



May 22, 2023
Council Work Session Meeting

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

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



May 22, 2023
6:30 P.M.

CALL TO ORDER BY THE MAYOR

INVOCATION

SET THE AGENDA

CONSENT AGENDA

1. Approval of Budget Amendment
 - Mold issues in the Fire Department—Maintenance
2. Call for a public hearing for review and recommendation to City Council, to consider an application, submitted by True Homes, for a proposed rezoning of an 89.5-acre tract of land being Tax Parcel #s: 178060, 309482, 309483, 309484, 309462, 309461, 309460, 309459, 309458, 309457, 309456, 309455, 309454, 309453, 309481, 309480, 309479, 309478, 309477, 309476, 309475, 309474, 309473, & 309472 from Conditional District Single Family, approved on May 13, 2019, to Amended Conditional District Single Family.
3. Approval of minutes from the May 8, 2023 Council Meeting
4. Approval of the minutes from the May 8, 2023 Closed Session

AGENDA

- | | |
|---|-------------------------------------|
| 1. Discussion of the Proposed 2023/2024 Budget and Fee Schedule | <i>Michelle Wood</i> |
| 2. Discussion of a Downtown Social District | <i>Chief Brian Reagan</i> |
| 3. Update on the Strategic Visioning Plan | <i>Greg Beal</i> |
| 4. Discussion of the Stanley Water Agreement | <i>Jonathan Wilson/Marie Anders</i> |

CLOSED SESSION

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

ADJOURN

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



**May 22, 2023
6:30 P.M.**

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CLOSED SESSION

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

ADJOURN



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Jeremy Moss	Date: May 10, 2023 Meeting Date: May 22, 2023
Agenda Item to be considered: Consent for funding for building repairs to Fire Station #34 located at 433 Killian Ave. Project will cost \$293,581.66.	
Will this require a public hearing? ☐ YES ☐ NO	
Background/Purpose of Request: This funding will correct issues caused from non-compliant and incomplete thermal barrier from second floor to attic space. These funds will remediate fungal growth. Replace damaged bedding, non-vented wooden lockers, rusting light fixtures, and air vents / returns. The root cause will be corrected by creating a code compliant air and thermal barrier between the attic and the 2 nd floor living area. All acoustical ceiling tiles and ceiling gird will be removed and replaced with drywall. New drywall ceilings and adjacent walls will be finished and painted. A new HVAC will replace the two mini splits in the sleeping quarters. A ducted dehumidifier will be installed. Exhaust fans and HVAC will be air balanced so mechanical units are able to condition air and pull out the humidity. An architect will provide ceiling detail drawings. Work to be performed by Custom Building System and BVS Fire.	
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:	\$ 293,581.66
Budget Code	10-00-4260-351
Reviewed by City Attorney	☐ YES ☒ NO ☐ N/A
Manager/Staff Recommendation: <u>Staff recommends approval of these funds. We are wanting the Fire Station operations to get back to normal as soon as possible.</u>	
Result of City Council Decision:	
Attachments:	



**City of Mount Holly
Action Agenda Item**

To: City Council From: Brandon Livingston	Date: 5-17-2023 Meeting Date: 5-22-2023																																				
Agenda Item to be considered: Call for a public hearing for review and recommendation to City Council, to consider an application, submitted by True Homes, for a proposed rezoning of an 59.5-acre tract of land being Tax Parcel #s: 309482, 309483, 309784, 178060, 309452, 309453, 309454, 309455, 309456, 309457, 309458, 309459, 309460, 309461, 309462, 309463, 309464, 309465, 309466, 309467, 309468, 309469, 309470, 309471, 309472, 309473, 309474, 309475, 309476, 309477, 309478, 309479, 309480, & 309481 from Conditional District Single Family, approved on May 13, 2019, to Amended Conditional District Single Family.																																					
Will this require a public hearing? ☒ YES ☐ NO																																					
Background/Purpose of Request: An application was submitted by True Homes, for a proposed rezoning of a 59.5-acre tract to Amended Conditional District Single Family. These parcels were originally rezoned and annexed into the City in May and August of 2019 for a proposed 134 single family homes with zoning conditions. These parcels also went through another rezoning in February of 2022 in regards to open space/offsite improvements found under the approved conditions. At that time, the applicant was seeking to change conditions to allow for money-in-lieu of said improvements, due to not being able to obtain right-of-way from adjacent property owners. The proposed development and conditions shall remain the same. However, the applicant is seeking an amendment regarding the total lot amount. The lot count will include an increase of potentially 4 new lots if the Future Mount Holly North Loop thoroughfare is removed or cancelled. This would bring the total number of lots up to 141. Staff intends on having the Public Hearing for this rezoning in July to allow for enough time to have public involvement meetings.																																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="4">Fiscal Impact:</td> </tr> <tr> <td style="width: 40%;">Will Item affect current budget</td> <td style="width: 15%;">☐ YES</td> <td style="width: 15%;">☐ NO</td> <td style="width: 30%;">☒ N/A</td> </tr> <tr> <td>Reviewed by Finance Director</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Preaudit Certification required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Capital Project Ordinance required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Budget Transfer required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Total City Dollars:</td> <td colspan="3">\$</td> </tr> <tr> <td>Budget Code</td> <td colspan="3"></td> </tr> <tr> <td>Reviewed by City Attorney</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> </table>		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
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Reviewed by City Attorney	☐ YES	☐ NO	☒ N/A																																		
Manager/Staff Recommendation: Staff supports a recommendation by the Planning Commission to amend the rezoning from Conditional District Single Family to Conditional District Single Family.																																					
Result of City Council Decision:																																					

Attachments:

1. Rezoning Application
2. Rezoning Plan



**MOUNT HOLLY
PLANNING AND DEVELOPMENT**

**Planning Commission
Conditional Rezoning
Application**

Date Submitted: 04/26/2023

Fee: 2 Acres or less \$300.00

Case Number 23-3

2-10 Acres \$500.00

10-25 Acres \$800.00

25-100 Acres \$1,000.00 ✓

100+ Acres \$1,200.00

Provide the required information as indicated below. Pursuant to the Zoning Ordinance, this application will not be processed until application fees are paid, the form below is completed and signed, and all required maps, plans and documents have been submitted to the satisfaction of the Administrator. A pre-application meeting with Planning staff is required. Scheduling for the Planning Board agenda will be based on the determination of a complete application submittal.

Pursuant to Section 14.2.B.2 of the Zoning Ordinance, the undersigned hereby requests Mount Holly to rezone the property described below from the City of Mt. Holly Conditional District Single Family zoning district to the Amended City of Mt. Holly Conditional District Single Family zoning district.

Said property is located 971 OLD NC 27 HWY.

in RIVER BEND Township; Being a total of ±59.5 acres.

Further referenced by the Gaston County Tax Department as:

Tax Parcel # 309482, 309483, 309784, 178060
309452, 309453, 309454, 309455, 309456, 309457, 309458, 309459, 309460, 309461, 309462,
309463, 309464, 309465, 309466, 309467, 309468, 309469, 309470, 309471, 309472, 309473,
309474, 309475, 309476, 309477, 309478, 309479, 309480, 309481.

Additional sheets for tax parcels are available upon request.

Check One:

- ☒ The property requested for rezoning is an entire parcel or parcels as shown on the Gaston County Tax Map.
- ☐ The property requested for rezoning is a portion of a parcel or parcels as shown on the Gaston County Tax Map; a written legal description of the property and/or a map are attached.

Conditional Zoning Requirements:

- ☒ **Zoning Sketch Plan.** A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 1, Mapping Standards of the City's Subdivision & Land Development Ordinance.
- ☒ **Zoning Conditions.** Use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Chapter 6 of the Zoning Ordinance.



**MOUNT HOLLY
PLANNING AND DEVELOPMENT**

**Planning Commission
Conditional Rezoning
Application**

Use Conditions

Uses of the property shall be limited to the following uses as listed in Chapter 6 of the City's Zoning Ordinance:

- 1) Dwelling, single-family detached.

- 2) _____

- 3) _____

- 4) _____

Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the City's Zoning Ordinance or/and Subdivision & Land Development Ordinance.

- 1) THIS DEVELOPMENT WILL HAVE 141 LOTS. THE LOT COUNT INCLUDES (4) POTENTIAL LOTS IN THE FUTURE MOUNT HOLLY NORTH LOOP THOROUGHFARE; IF THE THOROUGHFARE IS REMOVED OR CANCELLED, THE (4) LOTS MAY BE DEVELOPED.

- 2) ALL OTHER CONDITIONS SPECIFIED IN THE MOORELAND OAKS REZONING, FEBRUARY 2022, WILL BE FOLLOWED.

- 3) _____

- 4) _____

YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING

A Conditional Zoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of the City of Mount Holly and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Mount Holly Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

Submitted,

Property Owner Signature

Dixon Pitt / Williams Land Development, Inc.

Name

331 High Street

Mailing Address

Winston-Salem, NC 27101

City, State and Zip Code

336-529-6927 dixonewilliamsdevelopmentgroup.com

Phone Number

Email Address

Owner/Representative/Applicant Signature (if applicable)

Shawn Gasparini, True Home

Name

2649 Breckunridge Centre Dr.

Mailing Address

Monroe NC 28100

City, State and Zip Code

704-779-4126

Phone Number

Email Address

sgasparini@truehomedwa.com

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING
MONDAY, May 8, 2023
COUNCIL CHAMBERS
7:00 PM

Call to Order

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

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

Invocation

Reverend Jared Bromka, Pastor at Calvary Chapel, led staff and attendees in prayer.

Pledge of Allegiance

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

Set the Agenda

Mayor Hough advised that a *Resolution Honoring Edith Mack on her 100th Birthday* will be added as item #2 under presentations and Wes Monroe's swearing in will be moved to #3. With no additional changes to the agenda Councilwoman Pawlish made a motion to approve the agenda as amended. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

CONSENT AGENDA

1. Approval of Budget Amendments
 - South Gateway Corridor Connector Road
2. Approval of Lien for Weeds and Grass
 - 520 Woodlawn Avenue
3. Reappointment of Janice McRorie to the ABC Board
4. Appointment of Planning Commission Member
5. Call for a Public Hearing on the 2023-2024 Proposed Budget and Fee Schedule
6. Approval of a Proclamation in Honor of Public Services Recognition Week, May 7th-13th
7. Approval of a Proclamation in Honor of National Police Week, May 14th – 20th
8. Approval of a Proclamation in Honor of Public Works Week, May 21st – 27th
9. Approval of Minutes of the April 24, 2023 Council Work Session Meeting
10. Approval of Minutes of the May 1, 2023 Special Meeting
11. Approval of Minutes of the May 1, 2023 Closed Session

Mayor Pro Tem Harris made a motion to approve the consent agenda. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

PRESENTATIONS

1. Presentation of a Resolution to Tommy Holland recognizing him for 103 years of age

Mayor Hough read the resolution for Tommy Holland honoring him for the young age of 103. Mr. Holland was a long-time resident of Mount Holly and was the owner of Holland Drug in Mount Holly for over 40 years. Mr. Holland's daughter Camilla was present to accept the resolution for her father.

2. Presentation of a Resolution to Edith Mack for 100th Birthday

Mayor Hough presented Mrs. Edith Mack with a resolution in celebration of her 100th birthday. Mrs. Mack was present to accept the resolution.

3. Promotional Swearing In of Captain Wes Monroe

Chief Reagan commented that Captain Monroe has been a Sargant with the Department for over 20 years. He advised that Captain Monroe is part of almost every operation in the Department and it is an honor to promote him to the captain position. Mayor Hough administered the Oath of Office and Captain Monroe's wife and sons were present.

