



April 26, 2021
Council Work Session Meeting

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

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



**April 26, 2021
6:30 P.M.
CALL TO ORDER BY THE MAYOR**

INVOCATION

SET THE AGENDA

CONSENT AGENDA

1. Approval of a Resolution in opposition to HB401/SB349 Increasing Housing Opportunities
2. Approval of the March 22, 2021 Council Work Session Meeting Minutes
3. Approval of the April 12, 2021 Council Meeting Minutes

AGENDA

1. Update on the GO Gaston from the Gaston Business Association *Patrick Mumford*
2. Financial Update *Michelle Wood*
3. Presentation of the Mount Holly Police Department 2020 Annual Report
Chief Don Roper and Deputy Chief Brian Reagan
4. Discussion of GO Bond Resolution language for Parks & Recreation *Jonathan Wilson*
5. Update on the 2021 Downtown Summer Events *Phyllis Harris*

OTHER

1. Interdepartmental Budget Line Re-appropriation (For informational purposes only)

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11 (a) (3, 5 and 6)

ADJOURN

CONSENT AGENDA



City of Mount Holly Action Agenda Item

To: City Council Greg Beal, Economic Development	Date: April 21, 2021
From: Coordinator, Planning Director	Meeting Date: April 26, 2021
Agenda Item to be considered: <u>Resolution in Opposition to HB401/SB349</u>	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: <u>In last week's Council update, I informed you of a threat to single-family zoning, in the way of an introduced bill in the NC Legislature, House Bill 401 and Senate Bill 349. If passed, this bill would eliminate single family zoning in North Carolina, and it would force municipalities to allow duplexes, triplexes, quadplexes and townhomes into all residential zones, including all low-density zoning districts. It does offer that neighborhoods with covenants and restrictions can amend such and prohibit multifamily uses within their subdivisions, but it offers no exemptions for older neighborhoods without an organized homeowners association and established covenants and restrictions. Neighborhoods like Woodland Park would not be protected.</u> <u>The cities of Gastonia, Belmont, Bessemer City, Lowell, Stanley, Dallas and now Mount Holly, have worked together through Centralina Council of Governments and the NC League of Municipalities to draft the attached resolution in opposition to the bill that would eliminate single family zoning. Credit goes to Gastonia for taking two resolutions and combining them into one, which you will find attached. All of the aforementioned towns have the resolution of opposition on their respective governing board agendas and are expected to pass it. The resolution, while lengthy, captures all of the negative consequences of this bill.</u>	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☒ N/A
Manager/Staff Recommendation: <u>Staff recommends approving the resolution in opposition to House Bill 401 and Senate Bill 349.</u>	
Result of City Council Decision: _____	
Attachments: <u>Resolution</u> <u>Gazette Article</u>	

**RESOLUTION IN OPPOSITION TO HB401/SB349
2021 NORTH CAROLINA LEGISLATIVE SESSION**

WHEREAS, recognizing the importance of zoning to the peace and prosperity of North Carolina's municipalities, for generations the State of North Carolina has allowed municipalities to regulate local development; and

WHEREAS, municipalities in the State of North Carolina have their own unique characteristics and challenges so that "one size" does not "fit all," and statewide zoning mandates thus may have unintended negative consequences for the residents of the State; and

WHEREAS, unfunded mandates by the State, particularly during a time when local revenues are under pressure due to Covid-19 and other factors affecting local economies, will force communities such as Mount Holly to either increase property taxes or decrease services critical to the their residents, such as street maintenance or fire and police protection; and

WHEREAS, HB401/SB349 is now pending in the North Carolina General Assembly, and would force municipalities to allow duplexes, triplexes, quadplexes and Cityhouses into all residential zones, including all low-density zoning districts, for the stated purpose of expanding housing opportunities in Citys; and

WHEREAS, HB401/SB349 exempts residential areas in which private restrictive covenants apply, thus differentiating between subdivisions, such as gated communities and the neighborhoods without such protections, in essence protecting the wealthy by exposing middle and low income residents to incompatible development dictated by state government; and

WHEREAS, although HB401/SB349 has reportedly been endorsed by "affordable housing" proponents as a way to increase supply and decrease costs, in actuality there is nothing in the bill which actually controls costs; and

WHEREAS, HB401/SB349 likewise mandates the allowance of "one accessory dwelling," which can consist of a duplex, on each lot on which there is a single family residence, circumventing all usual approval processes such as conditional district zoning, and trumping all local parking requirements and utility approval protocols without regard to the impacts of a potential tripling of density; and

WHEREAS, HB401/SB349 has the potential to fundamentally change most neighborhoods in Mount Holly and accelerate the disruption of the lives of its citizens; and

WHEREAS, HB401/SB349 allows deficient applications to nevertheless vest development rights, undermining the ability of local jurisdictions to react to changes within their communities; and

