreatment (See worksheet)	Actual Analytical Cost
Minimum Bill	2,000 gallons

Meter Setting Fees	
Radio Read Meter	
¾"	\$300.00
1"	\$375.00
1 ½"	\$520.00
2"	\$700.00
Other Fees	
Service Deposit for owners & renters	
Inside City	\$50.00
Outside City	\$65.00
Late Fee (after 16 th)	\$15.00
Delinquent Penalty (after 26 th)	\$30.00
Lock Fee	\$15.00
Broken Lock Replacement	\$30.00
Returned Check Fee	\$20.00
Meter Tampering Fee	\$100.00
Irrigation cut off	\$75.00
Irrigation reconnection	\$75.00
Stormwater	\$2.50/REU
Sewer Allocation Fee	
Initial amount per gallon per day good for up to two years	\$2.50
Renewal Fee per gallon per day good for one additional year (can only be renewed twice)	\$1.25

Chapter 3-1A

System Development Fee

Meter Size	Water	Wastewater	Total
¾"	\$2,228	\$2,309	\$4,597
1"	\$5,720	\$5,772	\$11,492
1 ½"	\$11,440	\$11,544	\$22,984
2"	\$18,304	\$18,471	\$36,775
3"	\$36,609	\$36,942	\$73,550
4"	\$57,201	\$57,721	\$114,922
6"	\$114,402	\$115,443	\$229,844
8"	\$183,043	\$184,708	\$367,751
10"	\$263,124	\$265,518	\$528,642
12"	\$354,645	\$357,872	\$712,517

Chapter 3-2

Streets & Sanitation

	Current
Residential	\$6.50
Additional Can	
Purchase	\$50.00
Service	\$6.50
Recycling	
Residential	\$3.00
Business	\$3.00
Commercial Rollout	\$11.50
Additional Can	
Purchase	\$50.00
Service	\$12.00
Bulk Container	Contracted
Bulk Item	
Depend on Weight and or Size	\$10.00-\$20.00
White Goods	\$25/ item
Tires	
Must be off rim	\$5/ tire
Mattress	\$20.00
Box Spring	\$5.00
Mattress and Box Spring	\$25.00

Chapter 4-1

Privilege License

-A-

Business	State Max	Fee
Abattoir or Slaughtering House (including retail and wholesale sales)	No Max	\$131.00
Advertising		
Agency	No Max	
Hand-bill distribution (per person, per day)	No Max	\$5.00
Loudspeakers, motorized or otherwise, each vehicle	No Max	\$21.00
Agencies		
Collection	\$50.00	\$50.00
Employment		
Laborers for general employment	\$100.00	\$100.00
School employees, unregistered nurses and/or domestic servants	\$100.00	\$100.00
Agriculture machinery sales and/or distribution	No Max	\$131.00
Aircraft maintenance	No Max	\$21.00
Ambulance service	No Max	\$32.00
Amusements		
Carnivals (City council approval necessary)	\$25.00	\$25.00
Circuses, menageries wild west, dog or pony show (Chief of police approval)	\$25.00	\$25.00
Dances (approval of City Manager & Police Chief) per location	\$25.00	\$25.00
Games (at permanent location)	\$25.00	\$25.00
Miscellaneous	\$25.00	\$25.00
Riding devices, bagatelle table, shooting gallery, skating rink, swimming Pool or amusement of like kind – permanent location	\$25.00	\$25.00
Itinerant Operator (each device) per week, not to exceed \$25.00/location	\$5.00	\$5.00
Coin-operated., per device not to exceed \$25.00/location	\$5.00	\$5.00
Traveling companies (theatrical, moving picture, or vaudeville)		
Per day	\$25.00	\$25.00
Antiques		
Itinerant dealers (per week) with a \$100.00 max	\$10.00	\$10.00
Local	No Max	\$32.00
Armature winder, Braziers (electric or otherwise)	No Max	\$21.00
Athletic events (per location) where admission is greater than \$0.50	\$25.00	\$25.00
Automotive		
Car polishing or waxing	No Max	\$26.00
Car washing (automatic or coin-operated)		
Shelf operated	No Max	\$66.00
Otherwise	No Max	\$50.00
Equipment and supply		
Itinerant from vehicle per vehicle	\$12.50	\$12.50
Retail	\$12.50	\$12.50
Wholesale	\$37.50	\$37.50
Fuel and lubricants (including oil & kerosene)		
Retail	\$12.50	\$12.50
Wholesale	\$37.50	\$37.50
Garages	\$12.50	\$12.50
Motorcycle dealer	\$12.50	\$12.50
Motor vehicle dealers (including auto rental)		

Resident	\$25.00	\$25.00
Itinerant	\$300.00	\$300.00
Rental (other than motor vehicle dealer)	No Max	\$100.00
Repair shops	\$12.50	\$12.50
Service stations	\$12.50	\$12.50
Tires, recapping	No Max	\$26.00
Upholstering	\$12.50	\$12.50
Wrecker service (publicly operated)	No Max	\$26.00
Awnings & tents (manufacturing, placing and repairing)	No Max	\$26.00

-B-

Business	State Max	Fee
Bakeries		
Manufacturing and distributing within the city		
Retail		
3 or less employees	No Max	\$21.00
4 or more employees	No Max	\$32.00
Wholesale		
3 or less employees	No Max	\$32.00
4 or more employees	No Max	\$68.00
Distributing and/or selling from out-of-city plant	No Max	\$100.00
Barbershops per barber	\$2.50	\$2.50
Barber and beauty shop schools	No Max	\$21.00
Beauty shops (for each barber, cosmetologist, beautician or operator)	\$2.50	\$2.50
Bicycle dealer		
Equipment, supplies and accessories	\$25.00	\$25.00
Repair of bicycles	No Max	\$11.00
Blacksmith shops	No Max	\$21.00
Boat dealer	No Max	\$53.00
Bowling alleys (per alley)	\$10.00	\$10.00
Brick manufacturing	No Max	\$79.00
Brokers		
Any commodity	No Max	\$50.00
With warehouse facilities	No Max	\$63.00
Stock Security	\$50.00	\$50.00
Building materials (including cabinet making)		
Manufacturing, shop work and dealer		
5 or less employees	No Max	\$79.00
6 or more employees	No Max	\$105.00
Dealer only		
5 or less employees	No Max	\$53.00
6 or more employees	No Max	\$79.00

-C-

Business	State Max	Fee
Campgrounds	\$12.50	\$12.50
Candy and confections manufacturing and wholesale	No Max	\$63.00
Carpet and rug cleaning		
Resident	No Max	\$26.00
Nonresident, branch office or receiving station	No Max	\$53.00

Caterers		
Catering trucks, per vehicle	No Max	\$39.00
Otherwise	No Max	\$53.00
Cemeteries (Privately owned; operated for profit)	No Max	\$53.00
Cleaner, renovator (of houses, premises, septic tanks, etc.)	No Max	\$37.00
Clothing, Rental	No Max	\$16.00
Coal and Coke Dealers		
Wholesale	No Max	\$105.00
Retail (more than 100 pounds)	No Max	\$53.00
Retail (100 pounds or less)	No Max	\$16.00
Coin dealers		
Per week	No Max	\$16.00
Per Year	No Max	\$37.00
Cold storage plants and freezer lockers (commercially operated)	No Max	\$79.00
Community antenna television systems	No Max	\$53.00
Contractors		
Air conditioning, electrical, heating and plumbing		
2 or less owners or employees	\$50.00	\$25.00
3 or more owners or employees	\$50.00	\$50.00
Building, roofing, grading, painting, paper changing, insulation, and similar Types		
With state privilege license	\$10.00	\$10.00
Without state privilege license		
1 employee	No Max	\$16.00
2 to 5 employees	No Max	\$32.00
6 or more employees	No Max	\$53.00
Contractor service, estimator	No Max	\$16.00
Cotton classing (profession)	No Max	\$37.00
Cotton compresses	No Max	\$368.00
Cotton gin (each)	No Max	\$53.00
Cotton storage Warehouse (capacity)		
First 5,000 bales, per thousand	No Max	\$21.00
Next 3,000 bales, per thousand	No Max	\$17.00
Over 8,000 bales, per thousand	No Max	\$15.00

-D-

Business	State Max	Fee
Dairies place of business outside city but making sales & delivery in city		
Per truck or other vehicle	\$5.00	\$5.00
Delivery service		
By motor vehicle (each)	No Max	\$37.00
Other than motor vehicle	No Max	\$18.00
Demolition of buildings		
2 or less employees	No Max	\$32.00
3 to 5 employees	No Max	\$63.00
6 or more employees	No Max	\$116.00
Dental laboratories, supplies	No Max	\$53.00
Directories and maps (compiling and wholesaling)	No Max	\$131.00
Doughnut roaster (each machine)	No Max	\$21.00
Driver instruction or school	No Max	\$37.00

Dry cleaning and/or pressing, hat blocking		
Each location if business does not solicit business outside the county	\$50.00	\$50.00
Each location if business does solicit business outside the county	\$100.00	\$100.00

-E-

Business	State Max	Fee
Electric light and power company	\$100.00	\$100.00
Elevators		
Sales & Installation	\$100.00	\$100.00
Service & Repair	No Max	\$21.00
Exhibitions		
Artist per day	No Max	\$4.00
Not otherwise taxed herein, per day	No Max	\$8.00
Express companies	\$75.00	\$75.00
Exterminator with state license as pesticide dealer, applicator or consultant	\$35.00	\$35.00

-F-

Business	State Max	Fee
Fertilizer dealers & agencies (commercial fertilizers)	No Max	\$79.00
Flea markets (each person, firm or corp. operating; per location; per year)	\$200.00	\$200.00
Florist (selling flowers, potted plants floral designs or artificial flowers)		
6 months or less per year	No Max	\$37.00
More than six months per year	No Max	\$79.00
Fortune telling (including clairvoyants, mind reading, palmistry)	No Max	\$1000.00

-G-

Business	State Max	Fee
Games (operated for profit and not otherwise specifically licensed herein at a permanent location, but not including athletic contests)	\$25.00	\$25.00
Video Games, per machine owned or operated	\$5.00	\$5.00
Gas company		
Bottled, fuel or lighting gases, supplied in containers	\$50.00	\$50.00
Commercial gases, including oxygen mixtures, settling, or other types in tubes or containers	No Max	\$25.00
Natural or manufactured gas supplied by pipeline.	\$250.00	\$250.00
Golf		
Courses	No Max	\$158.00
Driving ranges	No Max	\$26.00
Miniature	No Max	\$26.00
Greenhouse	No Max	\$53.00
Guard & Patrol Services	No Max	\$37.00

-H-

Business	State Max	Fee
Hatcheries (per machine)	No Max	\$13.00
Health spas, weight watchers, physical fitness and other like businesses	No Max	\$79.00
Home Occupation activities conducted for gain or profit	No Max	\$42.00
Hotel, motel tourist court, tourist home, rooming houses		
Per room for rent	\$1.00	\$1.00
Minimum per business	\$25.00	\$25.00
House moving	No Max	\$53.00
Hypnotist exhibitions or performances/ location where admission is charged	No Max	\$500.00

-I-

Business	State Max	Fee
Ice Cream (including ice cream, yogurt and similar frozen products)		
Manufacturers and/or distributors at wholesale		
Continuous-type freezer(s)		
Per gallon total capacity per hour	\$0.375	\$0.375
Minimum license	No Max	\$12.50
Non-continuous-type freezer(s)		
Per gallon total capacity per hour	\$1.25	\$1.25
Minimum license	No Max	\$12.50
Where no standard freezer equipment with capacity rating is used	\$12.50	\$12.50
Manufacturers (using counter freezer equipment) including retail sales	\$2.50	\$2.50
Retail sales of products purchased from a manufacturer who has not paid N.C. wholesale manufacturer/distributor tax	\$2.50	\$2.50
Out-of-state vehicle selling and/or delivering products on which N.C. wholesale manufacturer/distributor tax has not been paid	\$25.00	\$25.00
Otherwise	\$26.00	\$26.00
Ice manufacturing and distributing (daily capacity)		
1 to 15 tons	No Max	\$11.00
16 to 30 tons	No Max	\$53.00
31 or more tons	No Max	\$105.00
Instruction: music, voice, fine arts, dance, karate, gymnastics, swimming, Tennis and similar instruction		
3 to 5 students	No Max	\$16.00
6 to 9 students	No Max	\$32.00
10 or more students	No Max	\$37.00
Interior Decorator	No Max	\$42.00
Irrigation systems, sale of	No Max	\$37.00
Itinerant		
Antiques, per week, subject to \$100.00 maximum	\$100.00	\$10.00
Automotive equipment & supply	\$12.50	\$12.50
Motor Vehicle dealer not licensed under G.S. 20, per location	\$300.00	\$300.00
Pottery (not made by seller), per week, subject to \$100.00 maximum	\$100.00	\$25.00
Produce stand (not grown by seller or his agent)	\$25.00	\$25.00
Otherwise (unless exempted by G.S. 105-53)	No Max	\$105.00

-J-

Business	State Max	Fee
Janitorial Service, window & house cleaners & similar operations	No Max	\$37.00
Jukeboxes (each)	\$5.00	\$5.00

-K-

-L-

Business	State Max	Fee
Landscaping		
Cutting lawns only	No Max	\$26.00
Otherwise	No Max	\$42.00
Laundry and/or linen service		
Each location if business does not solicit business outside the county	\$50.00	\$50.00
Each location if business does solicit business outside the county	\$100.00	\$100.00
Lightning rod agent	No Max	\$26.00
Livestock dealers	No Max	\$26.00
Loan agencies or brokers	\$100.00	\$100.00
Locksmith	No Max	\$42.00

