



March 22, 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**



March 22, 2021

6:30 P.M.

CALL TO ORDER BY THE MAYOR

INVOCATION

SET THE AGENDA

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

PUBLIC HEARING

1. Public Hearing on Disposition of Economic Development Property located at 725 Elm Street *Marie Anders*

AGENDA

1. Presentation of the 2040 Gaston County Vision Plan *David Williams*
2. Discussion of Parks and Recreation Bond Referendum *Jonathan Wilson*
3. Discussion of Intersection Improvements with CaroMont. *Brian DuPont*
4. Discussion of Parks and Recreation Maintenance Building *Mark Jusko*
5. Closed Session Pursuant to N.C.G.S 143-318.11 (a)(3, 5 and 6)
6. Adjourn

CONSENT AGENDA



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Jonathan Wilson, Project Manager	Date: March 18, 2021 Meeting Date: March 22, 2021																																
Agenda Item to be considered: Approval of Design Proposal and Budget Amendment for MHPD Memorial Plaza																																	
Will this require a public hearing? ☐ YES ☒ NO																																	
Background/Purpose of Request : Staff has been working with McAdams on the scope and fee for the design of the MHPD Memorial Plaza. We feel confident with the proposed fee and recommend approval of the attached Change Order. This change order will take the schematic design that was presented at the 2021 City Council Retreat through construction document design, bidding and construction of the MHPD Memorial Plaza. The agreed upon for all services is \$56,500. It is important to note that staff is requesting the budget amendment to be rounded up to \$60,000 to cover any minor, unforeseen situations that could present themselves throughout the design completion and construction.																																	
Fiscal Impact: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%;">Will Item affect current budget</td> <td style="width: 15%;">☒ YES</td> <td style="width: 15%;">☐ NO</td> <td style="width: 25%;">☐ 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">\$ 60,000.00</td> </tr> <tr> <td>Budget Code</td> <td colspan="3">10-81-6130-194</td> </tr> <tr> <td>Reviewed by City Attorney</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> </table>		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:	\$ 60,000.00			Budget Code	10-81-6130-194			Reviewed by City Attorney	☐ YES	☐ NO	☒ N/A
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Manager/Staff Recommendation: Staff recommends approval of the design proposal and budget amendment for the MHPD Memorial Plaza																																	
Result of City Council Decision: 																																	
Attachments: 1. Change Order 1 for Professional Services regarding the MHPD Memorial Plaza 2. Budget Amendment																																	



Date Submitted: 22-Mar-21

Finance Officer: _____

City Manager: _____

Budget for McAdams contract for Police Memorial

Unassigned Fund Balance after Budget Amendment Approval: 4,067,476

% of Budget after Budget Amendment Approval: 29.716523%

Date: March 16, 2021**AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES:**

BETWEEN The City of Mount Holly (Owner / Client)
AND The John R. McAdams Company, Inc.

Original Agreement Dated	<u>February 22nd 2021</u>
Project Name	<u>Police Memorial</u>
Project Location	<u>Mt. Holly, NC</u>
Project Number	<u>2021210111.00</u>
Client Contact	<u>Miles Braswell</u>

We hereby amend the Agreement for the above-referenced project, as follows:

Owner / client authorizes The John R. McAdams Company, Inc. to perform the following additional services:

General Assumptions:

This proposal is based on the following assumptions:

- > McAdams will base the design on the approved Police memorial Master Plan design completed by McAdams this past March 2021.
- > McAdams will work closely with the design team appointed by The City of Mount Holly, City Staff, appointed steering committee and other departments to complete the project. McAdams will be provided information from Mount Holly staff as necessary to complete the project.
- > If changes in the project scope result from significant modifications to specific project site plans as directed by the Owner or other unforeseen influences to the design and management scope of the project, additional services by the consultant will be warranted. A supplemental scope and fee estimate will be provided as necessary.
- > Construction documents provided in this proposal will be completed at Design Development level (75%), Preliminary Construction Document/Bid Package level (90%) and a Final Contract Document level (100%). Schematic design (30%) has been completed in previous design efforts.
- > Permitting services are included within this scope of work. A list of applicable permits shall be determined in conjunction with the City upon acceptance of the terms of this proposal.
- > Any additional consultants or services beyond those specifically indicated within the proposal, will be additional.
- > This proposal does not include the design of sculptures, plaques, memorial narratives or graphic design elements of the Police Memorial.
- > It is anticipated that the design process will begin March 29th and will take +/- 2 months to complete. Project permitting is anticipated to take +/- 1 month with plans being let for bid during this process and will

be completed June 31st. It is anticipated construction will begin July 6th and will end +/- December 6th. However, the project schedule is subject to change.

- > It is estimated that McAdams will meet weekly virtually for project progress meetings until completion of plans and construction begins.
- > Construction costs for the project are assumed to be +/- \$405,740 with a 20% contingency for a total of \$486,888 per the final cost estimate for the Police Memorial Master Plan.
- > Officer sculptures are not included in this design contract and will be provided by the City's selected artist. The probable cost of the project including three sculptures would be +/- 740,000. Adding a child to a sculpture would bring the assumed cost to +/- 820,000.

Construction Document Services (75% Design Development Plans):

McAdams, and its sub-consultants, will prepare design development construction documents for the project at a 75% detail level. Plans will continue to be structured for a single phase of construction with consideration for potential project phasing options or project alternates. Design Development Construction documents will include landscape architecture, site engineering, structural, electrical, landscape and hardscape plans, details, and plan specifications (notes) at a level of detail that will allow for accurate cost estimating of all projects. Construction documents will be submitted to the City for review at the Design Development stage (75% Construction documents) for review and comment. An outline of probable required project specifications will be submitted as the basis for a separate project specifications manual at this stage. Draft versions of specifications included in the outline will be collected for inclusion at this stage.

D3.10 Civil + Infrastructure Design and Engineering (75% Construction Drawings):

FEE: \$2,250

Prepare detailed construction drawings for the Police Memorial features and infrastructure based on the approved refined conceptual master plan prepared by McAdams. The construction documents will be submitted as required for a single-phase and will include plan drawings, supporting technical reports and design computations (storm drainage design, erosion control design, etc.). It is assumed that design drawings will be completed in one phase.

Construction drawings to include:

- > Demolition plans
- > On-site access parking lot modifications (re-striping + ADA access to memorial);
- > Grading of site improvements, at one-foot contours;
- > Stormwater collection and conveyance (piping);
- > Detailed erosion control plan and sequence for the project.

D11.25 Landscape + Hardscape Design Development (75% Construction Drawings):

FEE: \$11,000

McAdams will revise and further develop the proposed landscape and hardscape design based upon input and direction from the City following delivery of 30% design documents. Revisions will include arrangement and selection of all plant materials, hardscape elements including material selections and detailing, and selection of recommended site furnishings, specific wall details, monument placement and hardscape details. Details for major project elements will be included and advanced to better define design intent and to allow for more accurate construction cost estimation. Drawings will again be delivered to the City in the form of black and white AutoCAD drawings for review and input. Comments will be gathered and will become the basis for a final set of revisions before creation of the Landscape + Hardscape Construction Documents to include in the bid document set.

L1.20 Structural + Electrical + Mechanical Engineering Services:

FEE: \$9,500

Labella and Associates will work with the McAdams to provide the design services detailed below for the Police Memorial will be provided at schematic, design development and construction documents phases of the design process:

- > Provide outdoor electrical service and controls to serve the memorial park.
- > Lighting design to serve in ground wall-wash lighting for memorial wall.
- > Blue tint decorative lighting for memorial wall.
- > Blue tint decorative up lighting at trees.
- > Art skylight feature for standing statue.
- > Coordinate decorative lighting results with artist and lighting manufacturer.
- > Gas service for Eternal Flame.
- > Shop drawing coordination, construction administration as requested, and final testing and acceptance
- > Additional walkway, flagpole lighting as required.
- > Provide structural design for seat walls, stairs, ramp walls, memorial wall and statue support.
- > Flagpole foundation design is by others (foundations designed by manufacturers through the submittal process).