WHEREAS, HB401/SB349, by using terms which are undefined and vague, makes expensive future litigation likely to create certainty around the meaning of its terms; and

WHEREAS, HB401/SB349 shifts financial responsibility for a developers attorney's fees onto the municipality, whether or not the City's decisions have been made in good faith in a manner seeking to protect the common good; and

WHEREAS, HB401/SB349 prohibits a municipality from even examining a traffic impact analysis, which has satisfied the North Carolina Department of Transportation, whether or not the municipality believes that the traffic generated by the project poses a danger to public safety and the ratification by the Department is prudent; and

WHEREAS, HB401/SB349, under the guise of creating affordable housing, is actually a usurpation of local zoning authority and if passed, will undermine the long-term stability of the City of Mount Holly for its permanent residents, betraying the promises of zoning, which residents have relied upon in making their most important financial investments, the purchase of their homes; and

WHEREAS, HB401/SB349 proposes significant changes to Chapter 160D (local planning and development regulation) of the General Statutes that significantly reduce the autonomy of local governments in establishing and enforcing local zoning and land use regulations through a Zoning, Unified Development, Land Development or comparable ordinance and the statewide regulations proposed in the bills would obstruct a local government's ability to thoughtfully plan for growth and evaluate development proposed in a community; and

WHEREAS, HB401/SB349 would eliminate single-family zoning by allowing for middle housing types (defined as residential duplexes, triplexes, quadplexes, and townhouses) in areas zoned for residential use and mandating the allowance of accessory dwelling units in all residential zones, and while such mandates would increase housing supply statewide, there is no guarantee of housing affordability, or neighborhood compatibility; and

WHEREAS, HB401/SB349 would significantly alter the development review and development appeals process to the disadvantage of a local authority with specific examples including: precluding using traffic as a basis for denying a development permit; barring local governments from conditioning the acceptance or processing of a permit application unless specifically statutorily authorized; and authorizing a court to award reasonable attorneys' fees and costs to a party successfully challenging the actions of a local government; and

WHEREAS, HB401/SB349 directs local governments to adopt land use ordinances and regulations or amend their comprehensive plans to implement the provisions of Part I of the Bill by October 1, 2021, at a time when local governments are investing significant time and resources to comply with new Chapter 160D requirements recently enacted by the General Assembly (S.L. 2020-25), and the proposed bills would significantly alter those ongoing planning processes, waste government resources, and erode public trust; and

WHEREAS, if the intent of the Bill is to increase the statewide housing supply, then there should be a rigorous analysis of the local fiscal, environmental, health and service impacts, both positive

and negative, and reasonable solutions, including funding, included in the Bill to mitigate potential impacts;

NOW THEREFORE BE IT HEREBY RESOLVED by the City Council of the City of Mount Holly, North Carolina as follows:

1. That the General Assembly not adopt either HB401 or SB349;
2. That, if passed, the Governor, the Honorable Roy Cooper, veto these measures;
3. That the city manager work with other local municipalities, including those that employ lobbyists, in an effort to prevent the passage of these bills;
4. That a copy of this resolution be sent to our elected State representatives and the Governor;
5. That the city manager take whatever additional steps he deems prudent.

Adopted this the ____th day of _____ 2021.

Bryan Hough, Mayor

ATTEST:

Amy Miller, City Clerk

NEWS

The battle for 'middle housing': NC neighbors fight to save single-family zoning

Ambitious and bi-partisan, the legislation could upend neighborhood zoning statewide. The backlash has been swift.

Brian Gordon USA TODAY NETWORK

Published 5:01 a.m. ET Apr. 16, 2021 | Updated 6:42 p.m. ET Apr. 18, 2021

Though Kenilworth Forest lies directly behind a major mall, the neighborhood feels divorced from the hum of nearby commercial activity. Secluded by rows of trees and a glistening lake, the small community of 99 houses in Asheville is set on sloped terrain, with a narrow main street that culminates in a dead-end.

“There’s only one way in and one way out so everybody’s having to say hi,” said resident Rick Freeman. “It’s quiet and super friendly.”

It was this tranquility that motivated Freeman, a former General Electric executive, to purchase a mid-century modern ranch home in the community four years ago when he and his wife were looking to retire to Asheville.

And it is this tranquility he hopes to preserve as he fights against a pair of bills that threaten to upend the way North Carolina has zoned neighborhoods like Kenilworth Forest for decades.

In late March, a bipartisan group of state legislators introduced companion bills that would eliminate single-family zoning in North Carolina. House Bill 401 and Senate Bill 349 both call for “middle housing” - townhouses, duplexes, triplexes, and quadplexes - to be allowed in any neighborhood currently zoned for detached single-family homes.