Mayor Hough called for a 5 minute recess.

PUBLIC COMMENT – Three (3) Minute Limit

No one was signed up to speak

OLD BUSINESS

1. Consideration and Approval of an Ordinance to regulate Laying Hens in the City Limits

Mr. Lowe advised that at the March meeting Council directed staff to develop a draft ordinance to bring back at the future meeting. At the March 27th work session, a draft was presented, staff received feedback and is bringing the revised ordinance back tonight for consideration. The proposed document has been reviewed by both the City Attorney and Gaston County Ag Extension. Mr. Lowe advised that staff is recommending a \$50 fee to anyone in violation of the ordinance.

Councilwoman Pawlish made a motion to approve the ordinance to regulate laying hens in the city limits. Mayor Pro Tem Harris seconded the motion.

In further discussion, Councilman Meadows commented that he didn't think chickens should be allowed on a quarter acre lot or less and then asked about the enforcement process. Mrs. Anders advised that violations will be addressed as a code enforcement issue. If there are 3 violations the permit will be revoked and the chickens will have to be removed from the property immediately. Mrs. Anders advised that there is also language included in the ordinance that prohibits roosters. Councilman Meadows asked if staff is trained to catch chickens. He commented that he is afraid we will turn into a Key West with chickens everywhere. Mr. Beal advised that Gaston County animal control is not equipped to catch chickens and added that most HOA's do not allow chickens within the subdivisions so the only problem may come into some of the older neighborhoods.

At this time, Mayor Hough called for the vote on the motion made by Councilwoman Pawlish. The motion carried with a vote of 5-1 with Councilman Meadows voting against the motion. Councilwoman Shoemaker and Councilman Craig did not vote, therefore it was an automatic yes vote.

NEW BUSINESS

1. Consideration and Approval of Wayfinding Sign Project

Mr. Beal advised that in 2011 the Council approved and funded wayfinding signage. Since then, things have changed and it is time to give the signs a new look. Mr. Beal gave some options on color and design. Council agreed on the burgundy sign with the logo as the watermark.

2. Consideration and Approval of a Fire Truck Purchase

Chief Baker advised that staff direction from the April meeting was to research the purchase of 2 new fire trucks. He reported that Pierce Manufacturing currently has 2 engines in production with a completion date of July 2024. Pierce has a service and repairs center in Charlotte which is convenient to Mount Holly. Chief Baker advised that if the city gets in line for a custom engine the delivery date is estimated May 2026. He reported that the total cost of the 2 engines that are currently in production with Pierce is \$1,784,214.00. The amount includes all the additional equipment and change orders and the customer discounts. Councilman Meadows asked for the fund balance total. Mrs. Wood advised that there is currently \$9.7 in fund balance. Mayor Hough commented that when it comes to public safety he does not mind using fund balance to pay for equipment. Councilman Meadows made a motion to move forward with the purchase of 2 new fire engines and take the money from fund balance to cover

the cost. Councilman Craig seconded the motion. All Council Members present voted in favor. (Motion carried)

3. Discussion of Fire Department Staffing

Chief Baker advised that the departments goal is to raise the standard level of safety and care across the city by adding additional fire fighters to each shift at each station. This would get the staffing level for each shift to the NFPA recommended standards. Chief Baker commented that the current level of staffing could cause employee burnout and fatigue which in turn would makes it difficult to retain employees. Furthermore, Mount Holly has the lowest starting pay for fire fighters in Gaston County and makes it hard to recruit new firemen. The current number of fire fighters also makes it difficult for employees to plan vacations around their regular shifts. Chief Baker also commented that once the salary study goes into effect on July 1st starting salaries for fire fighters will increase and be competitive with other departments in Gaston County. He advised that the Fire Department has applied for the SAFER grant which would help fund 6 of the proposed 12 positions for 3 years. There was discussion in regard to sleeping quarters and Chief Baker advised that the only thing needed will be a few additional lockers in the living quarters at each station. Mayor Hough advised that at the last meeting Council agreed to build a budget around a 39-cent tax rate. If Council choses to add the 12 firemen staff will need to reconfigure the budget and need direction on the tax rate. Mrs. Wood advised that all essential and non-essential operations can be funded along with the additional fire fighters at a tax rate of 41-cents. Mayor Hough polled that Council and they directed finance staff to move forward with building a budget around a 40.5-cent tax rate. Councilman Meadows made a motion to approve 12 new fire fighter positions and management staff look into increasing the hiring rate to coincide the rate in the salary study that will go into effect on July 1st. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. (Motion carried)

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11 (a) (6)

Councilwoman Pawlish made the motion to enter into Closed Session Pursuant to N.C.G.S 143-318.11 (a)(6) at 8:37pm. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

Mayor Pro Tem Harris made a motion to come out of closed session and back into regular session at 8:45pm. Councilman Craig seconded the motion. All Council Members present voted in favor. (Motion carried)

Councilman Moore made a motion to approve the contract with Mr. Jackson for Interim City Manager. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. (Motion carried)

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilwoman Shoemaker made the motion to adjourn the May 8, 2023 Council Meeting. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 8:46pm.



City of Mount Holly Action Agenda Item

To: City Council From: Amy Miller, City Clerk	Date: May 18, 2023 Meeting Date: May 22, 2023																																				
Agenda Item to be considered: Approval of the Minutes from the May 8, 2023 Closed Sessions																																					
Will this require a public hearing? ☐ YES ☒ NO																																					
Background/Purpose of Request: As per the internal staff policy shared with Council , approval of closed session minutes will be part of the consent agenda. A copy of the minutes will be provided under a separate cover to Council as part of the closed session information packet.																																					
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Manager/Staff Recommendation: Approval																																					
Result of City Council Decision:																																					
Attachments: 1. Minutes emailed with the closed session information																																					



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Michelle Wood – Finance Director	Date: May 15, 2023 Meeting Date: May 22, 2023
Agenda Item to be considered: Budget Discussion	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Budget Discussion/Questions	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☒ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	
Budget Code	
Reviewed by City Attorney	☐ YES ☒ NO ☐ N/A
Manager/Staff Recommendation: Staff wishes to obtain direction to finalize the proposed balanced FY 23-24 Budget at the 40.5 cent tax rate for a Public Hearing and adoption at the June 12, 2023 City Council Meeting	
Result of City Council Decision: _____	
Attachments: 	



City of Mount Holly Action Agenda Item

To: City Council	Date: 5/16/23
From: Brian Reagan, Police Chief	Meeting Date: 5/22/23
Agenda Item to be considered: <i>Consideration of an ordinance to designate a Social District in Downtown Mount Holly.</i>	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request <i>SL 2021-150 authorized municipalities and counties to adopt an ordinance designating Social Districts which would enable establishments with ABC permits to sell alcoholic beverages that could be taken off premise for consumption and into the area designated as a Social District.</i> <i>On Monday, January 9th Social Districts were allowed to incorporate Non-Profits into the designated zone established by municipalities. Prior to this change Non-Profits were not allowed within the designated area.</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>Staff is looking for direction on whether to pursue a downtown Social District given the new legislation. If council wishes to move forward, we will come back with additional details including a map, hours, and regulations.</i>	
Result of City Council Decision:	
Attachments: <i>Power Point Presentation</i>	

City of Mount Holly Downtown Social District

City Council
May 22, 2023



What is a Social District?

A social district is a defined area in which a person may consume alcoholic beverages sold by an ABC permittee located within the social district. A social district may include both indoor and outdoor areas of businesses within or contiguous to the defined area during the days and hours set by the local government in creating the social district. A social district may include privately owned property, including permittees and non-permittee businesses, and multi-tenant establishments, as well as public streets, crosswalks, or parking areas whether the streets or parking areas are closed to vehicle traffic.



Changes made for 2023

Non-Profits in the Social District

- Effective on Monday, January 9th, 2023 Social Districts are now be able to incorporate Non-Profits into the designated zone established by municipalities. Prior to this change non-profits were not allowed within the designated area.



What does this mean?

For events such as Springfest, Mount Holly Nights, and Miracle on Main Street, non-profit organizations could sell alcohol to be consumed on the street. Alcoholic beverages purchased at downtown businesses could not be taken onto the street.

If we choose to make Downtown a Social District, businesses and non-profit organizations will both be able to sell alcohol for these events.



Upcoming Training

The Police Department is scheduling training sessions for all of our non-profit organizations currently obtaining special occasion alcohol permits.

Many of the non-profits have experienced a change in staff. Therefore, the police department felt this training would be beneficial to ensure that all non-profits clearly understand the process in order to receive the approved permit in a sufficient timeframe prior to the event.



Questions ?





City of Mount Holly Action Agenda Item

To: City Council	Date: May 17, 2023
From: Greg Beal, Planning Director	Meeting Date: May 22, 2023
Agenda Item to be considered: <u>Update on the Strategic Vision Plan</u>	
Will this require a public hearing? ☐ YES ☒ NO	
<u>Background/Purpose of Request:</u> <u>In January 2019, City Council unanimously adopted the 2019 Strategic Vision Plan Update. This 131-page document was broken out into 8 chapters, which include an Introduction, Chapter 1 <i>Market Analysis Synopsis</i>, Chapter 2 <i>Connectivity & Transportation</i>, Chapter 3 <i>Downtown Area Plan</i>, Chapter 4 <i>Gateway District</i>, Chapter 5 <i>Woods & Water District</i>, Chapter 6 <i>Placemaking, Arts and a Healthy Community</i>, Chapter 7 <i>Policies, Marketing and Organization</i> and Chapter 8 <i>Implementation Strategy & Action Plan</i>. Furthermore, there were an additional 3 appendixes: A) Accomplishments, B) Market Study and C) Survey Results. The 2019 Plan built upon the original 2003 Vision Process and the award-winning 2008 Strategic Vision Plan.</u> <u>The Strategic Vision Plan Update itself, was built around 6 core values, which are:</u> • <u>Core Value #1: Preserve and Enhance Small Town Character</u> • <u>Core Value #2: Continue to Connect the Downtown Core</u> • <u>Core Value #3: Improve Connections Throughout the City</u> • <u>Core Value #4: Increase Vibrancy Through Art and Placemaking</u> • <u>Core Value #5: Enhance Gateways and First Impressions</u> • <u>Core Value #6: Advance the Legacy of Visionary Leadership</u> <u>Perhaps of most importance to the overall Plan is Chapter 8 Implementation Strategy & Action Plan. This is commonly referred to as the “Project Matrix” by many stakeholders within the Mount Holly community. That will be the focus of the presentation before Council because while the overall document is a worthwhile read, the core focus should be, “How can the City and its partners accomplish the goals found in the Project Matrix?” After all, these goals are listed because they were important to the 850+ citizens that participated in 1.5 years of public meetings and workshops, which led to the final draft of the Strategic Vision Plan Update. There were thousands of identified touchpoints for the And just like the 2008 Vision Plan, which saw 49 of 61 goals accomplished with another 10 underway or partially accomplished, this goal-oriented approach has a proven track record.</u> <u>Chapter 8 Implementation Strategy & Action Plan Details</u> <u>There are 111 specific recommendations in the Strategic Vision Plan (Chapter 8), which are found within 6 chapters (Chapters 2-7) under 31 broad recommendations. The projects or goals listed in Chapter 8, with more detailed descriptions found in each of their respective chapters, are broken out into short term (1-2 years), medium term (3-5 years) and long term (extending to the year 2028) time frames. While these time frames are recommended by the Plan, they are largely dependent on funding and sometimes approval from State or Federal agencies. Therefore, it is reasonable to conclude that the primary focus for the City and its partner organizations should lie with projects that are “here and now” with a recommended short term window. Obviously, COVID had an impact, but we should all be proud</u>	

of the accomplishments and projects that are currently underway. Perhaps the most important advice in the plan is *Celebrate Accomplishments!!!*

Continuing Partnerships & Creating New Ones

The difficult part in having a Vision Plan, that took nearly 18 months to complete, is that essentially, it spanned three executive boards with the Foundation (MHCDF) and many other partner organizations. Early executive boards agreed to the goals within the Project Matrix, beginning in October 2017. 2018 brought a new board, as did the calendar year beginning in 2019, with yet another executive board. However, pre-COVID, City staff did get a chance to meet with those chairs of the MHCDF to offer more insight into the Project Matrix. Everyone was in agreement that short-term goals should be the focus, as they were “low-hanging fruit,” many requiring little more than time commitments and little-to-no funding. The Foundation has since committed funding for greenway counters, which accomplished a goal in the Project Matrix, as well as funding the artistic bike rack downtown.