(*) A copy of the proposal submitted by LaBella to McAdams has been included as an attachment to this proposal (See Appendix).

L1.21 Design Development Cost Estimate (75% Construction Drawings):

FEE: \$1080

At the Design Development phase, ACC will prepare detailed estimates for each facility and the overall site work that are based on the latest design documents. These estimates will break site systems down into specific assemblies and line items. They can be used to analyze the cost of each component of the work within each system, to develop some design alternates for consideration, and to “value engineer” the project if necessary. At this level, ACC estimators will contact local vendors, for budget quotations on the most expensive, or unique portions of the project.

Construction Document Services (Bid Set and 100% Construction Plans + Specifications):

McAdams, and its sub-consultants, will prepare construction documents for each project at a level of detail to allow for project bidding + construction. Plans will continue to be structured for a single phase of construction with clear differentiation of project phasing options and limited project alternates. Design Development Construction documents will include landscape architecture, site engineering, electrical, landscape and hardscape plans, details and plan specifications (notes) at a level of detail that will allow for accurate cost estimating of all projects. Construction documents will be submitted to the City for review at the Design Development stage (60% Construction documents) for review and comment. Outline specifications will be prepared for review by the client team.

D3.15 Civil + Infrastructure Design and Engineering (100% Construction Drawings):

FEE: \$3,000

Prepare detailed construction drawings for the memorial features and infrastructure based on the 75% civil plans prepared by McAdams. The construction documents will be prepared as required for a single-phase permit document submittal to the various regulatory review agencies and will include plan drawings, supporting technical reports and design computations (storm drainage design, erosion control design, etc.). These documents will also be suitable for bidding by the Owner’s preferred Site Contractor. It is assumed that design drawings will be prepared for construction of a single phase.

Construction drawings to include:

- > Demolition plans
- > On-site parking lot construction drawings and layout of monument features;
- > Grading of site improvements, at one-foot contours;
- > On-site water distribution and sanitary sewer collection systems;
- > Stormwater collection and conveyance (piping);
- > Detailed erosion control plan and sequence for the project.

D11.30 Landscape + Hardscape Construction Documents (100% Construction Drawings):

FEE: \$12,500

McAdams will revise and further develop the proposed landscape and hardscape design based upon input and direction from the City following delivery of 75% design documents. Revisions will include arrangement and City-approved selection of all plant materials (including soil amendments, mulch, staking, edging, etc.), hardscape elements including City-approved material selections and extensive detailing, and City-approved selection of recommended site furnishings, memorial wall, seat wall and other hardscape items. Details and written specifications (In MasterSpec or similar format) for major project elements will be included and advanced to better define design intent and to allow for more accurate construction cost estimation and to better inform Contractors for bid purposes 90%. Drawings will be delivered to the City in the form of black and white AutoCAD drawings for final review and input along with a specification manual for the project. Comments will be gathered and incorporated into the Final Landscape + Hardscape Construction Documents upon which the contract with the selected bidder will be based. Final Landscape + Hardscape Construction Documents will be made available to bidders on an easily accessible online document hosting service for download and printing. Upon review from regulatory agencies and following any clarification addenda in the bid process, the drawings and specifications will be revised into a 100% Conformed Construction Document set. McAdams will NOT be responsible for providing printed copies of plans and specifications to prospective bidders.