“Middle housing” fills the gap between single-family houses and taller apartment buildings. Over the decades, zoning ordinances have shrunk this sector of the housing stock, leaving advocates to coin it “Missing middle housing.”

By promoting “Missing Middle,” North Carolina could add up to a million housing units said Senator Chuck Edwards (R-Henderson), an enticing prediction given that cities from the mountains to the coast face drastic housing shortages and skyrocketing housing costs.

Nguyen says the abundance of single-family zoning has come at the expense of middle housing options. According to the American Housing Survey, less than 10% of new housing units from 1990 to 2013 were categorized as “Missing Middle Housing”.

But as demand for housing continues to outpace supply, many have looked to get middle housing into single-family neighborhoods.

In 2019, Oregon became the first, and still only, state to permit multi-family units like townhouses, duplexes, and quadplexes in single-family zones. Two years ago, Durham amended its land use ordinances to “allow for more, and more varied, housing choices.” The City of Charlotte is weighing whether it should eradicate its single-family zones.

"I think there are lots of people who see (middle housing) as an avenue towards more economic and racial diversity in neighborhoods," Nguyen said.

In his massive infrastructure plan, President Joe Biden proposed giving municipalities incentives to “take concrete steps to eliminate such needless barriers to producing affordable housing.”

Yet North Carolina’s middle housing legislation doesn’t incentivize local governments to end single-family zoning. It demands it.

More: Buying a house in Buncombe County? Bring cash, act fast and prepare for a bidding war

'A radical and comprehensive attack'

The middle housing bills have drawn support from both sides of the aisle. Several Republicans and Democrats joined Senator Edwards in sponsoring the legislation, including Sen. Valerie Foushee (D-Orange), who chairs the Senate Democratic Caucus, and Rep. Billy Richardson (D-Cumberland).

“There’s enough in this bill to be attractive to a wide range of folks,” said Rep. Brian Turner, a Buncombe County Democrat, who didn’t sponsor the House bill but does support it. “There is the concern about the affordable housing issue that’s typically a Democratic-leaning issue. It also goes to property rights, which typically appeals to some of the more conservative folks.”

If the middle housing bills were to become law, developers would no longer need special permission from local governments to build townhouses, duplexes, triplexes or quadplexes in single-family zones. The bill also allows accessory dwelling units, smaller homes that share lots with larger, primary houses, to be built statewide.

Construction limitations would still apply. Developers could only build middle housing where there’s water and sewer access, and new multi-family units would have to conform to local

residents. One CAN member ask whether neighborhoods could become homeowner associations in order to sidestep the legislation.

In a unanimous vote, CAN's executive committee approved a motion to oppose House Bill 401 and Senate Bill 349. In the coming days, they would spell out their concerns in a letter to their local legislators and the Governor.

Embrace change

As neighborhood leaders look to halt the middle housing bills, Chuck Edwards aims to see the legislation pass by the end of the summer. In recent weeks, he's reached out to local Western North Carolina officials to promote what he sees as the bills' free-market virtues.

"I believe that most conservatives will recognize that it's a property rights bill," he said.

Asked why the legislation exempts HOA communities, Edwards said including these covenant communities would have sparked "immense legal battles" that he wished to avoid. He added that he's open to amending the legislation in a way that prohibits new middle housing from being used as short-term vacation rentals.

Edward's efforts will be backed by Mike Carpenter, general counsel for the N.C. Home Builders Association. It will be Carpenter's job to convince a majority in both chambers of the General Assembly, and eventually the Governor, to support the legislation (In an email, a spokesperson for Gov. Roy Cooper said he "will review the bill as it moves through the legislative process.")

While Carpenter acknowledged more middle housing construction could benefit developers, he stressed that it also provided a "concrete solution" to a housing crisis.

"Is it self-serving? To a certain degree, yes," he said. "But on the other hand, it also serves a much greater societal need."

As an urban designer in Asheville, Joe Minicozzi boils the middle housing debate into a simple equation: More housing is better than less. Even if the bills only produce market-rate units, Minicozzi believes it's a step toward easing the state's housing crunch. He said that when wealthier households can't find homes in their price range, they end up competing against - and often outbidding - middle-class families for existing homes.

"The upper end needs supply as much as the bottom end," he said. "We're way undersupplied in the marketplace."

Looking back at Asheville's history, Minicozzi noted how over the years the city metamorphized from a sleepy resort town to a bustling tourist destination. He suggested it was time the city

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

City of Mount Holly
Mount Holly City Council Work Session Meeting
Monday, March 22, 2021
Council Chambers
6:30 pm

Call to Order

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

Mayor Bryan Hough	Miles Braswell, City Manager
Mayor Pro Tem Lauren Shoemaker	Don Roper, Police Chief
Councilwoman Phyllis Harris	Brian Reagan, Deputy Police Chief
Councilman Charles McCorkle-absent	Ryan Baker, Fire Chief
Councilman Jeff Meadows	Mark Jusko, Recreation Supervisor
Councilman David Moore	Tony Walker, Street and Solid Waste Director
Councilwoman Christina Pawlish	David Johnson, City Engineer/ Director of Utilities
	Greg Beal, Planning Director
Marie Anders, City Attorney	Michelle Wood, Finance Director

Invocation

Councilman Moore led the Council, staff and attendees in prayer.