-M-

Business	State Max	Fee
Machinery (manufacture, assembling, distribution, repair)		
15 or less employees	No Max	\$63.00
16 to 50 employees	No Max	\$95.00
51 to 100 employees	No Max	\$126.00
101 to 150 employees	No Max	\$189.00
151 employees or more	No Max	\$227.00
Manicurist (per manicurist)	\$2.50	\$2.50
Manufacturing (based on number of employees in each place of business)		
15 or less employees	No Max	\$63.00
16 to 50 employees	No Max	\$95.00
51 to 100 employees	No Max	\$126.00
101 to 200 employees	No Max	\$189.00
201 to 300 employees	No Max	\$227.00
301 to 400 employees	No Max	\$252.00
401 to 500 employees	No Max	\$315.00
501 to 600 employees	No Max	\$347.00
601 to 700 employees	No Max	\$378.00
701 to 800 employees	No Max	\$410.00
801 to 900 employees	No Max	\$441.00
901 to 1000 employees	No Max	\$473.00
1001 to 1100 employees	No Max	\$504.00
Over 1100, for each 100 employees or part thereof and additional	No Max	\$32.00
Marble yards & monument works – resident	No Max	\$89.00

Massage Parlors	No Max	\$1000.00
Mattress, renovation & repair	No Max	\$37.00
Meats (except those canned or salted)		
Retail		
2 employees or less	No Max	\$16.00
3 to 5 employees	No Max	\$32.00
6 or more employees	No Max	\$63.00
Merchant or dealer		
Chain store (subject also to merchant – retail and/or wholesale license tax)	\$50.00	\$50.00
Local Establishment		
Retail		
2 employees or less	No Max	\$19.00
3 to 10 employees	No Max	\$32.00
11 to 20 employees	No Max	\$63.00
21 to 25 employees	No Max	\$126.00
26 or more employees	No Max	\$189.00
Wholesale		
4 or less employees	No Max	\$63.00
5 or more employees	No Max	\$95.00
Itinerant (operating in one or more fixed places or business)	\$100.00	\$100.00
Mail order house	No Max	\$150.00
Messenger Service	No Max	\$26.00
Mill, grist	No Max	\$63.00
Mind reader	No Max	\$1000.00
Miscellaneous activities (all activities engaged in for gain or profit and not Herein otherwise specified)		
Per day	No Max	\$3.00
Per week	No Max	\$13.00
Per year	No Max	\$42.00
Mobile home dealers	No Max	\$500.00
Movers & transfer company	No Max	\$53.00
Music machines (each) (jukeboxes)	\$5.00	\$5.00
Musical instruments (other than pianos & organs) sales & service	No Max	\$11.00

-N-

Business	State Max	Fee
Newsdealers & bookstores (includes stores or stands selling books, magazines, newspapers or any combination thereof)	No Max	\$42.00
Newspaper contests (except for crossword puzzles)		
Daily editions	No Max	\$126.00
Other than daily editions	No Max	\$32.00
Newspaper publication		
Daily editions	No Max	\$126.00
Other than daily editions	No Max	\$95.00
Nightclubs or bars where admission is charged for entertainment	\$25.00	\$25.00
Nursery, day (including day care centers)		
Less than 6 children	No Max	\$11.00
60 to 25 children	No Max	\$26.00
26 to 50 children	No Max	\$53.00
51 to 100 children	No Max	\$79.00
101 to 200 children	No Max	\$105.00
Over 200 children	No Max	\$158.00

Nursery, plant	No Max	\$53.00
Nursing or convalescent homes		
10 or less beds	No Max	\$32.00
11 beds or more	No Max	\$63.00

-O-

Business	State Max	Fee
Office equipment service & repair	No Max	\$26.00

-P-

Business	State Max	Fee
Packinghouse or distributor	\$158.00	\$158.00
Parking lot not associated with garage which has been issued a license	No Max	\$63.00
Pawn shop or broker	\$100.00	\$100.00
Peanut roaster (each machine)	No Max	\$13.00
Peddler		
Farm products only (not grown by seller or his agent)	\$25.00	\$25.00
Other than or in addition to farm products		
With motor vehicle (each vehicle)	\$25.00	\$25.00
On foot or pushcart	\$10.00	\$10.00
Petroleum Products		
Fuel & lubricants	\$50.00	\$50.00
Pets (animals and fowl) (sale, grooming, kennels)		
Home occupation	No Max	\$21.00
Otherwise	No Max	\$63.00
Phrenologist	No Max	\$1000.00
Pianos, organs, radio, television, phonographs, records, and accessories (sales and service)	\$5.00	\$5.00
Pool & billiard halls (per table)	\$25.00	\$25.00
Popcorn roasters	No Max	\$13.00
Pottery manufacturing & sale		
Retail	No Max	\$32.00
Itinerant		
Per day	\$25.00	\$25.00
Per week	\$100.00	\$100.00
Precious metal business, secondhand (special application approved by city council)	No Max	\$210.00
Printing establishments or plants (including blueprinting & photostatic)		
3 or less employees	No Max	\$32.00
4 or more employees	No Max	\$50.00
Public service (including typing, letter-writing, mimeographing, telephone Answering & similar services)		
3 or less employees	No Max	\$21.00
4 or more employees	No Max	\$37.00

-Q-

-R-

Business	State Max	Fee
Rental	No Max	\$63.00
Repair shop (not otherwise specified herein)		
3 or less employees	No Max	\$21.00
4 or more employees	No Max	\$37.00
Itinerant, per day	\$25.00	\$25.00
Restaurant, café, cafeteria, lunch stands, boarding houses & similar		
0-4 seats	\$25.00	\$25.00
5 or more seats	\$42.50	\$42.50

-S-

Business	State Max	Fee
Sales, closing out, bankrupt or fire stock (special license required)		
First 30 days	No Max	\$50.00
Each 30 days thereafter	No Max	\$50.00
(no license tax is charged if business has been in operation at least 1 year)		
Sales representatives (with established place of business)	No Max	\$42.00
No established place of business	No Max	\$42.00
Sandwiches (manufacturing and/or wholesale)	No Max	\$53.00
Scale dealers (sales and repair)	No Max	\$37.00
Schools, private, business trade and correspondence	No Max	\$79.00
Scrap iron or metal processing (only)	No Max	\$66.00
Seafood dealer		
Retail	No Max	\$50.00
Wholesale (by truck or otherwise)	No Max	\$53.00
Security dealers (stocks and bonds)	\$50.00	\$50.00
Sheet metal works, tin shop (license tax required under Contractors)		
3 or less employees	No Max	\$32.00
4 or more employees	No Max	\$47.00
Shoeshine parlor or stand		
Each chair or seat	No Max	\$1.00
Automatic shoeshine machine (per year)	No Max	\$11.00
Shoe shops (manufacture and repair)		
3 or less employees	No Max	26.00
4 or more employees	No Max	53.00
Signs (to be approved by Zoning officer)		
Sale or rental	No Max	\$32.00
Manufacturing	No Max	\$32.00
Installation	No Max	\$35.00
Sprinkler systems, automatic		
Sales & installation	\$100.00	\$100.00
Service and repair	No Max	\$21.00
Sundries (per location)	\$4.00	\$4.00

-T-

Business	State Max	Fee
Tailor		
Making and selling custom items, including but not limited to garments	No Max	\$47.00
Mending and repairing only	No Max	\$26.00
Itinerant, per week	\$100.00	\$100.00
Tanning salon	No Max	\$50.00
Tattooer (each person)	No Max	\$53.00
Taxicab operator (per vehicle, special application approved by police chief)	\$15.00	\$15.00
Renewal, per vehicle	No Max	\$10.00
Telegraph companies	\$50.00	\$50.00
Theaters, motion picture and vaudeville, established per screen	\$200.00	\$200.00
Trading Stamps	No Max	\$210.00
Travel agencies	No Max	\$37.00

-U-

Business	State Max	Fee
Undertakers	\$50.00	\$50.00

-V-

Business	State Max	Fee
Video Rentals	\$25.00	\$25.00

-W-

Business	State Max	Fee
Weapons		
Metallic cartridges (ammunition only)	\$5.00	\$5.00
Bowie knives, daggers, slingshots, leaded canes, iron or metallic Knuckles or similar articles	\$200.00	\$200.00
Pistols, rifles, shotguns, cartridges, and similar articles	\$50.00.	\$50.00.
Welders	No Max	\$37.00

-XYZ-

Chapter 4-2**Exempt Businesses**

Business	Statute
Agencies	
Collection (real estate agencies)	NCGS 105-41
Alarm Systems (burglar, smoke or warning)	NCGS 105-102-5
Dances - high school & elementary school dances and dances promoted and managed by civic organizations	
Athletic events – high school and elementary school athletic contest	
Auctioneers	NCGS 85B-6
Banks	NCGS 105-102.3
Credit Unions	NCGS 54-93
Savings & Loans	NCGS 105-22.25
Bondsman	NCGS 85C-39
Bottlers of soft drinks	NCGS 105-113,50A
Dairies – Cooperative Marketing Association	NCGS 105-102.1
Delivery Service – armored cars	NCGS 105-42
Detectives, private	NCGS 105-42
Guard & patrol Service	NCGS 105-42
Mortician	NCGS 105-41
Peddler – book sales	NCGS 105-53
Photography	
Place of business, established	NCGS 105-41
Itinerants sending negatives out of state for development & return to Customers	NCGS 105-48.1
Professionals	NCGS 105-41
Sewing machine dealer	NCGS 105-51
Stoker, Coal (sale, distribution, and rental)	NCGS 105-51
Sundries	
Vending machine operators that own fewer than 5 machines of the same type are exempt from the sundries tax.	NCGS 105-65.2
Telephone company	NCGS 105-120
Vacuum cleaners (sales & distribution)	NCGS 105-51
Vending machines	NCGS 105-62, 105-65, 105-65.2, 105-79, 105-84
Washing machines	NCGS 105-51
Parking lot operating in conjunction with auto service station which has been Issued license	



City of Mount Holly Action Agenda Item

To: City Council	Date: June 3, 2014
From: Danny Jackson, City Manager	Meeting Date: June 9, 2014
<u>Agenda Item to be considered:</u> <i>New Business #3 – Consideration of ABC Board appointment/reappointment</i>	
Will this require a public hearing? ☐ YES ☒ NO	
<u>Background/Purpose of Request :</u> <i>As you all are already aware, Ms. Kathy Drumm, Chairperson of the ABC Board, has decided to resign from the Board. That being the case the City Council needs to fill the vacancy. The City Council can now entertain nominations for candidates to fill the vacancy. I have been made aware of one candidate, whose name is Angela Blackwood. Ms. Blackwood is the sister of Ms. Kathy Drumm and is employed by Belmont Abbey College. She does have an extensive accounting background, which would really be helpful on the ABC Board. Ms. Drumm and Councilman Moore can speak to the discussion of a candidate to fill the vacancy.</i> <i>Another matter regarding the ABC Board membership is the consideration of reappointing Ms. Janice McRory to another three year term, to expire in 2017. Councilman Moore can speak to the matter of the ABC Board recommending that Ms. McRory be reappointed.</i>	
<i>Fiscal Impact:</i>	
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>Motion to approve the reappointment of Ms. Janice McRory to the ABC Board.</i>	
Result of City Council Decision: _____	
Attachments:	

REPORTS

Mount Holly Parks & Recreation

Monthly Report

Sole Patrol- The Sole Patrol met 20 days during the month of May. The total attendance was 942, with 75 different members attending. They met for a Mother's Day luncheon, birthday party, along with their exercise and fellowship.

Fitness Center- The Fitness Center was open 25 days during the month of May. The total attendance was 153, with 31 different members attending.

Athletics- Tee-ball and Coach Pitch baseball games started in May. We have 152 children playing on 13 different teams. Games are held on the weekends with teams practicing during the week.

Girls' Volleyball and Spring Soccer both concluded their seasons in the middle of May.

Free-play at the Old Gym has been averaging about 25 participants per session. It is open Monday, Wednesday, and Friday from 230-530pm.

Rentals & Special Events- Our first Movie in the Park of the year was held on May 2. We had an estimated crowd of 225 people for the showing of Monsters University.

The Tuckasee Community Center was rented out three times during May with an estimated attendance of 300 people. The shelters at River Street and Tuckasee Parks were rented out 28 times during May, the estimated attendance was 700 people.

News & Notes- Movies in the Park will be at Tuckasee Park this Saturday June 7. We will be showing the movie Despicable Me 2. Pre-movie activities begin at 630pm, while the movie will begin at dusk.

The next meeting of the Parks & Recreation Commission will be Tuesday June 24 at 630pm.

Registration for fall soccer will begin on July 1. Leagues will be available for ages 4-13.

Summer hours for free-play basketball at the Old Gym will begin on June 11, and we will be open Monday-Friday 12-6pm for children ages 6-15.

Challenger Soccer Camp will be the week of July 14-18 at Tuckasee Park.