At the April 17, 2023 City Summit meeting, staff presented an overview of the Implementation Plan Matrix. The Matrix has always been a little difficult to follow, as one has to rely on the individual chapters to learn of the specific project goals. However, staff created a table, which is attached and is easy to follow in terms of where projects stand with a note conveying details on a specific goal. For example, a ☒ means that the goal was accomplished, while a ☐ means that the goal is in progress or is ongoing. In other words, while having outdoor dining options have been accomplished with JackBeagles and Traust Brewing, which occurred after the 2019 Vision Plan adoption, this is an ongoing goal for downtown under Chapter 3. The City Summit welcomed taking back the information to their respective boards and were tasked with finding ways that each of their respective group could accomplish existing goals or create new ones to take to Council for consideration and inclusion in a future update. Most feedback centered on nonprofits looking to add projects under Chapter 6 *Placemaking, Arts and a Healthy Community*, which they could potentially fund as a lead partner. I would like to thank Paul Lowe and Brian DuPont for their assistance in creating and providing collaborative feedback on the attached table for Council review.

City Focus

Thirty-six (36) goals (out of 111) found within the Project Matrix have been accomplished, with another twenty-two (22) goals being in progress or ongoing. Accomplishments range from the North Main Street Parking Lot project to the completion of the Dutchman’s Creek Greenway segment. If one were to list goals that were the most important by Chapter for the short term, they would be:

2.0 Connectivity and Transportation

2.1 Enhance Walkable Connections between Downtown and the Greenway Network

• 2.1.1 Dutchman’s Creek Greenway

This project is listed as a short term goal led by the City of Mount Holly. The Vision Plan recommends that the primary focus be the connection of Highland Street to North Main Street along the Mount Holly Cotton Mill property. The Blueway Study, which is underway, will look at not only a possible blueway route for kayakers along Dutchman’s Creek, but it will more-carefully analyze connections from the existing Dutchman’s Creek Greenway to Muddy River Distillery to Firehawk Brewpub to Woodlawn Mill.

3.0 Downtown Area Plan

Having focused on Veteran’s Park Expansion and the development of the Three Corners area on North Main Street, through private sector development with City-led rezoning initiatives, which include

Woodlawn Mill, Firehawk Brewpub (Old Fire Station) and Muddy River Distillery (Mount Holly Cotton Mill), some other areas include encouragement of office/retail/mixed-use development along East Charlotte Avenue. There are several improvements, including tree planting and bridge enhancements, which would involve CSX. It is staff's recommendation that the approach should be one review with CSX, incorporating all projects, as railroad right-of-way review and force account funding is an expensive and time-consuming process.

4.0 [South] Gateway District

The priority focus for the short term period is:

4.2.1 Continue to Coordinate with Planners and Property Owner

The overall site plan should consider:

- 273 Streetscape with canopy shade trees (visibility under canopies to commercial development) and a low hedge to screen parking (but not obscure sightlines)
- Interconnected internal street network with a logical connection to residential development, working with grades
- Visual relationship between residential and commercial areas
- Buildings oriented to and anchoring internal streets
- Residential buildings that utilize the grades, with potential parking underneath. Consider taller buildings with smaller footprints
- Pedestrian-oriented internal streetscape environments
- Central focal points for both commercial and residential areas, connected by streetscape
- Internal pathway system connections to YMCA and riverfront

The City is currently working on the South Gateway Connector Road, as well as having completed a sewer force main upgrade. Both projects alone are ushering in tens of millions of dollars in private investment with Davis Moore Healthcare, Regional Developers, Penler and LPA/My Niche Apartments, with more coming. These aforementioned standards have been incorporated into ordinances, which fall under the construction document review process.

5.0 Woods and Water District

- *5.1.4 Finalize the Memorandum of Understanding between the City of Mount Holly and the Mountain Island State Educational Forest*

This project is listed as a short term goal led by the City of Mount Holly with great potential for collaboration. Staff has worked closely with the City of Gastonia on additional parking options and future greenway development on the Educational Forest land; this goal is ongoing with a new parking lot being installed near the Mount Holly Loop Trail on Mountain Island Lake.

6.0 Place making, Arts, and a Healthy Community

6.1 Place making and the Arts

All short-term goals focus around the creation of the PAAC, Public Art Advisory Commission [Art Advisory Board], and its subsequent work to further murals, sculptures and other art pieces in the public realm. We have a mural policy ordinance under review, which is one goal in the plan. Some of these initiatives will lead to working with landowners to develop creative spaces, and improve alleyway connections. Some medium term goals, such as 6.1.7 Consider a Percent for the Arts Program & 6.1.7

Develop the Arts on the Greenway Facility (through Arts on the Greenway potential grants) are within reach. Potential projects can be added to this chapter through amendments and new partnerships.

7.0 Policies, Marketing, and Organization

• 7.2.1 Pursue North Carolina Main Street Status

This project is listed as a medium term goal led by the City of Mount Holly.

This is perhaps a goal, for which staff receives the most questions. Chapter 7 has seen a lot of accomplishments in adopting policy recommendations per the Vision Plan. But, the NC Main Street Program may or may not be on the horizon. Staff conducted research on the medium term goal of being a NC Main Street Community, which now requires a 3-year trial period as a Downtown Associate Community. The NC Department of Commerce also requires that a Main Street Director be hired, which cannot be someone serving in multiple roles, such as Planning Director/Main Street Manager. Only 11 towns in the 10 County Charlotte Region are active or have been active in the past with the NC Main Street Program. Based on due diligence, salary and benefits from a Main Street Director nears \$100,000. Other towns contacted, stated that they would rather select annual projects for their downtown, rather than fund the program administration. NC Department of Commerce stated that their contribution would be services offered to the City as a Downtown Associate Community, such as *how to hold downtown events, how to draft a downtown small area plan, or how to work with business owners*, etc. Staff feels that Mount Holly may have outgrown the technical aspect to being a NC Main Street Community. This goal may be modified, followed or placed on hold at the direction of the Mayor and Council.

This is a lot of information to cover, and that is why the attached table is a handy resource. We hope this information is helpful in looking at what lies ahead in terms of priorities and working with others on the Project Matrix. There is a lot to be done, but there has been so much accomplished in four short years, with COVID having a significant impact, especially as it relates to our partners.

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: This is for your information and feedback. Staff looks forward to the discussion on Monday night.

Result of City Council Decision:

Attachments: Implementation Strategy & Action Plan Matrix Analysis
PowerPoint Presentation

Implementation Strategy & Action Plan Matrix Analysis

Mayor & Council Overview (May 17, 2023)

Breakdown of Completion Status of Vision Plan Goals							
Chapter	# of Goals	# Completed	% Complete	# In Progress	% In Progress	# Future Goals	% Future Goals
2	20	6	30.00%	0	0.00%	15	75.00%
3	46	13	28.26%	7	15.21%	26	56.52%
4	7	1	14.29%	5	71.42%	1	14.29%
5	12	3	25.00%	3	25.00%	6	50.00%
6	10	6	60.00%	3	30.00%	1	10.00%
7	16	7	43.75%	4	25.00%	5	31.25%
Total:	111	36	32.43%	22	19.81%	54	48.64%

☒ = Completed ☐ = In Progress/Ongoing

	Chapter	Overall Goal	Specific Goal	Timeframe to be Completed	Note	Status
1	2.0 Connectivity and Transportation	2.1 Enhance Walkable Connections Between Downtown and the Greenway Network	2.1.1 Dutchman's Creek Greenway	Short Term	The significance of this project, linking Highland Street to North Main Street, will be reviewed and reported on, as part of the Blueway Study. Possible recommendations could result in an extension to the Woodlawn Mill area from Highland St.	Blueway Study is Underway
2			2.1.2 Implement East Central Avenue Streetscape	Medium Term	CSX Involvement; Relates to Veteran's Park Expansion; Relates to Future Hwy 273 Widening Plans	
3			2.1.3 Linear Park	Medium Term	CSX Involvement; Relates to planting shade trees in Linear Park	
4		2.2 Explore Creative Transit Options	2.2.1 Coordinate with Gaston County Transit, CATS, and GCLMPO	Short Term	Met with these groups and continue conversation as the Silverline light rail into Belmont progresses.	☒
5			2.2.2 Identify Potential Stops and Routes	Medium Term	Should modify goal to incorporate feedback from CATS.	
6			2.2.3 Consider a Transit Loop Between 85 and Catawba River	Long Term	Should modify goal to incorporate feedback from CATS.	
7			2.2.4 Explore the Idea of a Water Taxi System on the Catawba River	Long Term	Pedestrian Bridge over Catawba is primary objective with water taxi as alternative or compliment	
8		2.3 Prioritize Multimodal Transportation	2.3.1 Plan for City-Wide Transportation Infrastructure that Invites Public Transportation	Short Term	Partnership with CATS is critical as is coordination for Park and Ride Lots	

9		Initiatives to Plan for Future Growth	2.3.2 Advocate for Multi-Modal Elements to be Included in NCDOT Projects	Short Term	All projects proposed in Mount Holly have non-motorist facilities proposed.	☒
10			2.3.3 Promote Multimodal Transportation Through Development Standards	Medium Term	Should be considered during design review for proposed residential projects to encourage connectivity throughout development	Needs more formal codification
11			2.3.4 Pilot a Small-Scale Bike Share Program	Long Term	Modified goal by including bike racks from Bike Plan. Bike Share Program for Tuck Park was too costly with few anticipated users.	
12		2.4 Promote and Provide Complete Streets	2.4.1 Adopt a City of Mount Holly Complete Streets Policy	Medium Term	Should review design standards to ensure that complete streets are included. Hwy 273 Widening was a complete street project.	
13			2.4.2 Consider Whether a Bus Rapid Transit Line is Feasible Along a North-South Corridor	Long Term	Could be studied with other transportation goals from a consultant in future years. Cost versus ridership, even with a commitment from CATS is a concern.	
14		2.5 Use Data-Driven Analysis to Manage Transportation Improvements	2.5.1 Facilitate Discussions with NCDOT and the Public About Possible Road Improvements	Short Term	This concerns the future Hwy 273 Widening from A&E Drive to Lanier Avenue, which is not included in the current 2020-29 State Transportation Improvement Program (STIP)	
15			2.5.2 Develop a List of Performance Measures for the City's Transportation Investments	Short Term	CTT Economic Impact Study Completed; Counters for Greenway Use funded by MHCDF have been installed	☒
16			2.5.3 Conduct a Separate Traffic Analysis for the Freightliner Plant	Medium Term	Freightliner Traffic has been included in TIA's for Leacroft & Broadleaf; Concern today?	
17			2.5.4 Continue to Update the City's Pavement Condition and Sidewalk Condition Surveys	Medium Term	The update was made in 2020.	☒
18			2.5.5 Develop Future Land Use Scenarios Based on Population Projections	Medium Term	Through the use of the Land Use Plan, GIS software, and the TIA analysis staff continuously examines these scenarios.	☒
19			2.5.6 Conduct a Full Sign Inventory	Long Term	Initially updating wayfinding plan, but still need to update official Traffic Control Map.	
20			2.5.7 Conduct a City-wide ADA Assessment	Long Term	Assessment was accomplished by staff.	☒
21	3.0 Downtown and Riverfront Area Plan -- Core Area	3.1 Design Standards	3.1.1 Encourage Overall Downtown Design Standards	Short Term	Existing and proposed uses are held to the standards in place. Downtown Development Manual is the overriding document.	☒