SET THE AGENDA

With no changes to the agenda, Councilwoman Pawlish made a motion to approve the agenda as presented. Mayor Pro Tem Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

CONSENT AGENDA

1. Approval of Budget Amendment to Appropriate Funds for the Design of the MHPD Memorial Plaza
2. Approval of an In Rem Demolition Ordinance for a dilapidated structure at 329 North Lee Street
3. Approval of the March 8, 2021 Council Meeting Minutes

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

direction on proceeding forward with this project. It was the consensus of Council to wait until we get to the point of moving forward with the project before funding options are discussed.

4. Discussion of Parks and Recreation Maintenance Building

Mr. Jusko advised that before COVID staff brought an estimate of \$156,000 for a maintenance building. Since then the project was put on hold but staff would like to include the building in the upcoming budget. Council's direction was to move forward with the budget goals in the upcoming budget but get estimates on a larger building. Mr. Meadows advised that the City could possibly benefit from separating the project out and getting estimates on a concrete pad then a separate estimate on a metal building.

5. Closed Session Pursuant to N.C.G.S 143-318.11 (a)(3, 5 and 6)

Councilwoman Harris makes a motion to enter into closed session pursuant to N.C.G.S 143-318.11 (a) (3,5 and 6). Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried) Time was 7:38 pm. Councilwoman Harris made a motion to return to open session. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried) Time was 8:15 pm.

6. Adjourn

With no additional items for discussion, Mayor Bryan Hough entertained a motion to adjourn. Councilwoman Pawlish made the motion to adjourn the March 22, 2021 Council Work Session Meeting. Councilman David Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 8:16 pm.

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING
MONDAY, APRIL 12, 2021
COUNCIL CHAMBERS
7:00 PM

Call to Order

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

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

Invocation

Reverend Kendall Cameron, Pastor at the Mount Holly First Baptist Church led the Council, staff and attendees in prayer.

Pledge of Allegiance

Councilwoman Christina Pawlish led the Council, staff and attendees in the Pledge of Allegiance.

Set the Agenda

With no changes to the agenda, Councilwoman Pawlish made a motion to approve the agenda as presented. Mayor Pro Tem Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

CONSENT AGENDA

1. Adoption of the Cell Tower Lease Agreement for the Highway 27 Water Tower
2. Approval of Minutes of the March 22, 2021 Council Work Session Meeting

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

PRESENTATIONS

1. Swearing in of Fire Fighters Blake Buchanan Daniel Love, Noah Boyd and Brandon Potts
Mayor Hough administered the Fire Fighters oath of office to Blake Buchanan, Daniel Love, Noah Boyd, and Brandon Potts. All Fire Fighters were pinned by family members.
2. Swearing in of Officers Brianna Robinson pinned by husband, John Delaney pinned by girlfriend and Bryan Kale pinned by wife
Mayor Hough administered the Police Officers oath of office to Brianna Robinson, John Delaney and Bryan Kale. They were pinned by family members.
3. Presentation of Proclamation for Telecommunicator's Week
Mayor Hough presented the telecommunicator's with a proclamation honoring them for Telecommunicator's Week. Chief Roper recognized the Telecommunicator's.
4. Presentation of Advanced Certificates to Detective Lee Faris, Corporal Daniel Ledford and Officer Dawn Todd

Councilwoman Harris advised that the Special Events Committee decided it would be best to cancel the scheduled April events due to the current Governor's orders. She commented that the Committee will work on a month to month basis taking the executive orders into consideration. Council is very anxious to start the downtown events back up and directed staff and the Special Events Committee to come up with alternative locations and methods that would allow the scheduled events to take place. Council also directed staff to contact other local municipalities and find out what they are doing with their scheduled summer events. Staff will bring the findings back and discuss further at the April Work Session.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Moore made the motion to adjourn the April 12, 2021 Council Meeting. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 8:26 pm.