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(05/01/2014 - 05/31/2014)

Offense:	Arrest/No Supp.:	Arrest/Oth. Agency:	Death of Offender:	Vic. Ref. to Cooper.:	Prosecut. Declined:	Extradit. Declined:	Located Missing:	Unfound.:	Reported:	Actual:	Further Invest.:
0410 - Aggravated Assault	1	0	0	0	0	0	0	0	1	1	0
0510 - Burglary - Forcible Entry	0	1	0	0	0	0	0	0	5	5	2
0520 - Burglary - Non-Forced Entry	0	1	0	0	0	0	0	0	3	3	2
0640 - Larceny - From Motor Vehicle	0	0	0	0	0	0	0	0	2	2	0
0650 - Larceny - Auto Parts & Accessories	0	0	0	0	0	0	0	0	1	1	1
0690 - Larceny - All Other Larceny	0	2	0	0	2	0	0	1	10	9	5
0810 - Simple Physical Assault	2	0	0	0	1	0	0	0	4	4	1
0820 - Simple Non-Physical Assault	0	0	0	0	0	0	0	0	1	1	1
1120 - Fraud - Obtaining Money/Property by False Pretense	0	0	0	0	0	0	0	0	2	2	2
1400 - Criminal Damage to Property (Vandalism)	1	0	0	0	1	0	0	0	19	19	6
1530 - Possessing/Concealing Weapons	1	0	0	0	0	0	0	0	1	1	0
1810 - Drug Violations	6	0	0	0	0	0	0	0	8	8	2
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	2	0	0	0	0	0	0	0	3	3	1
1890 - Drug Violations - All Other Drug Violations	0	0	0	0	0	0	0	0	1	1	1
2100 - DWI - Alcohol and/or Drugs	4	0	0	0	0	0	0	0	4	4	0
2490 - Disorderly Conduct - All Other	0	0	0	0	0	0	0	0	1	1	1
2620 - Kidnapping	1	0	0	0	0	0	0	0	1	1	0
2650 - Escape From Custody or Resist Arrest	1	0	0	0	0	0	0	0	1	1	0
2690 - All Other Offenses	4	1	0	0	1	0	0	1	7	6	0
4010 - All Traffic (except DWI)	2	0	0	0	0	0	0	0	3	3	0
4040 - Non-Criminal Detainment (Involuntary Commitment)	1	0	0	0	0	0	0	0	1	1	0
8010 - Missing Persons	0	0	0	0	0	0	1	0	1	1	0

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(05/01/2014 - 05/31/2014)

Offense:	Arrest/No Supp.:	Arrest/Oth. Agency:	Death of Offender:	Vic. Ref. to Cooper.:	Prosecut. Declined:	Extradit. Declined:	Located Missing:	Unfound.:	Reported:	Actual:	Further Invest.:
9910 - Calls for Service	0	0	0	0	0	0	0	2	5	3	0
Totals:	26	5	0	0	5	0	1	4	85	81	25

Arrest Status/Disposition Totals by Offense

MOUNT HOLLY POLICE

(05/01/2014 - 05/31/2014)

Offense:	Further Invest.:	Inactive:	Closed/ Cleared:	Arrest/No Supp.:	Arrest/No Invest.:	Felony:	Misd.:	Juvenile:	Adult:	Offense:
0410 - Aggravated Assault	0	0	1	1	0	0	1	0	1	1
0810 - Simple Physical Assault	0	0	2	2	0	0	2	0	2	2
1110 - Fraud - Worthless Checks	0	0	1	0	1	0	1	0	1	1
1120 - Fraud - Obtaining Money/Property by False Pretense	0	0	1	0	1	1	0	0	1	1
1400 - Criminal Damage to Property (Vandalism)	0	0	3	1	2	0	3	0	3	3
1530 - Possessing/Concealing Weapons	0	0	1	1	0	1	0	0	1	1
1810 - Drug Violations	0	0	4	4	0	1	3	0	4	4
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	0	0	1	1	0	0	1	0	1	1
2100 - DWI - Alcohol and/or Drugs	0	0	11	8	3	0	11	0	11	11
2620 - Kidnapping	0	0	1	1	0	0	1	0	1	1
2640 - Contempt of Court, Perjury, Court Violations	0	0	2	0	2	0	2	0	2	2
2650 - Escape From Custody or Resist Arrest	0	0	1	1	0	0	1	0	1	1
2660 - Parole & Probation Violations	0	0	1	0	1	1	0	0	1	1
2670 - Trespassing	0	0	1	0	1	0	1	0	1	1
2690 - All Other Offenses	0	0	1	1	0	0	1	0	1	1
4010 - All Traffic (except DWI)	0	0	11	8	3	0	11	0	11	11
4040 - Non-Criminal Detainment (Involuntary Commitment)	0	0	1	1	0	0	0	0	1	1
Totals:	0	0	44	30	14	4	39	0	44	44

Citation Totals by Charge

MOUNT HOLLY POLICE

(05/01/2014 - 05/31/2014)

Charge:	Number of Charges:
Speeding (Misdemeanor)	4
Speeding (Infraction)	36
Seat Belt	11
DWI	10
No Operator License	10
Driving While License Revoked	11
Expired Registration	9
Inspection	17
Unsafe Movement	3
Failure To Stop (Stop Sign/Flashing Red Light)	13
Running Red Light	3
No Insurance	2
Failure To Reduce Speed	1
Other (Misdemeanor)	19
Other (Infraction)	6
Other (2nd Charge - Misdemeanor)	39
Other (2nd Charge - Infraction)	8
Total:	202

Mt Holly PD
400 E CENTRAL AV MT HOLLY , NC 28120
CFS By Department - Select Department By Date
For MOUNT HOLLY POLICE 6/1/2014 - 6/30/2014

MOUNT HOLLY POLICE	Count Per Type	Type Percent for Dept
ALARM B	3	1.67%
ALARM R	3	1.67%
ASSIST FD/EMS	4	2.22%
ASSIST LE AGENCY	4	2.22%
ASSIST OTHER	2	1.11%
B & E TO VEHICLE ALR OCC	1	0.56%
BANK ESCORT	3	1.67%
CHECK ROADWAY	1	0.56%
CHECK THE WELFARE	6	3.33%
CIVIL DISPUTE	1	0.56%
COMM SERV SPECIAL EVENT	1	0.56%
COMMUNICATING THREATS	3	1.67%
COURT	2	1.11%
DAMAGE TO PROPERTY	1	0.56%
DISCHARGE FIREARM	3	1.67%
DOMESTIC ARGUMENT	4	2.22%
DOMESTIC ASSAULT	2	1.11%
DRUGS	2	1.11%
FOLLOW UP INVESTIGATION	9	5.00%
FOOT PATROL	1	0.56%
FOUND PROPERTY	1	0.56%
FRAUD	2	1.11%
HANGUP 911	3	1.67%
HARRASSMENT	1	0.56%
INFORMATION ONLY	2	1.11%
INTOXICATED DRIVER	1	0.56%
INTOXICATED PEDESTRIAN	2	1.11%
JUVENILE	7	3.89%
K9 DEPLOYMENT	1	0.56%
LARCENY AL OCC	5	2.78%
MISC CALL	1	0.56%
MISSING PERSON JUVENILE	1	0.56%
MV COLLISION PD	5	2.78%
PARKING VIOL	2	1.11%
PROWLER	1	0.56%
PUBLIC NUISANCE BIKES/SKATEBOARDS/ATV/DIRT BIKES	5	2.78%
SCHOOL RES OFFICER	10	5.56%
SCHOOL TRAFFIC	2	1.11%
SERVE WARRANT	5	2.78%
SOLICITATION	2	1.11%
SPECIAL ASSIGNMENT	3	1.67%
SPECIAL CHECK	22	12.22%
STRANDED MOTORIST	4	2.22%

PUBLIC WORKS REPORT

	APRIL	2014	2013	2012
Water				
Daily Average (mgd)		2.473	2.362	2.370
Daily Maximum (mgd)		3.010	2.800	3.030
Daily Minimum (mgd)		2.030	2.170	2.130
Monthly Total (mg)		74.190	70.850	71.090
Customers				
Inside City Limits		5479	5373	5261
Outside City Limits		491	490	476
TOTAL		5970	5863	5737
Wastewater				
Daily Average (mgd)		2.581	2.172	2.216
Daily Maximum (mgd)		5.159	3.848	2.732
Daily Minimum (mgd)		1.943	1.485	1.299
Monthly Total Flow (mg)		77.428	65.158	66.486
American & Efird Total Flow (mg)		19.816	19.305	19.828
Customers				
Inside City Limits		5118	5035	4954
Outside City Limits		57	54	48
TOTAL		5175	5089	5002
Sanitation				
Number of Customers				
Residential		4747	4720	4631
Commercial / Industrial		144	140	147
Recycling		4831	4678	4608
Garbage Collected (tons)		399.94	380.78	340.39
General Yardwaste (tons)		79.78	69.04	66.87
Chipping (tons)		0.00	0.00	0.00
Leaves (tons)		0.00	0.00	0.00
Total Yardwaste (tons)		79.78	69.04	66.87
White Goods (tons)		0.00	0.00	0.00
Recycling (tons)		73.19	48.00	75.70

**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL**



**June 9, 2014
7:00 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

Dr. Kendall Cameron, First Baptist Church

PLEDGE OF ALLEGIANCE

Boy Scout Troop 59

SET THE AGENDA

CONSENT AGENDA

1. Approval of Budget Amendments
2. Approval of Liens for Weeds and Grass
3. Approval of a Resolution to Convey Property to Clariant Corporation
4. Approval of a Resolution to Declare 11 Firearms that at the Possession of the Mount Holly Police Department Surplus Property
5. Approval of the minutes of the May 12, 2014 Council Meeting
6. Approval of the minutes of the May 19, 2014 Budget Meeting

PRESENTATIONS

1. Presentation of Donation to the Wounded Warriors Project by Ida Rankin Elementary *Caroline Worley*
2. Presentation of a Donation to the CRO from the 2014 Springfest Committee *Heather Oplinger*
3. Presentation to John Hope for his Retirement from the City *Mayor Bryan Hough*
4. Presentation of the ABC Budget *Kathy Drumm*

PUBLIC HEARING

1. Public Hearing on the 2014-2015 Proposed Budget *Danny Jackson*

PUBLIC COMMENT – Three (3) Minute Limit

OLD BUSINESS

NEW BUSINESS

1. Consideration and Approval of a Request for Parks and Recreation *Danny McRorie*
2. Consideration and Approval of the 2014-2015 Budget Ordinance and Fee Schedule *Jamie Guffey*
3. Consideration and Approval of ABC Commission Appointments/Re-Appointments *Danny Jackson*

CLOSED SESSION

1. Closed Session (*pursuant to NCGS 143-318.11 (a) (5 and 6)*)

ADJOURN

MEMO

June 6, 2014

To: Mayor and City Counsel
From : Kemp A. Michael, City Attorney
Re: North Fire Station Update

To refresh everyone's memory the City signed a Contract on September 9, 2013, to purchase a 3.88 acre tract and 40 foot access easement for construction of a North Fire Station. The City had until December 9, 2013 to conduct its due diligence. Prior to the end of the due diligence period I informed the Seller, Provident Development Group, that a gas line easement and a restriction limiting the use of the property to single family residential was discovered in our title search.

It did not appear that the gas line would interfere with the City's plans of constructing the Fire Station however the residential restriction would have to be removed. I have had many discussions with Tom Waters, owner of Provident and Tom Quirk, attorney for Crescent Resources about having the restriction released from our tract. At first I was told by Crescent's attorney that the restriction would not be released. After further discussion with the attorney I was told that Crescent would amend the restrictions to allow for governmental usage of our tract. I did not believe that this would be acceptable remedy because it would make the property almost unmarketable in the event the City no longer needed it for a Fire Station or any other governmental uses.

Yesterday I was informed by a phone call and an email from Tom Waters that Crescent has now agreed to release the residential restriction upon the construction of a Fire Station. Tom's email read as follows: "I relayed Crescent's proposal that we will agree to amend the deed restrictions on the 3.99 acres to allow for the fire station and that after the fire station is built, Crescent will release the deed restrictions on this portion entirely."

Upon receipt of the proper documentation from Crescent's attorney regarding the latest proposal it would appear that we can proceed to a closing. I had suggested to Tom Waters that the City may require some short additional due diligence period to be certain that there are no impediments to the construction of the Fire Station once we acquire the site. Staff is conferring with the proper parties regarding the driveway connections to the state road and whether or not the Department of Insurance needs to approve the site.

MEMO

Date June 6, 2014
To Mayor and City Counsel
From Kemp A. Michael – City Attorney

Re Gas line replacement under the Catawba River

As you may be aware, our conservation easement area along the river is subject to a gas line right of way, which has existed for some 50 years, which crosses under the river and extends some 900 feet across the City's conservation easement to the CSX railroad line (copy of the area map).

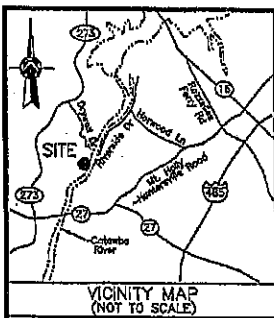
Sometime in March, 2014 I was contacted by a Contractor for Piedmont Natural Gas, Inc. regarding an upcoming installation of a Natural Gas line under the Catawba River to replace an existing line. At first permission was asked to enter upon Mt. Holly's property along the river to look for wood peckers. Several weeks later I was sent a survey proposing the acquisition by the Gas Company of a substantial new easement that would potentially cause the clearing of a strip of land 50 feet wide and over 700 feet long through our conservation easement. The new easement request would also add an additional 20 feet along their existing easement which runs from the river bank under the CSX railroad tracks, which additional easement would involve the cutting of numerous trees. (Attached is a survey of the original proposed easement)

After meeting on site with the Contractor, it became readily apparent such an easement would be unacceptably destructive of our conservation easement. With Danny's permission, I employed a consultant to look at the site and help me find a way to prevent the need for the proposed easement. The consultant suggested that the gas company could obtain the needed easement from the Mecklenburg side of the river. I visited the Mecklenburg side of the river and found that such an option appeared feasible.

I had a second meeting with the gas contractor and was able to get him to agree to move almost all of the easement across the river resulting in a small easement still needed on our side as shown on the current proposed easement map (attached).

It is always hard to put a value on granting an easement such as this. There will be some trees cut but they will remove the stumps, downed trees and re-seed the area. The clearing for this easement will cause only minimal damage to the conservation area. Danny and I believe that the City should receive approximately a net amount of \$4,500.00 for the easement which could be used toward projects in the Conservation Easement Area.

Hopefully Monday night the Counsel will give Staff direction regarding this matter.