22	3.2 Consider Development of "South Main Food Hub"	3.2.1 Construct Trellis For the Farmers Market	Short Term	Trellis construction has been completed.	☒
23		3.2.2 Implement Mid-Block Crossing to Renovated Veteran's Park	Short Term	Goal in Progress	☐
24		3.2.3 Explore Improved Streetscape/Sidewalks Along Catawba Avenue	Short Term	Will be considered during design of Veteran's Park Expansion	
25		3.2.4 Explore Mixed-Use Development on the Farmers Market Site	Medium Term	Zoning amendments were approved for the site to allow for commissary kitchen and food truck uses	☐
26		3.2.5 Continue Mixed-Use Development on the Farmers Market Site	Long Term	Plan calls for a permanent building onsite for a Food Hall as Phase 2 with another permanent building replacing the Trellis as Phase 3	
27		3.2.6 Use Appropriate Scale and Setbacks for Future South Main Redevelopment	Long Term	Consider S. Main fronting buildings if Riverbend Family Practice and SouthState Bank are redeveloped	
28	3.3 Expand Veteran's Park and Implement Downtown Splash Pad and Park	3.3.1 Begin Exploring the Extension and Renovation of Veteran's Park	Short Term	Plans and studies have been completed.	☒
29		3.3.2 Develop Detailed Plan for a Splash Pad and Park	Short Term	Plans and studies have been completed.	☒
30		3.3.3 Veteran's Park Implementation	Medium Term	Goal in Progress.	☐
31		3.3.4 Lead Partnership Efforts to Fund the Splash Pad and Park	Medium Term	MHCDF was one partner that participated in supporting the Park Bond Referendum	Funding options have changed
32		3.3.5 Parkview Residential Developments	Long Term	Speaks to public private partnership for multifamily development	Design plans show opportunity
33		3.3.6 Construct the Splash Pad and Park	Long Term	Will be dependent on final design plans and options (RFP)	
34	3.4 East Central Avenue Infill	3.4.1 Plan for East Central Avenue Infill Development	Short Term	Met with property owners to gauge interest; have suburban style development with potential for infill opportunities	
35		3.4.2 Consolidate and Develop More Efficient Parking Behind Buildings	Short Term	Worked with Church to establish shared parking agreement and Salon & Spa on Main for new parking lot behind Old City Hall	☒
36		3.4.3 Implement Mixed-Use Development Along East Central Avenue	Long Term	Could be impacted or dependent on final Veteran's Park design	

37		3.5 North Main and West Charlotte Redevelopment	3.5.1 Reorganize Parking on West Charlotte behind North Main Buildings	Short Term	New parking lot has been completed.	☒
38			3.5.2 Explore Pop Up Park and Potential Outdoor Dining	Short Term	Existing businesses have no need to construct dining in place of parking area along W. Charlotte Avenue	
39			3.5.3 Extend Street Trees North and Improve Sidewalks	Medium Term	Opportunity to extend street trees and improved sidewalk to Woodlawn and North Main	
40			3.5.4 Explore the Renovation of or new Infill Development at the site of the Old Kimbrell's Building	Long Term	Spoke with existing church, which had no interest in sell; could re-approach the topic	
41		3.6 North Main and East Charlotte Redevelopment	3.6.1 Create a Pedestrian Connection Between North Main and the Community Garden	Short Term	This should be included as a safe pedestrian route to possible future parking areas with FUMC	
42			3.6.2 Implement and Connect Trail Network in the Area	Short Term	Should modify goal to include blueway/greenway corridor study, which is currently underway.	Study is in progress
43			3.6.3 Explore Redevelopment of Existing Apartments into Mixed-Use	Medium Term	This concept was explored but as the apartments have been purchased & renovated the City feels that this goal has been achieved.	☒
44			3.6.4 Work with Private Property Owners for Consolidated Parking Resources	Medium Term	Goal in Progress. Municipal Lane parking is an example.	☐
45	Downtown East and Riverfront Area Plan	3.7 East Charlotte Infill Development	3.7.1 Plan for East Charlotte Avenue Infill Development	Short Term	Dales Group property is on the commercial market with design standards in place.	
46			3.7.2 Coordinate With Property Owners to Prepare Sites for Development	Medium Term	Little interest from property owners to prepare sites; private sector involvement is key	
47			3.7.3 Implement East Charlotte Avenue Mixed-Use	Long Term	Have requirements in place for mixed-use development	
48		3.8 Pedestrian and Trail Network	3.8.1 Implement Trail Network Along Dutchman's Creek	Short Term	Ribbon Cutting was held on May 15, 2021	☒
49			3.8.2 Create "Signature" Crossing at East Charlotte Avenue and 273	Medium Term	The intersection has been improved to the best extent possible to ensure the safety of pedestrians through NCDOT.	☒
50		3.9 East Catawba Avenue Residential	3.9.1 Plan for East Catawba Avenue Residential	Short Term	Zoning amendments in place; City has no control over property; multiple owners	
51			3.9.2 Coordinate With Property Owners to Prepare Site for Development	Medium Term	Shared vision approach; conditional zoning could be utilized	
52			3.9.3 Implement East Catawba Avenue Residential	Long Term	Previous steps must be undertaken first	

53	Downtown North Area Plan	3.10 Woodlawn Mill Redevelopment	3.10.1 Begin Planning Process for the Redevelopment of the Woodlawn Mill	Short Term	Staff has worked with private developers to generate interest in the site. Apartments & retail are planned for the former mill.	☒
54			3.10.2 Implement Woodlawn Mill Redevelopment	Long Term	Goal in Progress. Currently working through SHPO and National Parks Service on historic tax credits.	☐
55		3.11 Former Fire Department Redevelopment	3.11.1 Continue Dialogue with Potential Purchasers of the Old Fire Department Building	Short Term	Property was sold. Firehawk Brew Pub is opening in May 2023.	☒
56			3.11.2 Coordinate Connections with Adjacent Uses	Medium Term	Focuses on Three Corners Area and connections through a 6-acre parcel off Pine Street and W. Nims Avenue	Blueway Study Goal
57		3.12 Alsace Mill Redevelopment	3.12.1 Work with Private Sector on Alsace Mill Redevelopment	Short Term	City has worked with private developers to generate interest in the site, which is set to be converted into a distillery & an event space.	☒
58			3.12.2 Implement Alsace Mill Redevelopment	Long Term	Site is actively being renovated with construction plans submitted to the City & County.	☒
59		3.13 North Gateway Improvements	3.13.1 Introduce Downtown Gateway at the Intersection of 273 and North Main	Short Term	ADA signalized crosswalks installed.	☐
60			3.13.2 Explore Redevelopment on Vacant Parcel at Intersection	Short Term	Reg Robinson (Property Owner) has kept the City updated; study area for wayfinding project message board sign	
61		3.14 Three Corners Redevelopment	3.14.1 Explore Redevelopment of the "Three Corners" Site	Short Term	Service Station at 201 N. Main is being promoted for sale; potential restaurant interest	
62		Downtown South Area Plan	3.15 South Main Infill Development	3.15.1 Plan for South Main Infill Development	Short Term	Site is actively being marketed through commercial broker; interest is being garnered for mixed-use plan
63	3.15.2 Implement South Main Infill Development			Long Term	Conditional District Zoning Plan must first be approved	
64	3.16 Tuckaseegee Road Infill Development		3.16.3 Plan for Tuckaseegee Road Infill Development	Short Term	Site will likely be included with South Main Infill Plan	
65			3.16.2 Implement Tuckaseegee Road Infill Development	Long Term	Conditional District Zoning Plan must first be approved	
66	3.17 South Main Gateway		3.17.1 Implement South Main Gateway Landscaping and Sign Improvements	Short Term	ADA signalized crosswalks installed; Landscaping project will establish baseline; wayfinding project will study opportunities for this entryway into downtown.	☐
67	4.0 Gateway District Area Plan	4.1 Regional Gateway (I-85)	4.1.1 Explore Opportunities to Work with NCDOT to Implement Planting along the I-85 frontage and at the Interchange 273	Short Term	Partnership with County TDA & the City of Belmont established.	☐
68			4.1.2 Intersection of Ramp and Highway 273	Short Term	Goal in Progress.	☐

69			4.1.3 Consider Partnering with Belmont on the Overall Gateway Design	Short Term	The City is working in concert with Belmont to make improvements to the gateway area.	☒
70		4.2 South Gateway Mixed-Use Design and Planning	4.2.1 Continue to Coordinate With Planners and Property Owner	Short Term	Goal in Progress. This goal covers sound design standards and connection points between residential and commercial projects.	☐
71			4.2.2 Consider Incentives for a Grocery Store Development	Medium Term	Regional Developers Property (Saleh) is focused on medical office; another site would have to be considered. Tax incentives could spur development of grocery store.	
72			4.2.3 Plan Greenway Extension from South Gateway Mixed-Use Through the Hospital Property to the West	Medium Term	Goal in Progress. Focuses on connection to CaroMont's Belmont Hospital; Stowe YMCA is a new partner along with the Thread Trail.	☐
73			4.2.4 Plan Greenway Extension Along Caldwell Drive	Short Term	Goal in Progress. Multipurpose Path along connector road is an important component.	☐
74	5.0 Woods and Water District	5.1 Continue to Strengthen the District Through Partnerships	5.1.1 Amend the Area of the Woods and Water District to Reflect Its Potential to Grow	Short Term	Have worked with the City of Gastonia & the State Forestry Service to expand the Woods & Water District.	☒
75			5.1.2 Consider Design Guidelines for Open Space Compatible Uses for Annexations Across from Woods and Water District	Short Term	Planned developments adjacent to the Woods & Water District will integrate tree save, programed open space, & trails-along with the planned subdivisions.	☒
76			5.1.3 Bring the Tarheel Trailblazers to Examine the Woods and Water District	Short Term	MOU is in place and TTB are actively constructing bike trails.	☒
77			5.1.4 Finalize the Memorandum of Understanding Between the City of Mount Holly and the Mountain Island Educational State Forest	Short Term	Goal in Progress.	☐
78			5.1.5 Promote the Woods and Water District's Uses and Future Potential	Medium Term	Goal in Progress. Wayfinding Study and Branding WWD is an important goal.	☐
79			5.1.6 Continue Partnerships with Key Groups to Develop Recreational Activities and Conservation Activities in the Woods and Water District	Medium Term	Goal in Progress. New parking lot in this area will help to handle off-street parking for potential events.	☐
80			5.1.7 Construct an Education Center in the Woods and Water District	Medium Term	The State constructed the Education Center off Killian Road. The 2020 Parks and Rec Plan calls for a Nature Center on Center property off Drywall Drive	
81		5.2 Generate Public Excitement	5.2.1 Organize Ribbon-Cutting Events or Kick-off	Medium Term	Will work with MHCDF and FROGS as opportunities arise	