AGENDA



City of Mount Holly Action Agenda Item

To: Mayor and City Council	Date: April 20, 2021
From: Miles Braswell, City Manager	Meeting Date: April 26, 2021
Agenda Item to be considered:	
Gaston Business Association – Gaston Outside Update	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
Patrick Mumford, President and CEO of the Gaston Business Association, will be providing an update for the Gaston Outside (GO) campaign activities.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☒ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	
Budget Code	
Reviewed by City Attorney	☐ YES ☒ NO ☐ N/A
Manager/Staff Recommendation:	
Result of City Council Decision: _____	
Attachments:	
• March 23, 2021 Letter	



March 23, 2021

Dear Miles,

As we enter the final months of your fiscal year, I wanted to provide an update on our Gaston Outside (GO) campaign activities. As of January 1, GO is now a program of work under the Gaston Business Association (GBA). This alignment provides the GBA additional partnership opportunities to further amplify our messages about what Mount Holly and Gaston County have to offer.

Although we experienced disruptions in our workplan due to the pandemic, GO-created content has consistently improved. This is in large part due to a more targeted focus on promoting Gaston's unique communities and their specific priorities.

Late last summer, you communicated the following priority areas for Mount Holly:

- Leverage information in Strategy Action Agenda to guide content creation
- Demonstrate future of Mount Holly by highlighting progress of key initiatives within "chapters" of Strategy Action Agenda
- Emphasize Placemaking, Arts, and a Healthy Community
- Spotlight:
 - Downtown Area Plan
 - Woods & Water District developments
 - Gateway District Planning
 - Connectivity & Transportation

In an effort to actively address these priorities, we:

- launched a regularly published GO newsletter;
- grew our team of freelance writers to provide exclusive, high quality content;
- amplified our organic social media efforts while increasing performance; and
- enhanced cross-promotion through our GBA communication channels (website, newsletters, social media).

Mount Holly continues to be an integral part of our GO promotions. As a part of your placemaking and downtown growth objectives, we have:

- polled Mount Holly residents on what makes Mount Holly unique;
- included resident feedback in articles focusing on Mount Holly's growth and what makes Gaston County home;
- focused on the various trails throughout Mount Holly;
- highlighted businesses and residents in a variety of ways; and
- creatively engaged residents and visitors through a staycation article with an itinerary based in downtown.

Coming up, we will:

- feature Mount Holly in our '[Walk Down Main Street](#)' series covering Main Street businesses and amenities throughout the county; and
- continue to highlight Mount Holly in various publications listing things such as brunch, pizza, and drink specials.

In tandem with this editorial content, we have created a catalog of Mount Holly-specific photographs available for your use. Please contact [Liz Logan](#), our GO Content Manager and Editor, for access.

Thank you for your continued support of the GBA's GO efforts. We enjoy sharing the amazing stories of Mount Holly as we work to make Gaston County the logical choice in the region for residents, visitors, and businesses.

I will follow up with you to confirm your priorities for the remainder of this year and discuss how we might best serve Mount Holly next year.

Sincerely,



Patrick T. Mumford
President & CEO
Gaston Business Association

MOUNT HOLLY MENTIONS

We encourage you to repost stories to your website and social channels for additional exposure.
Reporting timeframe: October 19, 2020 – March 17, 2021



Article	Date
Cult Restaurants	11/10/2020
Beer	11/6/2020
December Events	11/24/2020
Christmas Retailers	12/1/2020
Christmas Decorations	12/2/2020
Yoga + Massage	12/4/2020
Art Spaces	12/18/2020
Resiliency	12/30/2020
NY Day Food	12/31/2020
Home Buying	1/7/2021
Mount Holly Growth	1/8/2021
Antiquing	1/14/2021
Hometown	1/28/2021
Cocktails	1/29/2021
Valentines	2/5/2021
Staycation	2/9/2021
Patio	2/12/2021
Cool Places	2/19/2021
Outdoor Dining	2/24/2021
Bakeries	3/5/21
Burgers	3/9/2021
Thread Trail	3/15/21

Social Media	Week of
Instagram Post	10/19/2020
Instagram Post	10/26/2020
Instagram Story	10/26/2020
Instagram Highlight	10/26/2020
Facebook Post	10/26/2020
Instagram Post	11/2/2020
Instagram Post	1/11/2020
Facebook Post	1/11/2020
Instagram Story	1/25/2020
Instagram Post	2/1/2020
Instagram Story	2/1/2020
Facebook Post	2/1/2020
Facebook Post	2/8/2020



City of Mount Holly Action Agenda Item

To: Mayor and City Council	Date: April 26, 2021
From: Michelle Wood	Meeting Date: April 26, 2021
Agenda Item to be considered:	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
Third Quarter Financial Update	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☒ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	
Budget Code	
Reviewed by City Attorney	☐ YES ☒ NO ☐ N/A
Manager/Staff Recommendation:	
Result of City Council Decision: _____	
Attachments:	

City of Mount Holly

FY 2020-2021 THIRD QUARTER UPDATE

Revenue – General Fund

- ▶ Total Collected as of 3/31/2021 - \$12,774,128 (92% of Amended Budget)
 - ▶ Real & Personal Property Taxes – \$7,775,870
 - ▶ Motor Vehicle Taxes & Tag – \$574,892
 - ▶ Sales Tax - \$2,380,133
 - ▶ Franchise Fees – \$751,370
 - ▶ Fees and Permits - \$881,816
 - ▶ Other – \$410,047