RIVERBEND TOWNSHIP, GASTON COUNTY, NORTH CAROLINA

TITLE REFERENCES
D.B. 4331 PG. 1649
PB. 72 PG. 5

Current
Proposed
Easement

PIN: 4507258479
WUSF DRIVER PARK LLC
DB 4656 PG 1360

CSX RAILROAD R/W
PB 72, PG 5

N: 575665.45
E: 1404362.81



PIN: 4507440075
CITY OF MT. HOLLY
DB 4331 PG 1649
PB 72, PG 5

EXISTING
50' PNG R/W
DB. 1396 PG. 128

N35°45'21"E
21.49'

N32°40'00"W
198.95'

N32°40'00"W
198.95' TOTAL

N57°57'41"E
71.25'

N73°34'15"W
109.10'

N73°34'15"W
195.93'

N73°34'15"W
195.93'

N73°34'15"W
195.93'

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195.93'

N73°34'15"W
195.93'

NOTES

1. ALL PROPERTY LINES AND CORNERS ESTABLISHED USING EXISTING CORNERS FOUND, EXISTING BOUNDARY EVIDENCE, AND DEEDS AND PLATS OF RECORD IN THE GASTON COUNTY REGISTER OF DEEDS OFFICE.
2. AREA BY COORDINATE COMPUTATION.
3. ALL DISTANCES ARE HORIZONTAL GROUND, IN FEET.
4. SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, STREETS AND ASSESSMENTS, AS THE SAME MAY APPEAR OF RECORD IN THE REGISTER OF DEEDS OFFICE, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES, OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
5. THIS SURVEY IS INTENDED FOR PNG EASEMENT ACQUISITION ONLY.
6. NO GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NC6S NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD 83(NARS 2011) DATUM.
7. ORIGINAL RIGHT OF WAY AGREEMENT RECORDED IN DB 1395 PG 126

- EXISTING PNG EASEMENT
- NEW PERMANENT PNG EASEMENT
- NEW TEMPORARY WORKSPACE

LEGEND

- ▲ REBAR FOUND
- COMPUTED POINT (NOT SET)
- G — G — EXISTING PNG GAS LINE
- B — B — SUBJECT BOUNDARY LINE
- L — L — BOUNDARY LINE (NOT SURVEYED)
- R — R — RIGHT-OF-WAY LINE
- E — E — PNG EASEMENT LINE
- W — W — EDGE OF WATER

373-GAST-001

PIEDMONT NATURAL
GAS COMPANY, INC.
EASEMENT CROSSING PROPERTY OF
CITY OF MT. HOLLY

AREA IN EXISTING PNG ESM: 58,031 SF / 1.332 AC
AREA IN NEW PERMANENT ESM: 7,127 SF / 0.164 AC
AREA IN NEW TEMPORARY WORKSPACE: 2,910 SF / 0.067 AC
TOTAL AREA IN NEW PERM. PNG ESM: 65,158 SF / 1.496 AC



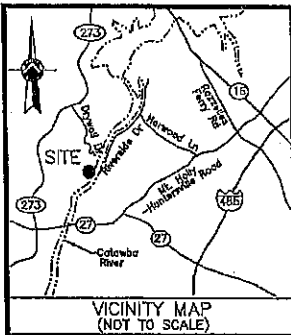
I, JEFFERY S. SMITH, A PROFESSIONAL LAND SURVEYOR OF NORTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON ACCURATELY DEPICTS THE AREA OF EASEMENT ACQUISITION BY PIEDMONT NATURAL GAS COMPANY FROM THE PROPERTY OWNERS SHOWN HEREON, UTILIZING THE INFORMATION IDENTIFIED IN NOTE 1.

JEFFERY S. SMITH L-4464 5/13/14 DATE

Regional Land Surveyors, Inc.
8642 WEST MARKET STREET, SUITE 100
GREENSBORO, NORTH CAROLINA 27409
NO FIRM LICENSE NO. C-1352

DRAWN BY: DLY REVISIONS
DATE: 04/25/14 05/08/14
JOB NO. 1385.00 05/13/14

SCALE: 1" = 200'
200 100 0 200



RIVERBEND TOWNSHIP, GASTON COUNTY, NORTH CAROLINA

TITLE REFERENCES
D.B. 4331 PG. 1849
PB. 72 PG. 5

First
Proposed
Easement

PIN: 4507258479
WUSF 3 RIVER PARK LLC
DB 4656 PG 1360

CSX RAILROAD R/W
PB 72, PG 5



PIN: 4507440075
CITY OF MT. HOLLY
DB 4331 PG 1849
PB 72, PG 5

NOTES

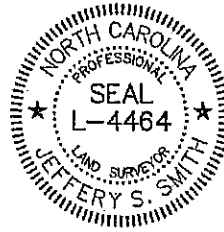
1. ALL PROPERTY LINES AND CORNERS ESTABLISHED USING EXISTING CORNERS FOUND, EXISTING BOUNDARY EVIDENCE, AND DEEDS AND PLATS OF RECORD IN THE GASTON COUNTY REGISTER OF DEEDS OFFICE.
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7. ORIGINAL RIGHT OF WAY AGREEMENT RECORDED IN DB 1396 PG 126

- EXISTING PNG EASEMENT
- NEW PERMANENT PNG EASEMENT
- NEW TEMPORARY PNG EASEMENT

LEGEND

- ▲ REBAR FOUND
- COMPUTED POINT (NOT SET)
- EXISTING PNG GAS LINE
- - - SUBJECT BOUNDARY LINE
- BOUNDARY LINE (NOT SURVEYED)
- - - RIGHT-OF-WAY LINE
- PNG EASEMENT LINE
- - - EDGE OF WATER

373-GAST-001



I, JEFFERY S. SMITH, A PROFESSIONAL LAND SURVEYOR OF NORTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON ACCURATELY DEPICTS THE AREA OF EASEMENT ACQUISITION BY PIEDMONT NATURAL GAS COMPANY FROM THE PROPERTY OWNERS SHOWN HEREON, UTILIZING THE INFORMATION IDENTIFIED IN NOTE 1.

JEFFERY S. SMITH, L-4464

4/29/14

DATE

PIEDMONT NATURAL
GAS COMPANY, INC.
EASEMENT CROSSING PROPERTY OF
CITY OF MT. HOLLY

AREA IN EXISTING PNG ESMT: 58,031 SF / 1.332 AC
AREA IN NEW PERMANENT ESMT: 17,613 SF / 0.404 AC
AREA IN NEW TEMPORARY ESMT: 34,093 SF / 0.783 AC
TOTAL AREA IN NEW PERM. PNG ESMT: 75,644 SF / 1.737 AC

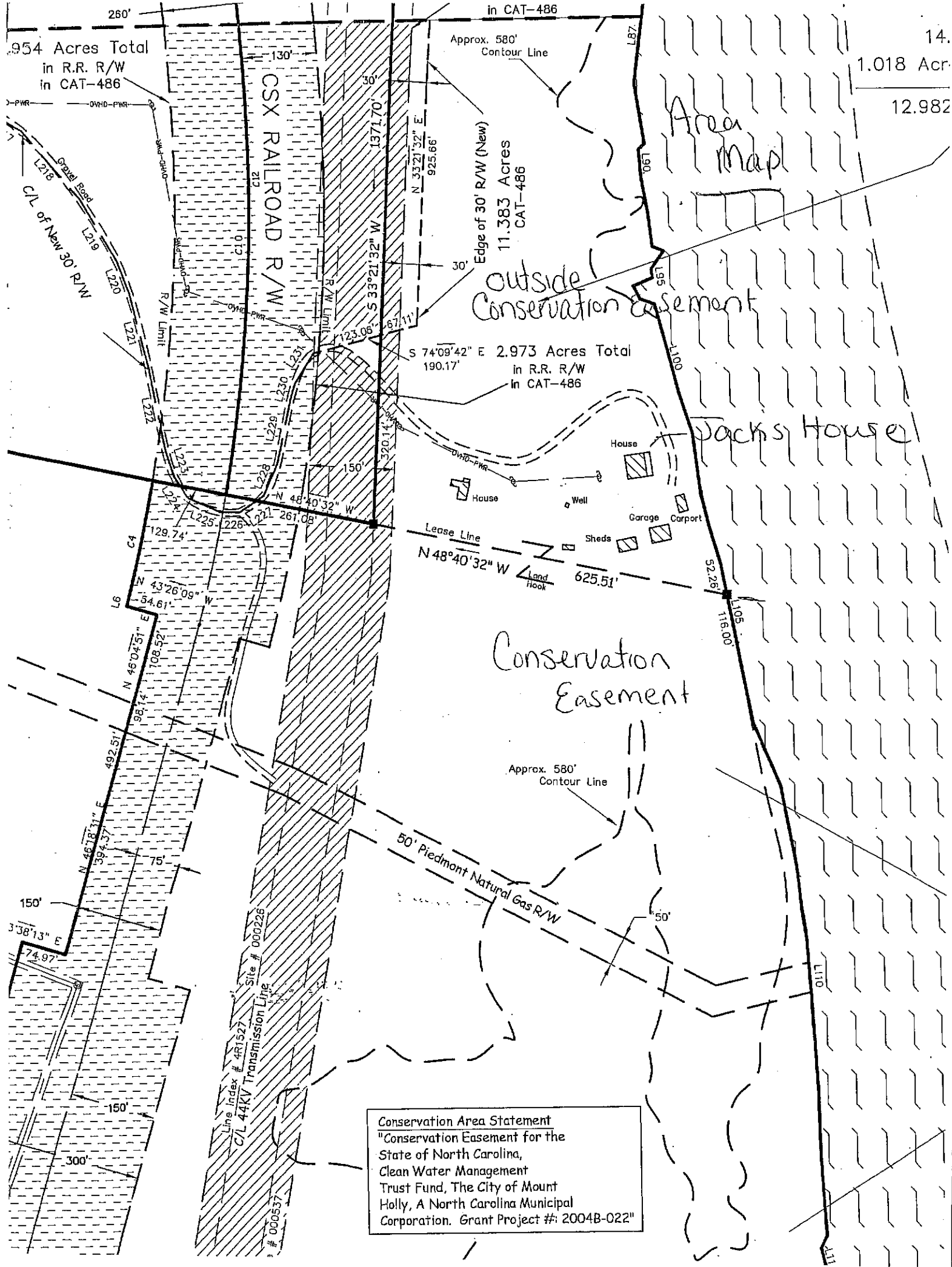
Regional Land Surveyors, Inc.
8642 WEST MARKET STREET, SUITE 100
GREENSBORO, NORTH CAROLINA 27409
NC FIRM LICENSE NO. C-1362

DRAWN BY: DLY
DATE: 04/25/14
JOB NO. 1395.00

SCALE: 1" = 200'

200 100 0 200

S:\CURRENT\PROJ\373-GAST-001\373-GAST-001.dwg 04/25/2014 11:33 PM EST



Conservation Area Statement
"Conservation Easement for the
State of North Carolina,
Clean Water Management
Trust Fund, The City of Mount
Holly, A North Carolina Municipal
Corporation. Grant Project #: 2004B-022"



US INFRASTRUCTURE OF CAROLINA, INC.

CONSULTING ENGINEERS

June 5, 2014

Mr. Danny Jackson, City Manager
City of Mount Holly
P.O. Box 406
Mount Holly, NC 28120

Subject: Adrian Mill
Summary of Environmental Reports

Dear Mr. Jackson:

At the request of the City of Mount Holly, US Infrastructure of Carolina, Inc. (USI) has reviewed the recently completed environmental site assessment and previous environmental-related studies completed for the Adrian Mill property at 214 Adrian Street. A summary of the findings of these reports is listed below:

Phase I Environmental Site Assessment (ESA)

In May 2014 Nesco Environmental completed a Phase 1 ESA for the subject property. The Executive Summary from the report is attached. The site assessment found no recognized environmental hazards on the site. Environmental databases list other properties in the vicinity of the site with potential hazards; however, these sites are at a sufficient distance and elevation not to adversely affect the Adrian Mill site. No additional environmental studies are recommended based on the results of the ESA.

Asbestos Survey

An asbestos survey was completed for the Adrian Mill site in 1996 by Cooper Environmental. Asbestos-containing materials were found in one of the warehouse buildings, and on the first and second floors of the main building. The asbestos materials found were predominantly insulation around tanks and supply lines. American & Efird has provided documentation that all asbestos-containing materials identified in the asbestos survey has subsequently been removed from the site except in one location (caulking around the main entrance doorway; this would be removed if the building were demolished). Asbestos-containing materials may remain in other parts of the site that were not tested, such as underneath the roof membrane; however, these asbestos materials would only be removed should the buildings be demolished. The remaining asbestos materials would pose no restrictions on the current use of the site.

Underground Storage Tanks

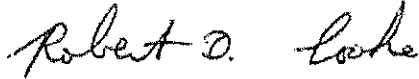
A 10,000 gallon underground storage tank was removed from the site in August 1989. The tank stored #2 diesel fuel. An Underground Tank Closure Report was completed in November 2006 by American & Efird and submitted to the North Carolina Department of Environment and Natural Resources.

As there were no records kept of the tank removal in 1989, American & Efird contracted Nesco Environmental in April 2007 to complete a soil assessment in the area of the removed tank. Soils were extracted from the tank site and analyzed to determine evidence of petroleum residues. Based upon the test results, there was no evidence of undesirable petroleum impacts remaining in the soil.

Should you have any questions concerning our review of the environmental reports, please do not hesitate to contact us.

Sincerely,

US Infrastructure of Carolina, Inc.

A handwritten signature in cursive script that reads "Robert D. Cooke".

Robert D. Cooke, P.E.
Project Manager

Attachments



**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

Adrian Plant
Gaston County Parcel Identification No. 124366
214 Adrian Street
Mount Holly, North Carolina

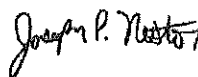
Prepared for:

Danny J. Jackson
City Manager
City of Mount Holly
PO Box 406
Mt. Holly, North Carolina 28120

Issue Date: June 9, 2014

Joseph P. Nestor, P.G., P.E.