		for Woods and Water District Opportunities	Parties for Newly Constructed or Connected Spaces			
82			5.2.2 Construct a Short, ADA-Accessible Interpretive Nature Trail(s)	Medium Term	Suggest looking at funding opportunities for paving in the future	
83			5.2.3 Create a Mount Holly Trails Passport Program for Kids	Medium Term	Amenities would need to be in place first and foremost	
84			5.2.4 Support Geocaching Activities on Public Greenspace	Medium Term	There has been talk about implementing a geocaching program through the MHCDF	
85			5.2.5 Organize public events such as Races, Triathlons, "anything floats" river parade, etc. in the Woods and Water District	Short Term	Amenities would need to be in place before these public events could be entertained.	
86	6.0 Placemaking, Arts, and a Healthy Community	6.1 Placemaking and the Arts	6.1.1 Create Places for Additional Outdoor Dining	Short Term	Goal in Progress. JackBeagles and its outdoor patio opened after Vision Plan adoption.	☐
87			6.1.2 Explore Opportunities for Creative Pop-Up Spaces and Events	Short Term	There have been <i>Art in the Alley</i> events, Community Garden <i>Enchantments & Live Music</i> as described in the plan.	☐
88			6.1.3 Continue to Partner with Local Artists on Art Incubators/Studios/Galleries	Short Term	Art Gallery with tattoo studio is expected to open soon. Pop up spaces (Traust) and Arts on the Greenway are other examples.	☒
89			6.1.4 Mount Holly Creative Spaces Initiative	Short Term	Coworking uses have been added to the City's Table of Permitted Uses.	☒
90			6.1.5 Create a Public Art Commission	Short Term	Public Art Advisory Commission was formed in May 2021 with 3 rd year of funding expected in FY 2023-24	☒
91			6.1.6 Create a Public Art/Mural Ordinance	Short Term	A mural ordinance (policy) has been drafted, and just needs to be approved by the Public Arts Advisory Commission & the City Council.	☒
92			6.1.7 Consider a Percent for Arts Program	Medium Term	\$50,000+ has been programmed annually since the FY 21-22 budget.	☒
93			6.1.8 Develop the Arts on the Greenway (AOG) Facility	Medium Term	AOG is open. City should continue to invest in this building to not only preserve it but enhance the space.	☒
94		6.2 Fostering a Healthy Community	6.2.1 Implement Healthy Living Initiatives in All Projects	Short Term	Walkable neighborhoods are mandated through design standards at the cost of the development community.	

95			6.2.2 Continue to Expand the Role of the Farmers Market and Community Garden in the Community	Short Term	Goal in Progress. Both groups have taken on new projects to enhance their spaces.	☐
96	7.0 Policies, Marketing and Organization	7.1 Marketing and Recruitment Recommendations	7.1.1 Host a Strategic Vision Plan Launch Event	Short Term	The event was held on July 29, 2019 with 125 attendees and several nonprofit partners represented.	☒
97			7.1.2 Create an Economic Development Marketing Package	Short Term	Economic Development Storymap has served as a good tool for recruitment. Possible consultant task. Information can be placed on the new website.	☐
98			7.1.3 Continue to Maintain the Economic Development Landing Page for Mount Holly (consider a specific URL)	Short Term	The City is planning to unveil a revamped website in 2023.	☐
99			7.1.4 Meet with Key Regional Mixed-Use Developers	Short Term	Goal in Progress. More interest is being garnered on key development sites found within the Plan.	☐
100			7.1.5 Host a Periodic Real Estate Roundtable	Medium Term	Worked with the Urban Land Institute (ULI) to host one such event that was really well attended in late 2019.	
101			7.1.6 Launch Individual Business Marketing Program	Medium Term	Staff attempted this through the Montecross Emerge Program but the details could not be agreed upon. Business Directory has been utilized in the past through the Mount Holly Chamber (GBA).	
102			7.1.7 Host an Annual Strategic Vision Plan Summit	Medium Term	Similar approach to the kickoff event under Goal 7.1.1; City Summit participation is key.	
103		7.2 Organizational Recommendations	7.2.1 Pursue North Carolina Main Street Status	Short Term	In staff's opinion, the City has outgrown the program. The Main Street Program would require a full time staff member and NC Main Street staff would assist with a downtown plan, grant initiatives and other tools, which the City has already introduced.	☒
104			7.2.2 Expand the Role of the Economic Development Committee	Short Term	The EDC was a volunteer group of 10 members. This group needs to be project-focused in order to achieve goals. Other groups, GBA/BOOMA have helped filled the void since the EDC was disbanded when the incentive grant program was suspended in 2019.	
105			7.2.3 Reinvigorate the Role of the Mount Holly Community Development Foundation	Short Term	Goal in Progress. The MHCDF is in its 20 th year of operation. Perhaps a resolution could be prepared to note this accomplishment	☐
106			7.2.4 Explore Relationship with Partners for Parks	Short Term	Partners for Parks was specified but all funding sources for greenways and recreation should be explored.	

107			7.2.5 Consider Expanding City Planning/Economic Development Staff	Medium Term	The City created a standalone Economic Developer position that will be served by a consulting firm for the time being.	☒
108		7.3 Policy Recommendations	7.3.1 Establish Design Guidelines Document for Multi-Family and Mixed-Use Development	Short Term	Standards for multi-family developments have been developed.	☒
109			7.3.2 Re-examine the Cost Benefit Analysis of Residential Annexation	Short Term	A thorough CBA process has been established.	☒
110			7.3.3 Refine the Design Guidelines for Voluntary Annexations Into the City of Mount Holly	Short Term	As part of the Annexation Policy adopted these are part of the design matrix.	☒
111			7.3.4 Clearly Define the Development Review Process	Short Term	The Annexation Policy clearly defines this process and is located in Appendix C of the 2020 Comp Land Use Plan.	☒

Strategic Vision Plan Update

City Council Presentation
April 17, 2023



2019 Strategic Vision Plan Update

- Overview of Core Values & Components
- Accomplishments to Date
- Matrix Discussion
- How can the City create new partnerships (i.e. City Summit)?
- Areas of Future Focus
- East Catawba Avenue Residential (City Council Retreat Parking Lot Item)



Core Values

The updated Plan was crafted around Six Core Values, important to the Mount Holly community...

1. Preserve & Enhance Small Town Character
2. Continue to Connect to Downtown Core
3. Improve Connections Throughout the City
4. Increase Vibrancy through Art & Placemaking
5. Enhance Gateways and First Impressions
6. Advance the Legacy of Visionary Leadership



Components of Plan

In addition to the Introduction, the Plan was broken into the following components...

- Market Analysis Synopsis
- Connectivity & Transportation
- Downtown Area Plan
- Gateway District at Exit 27 of I-85
- Woods & Water District
- Placemaking, Arts and a Healthy Community
- Implementation Strategy & Action Plan



Accomplishments

The Implementation & Action Plan is an important component

- Serves as a Community Call to Action
- Intended to create public-private partnerships with champions for goals
- 6 Chapters, 31 Broad Recommendations, 111 Specific Recommendations
- Urges City and its partners to *Celebrate Accomplishments!!!*
- Of the 111 Specific Recommendations, 36 have been completed (32.4%)
- 22 goals are in progress or ongoing (19.8%) with less than half 54 (48.6%) remaining.



Matrix

- Purpose of the Matrix:
 - Way to organize all 111 recommendations
 - Reference the Core Values that a recommendation influences
 - Establishes timeframes to assist with prioritization (short, medium, long)
 - *But most importantly.....*Identifies Partners (i.e. City Summit)



City Summit Partnership

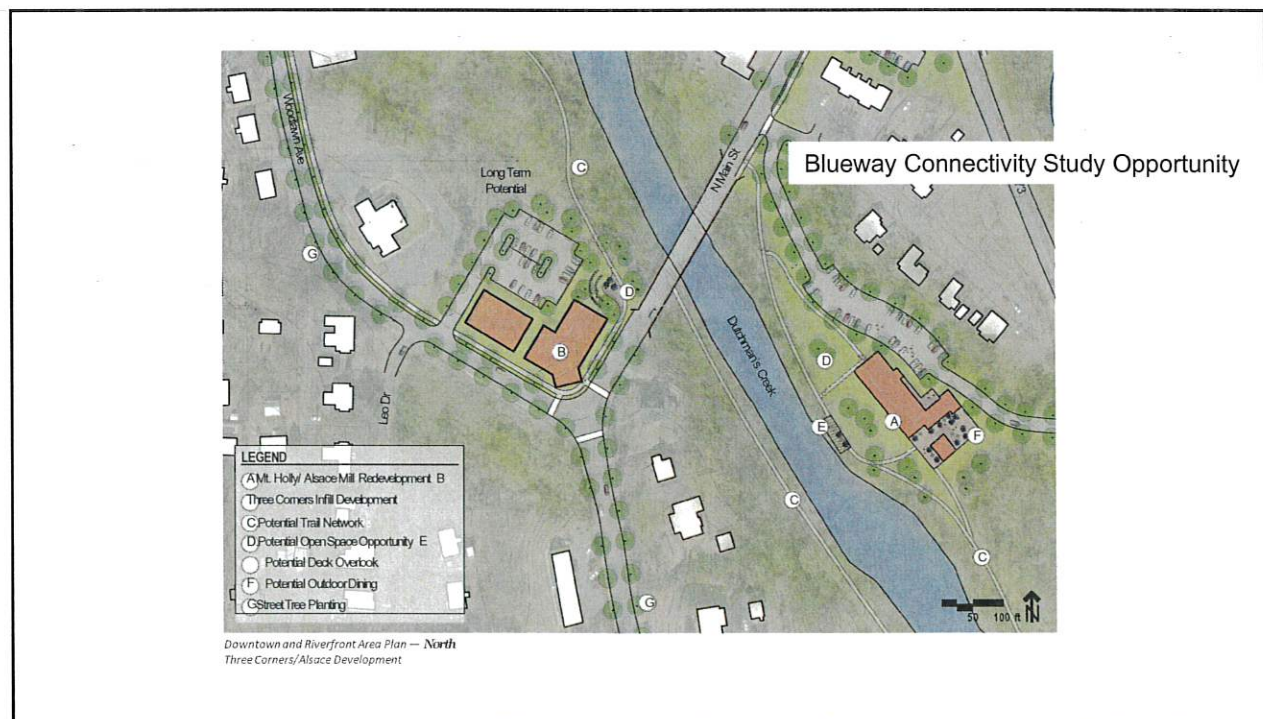
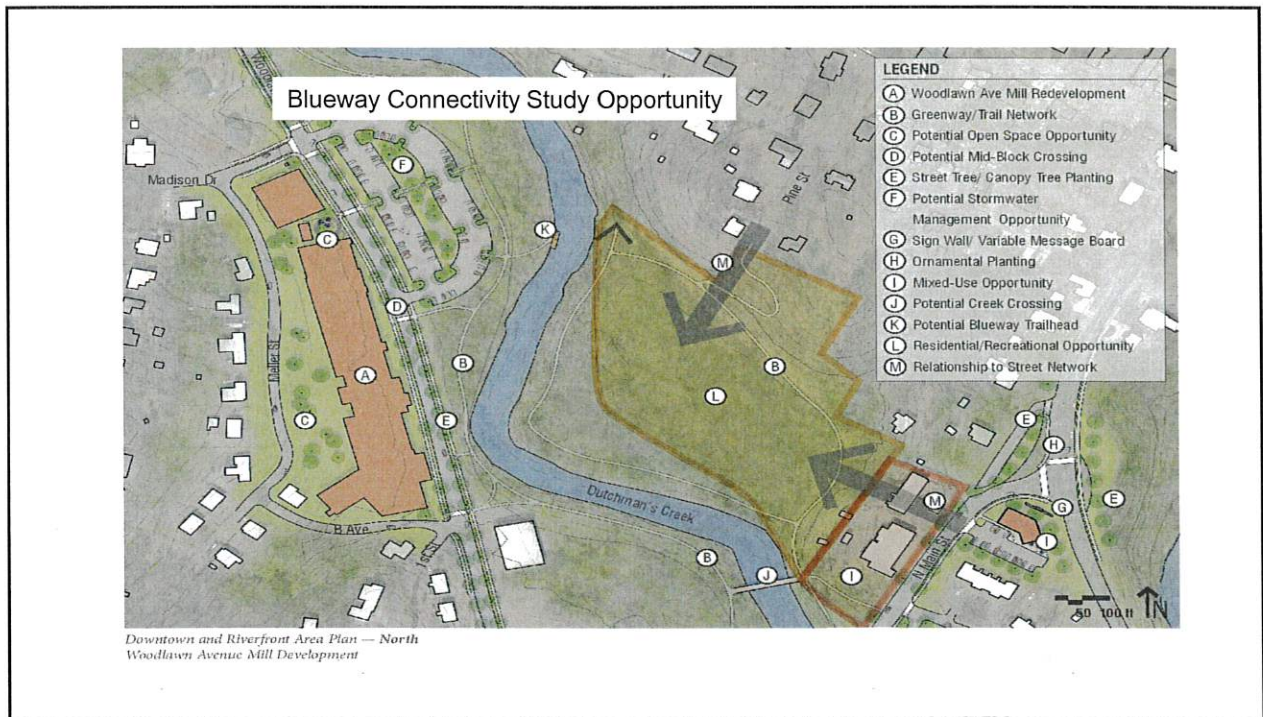
- How can the City Summit get involved?
 - Look at recommendations that reference nonprofit organizations as partners
 - Look at other recommendations that you would like to assist or take the lead with?
- SVP is almost 4.5 years old...
 - Are there new recommendations to consider or modification of existing recommendations?
 - If so, we want to hear about them and staff can coordinate separate meetings if needed.