L1.22 Construction Document Cost Estimate (100% Construction Drawings):

FEE: \$720

Based on the 90% complete Construction Documents, the Aiken Cost Consultants' estimating team will prepare final cost estimates, identifying both labor and material costs. These estimates can be used to make final adjustments to the 100% plans. We will obtain local quotes, add any bid alternates and reduce or eliminate the design/estimating contingencies that were necessary at the Schematic and Design Development phases.

A copy of the proposal submitted by ACC to McAdams has been included as an attachment to this proposal (See Appendix).

Permitting Services**E3.10 Construction Permitting (Land Disturbance):**

FEE: \$2,700

Prepare application forms as required, submit Construction Documents (CD's) to City of Mount Holly and Gaston County. Respond to review comments and questions. Revise CD's as may be required to achieve approval and permitting for site construction (application fees by Owner).

Owner will be notified in writing if additional comments and revisions warranting additional fees are required.

Bid Phase Services

D11.45 Bidding + Negotiation:

FEE: \$2,000

McAdams will aid the City of Mount Holly in responding to requests for information, compiling addenda, and answering questions during the bid process; attending a pre-bid meeting and bid opening. It is assumed in this proposal that the City will be responsible for establishing a bid procedure, hosting a bid opening meeting, tabulating bids, and determining a selected, qualified contractor to execute the contract and construct the designed improvements. McAdams will help the City to negotiate an acceptable contract price based upon the bid and to establish supplemental terms and conditions for inclusion in the City's preferred contract format. McAdams will help develop a method for administering aspects of the contract including creating a bid packet with project scheduling and schedule revision request procedures, pay application procedures, submittals + review procedures, and will aid the City, in contract administration tasks as required.

Construction Phase Services

H5.99 Construction Administration Tasks:

FEE: \$6,250 (+ reimbursables not to exceed \$1,000)

Provide assistance after award of the Contract for the site construction work. Scope for this task includes:

- > Attend and participate in 1 preconstruction meeting
- > Monthly site visits during construction to observe the quality of construction and preparation of associated field observation reports (assumed 4 months = 4 visits)
- > Any visits in addition to the ones outlined above will be billed hourly (see attached rate sheet)
- > RFIs and reviewing/approving shop drawings
- > Review of contractor change order requests and schedule of values
- > Bulletin Drawings
- > Certifications of Contractor's payment requests
- > Substantial Completion Review
- > Development of punch lists and pre / final inspections in support of project close-out
- > Warranty Site Visits and Follow up
- > Project close out documentation

L1.20 Structural + Electrical Construction Administration:

FEE: \$2,800 (+ any reimbursables not to exceed \$500)

- > Construction administration related activities include coordination with the contractor for questions submittals, rfi's and changes due to unforeseen conditions.
- > Includes 2 construction inspections per trade
- > Any visits in addition to the ones outlined above will be billed hourly (see attached rate sheet)

Illustrative Rendering Services
D11.66 3-D Modeling + Animation:

FEE: \$2,700

Upon client request prepare a 3-D digital model of the final conceptual plan for use by client and with the public in obtaining approval and for general project information such as raising funds for construction. Use modeling programs such as Sketch-up and or Lumion, to provide views of the improvements for use by the client team. Provide fly through animation of final plan showing a variety of areas of the memorial and their relationship to adjacent conditions. Review model and fly through animation with client and make one round of revisions based on feedback.

The Fee for these additional services + reimbursables shall be:

\$56,500

The Terms and Conditions of the original Agreement shall apply to this amendment.

OWNER / CLIENT

By: _____
Printed Name: _____
Position: _____
Date: _____

THE JOHN R. MCADAMS COMPANY, INC.