President



Signature

My signature certifies the following:

- o I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in ASTM Practice E 1527-13;
- o I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property; and
- o I have developed and performed the appropriate inquiries in general conformance with the standards and practices set forth in ASTM Practice E 1527-13.

Prepared by:



A Professional Limited Liability Company
PO Box 78222
Charlotte, North Carolina 28271
(704) 442-1365

Joseph
P.
Nestor

Digitally signed by Joseph
P. Nestor
DN: cn=Joseph P. Nestor,
o=Nesco Environmental,
P/L.L.C., ou,
email=nescoenv@carolina
.rr.com, c=US
Date: 2014.06.04 15:03:56
-04'00'

An electronic copy of this document was prepared by Nesco Environmental, P.L.L.C. and includes the digital signature of Joseph P. Nestor. The electronic copy of this document cannot be modified without entering a secure password known only to Nesco Environmental, P.L.L.C. The electronic copy of this document is in Adobe Acrobat format (Version 11.01.07).

E.1 EXECUTIVE SUMMARY

The City of Mount Holly requested that Nesco Environmental, P.L.L.C. (Nesco Environmental) conduct a Phase I Environmental Site Assessment (ESA) on a property located at 214 Adrian Street, Mounty Holly, Gaston County, North Carolina. The subject property is owned by American & Efird, L.L.C. Mary Shumway of American Engineering Associates – Southeast, P.A. (American Engineering) performed the inquiries, investigation, research, and walkthrough associated with the Phase I ESA. Nesco Environmental subcontracted American Engineering to perform these tasks. Mr. Joseph Nestor, P.G., P.E. of Nesco Environmental acted as project manager and oversaw project activities

The subject property was developed as a cotton processing plant in approximately 1916. A two-story building constructed of brick and wood housed operations that included opening, carding, roving, spinning, winding, doubling, and twisting of cotton fibers into thread. Later, raw polyester was also processed in a similar manner at this plant. Additional operation support was housed in a raw materials receiving building, a cotton holding building, a carpenters building, and two storage buildings. These additional buildings are constructed of brick, metal, and wood. There was also an extensive fire suppression system that included a water tower on this site. The water tower has been removed. Operations ceased at the site in July 2001. Nesco Environmental observed an electrical substation on the northern side of the manufacturing building. A placard attached to the fence surrounding the substation indicated that it is owned by Duke Energy. Electrical equipment in the substation appeared to be in good repair and no evidence of leaks or spills was observed.

As part of the Phase I ESA, Nesco Environmental reviewed a Soil Assessment Report dated April 28, 200 which it prepared previously for American & Efird, Inc. In this report, Nesco Environmental summarizes assessment work it performed in regards to an underground petroleum storage tank. Nesco Environmental noted in this report that no target analytes were detected in samples it collected.

Nesco Environmental identified the subject site as well as four additional sites listed on various environmental databases within minimum search distances from the subject site as specified by the American Society for Testing and Materials (ASTM) as set forth in Practice E 1527-13. After reviewing details regarding each of these sites, Nesco Environmental concludes that none of these sites including the subject site listing represents a "recognized environmental condition" as specified by ASTM Practice E 1527-13 in connection with the subject property.

Nesco Environmental performed vapor encroachment screening for the subject property in general conformance with ASTM Standard Guide E 2600-10. Nesco Environmental concluded that a vapor encroachment condition can be ruled out.

In conclusion, Nesco Environmental did not find evidence of a "recognized environmental condition" as specified by the ASTM as set forth in Practice E 1527-13 in connection with the subject property. Based upon the findings presented in this report, a Phase II Environmental Site Assessment is not warranted or recommended.



CoxSchepp Group, LLC

2410 Dunavant Street

Charlotte, NC 28203

TEL 704/716-2100 FAX 800/954-0823

www.coxschepp.com

Review of American & Efird Mill, Mount Holly, NC.

Site

Site consist of approximately 7.4 acres adjacent to Piedmont and Northern Railroad to the north of the site and flanked by single family residential to the South, East and West of the site with Primary entrance to the main building and gate from Adrian Street.

Primary main building is approximately 71,000sqft consisting of a two story structure with partial sub basement. Additional buildings are primarily all utilitarian maintenance buildings with metal panel facades. Buildings date from approximately 1914 to 1970's.

The site contains a charged water line for fire as well as gas, domestic water, sanitary sewer line and electrical power delivered to the building. The entire industrial site is contained in chain link fence with two primary gates to perimeter streets. The security fencing seems to be in relatively functional shape. Several of the cut structures adjacent to the main mill are showing signs or drainage issue and ponding of water. Planting between the buildings and site landscaping requires pruning and general neglected planting replaced or removed.

Exterior

Primary Building windows are sealed with Masonry. Masonry envelope seems to be in good shape. Roof condition is unknown but assumed to be in need of repair or removal and replacement with new TPO roof membrane. Appendage buildings are in good shape. Doors and entry ways seem to be in good shape. Grounds are slightly overgrown but manageable. Some small wood rot in eaves along primary long south façade. Windows may be encapsulated within the masonry.

Interior

Floors seem to be in very good shape excluding some areas where buckling has occurred. Bathrooms and toilets are in good shape but ceilings are too low and do not have code compliant functional toilets for handicap. The existing elevator does not meet current code and would require replacement or modification of the cab.

Building is structurally extremely sound. The external window location will allow for optimal daylighting and flexibility for office configuration. The building appears to be well maintained and interior walls are attractive and can be readily repurposed.

Option 1.

Buy Property and demo existing building and grade former building pad flat. Build a new 5,000sqft new single story Maintenance and office building or use grade to be a partial below grade service area and on grade office. New parking configuration, grading of site, utilities, etc. would cost approximately \$700,000.

Pros:

1. Allows you to build a more state of the art precisely as required to functionally optimally for intended use.
2. Building can be placed to better utilize the entire site and phase the overall site for additional growth.
3. Parts of the building may have some salvage revenue to be exploited.
4. Initially a less expensive option.

Cons:

1. Proposed cost of demolition of existing Mill building and building new building is more expensive than option 2.
2. Existing Mill has immediate functional use opportunities.
3. Land of mill complex has little use outside of what is being proposed.

Option 2.

Buy property and builder renovates approximately ½ of the Ground floor. This would include required improvements to toilets to meet code, removing bricked windows, selective demolition of industrial equipment to allow functional usable ground floor. This would include improvements to electrical and installation of HVAC for only the ground floor area. The budget for this phase of renovation would be approximately \$250,000. This would include site improvements in and around Main building, improve existing drainage and ponding issues. Only exterior windows for areas of use would be opened. This option does not include replacing the roof but makes an assumption that the noticed leaks could be patched and allow for several years more of use.

The renovation of the various out buildings including replacing rot in wood fascia, replacing rusted metal panels and decaying windows, doors as well as improvements to electrical, heating, drainage and ponding as well as, insulation and functionality would be approximately \$100,000.

Observations of the existing Main mill building are as follows:

Pros:

1. Building is less expensive than demolishing and building new.
2. Would only need to open up windows as required for leasing. Renovate as needed.

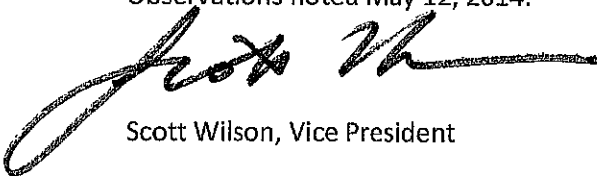
3. Exterior is in excellent condition
4. Floors are immediately usable.
5. Building is unique and creates an attractive work environment.
6. Building has long term leasable value if City chooses to vacate. (Building is asset)
7. Existing space is sprinkled.
8. Existing demolition to meet code compliancy is relatively small. Building is relatively code compliant.
9. Security and controlled access seems doable.
10. Building has courtyards and landscaping opportunities to improve quality of work environment.
11. Building is iconic and has brandable opportunities for the community.
12. Existing out building and warehouses are in relatively good condition.
13. Renovation may improve adjacent properties and improve ad valorem tax values.

Cons

1. Building is more square footage than potentially usable in immediate and short term needs.
2. Roof is near end of viable life span.
3. Toilets will need work to make code compliant.
4. Upper floors require larger leasing areas to meet exiting requirements
5. Electrical loads are designed for industrial use.
6. Parking areas are poorly defined.
7. Site has some drainage issues and need to be addressed
8. Existing out structures are not in excellent condition and probably carrying more square footage and structures than needed.
9. Elevator would need to be modified to meet current code.
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11. Building would require some demolition of existing industrial machinery.
12. Location creates reduced opportunities for other potential utilization.

Additional inspection and due diligence may be required on the flexibility of utilization of some of the existing out buildings. This will be dependent on intended use as to their appropriateness.

Observations noted May 12, 2014.



Scott Wilson, Vice President

CoxSchepp Group















Memorandum

To: Mount Holly Mayor and City Council
From: Danny J Jackson, City Manager
Date: June 6, 2014
Subject: Closed Session Agenda Items

Important Dates:

Important Dates:	Event	Location	Time
Saturday, June 7 th	Farmers Market	Downtown	8am
Saturday, June 7 th	Movies in the Park	Tuck Park	dusk
Monday, June 9 th	Council Meeting	Council Chambers	7pm
Friday, June 13 th	Mount Holly Mornings	Training Room	730am
Friday, June 13 th	Arts in the Alley	Downtown	530pm
Saturday, June 14 th	Farmers Market	Downtown	8am
Saturday, June 14 th	Black History Golf Tournament	Green Meadows	130pm
Tuesday, June 17 th	Economic Development	Training Room	630pm
Saturday, June 21 st	Farmers Market	Downtown	8am
Tuesday, June 24 th	Recreation Commission	Admin Conference	630pm
Saturday, June 28 th	Farmers Market	Downtown	8am

Please find enclosed copies of information to be discussed in Closed Session at Monday's City Council Meeting. The three (3) items up for discussion are:

1. The A&E Adrian Plant proposal for acquisition. This includes the environmental site assessment.
2. The North Fire Station land acquisition proposal. The City Attorney might have some additional information to submit at the meeting.
3. A request made by Piedmont Natural Gas, to increase an existing gas line easement, located within the city's land under conservancy along the Catawba River.

If any of you have questions regarding the enclosed information please let me know.

MEMO

Date June 6, 2014
To Mayor and City Counsel
From Kemp A. Michael – City Attorney

Re Gas line replacement under the Catawba River

As you may be aware, our conservation easement area along the river is subject to a gas line right of way, which has existed for some 50 years, which crosses under the river and extends some 900 feet across the City's conservation easement to the CSX railroad line (copy of the area map).

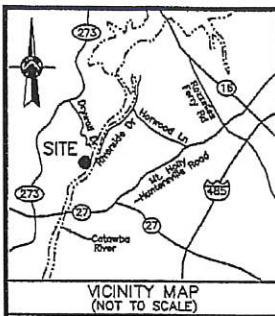
Sometime in March, 2014 I was contacted by a Contractor for Piedmont Natural Gas, Inc. regarding an upcoming installation of a Natural Gas line under the Catawba River to replace an existing line. At first permission was asked to enter upon Mt. Holly's property along the river to look for wood peckers. Several weeks later I was sent a survey proposing the acquisition by the Gas Company of a substantial new easement that would potentially cause the clearing of a strip of land 50 feet wide and over 700 feet long through our conservation easement. The new easement request would also add an additional 20 feet along their existing easement which runs from the river bank under the CSX railroad tracks, which additional easement would involve the cutting of numerous trees. (Attached is a survey of the original proposed easement)

After meeting on site with the Contractor, it became readily apparent such an easement would be unacceptably destructive of our conservation easement. With Danny's permission, I employed a consultant to look at the site and help me find a way to prevent the need for the proposed easement. The consultant suggested that the gas company could obtain the needed easement from the Mecklenburg side of the river. I visited the Mecklenburg side of the river and found that such an option appeared feasible.

I had a second meeting with the gas contractor and was able to get him to agree to move almost all of the easement across the river resulting in a small easement still needed on our side as shown on the current proposed easement map (attached).

It is always hard to put a value on granting an easement such as this. There will be some trees cut but they will remove the stumps, downed trees and re-seed the area. The clearing for this easement will cause only minimal damage to the conservation area. Danny and I believe that the City should receive approximately a net amount of \$4,500.00 for the easement which could be used toward projects in the Conservation Easement Area.

Hopefully Monday night the Counsel will give Staff direction regarding this matter.



RIVERBEND TOWNSHIP, GASTON COUNTY, NORTH CAROLINA

TITLE REFERENCES
D.B. 4331 PG. 1649
PB. 72 PG. 5

Current
Proposed
Easement

PIN: 4507258479
WUSF 3RIVER PARK LLC
DB 4656 PG 1360

CSX RAILROAD R/W
PB 72, PG 5



PIN: 4507440075
CITY OF MT. HOLLY
DB 4331 PG 1649
PB 72, PG 5

NOTES

1. ALL PROPERTY LINES AND CORNERS ESTABLISHED USING EXISTING CORNERS FOUND, EXISTING BOUNDARY EVIDENCE, AND DEEDS AND PLATS OF RECORD IN THE GASTON COUNTY REGISTER OF DEEDS OFFICE.
2. AREA BY COORDINATE COMPUTATION.
3. ALL DISTANCES ARE HORIZONTAL GROUND, IN FEET.
4. SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, STREETS AND ASSESSMENTS, AS THE SAME MAY APPEAR OF RECORD IN THE REGISTER OF DEEDS OFFICE, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES, OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
5. THIS SURVEY IS INTENDED FOR PNG EASEMENT ACQUISITION ONLY.
6. NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCGS' NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD 83(NRS 2011) DATUM.
7. ORIGINAL RIGHT OF WAY AGREEMENT RECORDED IN DB 1396 PG 126

- EXISTING PNG EASEMENT
- NEW PERMANENT PNG EASEMENT
- NEW TEMPORARY WORKSPACE

LEGEND

- ▲ REBAR FOUND
- COMPUTED POINT (NOT SET)
- EXISTING PNG GAS LINE
- SUBJECT BOUNDARY LINE (NOT SURVEYED)
- RIGHT-OF-WAY LINE
- PNG EASEMENT LINE
- EDGE OF WATER

373-GAST-001

PIEDMONT NATURAL
GAS COMPANY, INC.
EASEMENT CROSSING PROPERTY OF
CITY OF MT. HOLLY

AREA IN EXISTING PNG ESMT: 58,031 SF / 1.332 AC
AREA IN NEW PERMANENT ESMT: 7,127 SF / 0.164 AC
AREA IN NEW TEMPORARY WORKSPACE: 2,910 SF / 0.067 AC
TOTAL AREA IN NEW PERM. PNG ESMT: 65,158 SF / 1.496 AC

I, JEFFERY S. SMITH, A PROFESSIONAL LAND SURVEYOR OF NORTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON ACCURATELY DEPICTS THE AREA OF EASEMENT ACQUISITION BY PIEDMONT NATURAL GAS COMPANY FROM THE PROPERTY OWNERS SHOWN HEREON, UTILIZING THE INFORMATION IDENTIFIED IN NOTE 1.