Focus Areas in the 2019 Plan

Wayfinding Branding Project Opportunity
for North Main Gateway







East Catawba Residential

- Highlights of Property Noted in the Strategic Vision Plan
 - Current Zoning is B-1 Central Business District/Downtown Gateway Overlay (April 2009)
 - Composed of a total of 3.09 acres with 5 property owners
 - Existing single family homes are nonconforming and are not allowed within the B-1 District
 - Current zoning allows townhomes & condos with design standards
 - Design requirements include three-story height minimum for multifamily projects with groundfloor commercial and all brick design under the Downtown Development Manual
 - Many retail/office uses are allowed by right, but they would have to meet design requirements
 - Outside of City acquisition, property owners could agree to a Conditional Rezoning Plan, but this would have to be volunteered under NCGS



MEMORANDUM

TO: Mayor and City Council, City of Mount Holly
FROM: Marie M. Anders, City Attorney
RE: Update on Stanley Water Agreement
DATE: May 18, 2023

Background

At the direction of Council, Miles Braswell and I have had meetings with Heath Jenkins, the Town Manager for Stanley, and John Russell, the Town Attorney for Stanley, regarding entering a new agreement between Mount Holly and Stanley for the sale of drinking water. The intention has been to enter into a long-term agreement for water sales where Mount Holly would charge Stanley \$3.60 per thousand gallons of treated water for five years and charge Stanley a treatment rate after the first five years. The purpose of the meetings was for the two managers to work out the details of a jointly proposed water agreement that both managers would support and bring that to each respective Council for consideration.

After our first meeting in December 2022, I worked with Mr. Braswell to propose a rough draft of the water agreement with blanks where certain details not yet established could be proposed by each manager after review with staff, which rough draft I emailed to Stanley's attorney on January 16. Mr. Braswell and I then met with Brian DuPont, Jonathan Wilson, and Robbie Stewart on multiple occasions to work out the proposed details to fill in the blanks from the perspective of Mount Holly's staff, which I emailed to Stanley's attorney on March 24. Mr. Braswell and I had a follow-up meeting with Mr. Jenkins and Mr. Russell in April to talk through Stanley's staff proposal and Mount Holly's staff proposal. Mr. Russell emailed Stanley's staff proposal after that discussion on May 4.

Enclosed is Mount Holly staff's proposed version of the water agreement after reviewing and incorporating many of the provisions proposed by Stanley's manager. The redlines on this version represent the matters which I believe are left for discussion between Mount Holly's staff and Stanley's staff at this point. I discussed the biggest outstanding points with Stanley's attorney last week and he is working with the manager on a response in an effort to finalize a jointly proposed draft. The Town Council for Stanley has a regular meeting on June 5, 2023, at 6:00 PM. This is their only regular meeting in the month of June. I am providing Council with an update on the current status of this agreement at this time in an effort to provide any additional feedback from Council on this agreement to Stanley's attorney in preparation for Stanley's Council meeting on June 5 where I believe a draft of the proposed agreement will be considered.

Overview of the Mount Holly staff proposed Agreement

The following are the highlights from the Mount Holly staff proposed Agreement included with this memo:

- This is a twenty year agreement for Stanley to purchase treated drinking water from Mount Holly at the initial rate of \$3.60 per thousand gallons of water for a five year period and thereafter at a treatment rate that would be in effect at the beginning of year six and then can change once every twelve months after that.
- In year four of the agreement, Mount Holly and Stanley would jointly participate in a rate study the results of which will set the treatment rate which Mount Holly will charge Stanley for years six through ten, and this would be repeated every five years after that throughout the term of the agreement.
- Stanley agrees to purchase from Mount Holly a minimum of 300,000 gallons of water per day and a maximum of 700,000 gallons of water per day and 21,000,000 gallons of water per month. If Stanley exceeds the maximum monthly water usage, then Mount Holly would charge Stanley the inside non-residential water rate for the additional water. Stanley will notify Mount Holly anytime Stanley has a new customer anticipated to use at least 60,000 gallons of water or more per day or anytime Stanley has an existing customer anticipated to increase water usage by 60,000 gallons of water or more per day. If the increased usage is anticipated to cause Stanley to exceed its maximum monthly water usage limit, then Stanley would request an increase in the monthly water usage limit. Mount Holly would then approve or deny the request based upon its capacity to serve the increased monthly water usage.
- Each municipality is responsible for maintaining its own system. Mount Holly's system includes the elevated water tank on Hwy 27, the two master meters, and all lines located east of the master meters and appurtenances such as the booster pump station. Stanley's system includes the 12" water line on Hwy 27 between the master meters and the elevated water tank and all lines located west of the elevated water storage tank. An exhibit is attached to the agreement showing the approximate locations of the water tank, 12" water line, and two master meters. However, in the event that any part of Mount Holly's system needs any major repair (costing over \$5,000) not on Mount Holly's capital improvement plan which is needed on an emergency basis, excluding any repairs that would not directly serve Stanley, Stanley would split the cost of the major repair with Mount Holly. Any insurance proceeds or FEMA funds received by Mount Holly would be deducted from the total costs before the cost share with Stanley.
- Mount Holly is responsible for providing water to Stanley which meets the federal standards for safe drinking water adopted by NCDEQ. However, Stanley is responsible for water quality issues due to system compromises after the water leaves the elevated water storage tank (for example, in the event of a line break in a line which is a part of Stanley's system that results in water quality issues). Also, Stanley is responsible for water quality issues in due to the negligence or intentional acts or omissions of Stanley in the maintenance of the 12" water line between the master meter and the elevated water storage tank.
- There are provisions for such matters as failed meters and inaccurate readings, each municipality contacting the other in case of emergency or unusual readings, water restrictions, allowing Stanley to have access to the same water meter data that Mount Holly receives through radio monitoring of the master water meters, and advance notice in case of interruption of service.
- This agreement would terminate any prior agreements with Stanley for the sale of water.

- Provisions in a prior water agreement purported to modify the recorded easement for the water tank. They involved Mount Holly having Stanley's permission to use the water tank for cell tower leases. Rather than including those same provisions in this proposed agreement, I have put them in a proposed separate easement modification that would be recorded and stay in full force and effect even if the proposed water agreement were terminated by the parties or expired in the future.

Current discussion points with Stanley

- Mr. Jenkins expressed in the December 2022 initial meeting that Stanley wants a "percentage cap" on the treatment rate. Mr. Braswell and I asked what the percentage cap would be based upon and that detail was left as an open question to be proposed by each manager along with other undecided details. Mount Holly's staff took this request very seriously and saw this as an opportunity to address any historical concerns from Stanley that they might be overcharged in some way and may not be charged a fair treatment rate. Mount Holly's staff proposed two options for Stanley's consideration, both of which used a rate cap which incorporates the US Bureau of Labor Statistics Consumer Price Index for All Urban Consumers for Water and Sewerage Maintenance. Mount Holly staff considered that it could be possible to look at the nationwide reported increases in the cost to maintain water systems, add a small percentage to that, and use the result as a cap on the rate. That way, Stanley could have some assurance that the treatment rate would be limited if it were ever calculated in a way that would result in increases that are greatly exceed nationwide increases in the cost to treat water. However, Stanley proposed in return (even after receiving Mount Holly's CPI-indexed percentage cap options) a 3% annual cap on the rate over the rate in effect for the previous 12 month period and a cumulative 10% cap for any 60 month period over the rate in effect for the previous 12 month period. Stanley's stated reasons for this proposal include a historical review of their water rate and providing Stanley with certainty necessary for future budgeting. Mount Holly staff does not support such a percentage cap and therefore the redline revision before you removes that provision. The two boards agreed that Mount Holly would charge Stanley the treatment rate after the first five years. If the treatment rate is accurately calculated after joint participation in a rate study, then the staff's recommendation is that there be no artificial cap that causes Stanley to pay less than the cost to treat the water. Since the rate study sets the rate for each year over a five year period, then Stanley should also have enough certainty for budgeting purposes.
- Stanley's attorney expressed concerns with the bacteriological provisions in paragraph 3 and the cost share provisions in paragraph 6(B) in a prior version. Stanley's attorney returned proposed changes to these paragraphs that Mount Holly's staff largely agreed with and can support. Stanley's attorney expressed that Stanley's manager would prefer to remove those paragraphs in their entirety, due to their staff not being able to foresee circumstances where these provisions would be used and having difficulty thinking through scenarios that might trigger these provisions. Stanley's manager has concerns that these paragraphs could derail approval of this agreement by the Stanley Town Council. After internal discussion, I gave some examples to Stanley's attorney and expressed that Mount Holly's staff recommends leaving this provisions in the agreement.

STATE OF NORTH CAROLINA
COUNTY OF GASTON

INTERLOCAL WATER SALES AGREEMENT

THIS AGREEMENT, effective this 1st day of July, 2023, by and between the City of Mount Holly, a North Carolina municipal corporation, hereinafter referred to as "Mount Holly" and the Town of Stanley, a North Carolina municipal corporation, hereinafter referred to as "Stanley";

WITNESSETH:

WHEREAS, Stanley wishes to procure a source of treated drinking water suitable for re-sale to its citizens, residents and industries; and,

WHEREAS, Mount Holly has treated drinking water available for sale to Stanley; and,

WHEREAS, pursuant to the legal authority set forth in North Carolina General Statutes 160A, Article 20, and 153A-278, the parties wish to enter into an interlocal agreement for the purchase and sale of treated drinking water as set forth herein; and,

WHEREAS, the parties have previously entered into the "Emergency Water Connection Agreement" dated December 9, 1990, the "Water Sales Agreement" dated December 31, 1993, the "Second Mount Holly-Stanley Water Sales Agreement and Easement Amendment" dated February 1, 2005, and the "Utility Sales Agreement" dated July 1, 2012, and wish to amend any such agreements as may still be in effect so that this Agreement shall supersede these prior agreements and re-state the whole agreement between the parties as to the provision of treated drinking water.