General Fund Expenditures

- ▶ Total Expensed as of 03/31/2021 - \$9,628,473 (69.08% of Amended Budget)
 - ▶ Legislative - \$90,188
 - ▶ Administrative - \$1,066,505
 - ▶ Administrative Maintenance - \$350,807
 - ▶ Administrative IT - \$217,548
 - ▶ Police - \$2,820,643
 - ▶ Fire - \$1,593,102
 - ▶ Garage - \$87,298
 - ▶ Streets - \$1,523,857
 - ▶ Planning & Zoning - \$319,643
 - ▶ Parks & Recreation - \$1,558,882

- ▶ As of 3-31-2021 we are currently \$3,145,655 revenue over expenditures

Enterprise Fund Revenue

- ▶ Total Collected as of 03/31/2021 - \$5,914,541 (68% of Amended Budget)
 - ▶ Water and Sewer Charges - \$ 4,562,916
 - ▶ Replacement Line Fees - \$ 549,803
 - ▶ Stormwater Charges - \$183,484
 - ▶ Other - \$618,338

Enterprise Fund Expenditures

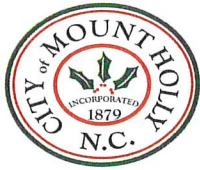
- ▶ Total Expensed as of 03/31/2021 - \$ 5,085,373 (64% of Amended Budget)
 - ▶ Utilities Administration - \$1,457,803
 - ▶ Utilities Administration- Maintenance - \$220,851
 - ▶ Utilities Administration – IT - \$72,184
 - ▶ Water - \$ 693,336
 - ▶ Sewer - \$559,454
 - ▶ Utilities Field Maintenance – 1,965,594
 - ▶ Stormwater - \$116,151

- ▶ As of 3-31-2021 we are currently \$829,168 revenue over expenditures

Fund Balance

- ▶ Our unassigned Fund Balance as of March 31, 2021 is \$4,067,476 which is 29.71%

Questions/Discussion



City of Mount Holly Action Agenda Item

To: City Council	Date: 04/19/21		
From: Chief Don Roper	Meeting Date: 04/26/21		
Agenda Item to be considered: : Presentation of the MHPD 2020 Annual Report			
Will this require a public hearing? ☐ YES ☒ NO			
Background/Purpose of Request: The MHPD has produced an annual report detailing various accomplishments, goals, programs, and statistical data. This presentation will be the introduction of the document prior to its release to the public.			
Fiscal Impact:			
Will Item affect current budget	YES	☐ NO	☐ N/A
Reviewed by Finance Director	YES	☐ NO	☐ N/A
Preaudit Certification required	☐ YES	X NO	☐ N/A
Capital Project Ordinance required	☐ YES	X NO	☐ N/A
Budget Transfer required	YES	☐ NO	☐ N/A
Total City Dollars:			
Budget Code			
Reviewed by City Attorney	☐ YES	X NO	☐ N/A
Manager/Staff Recommendation:			
Result of City Council Decision:			
Attachments: A copy of the MHPD 2020 Annual Report will be included in each Councilmember's packet.			



City of Mount Holly Action Agenda Item

To: Mayor and City Council Jonathan Wilson, Deputy Utilities	Date: April 21, 2021
From: Director/Project Manager	Meeting Date: April 26, 2021
Agenda Item to be considered: Discussion of GO Bond Resolution and Ballot language for Parks & Recreation	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : At the May 10, 2021 regular meeting, City Council will be requested to officially begin the GO Bond Referendum process. City Council will need to adopt a Resolution directing publication of notice of intent to apply to the Local Government Commission (the "LGC"); as well as a Resolution authorizing the Finance Officer to apply to the LGC and making certain findings of fact. Additionally, Staff would also propose that City Council adopt a Resolution declaring the intent for the City to reimburse itself for capital expenditures incurred in connection with parks and recreation projects from the proceeds of tax exempt obligations. Once City Staff gathered all of the cost estimates that go along with a GO Bond Referendum the previously know cost of the three projects has increased. At the March 26, 2021 City Council meeting, City Council made the decision to move forward with the expansion of Veterans Park (Phase 1) but to also move forward with the necessary property acquisitions for all three phases of this project. Additionally, City Council made the decision to move forward with the Dutchmans Creek Pedestrian Crossing as well as the Fites Creek Pedestrian Crossing. Since the March 26, 2021 City Council meeting City Staff has been working with various consultants to begin the GO Bond Referendum process for the Referendum to take place on November 2, 2021. City Staff would like to allow City Council the opportunity to review the total estimated project amount that will includes the following: • Veterans Park property acquisition and construction of phase 1 • Veterans Park property acquisition for phase 2 and phase 3 • Dutchmans Creek Pedestrian Crossing • Fites Creek Pedestrian Crossing • Design Fees (to date) • Costs of Issuance for bonds The revised total GO Bond Referendum amount is now \$16,570,000. This amount captures all of the items mentioned above and a breakdown of these estimates can be found in Attachment 1. The amount that has been previously presented was \$7,862,624 for Veterans Park Phase 1, \$1,839,050 for Fites Creek Pedestrian Crossing and \$4,785,927 for Dutchmans Creek Pedestrian Crossing which totals \$14,487,601. The addition of Veterans Park Phase 2 and 3 and Fites Creek Pedestrian Crossing property acquisition as well as design fees (to date) and anticipated costs of issuance for bonds has increased the total amount that City Staff would recommend as the total bond amount. The addition of these items to the overall bond amount has increased the anticipated tax increase to 9 cents. The previous potential tax increase was 7.75 cents.	