JEFFERY S. SMITH L-4464 5/13/14 DATE

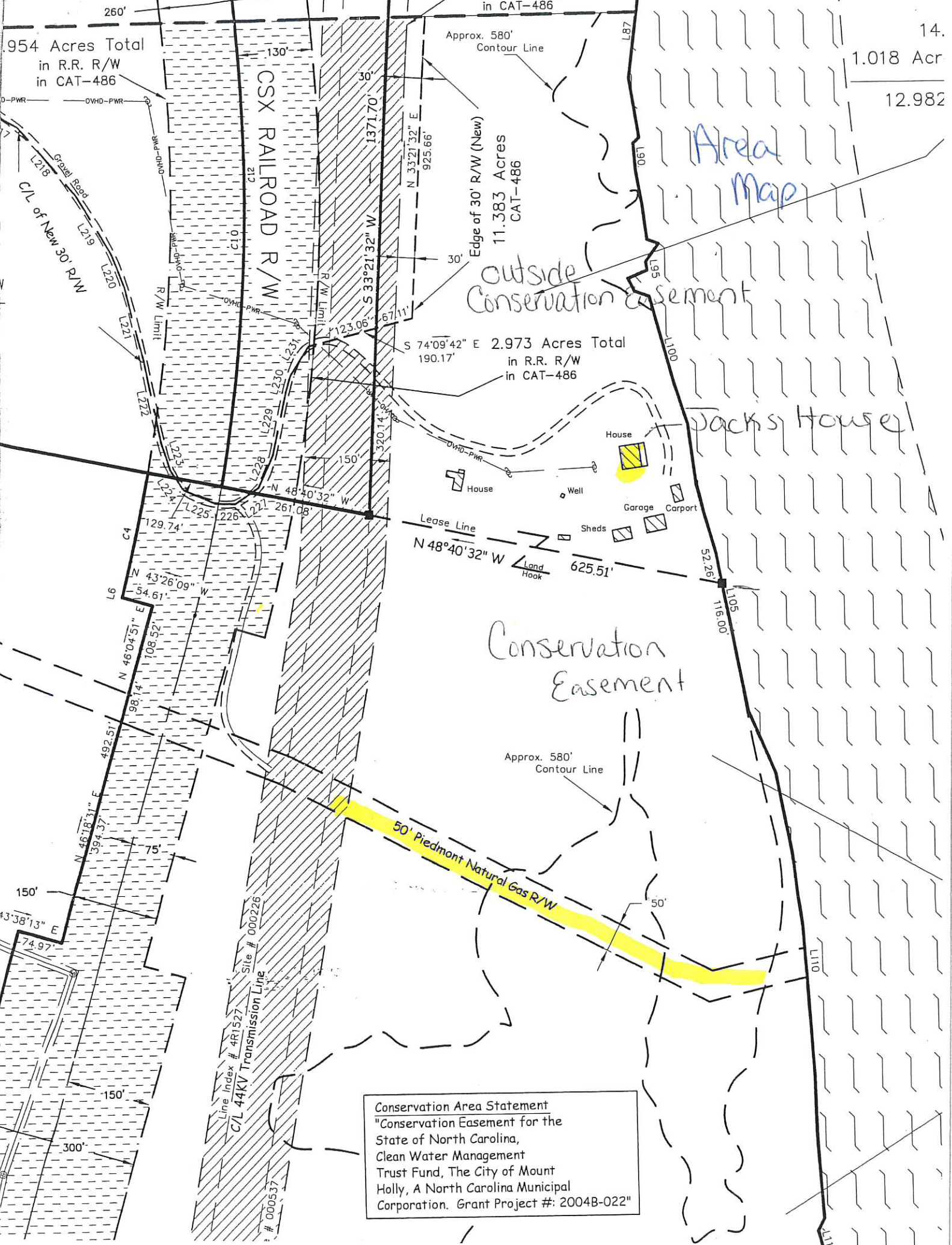
Regional Land Surveyors, Inc.
8642 WEST MARKET STREET, SUITE 100
GREENSBORO, NORTH CAROLINA 27409
NC FIRM LICENSE NO. C-1362

DRAWN BY: DLY REVISIONS
DATE: 04/25/14 05/06/14
JOB NO. 1395.00 05/13/14

SCALE: 1" = 200'



S:\CURRENTPROJ\139500-PNG-LINE-373-DOIR\Referencet\Draw\139500-ColumbianRiverKing-Easements.dwg 04/25/2014 1:38 PM EST



954 Acres Total
in R.R. R/W
in CAT-486

CSX RAILROAD R/W

Approx. 580'
Contour Line

11.383 Acres
CAT-486

Outside
Conservation Easement

2.973 Acres Total
in R.R. R/W
in CAT-486

Area
Map

Jack's House

Conservation
Easement

50' Piedmont Natural Gas R/W

Conservation Area Statement
"Conservation Easement for the
State of North Carolina,
Clean Water Management
Trust Fund, The City of Mount
Holly, A North Carolina Municipal
Corporation. Grant Project #: 2004B-022"

14.
1.018 Acr
12.982

Line Index # 4R1527
C/L 44KV Transmission Line
Site # 000226
000537

MEMO

June 6, 2014

To: Mayor and City Counsel
From : Kemp A. Michael, City Attorney
Re: North Fire Station Update

To refresh everyone's memory the City signed a Contract on September 9, 2013, to purchase a 3.88 acre tract and 40 foot access easement for construction of a North Fire Station. The City had until December 9, 2013 to conduct its due diligence. Prior to the end of the due diligence period I informed the Seller, Provident Development Group, that a gas line easement and a restriction limiting the use of the property to single family residential was discovered in our title search.

It did not appear that the gas line would interfere with the City's plans of constructing the Fire Station however the residential restriction would have to be removed. I have had many discussions with Tom Waters, owner of Provident and Tom Quirk, attorney for Crescent Resources about having the restriction released from our tract. At first I was told by Crescent's attorney that the restriction would not be released. After further discussion with the attorney I was told that Crescent would amend the restrictions to allow for governmental usage of our tract. I did not believe that this would be acceptable remedy because it would make the property almost unmarketable in the event the City no longer needed it for a Fire Station or any other governmental uses.

Yesterday I was informed by a phone call and an email from Tom Waters that Crescent has now agreed to release the residential restriction upon the construction of a Fire Station. Tom's email read as follows: "I relayed Crescent's proposal that we will agree to amend the deed restrictions on the 3.99 acres to allow for the fire station and that after the fire station is built, Crescent will release the deed restrictions on this portion entirely."

Upon receipt of the proper documentation from Crescent's attorney regarding the latest proposal it would appear that we can proceed to a closing. I had suggested to Tom Waters that the City may require some short additional due diligence period to be certain that there are no impediments to the construction of the Fire Station once we acquire the site. Staff is conferring with the proper parties regarding the driveway connections to the state road and whether or not the Department of Insurance needs to approve the site.



Kemp Michael <office@mounthollylaw.com>

Mt. Holly Fire Station

Quirk, Tom M. <tomquirk@parkerpoe.com>
To: "Kemp A. Michael" <kam1@bellsouth.net>

Mon, Jun 9, 2014 at 2:55 PM

Kemp:

Crescent has agreed that, upon completion of the fire station, Crescent will release the restrictions from the 3.88 acre parcel. The amount due Crescent for this will be \$1,500 – which I believe has already been paid. Crescent will also agree to modify the restrictions to provide that the use of the 40' access easement for ingress/egress to the fire station will not violate the restrictions.

Thanks

Tom Quirk
Partner



Three Wells Fargo Center | 401 South Tryon Street | Suite 3000 | Charlotte, NC 28202
Phone: 704.335.9881 | Fax: 704.335.9743 | www.parkerpoe.com | [vcard](#) | [map](#)

IRS CIRCULAR 230 NOTICE: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (or in any attachment) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed in this communication (or in any attachment).

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US INFRASTRUCTURE OF CAROLINA, INC.

CONSULTING ENGINEERS

June 5, 2014

Mr. Danny Jackson, City Manager
City of Mount Holly
P.O. Box 406
Mount Holly, NC 28120

Subject: Adrian Mill
Summary of Environmental Reports

Dear Mr. Jackson:

At the request of the City of Mount Holly, US Infrastructure of Carolina, Inc. (USI) has reviewed the recently completed environmental site assessment and previous environmental-related studies completed for the Adrian Mill property at 214 Adrian Street. A summary of the findings of these reports is listed below:

Phase I Environmental Site Assessment (ESA)

In May 2014 Nesco Environmental completed a Phase 1 ESA for the subject property. The Executive Summary from the report is attached. The site assessment found no recognized environmental hazards on the site. Environmental databases list other properties in the vicinity of the site with potential hazards; however, these sites are at a sufficient distance and elevation not to adversely affect the Adrian Mill site. No additional environmental studies are recommended based on the results of the ESA.

Asbestos Survey

An asbestos survey was completed for the Adrian Mill site in 1996 by Cooper Environmental. Asbestos-containing materials were found in one of the warehouse buildings, and on the first and second floors of the main building. The asbestos materials found were predominantly insulation around tanks and supply lines. American & Efird has provided documentation that all asbestos-containing materials identified in the asbestos survey has subsequently been removed from the site except in one location (caulking around the main entrance doorway; this would be removed if the building were demolished). Asbestos-containing materials may remain in other parts of the site that were not tested, such as underneath the roof membrane; however, these asbestos materials would only be removed should the buildings be demolished. The remaining asbestos materials would pose no restrictions on the current use of the site.

Underground Storage Tanks

A 10,000 gallon underground storage tank was removed from the site in August 1989. The tank stored #2 diesel fuel. An Underground Tank Closure Report was completed in November 2006 by American & Efird and submitted to the North Carolina Department of Environment and Natural Resources.



CoxSchepp Group, LLC

2410 Dunavant Street

Charlotte, NC 28203

TEL 704/716-2100 FAX 800/954-0823

www.coxschepp.com

Review of American & Efird Mill, Mount Holly, NC.

Site

Site consist of approximately 7.4 acres adjacent to Piedmont and Northern Railroad to the north of the site and flanked by single family residential to the South, East and West of the site with Primary entrance to the main building and gate from Adrian Street.

Primary main building is approximately 71,000sqft consisting of a two story structure with partial sub basement. Additional buildings are primarily all utilitarian maintenance buildings with metal panel facades. Buildings date from approximately 1914 to 1970's.

The site contains a charged water line for fire as well as gas, domestic water, sanitary sewer line and electrical power delivered to the building. The entire industrial site is contained in chain link fence with two primary gates to perimeter streets. The security fencing seems to be in relatively functional shape. Several of the out structures adjacent to the main mill are showing signs or drainage issue and ponding of water. Planting between the buildings and site landscaping requires pruning and general neglected planting replaced or removed.

Exterior

Primary Building windows are sealed with Masonry. Masonry envelope seems to be in good shape. Roof condition is unknown but assumed to be in need of repair or removal and replacement with new TPO roof membrane. Appendage buildings are in good shape. Doors and entry ways seem to be in good shape. Grounds are slightly overgrown but manageable. Some small wood rot in eaves along primary long south façade. Windows may be encapsulated within the masonry.

Interior

Floors seem to be in very good shape excluding some areas where buckling has occurred. Bathrooms and toilets are in good shape but ceilings are too low and do not have code compliant functional toilets for handicap. The existing elevator does not meet current code and would require replacement or modification of the cab.

Building is structurally extremely sound. The external window location will allow for optimal daylighting and flexibility for office configuration. The building appears to be well maintained and interior walls are attractive and can be readily repurposed.

Option 1.

Buy Property and demo existing building and grade former building pad flat. Build a new 5,000sqft new single story Maintenance and office building or use grade to be a partial below grade service area and on grade office. New parking configuration, grading of site, utilities, etc. would cost approximately \$700,000.

Pros:

1. Allows you to build a more state of the art precisely as required to functionally optimally for intended use.
2. Building can be placed to better utilize the entire site and phase the overall site for additional growth.
3. Parts of the building may have some salvage revenue to be exploited.
4. Initially a less expensive option.

Cons:

1. Proposed cost of demolition of existing Mill building and building new building is more expensive than option 2.
2. Existing Mill has immediate functional use opportunities.
3. Land of mill complex has little use outside of what is being proposed.

Option 2.

Buy property and builder renovates approximately ½ of the Ground floor. This would include required improvements to toilets to meet code, removing bricked windows, selective demolition of industrial equipment to allow functional usable ground floor. This would include improvements to electrical and installation of HVAC for only the ground floor area. The budget for this phase of renovation would be approximately \$250,000. This would include site improvements in and around Main building, improve existing drainage and ponding issues. Only exterior windows for areas of use would be opened. This option does not include replacing the roof but makes an assumption that the noticed leaks could be patched and allow for several years more of use.