NOW, THEREFORE, in consideration of, and subject to, the terms and conditions hereinafter set forth, the parties covenant and agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms and conditions by which Stanley shall purchase, and Mount Holly shall sell, treated drinking water for re-sale by Stanley to its constituent citizens, residents, and industries.
2. This Agreement is intended to replace all prior Agreements, and all Amendments to such Agreements, by and between Mount Holly and Stanley involving the sale and distribution of water, including but not limited to the "Emergency Water Connection Agreement" dated December 9, 1990, the "Water Sales Agreement" dated December 31, 1993, the "Second Mount Holly-Stanley Water Sales Agreement and Easement Amendment" dated February 1, 2005, and the "Utility Sales Agreement" dated July 1, 2012. To the extent any of the foregoing Agreements have been recorded, it is the intent of the Parties to modify such prior recorded Agreements, and, in the event of differences between any prior recorded Agreements and this Agreement, the provisions of this Agreement shall control. Any unrecorded prior Agreements

between ~~Mount Hollythe City~~ and ~~StanleyTown~~ with respect to the sale and distribution of water are hereby terminated.

3. Purchase and Sale. Stanley agrees to buy from Mount Holly and Mount Holly agrees to sell and deliver to Stanley water on the terms and conditions hereinafter set forth. Throughout the term of this Agreement, Mount Holly shall have the exclusive right to sell water to Stanley, and Stanley further agrees to purchase water from Mount Holly, as set forth herein. The water being sold by Mount Holly shall at all times meet the standards for safe drinking water as promulgated at 40 CFR, sections 140 through 143, pursuant to the terms of the Safe Drinking Water Act at 42 USCA, all as amended from time to time, which standards have been adopted by the State of North Carolina Department of Environmental Quality ("NCDEQ"), under which standards Mount Holly produces water at its water treatment plant ("Water Treatment Standards"). Mount Holly hereby acknowledges that Stanley is purchasing water for resale to its customers. It is understood and agreed that Mount Holly's obligation as to the bacteriological quality of water applies to and ~~includes~~~~including~~ the "Point of Delivery", as hereinafter defined, and that ~~Stanleythe Town~~ shall be responsible for the bacteriological quality of the water should issues arise with respect to water quality or standards resulting solely from conditions or system compromises occurring west of the "Point of Delivery." ~~The Point of Delivery is identified as the point at which the water furnished flows west from the Highway 27 water tank as shown on that attached sheet marked Exhibit "A" and incorporated herein by reference.~~ Stanley agrees to indemnify and hold harmless Mount Holly from and against any and all losses, cost, claims, damages, and expenses, which Mount Holly may incur arising out of or connected with the water quality or standards which (1) result from circumstances or system compromises occurring west of the "Point of Delivery or (2) are due to the negligent or intentional acts or omissions of Stanley and/or its agents, contractors, and customers. in the maintenance of that 12" water line west of the meter vaults as shown on Exhibit "A" and incorporated herein by reference.
4. Term. The term of this Agreement shall be Twenty (20) years from the effective date above. Either party hereto may, at any time prior to the beginning of the year before the expiration of this Agreement, give notice to the other of its desire to renew this Agreement and upon the giving of such notice, the parties hereto shall negotiate in good faith with reference to a renewal of this Agreement.
5. Ownership of Water Systems and Appurtenances. The parties previously jointly developed certain water systems in cooperation with each other and Gaston County through that "Inter local Agreement for Installation, Operation and Maintenance of Water Line, Pump Station and Elevated Water Storage Tank, Stanley - Mt. Holly" dated February 19, 1993, and recorded in the register of deeds for Gaston County, North Carolina ("Public Registry"), in Deed Book 2459, Page 936 ("1993 Interlocal Agreement"). The parties acknowledge that, unless otherwise stated herein, each party owns the following water lines and systems, -as previously outlined in the 1993

Interlocal Agreement, the location of which are further shown on that Exhibit "A" incorporated herein by reference:

A. Stanley's System: The 12" water line along NC 27 from the master meters Duke Power Right of Way to the Elevated Town's Water Tank, along with any lateral lines and connections, and all existing and future water lines and appurtenant systems located west of the Elevated Water Tank. the portion of the master meter on the Stanley side of the physical interconnection shall belong to and remain the property of the Town of Stanley; and

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B. Mount Holly's System: The water line along West Catawba Avenue and along NC 27 to The two master meters; all existing and future water lines and appurtenant systems located east of the master meters; including the booster pump station located on NC 27; the aforementioned water line; and the Elevated Water Tank. elevated water tank located along the NC 27 corridor [or insert current address], and the portion of the master meter on the Mount Holly side of the physical interconnection shall belong to and remain the property of the Town of Mount Holly.

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The location of the master meter and the water lines is further shown on that certain "Not to Scale Drawing of the Mount Holly water distribution system to Stanley" which is attached to this Agreement as Exhibit ___ for reference and illustrative purposes only.

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6. Maintenance.

A. Generally. Each party shall have the responsibility for maintenance of the existing and future water lines and appurtenances owned by that party as described above. Stanley's facilities include existing and future water lines and appurtenant systems located west of the existing water meter vault located on Highway 27 near the Duke Energy transmission line right of way ("Stanley's System"). Mount Holly's facilities include the two existing water meter vaults and two master meters and existing and future water lines and appurtenant systems located east of the existing water meter vault and the Highway 27 water tank as aforesaid ("Mount Holly's System").

B. Cost Share Major Repairs Outside Capital Improvement Plan. In the event that Mount Holly's system requires Major Repairs (defined below) outside of its capital improvement plan used to set Stanley's Rate in the joint rate study as outlined below, then the parties agree to a cost share as follows: Mount Holly shall pay fifty percent (50%) of the cost of the engineering, design, and the repair and Stanley shall pay fifty percent (50%) of the cost of the engineering, design, and the repair. "Major Repairs" are defined as repairs needed on an emergency or urgent basis as a result of unexpected damage or compromise to Mount Holly's system and necessary to the provision of services to water customers of Mount Holly, but excluding any repairs that will not directly serve Stanley, with a cost exceeding \$5,000.00. In the event Mount Holly receives reimbursement, funds, or

contributions of any kind, whether from FEMA, insurance, or any source whatsoever, for any such "Major Repairs" as defined herein, the full amount of such monies received will be deducted from the cost of the "Major Repairs" before the cost share is determined.

- C. Failed Meters or Inaccuracies of Readings. Mount Holly and Stanley agree to calibrate the master meters using a certified third party at a frequency of at least once every ~~six (6) twelve (12)~~ months. Mount Holly or Stanley may request additional calibrations at their own expense. A meter registering not more than two percent (2%) above or below the test result shall be deemed to be accurate. The readings of any meter disclosed by test to be inaccurate shall be corrected by substituting the ~~six (6) 12~~ month average ~~foref~~ readings of such meter for the ~~six (6) 12~~ months previous to such inaccurate reading. If any meter fails to register for any period of time, the amount of water furnished for such period shall be corrected by substituting the six (6) month average for readings of such meter for the six (6) months previous to such failure. deemed to be the amount of water delivered in the corresponding period immediately prior to the failure, unless Mount Holly and Stanley agree upon a different amount. The metering equipment shall be read monthly by Mount Holly according to Mount Holly's prevailing meter reading schedule. Stanley shall have access to the meter for the purpose of verifying its reading at any reasonable time, upon request.

7. Treated Water Charge.

- A. Generally. The purchase rate for treated water from Mount Holly to Stanley ("Stanley Rate") will be the charge per thousand gallons of water being equal to the quotient of (A) the sum of (i) the direct operating budget of the water treatment plant owned and operated by Mount Holly ("Mount Holly Plant") and (ii) the known capital improvement projects necessary to the provision of services to water customers of Mount Holly excluding any capital improvement projects that will not directly serve Stanley, divided by (B) the number of thousand gallons of water which are projected to be treated in the Mount Holly Plant in the fiscal year covered by said annual budget. Mount Holly will not charge Stanley any other fees to provide water other than the Stanley Rate.
- B. Stipulated Rate Lock for Five Years. The parties stipulate and agree that the Stanley Rate shall be locked at \$3.60 per thousand gallons of water for the first five (5) years after the effective date of this Agreement. Thereafter, the Stanley rate may change on July 1, 2028, and every twelve months thereafter, ~~subject to the limitations set out in parts C and D below.~~ Each date on which the Stanley Rate could change is called a "Change Date".
- C. Joint Rate Study. Within the fiscal year beginning July 1, 2026, Mount Holly intends to conduct a water rate study, and a component of the rate study will be to set the Stanley Rate beginning on the first Change Date of July 1, 2028, and extending for the following sixty months to cover the next five successive Change

Dates. Stanley and Mount Holly will jointly participate in the Request for Qualifications process to select a rate study consultant, and the costs of the rate study shall be shared between the parties as follows: Stanley shall pay one hundred percent (100%) of the cost of the scope of services to set the Stanley Rate and Mount Holly shall pay one hundred percent (100%) of the cost of rest of the scope of services not related to setting the Stanley Rate. Thereafter, the parties will participate in a joint rate study as outlined above every five fiscal years to set the Stanley Rate over the following five fiscal years.

~~D. — Percentage Cap on the Stanley Rate. The Stanley Rate will never be increased on any single Change Date by more than three percent (3%) above the rate in effect for the previous 12 month period; and, in addition, it is agreed that the cumulative Rate adjustment for the 60 month period following any Rate study will not be increased by more than 10% above the Rate in effect for the 12 month period immediately preceding the most recent joint rate study. This percentage cap on the Stanley Rate can only be exceeded in order to include capital costs and operating costs necessary to meet any future new and additional requirements by NCDEQ which result in a higher or enhanced level of Water Treatment Standards from those in effect as of the date of this Agreement.~~

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8. Invoicing. Mount Holly will invoice Stanley for water supplied hereunder approximately the first day of each month and such invoice shall be payable in full within 15 days of receipt of such billing. Any payment not received within 15 days of said billing shall carry a 1.5% late payment penalty.
9. Stanley Water Customers.
 - A. Generally. Except as provided in part B herein, water provided by Mount Holly to Stanley under this Agreement will be provided only to water customers located within the present or future city limits of Stanley and those customers at their present locations now served by Stanley which are located outside of its city limits. The parties stipulate and agree that Glatfelter, and any successor by merger, acquisition, or otherwise, to Glatfelter, is Stanley's exclusive water customer. Stanley shall set the rate it charges its water customers from time to time.
 - B. New Stanley Customers. Stanley agrees to purchase from Mount Holly a minimum of 300,000 gallons of water per day. The maximum daily water usage limit shall be set at 700,000 gallons of water per day and the maximum monthly water usage limit shall be set at 21,000,000 gallons of water per month. The Parties agree that the maximum daily limit is based on the facility or system capacity as of the effective date of this Agreement, and that such maximum daily limit may be amended as outlined below in the event of expansion of the existing system or in the event the needs of Stanleythe Town so require. Stanley agrees that all new water customers of the Town will be provided with water pursuant to the terms of this Agreement. In event Stanley exceeds the maximum monthly water usage said limit without receiving an increase in said

limit as outlined below, Mount Holly shall have the right to increase the rate charged to Stanley for the amount of water treated which exceeds the maximum usage limit, said rate not to exceed the then current Inside Non-Residential Water Rate. Stanley agrees that it will give 60 days' prior notice of Stanley's intent to provide water to any new customer within (through annexation or otherwise) or outside its corporate limits if it is anticipated that such customer will utilize 60,000 gallons of water or more per day. Stanley will also give Mount Holly 60 days' prior notice of its intent to provide water to any now existing customer who plans to increase its usage by 60,000 gallons of water or more per day. "Gallons of water per day" shall be based upon a monthly average of daily consumption. If the increased usage is not anticipated to cause Stanley to exceed its maximum monthly water usage limit, then the purpose of this notice is to allow Mount Holly to make necessary preparations for such increased usage. If the increased usage is anticipated to cause Stanley to exceed its maximum monthly water usage limit, then such notice shall include a request for an increase in the monthly water usage limit, and Mount Holly shall have thirty (30) days to approve or deny the request in its sole determination based upon its capacity to serve the increased monthly water usage, unless the parties agree to an extension of time to review.