2021 GO Bond Referendum Cost Estimates

Veterans Park Phase 1

Construction	\$6,831,624
Remaining Property Acquisition Estimate	\$1,031,000
Property Already Acquired	\$150,000
Total	\$8,012,624

Veterans Park Phase 2

Remaining Property Acquisition Estimate	\$998,070
Property Already Acquired	\$265,000
Property Demolition	\$14,990
Total	\$1,278,060

Veterans Park Phase 3

Remaining Property Acquisition Estimate	\$40,400
Total	\$40,400

Veterans Park Total **\$9,331,084**

Fites Creek Pedestrian Crossing

Construction	\$1,839,050
Property Acquisition	\$100,000
Total	\$1,939,050

Dutchmans Creek Pedestrian Crossing

Construction	\$4,785,927
Total	\$4,785,927

Design Fees to Date **\$417,871**

First Tryon Advisors

To Date+thru Referendum	\$12,500
Per sale of bond	\$40,000

Parker Poe Adams & Bernstein LLP

To Date+thru Referendum	\$10,000
Per sale of bond	\$35,000

Costs of Issuance **\$97,500**

Total Estimated Bond Amount **\$16,571,432**



City of Mount Holly Action Agenda Item

To: Mayor and City Council

Date: 4-21-21

From: Mark Jusko

Meeting Date: 4-26-21

Agenda Item to be considered: Discussion of 2021 downtown special events

Will this require a public hearing?

☐ YES

☒ NO

Background/Purpose of Request After the City Council meeting on April 12, the special events committee along with the Police Chief met on April 14 to discuss next steps as it relates to downtown special events for this year. The recommendation of the committee at this meeting was to not go against the Governor's orders on mass gathering limits, and to continue meeting monthly to see if there is a way we can do special events. If and when, we are able to start special events back up, we may need to consider having a POD system, (see attached POD diagrams). PODS would be limited to 4 people. We can fit approximately 71 PODS downtown, and 203 at the Tuckasee Park soccer field. The PODS would have to be marked off or painted in order for people to know where to sit. The town of Matthews recently held an event using the POD system. Staff also reached out to other local towns to see what they were doing for special events. Many of the towns were waiting until June or July to see what the restrictions would be at that point. Staff is looking for Council direction on how to proceed with downtown special events.

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: Special events committee recommends to not go against Governor's orders on mass gathering limits

Result of City Council Decision:

Attachments:

2021 revised Downtown special events calendar- contingent on Governors orders on mass gathering limits, Pod maps of Downtown and Tuckasee Park, Information on surrounding cities hosting special events

City of Mount Holly

Downtown Events 2021

May 28 - The Magnificents

June 11 - Legacy Motown

June 25 - Cat 5

July 1 - Fireworks Celebration - Coming Up Brass

July 16 - The Entertainers

July 30 - Steve Owens and Summertime

August 13 - To Be Announced

August 27 - Blackwater Rhythm & Blues

September 3 - Gary Lowder & Smokin' Hot

September 10 - Watch Tower (Dave Matthews Tribute)

September 24 - On the Border (Eagles Tribute)