The renovation of the various out buildings including replacing rot in wood fascia, replacing rusted metal panels and decaying windows, doors as well as improvements to electrical, heating, drainage and ponding as well as, insulation and functionality would be approximately \$100,000.

Observations of the existing Main mill building are as follows:

Pros:

1. Building is less expensive than demolishing and building new.
2. Would only need to open up windows as required for leasing. Renovate as needed.

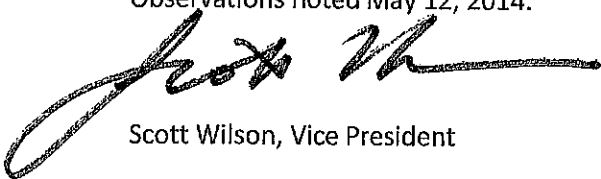
3. Exterior is in excellent condition
4. Floors are immediately usable.
5. Building is unique and creates an attractive work environment.
6. Building has long term leasable value if City chooses to vacate. (Building is asset)
7. Existing space is sprinkled.
8. Existing demolition to meet code compliancy is relatively small. Building is relatively code compliant.
9. Security and controlled access seems doable.
10. Building has courtyards and landscaping opportunities to improve quality of work environment.
11. Building is iconic and has brandable opportunities for the community.
12. Existing out building and warehouses are in relatively good condition.
13. Renovation may improve adjacent properties and improve ad valorem tax values.

Cons

1. Building is more square footage than potentially usable in immediate and short term needs.
2. Roof is near end of viable life span.
3. Toilets will need work to make code compliant.
4. Upper floors require larger leasing areas to meet exiting requirements
5. Electrical loads are designed for industrial use.
6. Parking areas are poorly defined.
7. Site has some drainage issues and need to be addressed
8. Existing out structures are not in excellent condition and probably carrying more square footage and structures than needed.
9. Elevator would need to be modified to meet current code.
10. Potentially could be some abatement issues on lead paint and asbestos pipe insulation.
11. Building would require some demolition of existing industrial machinery.
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Additional inspection and due diligence may be required on the flexibility of utilization of some of the existing out buildings. This will be dependent on intended use as to their appropriateness.

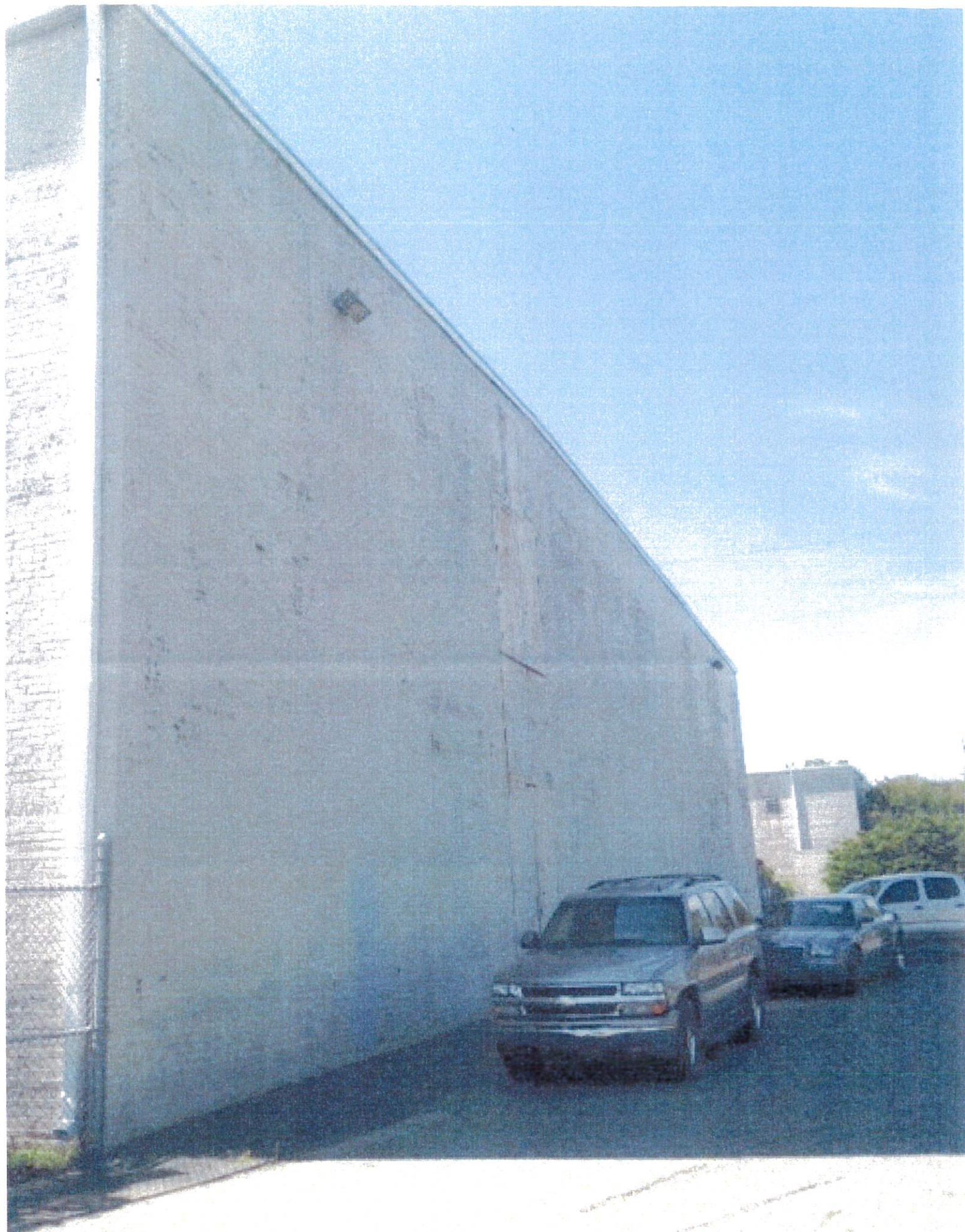
Observations noted May 12, 2014.



Scott Wilson, Vice President

CoxSchepp Group













Review of American & Efird Mill, Mount Holly, NC.

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Exterior

Primary Building windows are sealed with Masonry. Masonry envelope seems to be in good shape. Roof condition is reasonable and should have 5 to 10 years with patching before a new roof would be warranted. The elevator override penthouse is in poor condition and is in need of repair and stabilization. The Appendage buildings are in good shape. Doors and entry ways seem to be in good shape. Grounds are slightly overgrown but manageable. Some small wood rot in eaves along primary long south façade. Windows may be encapsulated within the masonry.

Interior

Floors seem to be in very good shape excluding some areas where buckling has occurred. Bathrooms and toilets are in good shape but ceilings are too low and do not have code compliant functional toilets for handicap. The existing elevator does not meet current code and would require replacement or modification of the cab.

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8. Existing demolition to meet code compliancy is relatively small. Building is relatively code compliant.
9. Security and controlled access seems doable.
10. Building has courtyards and landscaping opportunities to improve quality of work environment.
11. Building is Iconic and has brandable opportunities for the community.
12. Existing out building and warehouses are in relatively good condition.
13. Renovation may improve adjacent properties and improve ad valorem tax values.

Cons

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11. Building would require some demolition of existing industrial machinery.
12. Location creates reduced opportunities for other potential utilization.

Option 3.

The appendage building at the rear is approximately 8,550sqft excluding basement. This area could be repurposed for offices and shop for Mt. Holly Municipal needs. The opportunity could be further reduced to approximately 4,440sqft depending on the size and growth requirements of the city. The cost would be approximately \$125,000 depending on intent of upfit.

Pros

1. Allows for a clean demising tenant separation for both tenant and city offices.
2. We can create a separate entrance for the city and for the potential tenant.
3. Would not require a new building
4. The building can be quickly ready to use.
5. An additional basement can also be utilized.
6. Immediate access to parking and out structures.
7. The floors and walls are in good shape and allows for easy upfit.