- C. Event of Emergency. In the event of the daily maximum water quantity being exceeded due to a breakage in Stanley's System or other emergency, Stanley shall immediately contact Mount Holly's Water Treatment Plant Operator in Responsible Charge and inform that such maximum daily amount will be exceeded. Mount Holly agrees to notify Stanley as soon as practicable in the event that meter data or other information indicate significant or unusual increases in the quantity of water sold or provided, so as to allow Stanley to investigate breakage or other compromises to the system.
10. Water Related Restrictions. Stanley shall be subject to Mount Holly's water conservation/restrictions policies in effect at the time of execution of this Agreement and as they may be amended. Accordingly, Stanley's water supply may be preempted in the same manner and fashion as all other water users of Mount Holly.
11. Long-term Per Capita Reduction. In accordance with Session Law 2011-374, all local water supply plans must include a plan for the reduction of long-term per capita demand on potable water. Since Mount Holly must implement Best Management Practices (BMPs) to meet this requirement, it is required for the Stanley to also implement BMPs to reduce potable water demand. Mount Holly will supply a list of BMPs they have implemented to the Stanley as measures to implement or the Stanley must demonstrate to Mount Holly that comparable BMPs have been previously implemented or will be implemented on an established schedule.
12. Water Meter Data. Mount Holly agrees to provide to Stanley, at no charge to Stanley, access to the same water meter data that Mount Holly receives through radio monitoring of the master water meter so that Stanley can monitor its water usage in real time.

13. Interruption of Service. Mount Holly will provide Stanley with at least forty-eight (48) hours' notice prior to any interruption of service necessary due to planned maintenance, repairs or other foreseeable extent of interruption. When interruptions of service are due to emergency situations, which cannot be foreseen, Mount Holly will notify Stanley as soon as possible as to the estimated duration and extent of the interruption. Each party will notify the other party about detected problems in each water system that affect Stanley's water usage or the other party's water system as promptly as possible. Each party will keep its list of emergency contacts updated with the other party for such notification purposes.

14. Amendment or Termination. This Agreement may be amended or terminated only by an instrument in writing executed by both parties hereto.

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IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on their behalf by individuals duly authorized, all as of the day and year next to each signature.

CITY OF MOUNT HOLLY

Attest:

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

City Clerk

TOWN OF STANLEY

Attest:

By: _____ (SEAL)
Steven Denton, Mayor

City Clerk

Prepared by & return to after recording:

Marie M. Anders, Atty., Michael, Elting, & Anders, PLLC, 124 W. Catawba Ave., Mount Holly, NC 28120

NORTH CAROLINA

EASEMENT MODIFICATION

GASTON COUNTY

THIS EASEMENT MODIFICATION made and entered into this 1st day of July, 2023, by and between the City of Mount Holly, a North Carolina municipal corporation, hereinafter referred to as "Mount Holly" and the Town of Stanley, a North Carolina municipal corporation, hereinafter referred to as "Stanley";

WHEREAS, the parties hereto have previously entered into an easement dated January 27, 1995, and recorded in Deed Book 2435, Page 32, of the Gaston County Public Registry ("Easement"); and,

WHEREAS, the parties wish to modify the Easement as stated herein.

NOW, THEREFORE, in consideration of the terms and conditions herein, the parties do hereby agree as follows:

1. Pursuant to the Easement, Mount Holly is responsible for the operation and maintenance of the Highway 27 water storage tank located within the Easement Area described therein. The parties agree that, subject to the revenue share provisions herein provided, Mount Holly may continue to utilize the Easement Area for the installation of such facilities as Mount Holly may elect and collect therefrom any rents, ~~subject to the revenue share provisions herein provided,~~ (including those from existing leases) associated with the same including, but not limited to, equipment related to the installation of microwave dishes, antennas, and other related telecommunication equipment. Prior to the installation upon the Easement of equipment not associated with the production or distribution of water, Mount Holly shall inform Stanley of such proposed installation and allow Stanley a period of thirty (30) days to interpose any objections or request any modification to such proposal. Mount Holly will carefully consider comments from Stanley prior to such installation and will, in any event, comply with applicable zoning ordinances and pay all fees and charges related to any

applications, permitting, or zoning review required as a result of any such proposed installations. Stanley agrees that it will not ~~unreasonably~~ prohibit through zoning or otherwise the placement of telecommunication equipment upon the water tank.

2. All installation of facilities not related to the municipal water system shall be located entirely within the existing fenced area of the Easement.
3. Rental revenue received by Mount Holly in excess of the costs of maintenance of the water tank during a fiscal year, including revenue received from up front or one-time payments relating to extensions or expansions of leases, licenses or any other use of the easement, shall be shared equally between the parties. In the event that the costs of maintenance of the water tank shall be in excess of rental revenue received by Mount Holly in a fiscal year, then Stanley agrees to reimburse the Mount Holly one half of the excess costs. Mount Holly agrees to provide copies of all leases, licenses or other documentation relating to the collection of rents, upfront payments and all other revenues received from the lease or ~~usesue~~ of the water tank, along with copies of receipts for all rents and payments received, on at least an annual basis.
4. There will be no logo on the water tank except as may be agreeable from time to time by the parties hereto.
5. Stanley may, at its election, install equipment upon the tank for use by Stanley as outlined in that Permit from Mount Holly to Stanley dated July 11, 2022, as amended from time to time.
6. Except as amended herein all other provisions of the aforesaid Easement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this easement modification to be executed on their behalf by individuals duly authorized, all as of the day and year next to each signature.

CITY OF MOUNT HOLLY

Attest:

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

City Clerk

TOWN OF STANLEY

Attest:

By: _____ (SEAL)
Steven Denton, Mayor

Town Clerk

STATE OF NORTH CAROLINA
COUNTY OF GASTON

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that Bryan M. Hough personally came before me this day and acknowledged that he/she is Mayor of the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, and that by authority duly given and as the act of the City Council of the City of Mount Holly, NC, the foregoing instrument was signed in its name by Bryan M. Hough as its Mayor, sealed with its corporate seal, and attested by Amy Miller as its City Clerk. Witness my hand and notarial seal, this _____ day of _____, 20____.

Notary Public

My commission expires: _____
(seal)

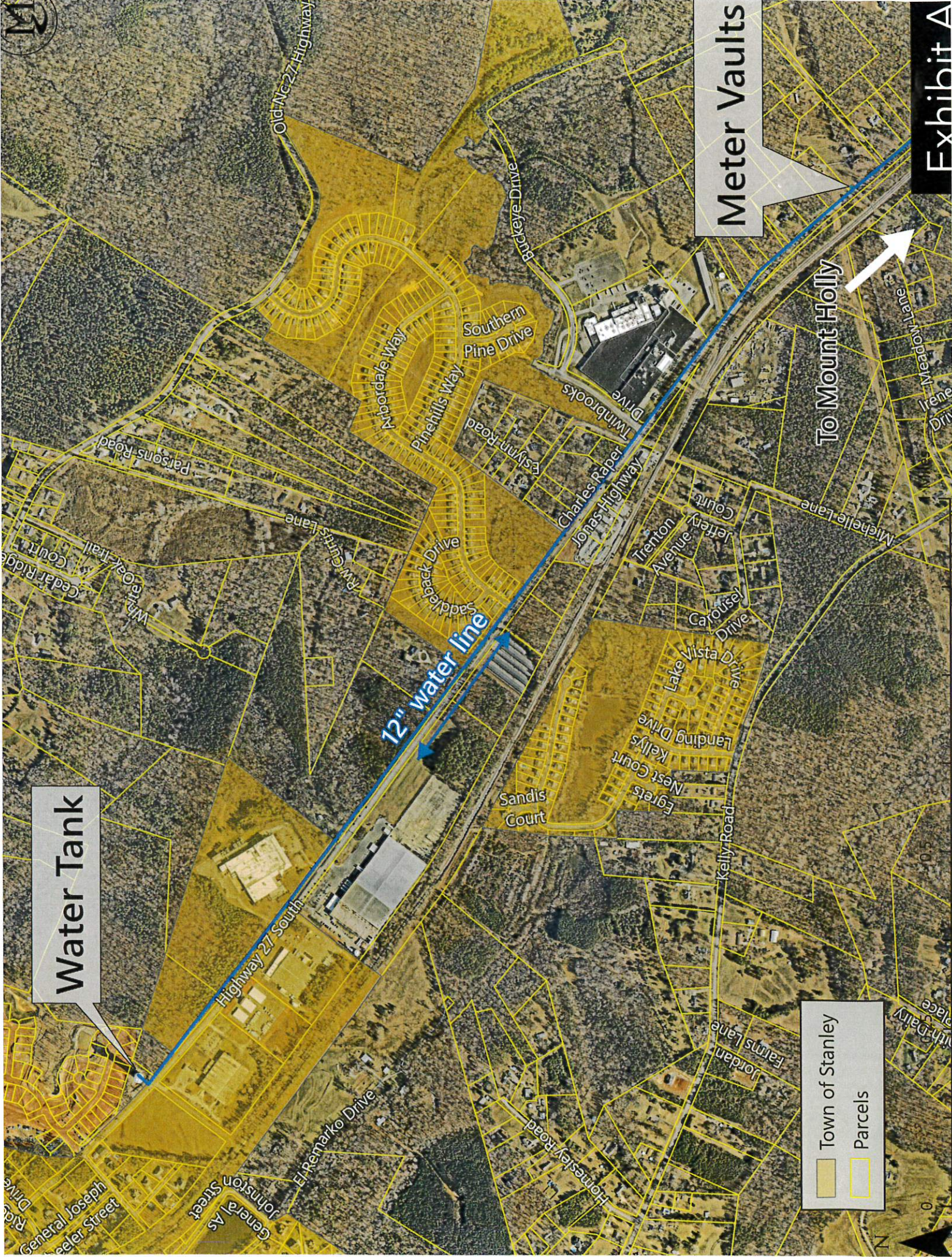
STATE OF NORTH CAROLINA
COUNTY OF GASTON

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that Steven Denton personally came before me this day and acknowledged that he/she is Mayor of the TOWN OF STANLEY, a North Carolina municipal corporation, and that by authority duly given and as the act of the Town Council of the Town of Stanley, NC, the foregoing instrument was signed in its name by Steven Denton as its Mayor, sealed with its corporate seal, and attested by Olga Grishin as its Town Clerk. Witness my hand and notarial seal, this _____ day of _____, 20____.

Notary Public

My commission expires: _____
(seal)



Water Tank

12" water line

Meter Vaults

To Mount Holly

- Town of Stanley
- Parcels