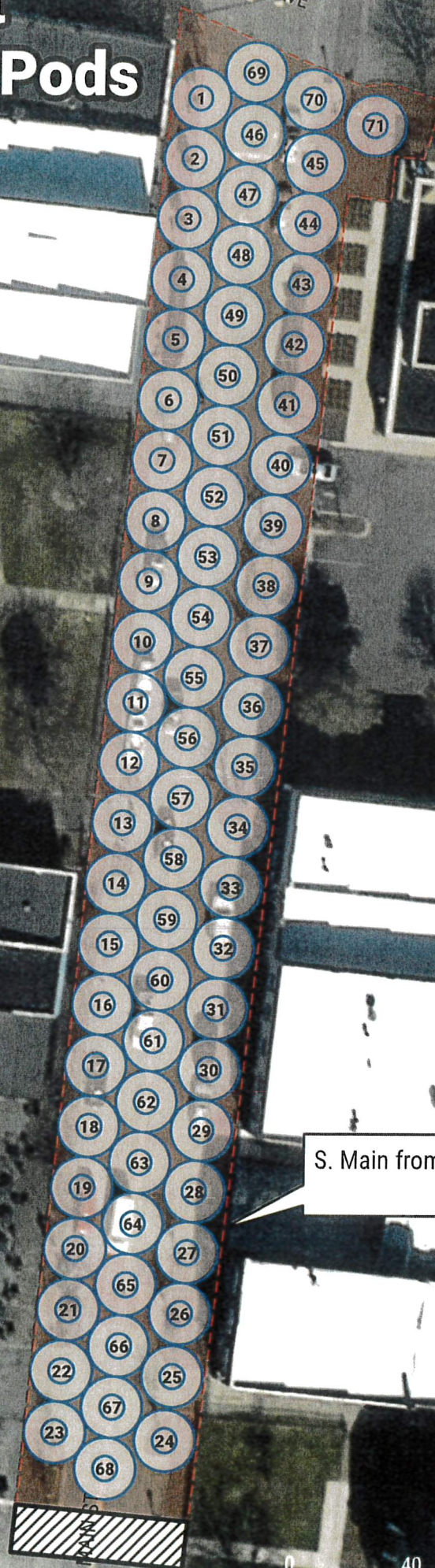
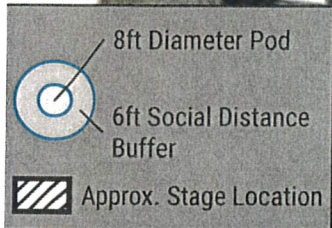
October 8 - Reo Survivor (Reo Speedwagon Tribute)

Food & Beverage Available For Purchase

Due to COVID-19 restrictions will be in place at time of event, events are subject to be canceled or postponed

Downtown, 6:00—10:00 pm

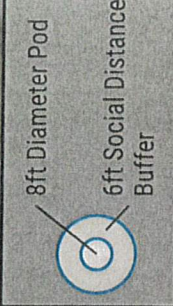
S. Main Street Special Event Pods



S. Main from Catawba to Central sq/ft:
29,470

Tuckaseege Park Special Event Pods

Soccer Field sq/ft:
85,024



Information from Surrounding Cities Pertaining to Special Events with
COVID-19 Restrictions 4/13/2021

Cramerton – Rachel Andrea

- July 4 – Concert/Fireworks will control crowd

Belmont – Cassidy Lackey

- Canceled Friday Nights, will do a few weeks in October with a different setting
- Will shoot fireworks, not sure if will have anything else will see where restrictions are
- Pop Up Thursday @ Stowe Park with controlled crowd of 100

Bessemer City – JoD Franklin

- Moving forward, ordered 10 A Frame Signs About Social Distancing, wearing a mask, will keep estimate on crowd, no fencing unless becomes an issue

Dallas – Brandon Whitener

- Has a meeting 4/14 to discuss moving forward or waiting on more restriction to be lifted

Lowell – Christy Cummings

- Wait until July on Concerts see what restrictions are in place

Gastonia – Christine Ingle

- Will start Concerts in June with only 4 for year
- Will do Fireworks @ Rotary Pavilion with controlled capacity, has 3 entrances that will be controlled

Kings Mountain – Christy Conner

- Will have Live Music @ Patriots Park with crowd control, assigned seating and signage about mask and social distancing

Matthews – Leann Moore

- Doing Outdoor Concert Series, selling tickets to control crowd (350 limit), pod seating, signage about mask and social distancing, only 1 food truck

White Water Center

- River Jam with no restrictions, said outdoors and they've not done restrictions since opened back up

OTHER



CITY OF MOUNT HOLLY
FY 20-21 Interdepartmental Budget Line Reappropriation

Account Number	Description	Account Debit	Account Credit
62-91-7110-194	Enterprise Admin Prof Svcs	32,263.21	
62-91-7110-550	Enterprise Admin Capital Outlay		32,263.21
10-30-4710-199	St&Sw Contract Svcs	8,799.99	
10-30-4710-550	St&Sw Capital Outlay		8,799.99
TOTAL		\$ 41,063.20	\$ 41,063.20

Date Submitted: 14-Apr-21
Finance Officer: Michelle Wood
City Manager: 2/1/21

Finance Department Comments:

To move funds from Professional Svcs into Capital Outlay to cover cost of vehicle given to meter readers

To move funds from Contract Svcs into Capital Outlay to cover cost of mower