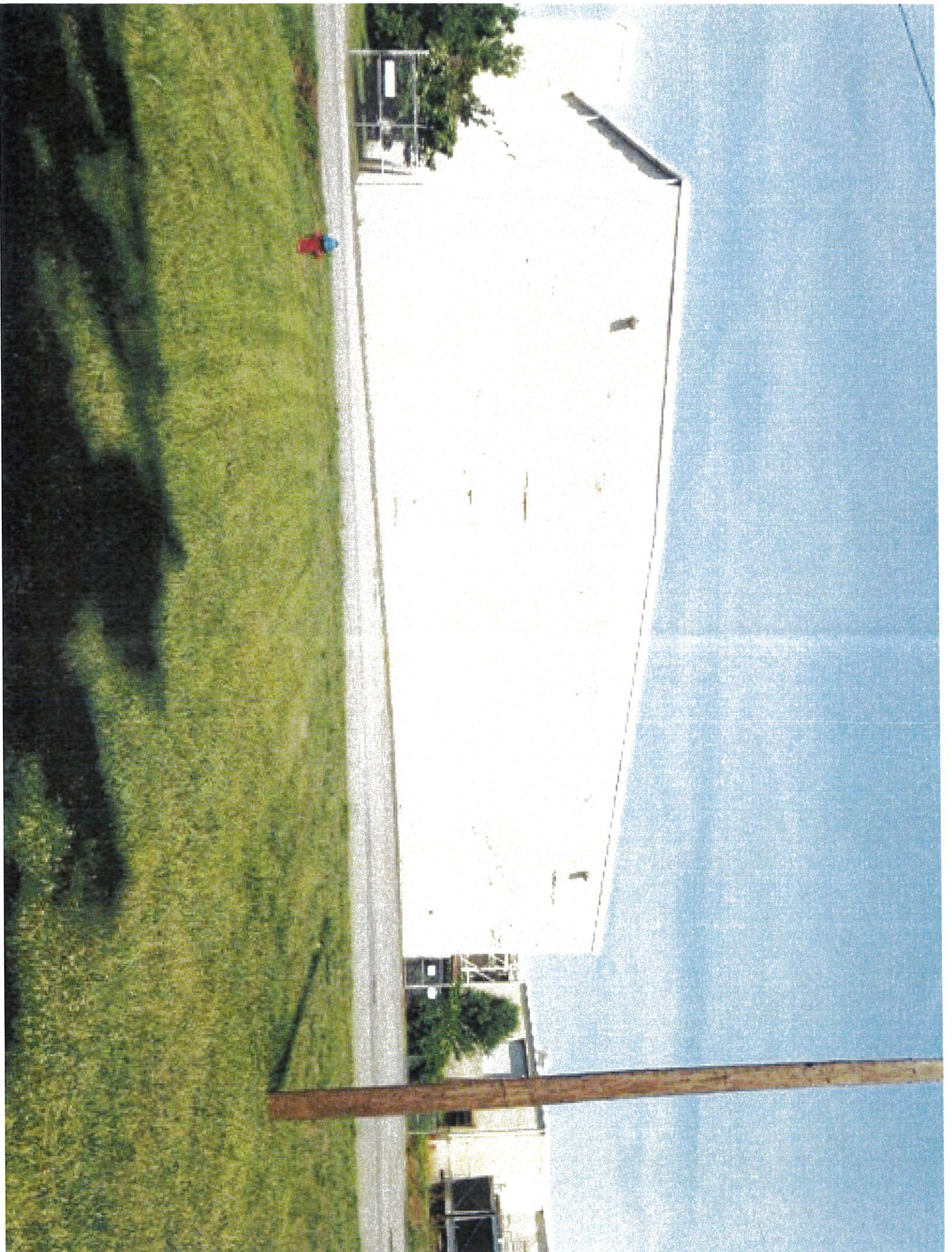


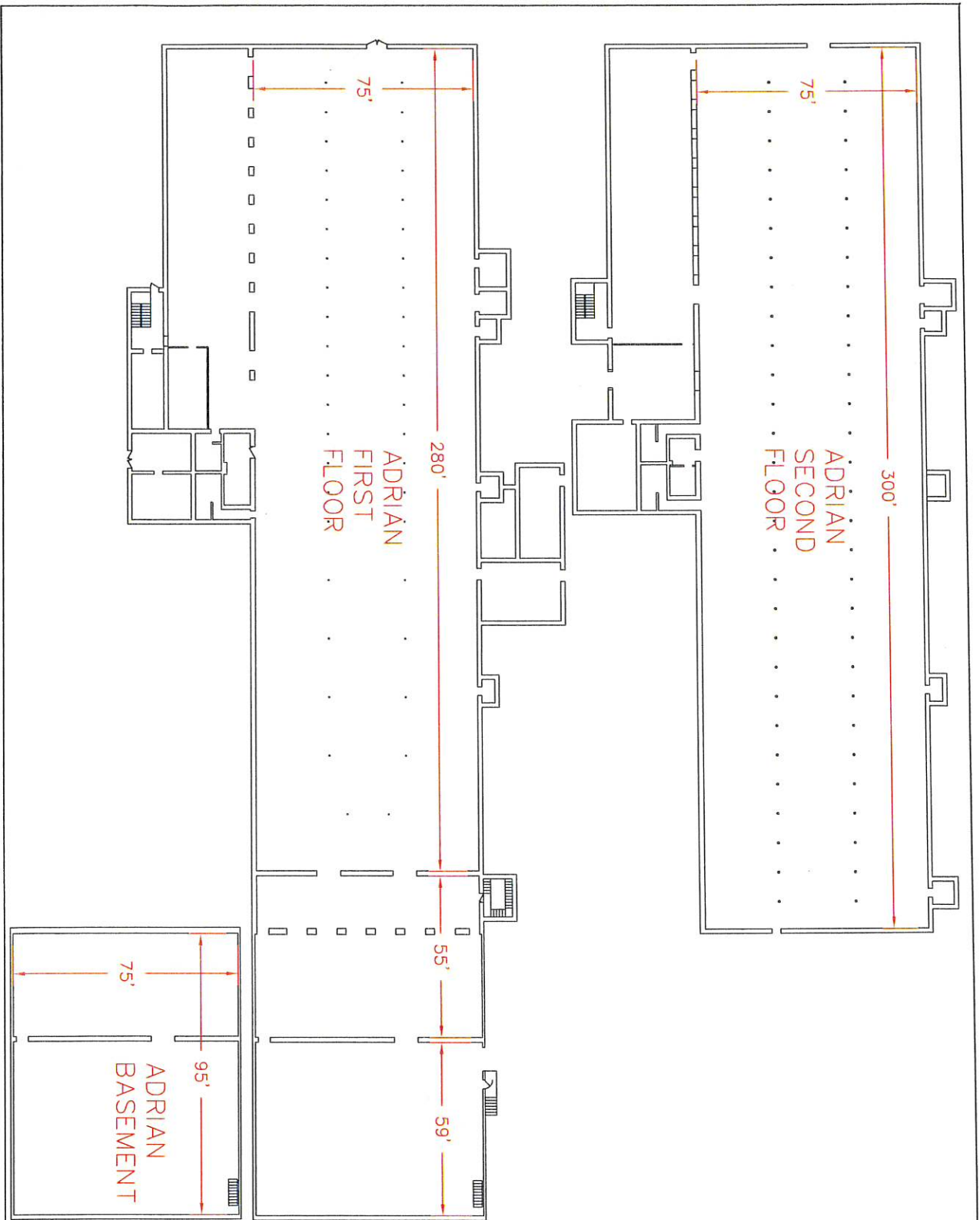










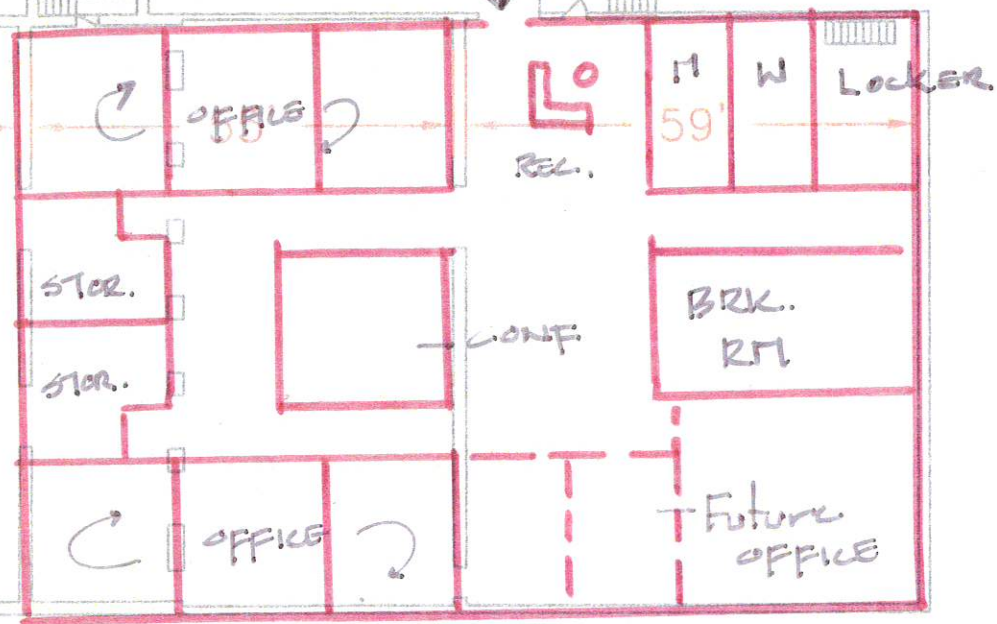
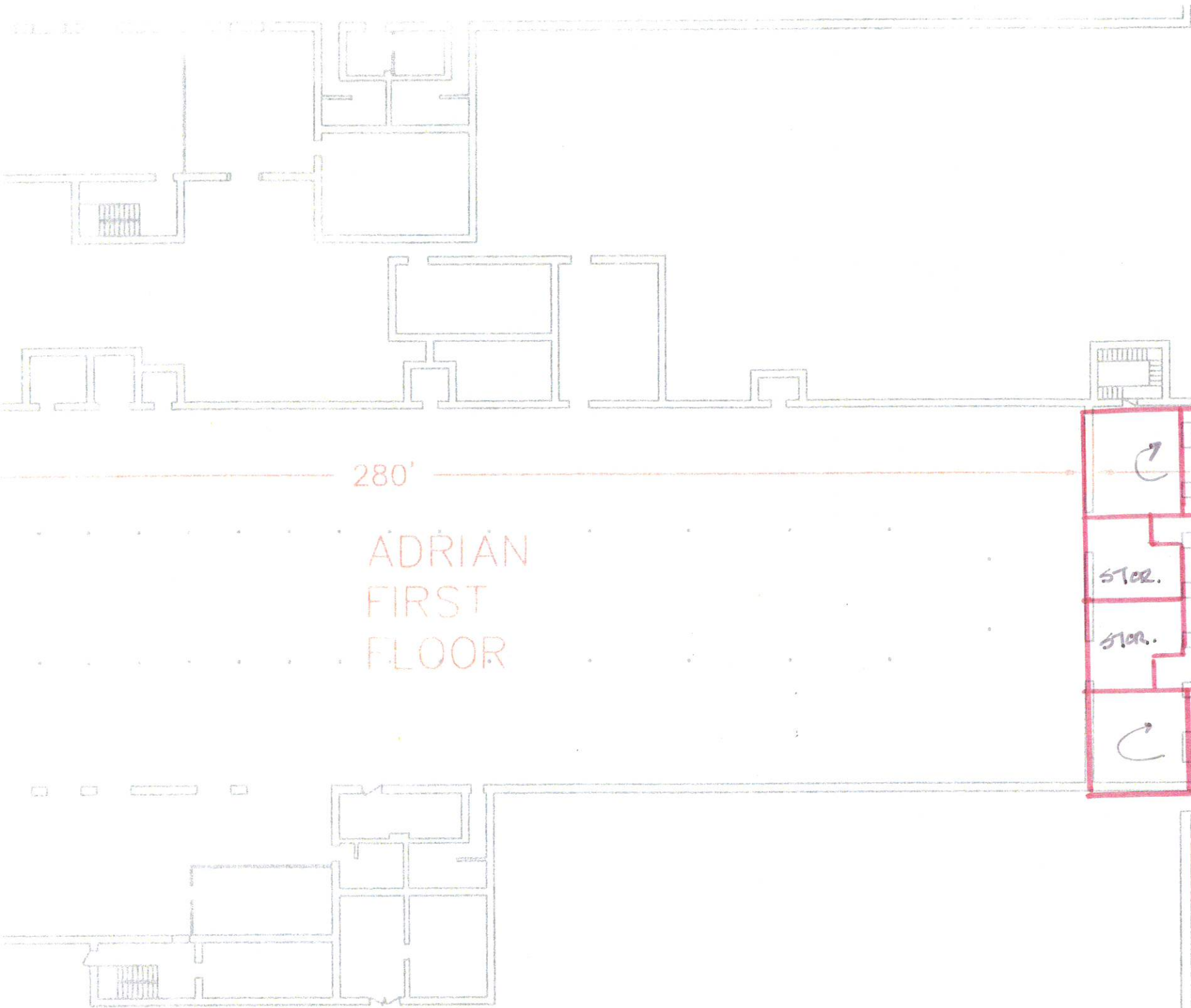


A&E ADRIAN PLANT
Basement, 1st Floor, 2nd Floor
LAYOUT OF BUILDING PERIMETER



AMERICAN & EFIRD, INC.
Mount Holly, N.C.
CORPORATE ENGINEERING

REVISIONS		DESCRIPTION
BY	DATE	

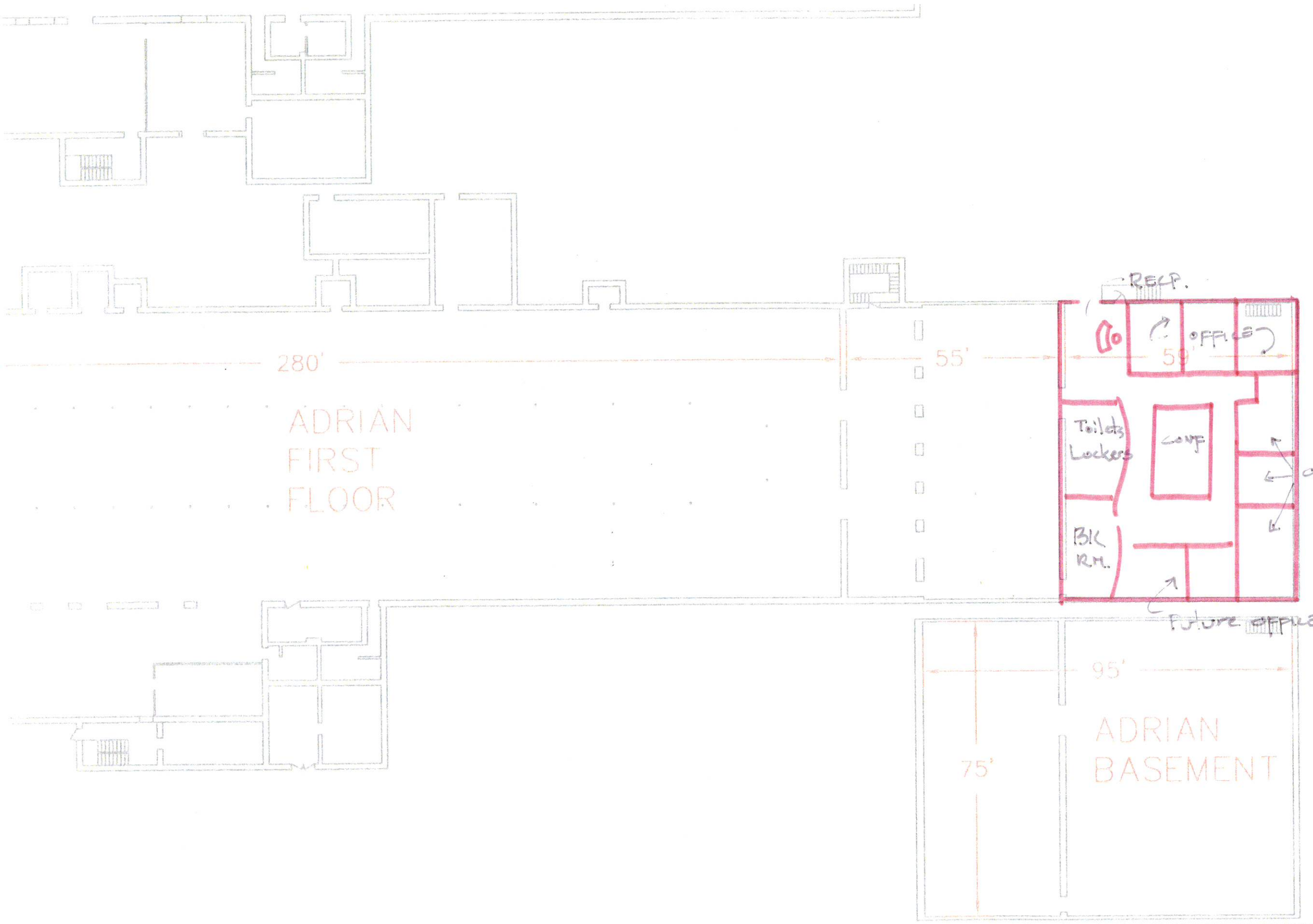


AMERICAN & E.
Mount Holly
CORPORATE ENG

A&E

A&E ADRIAN PLANT
Basement, 1st Floor, 2nd Floor
LAYOUT OF BUILDING PERIMETER

Scale	N/A
Drawn By	John H. Sayers
Checked	CASTON
File Name	08 01 000000



280'

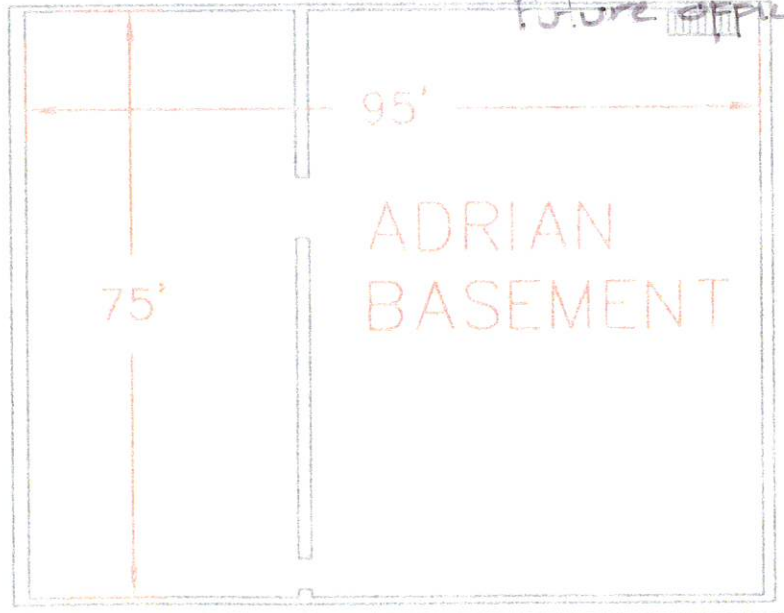
55'

59'

ADRIAN
FIRST
FLOOR

REL.
OFFICE
Toilets
Lockers
CONF
Bk Rm.
FUTURE OFFICE

OFFICE



75'

95'

ADRIAN
BASEMENT



A&E ADRIAN PLANT
Basement, 1st Floor, 2nd Floor
LAYOUT OF BUILDING PERIMETER

Drawn by	ADRIAN
Checked by	ADRIAN
Approved by	ADRIAN
Date	08/01/2000







City of Mt. Holly
Municipal Services

Leasable Area