By:  _____
Printed Name: Nick Lowe
Position: Senior Landscape Architect
Date: 3-15-2021

1. Specifications for contract by hourly charge, the following rates apply

ROLE	RATE	ROLE	RATE
Principal-in-Charge	\$175 / hour	Designer	\$90 / hour
Senior Project Manager	\$150 / hour	Senior CAD Technician	\$105 / hour
Project Manager	\$115 / hour	CAD Technician	\$85 / hour
Senior Project Engineer	\$130 / hour	Senior Environmental Professional	\$130 / hour
Project Engineer	\$110 / hour	Environmental Professional	\$110 / hour
Engineering Intern	\$90 / hour	Environmental Technician	\$90 / hour
Senior Landscape Architect	\$150 / hour	Survey Director	\$140 / hour
Landscape Architect	\$115 / hour	Survey Project Manager	\$120 / hour
Landscape Designer	\$90 / hour	Project Surveyor	\$95 / hour
Senior Planner	\$130 / hour	Survey Technician	\$65 / hour
Planner	\$115 / hour	Survey Crew (2 Man)	\$130 / hour
GIS Technician	\$100 / hour	SUE Project Manager	\$120 / hour
Graphics / Media Design	\$75 / hour	SUE Technician	\$65 / hour
Technical / Grant Writer	\$85 / hour	Administrative Assistant	\$65 / hour
Senior Technical Manager	\$140 / hour	Construction Services Manager	\$135 / hour
Technical Manager	\$110 / hour	Construction Services Professional	\$110 / hour
Senior Designer	\$115 / hour	Construction Observation	\$95 / hour

Hourly services are recorded and rounded to the nearest 1/4 hour.

2. The following charges apply on all contracts, for copies of plans and specifications sent out of the Engineer's office (to Owner, City regulatory agencies, bidders, contractor, other consultants, etc.):

ITEM	FEE	ITEM	FEE
Oversize + Color Rep.	\$3.00/each	Oversize Mylar Sepia	\$20.00/each
Paper Reproductions	\$2.00/each	Mylar Sepia	\$15.00/each
Specifications	\$0.10/each	Paper Sepia	\$5.00/each

3. The following rates are charged in addition to the above fees:

ITEM	FEE
Fees Paid for Permits and Applications	Cost Plus 10%
Outside Photocopying, Travel, Overnight Delivery, Postage for Mass Mailings	Cost Plus 5%
Subcontractor Invoices	Cost Plus 12.5%

4. Fees are subject to adjustment at the beginning of each calendar year.
5. Projects are billed on a monthly basis and invoices are due upon receipt. Invoices which have been not been paid within 30 days are past due and subject to finance charges of 1.5% per month.



City of Mount Holly Action Agenda Item

To: City Council

Date: 2-11-2021

From: Brandon Livingston

Meeting Date: 3-22-2021

Agenda Item to be considered: Adoption of an In Rem demolition ordinance for the removal of a dilapidated structure located at 329 North Lee Street.

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request: Staff is requesting Council to adopt an In Rem ordinance for the demolition of a dilapidated structure at 329 North Lee.

Staff has proceeded through the required Housing Code for enforcing regulations on this property.

The lowest bid received was in the amount of \$4,500 from Resource Recovery Solutions for the removal of asbestos and demolition of the structure.

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:	\$ 4,500.00		
Budget Code	10-40-4910-199		
Reviewed by City Attorney	☒ YES	☐ NO	☐ N/A

Manager/Staff Recommendation:

Request that City Council adopt the Ordinance.

Result of City Council Decision:

Attachments:

1. Ordinance

2.

3.

Drawn by & Return to:
Kemp A. Michael, Box 40

**ORDINANCE OF THE CITY OF MOUNT HOLLY TO DEMOLISH A DILAPIDATED
DWELLING LOCATED AT 329 NORTH LEE STREET
GASTON COUNTY TAX PARCEL # 123441**

WHEREAS, on May 21, 2019 a Minimum Housing Code Preliminary Complaint form was submitted to the City of Mount Holly with five signatures petitioning that the structure at 329 North Lee Street appears to be in violation of Minimum Housing Standards in Chapter 9 of the City of Mount Holly Code of Laws; and,

WHEREAS, on August 24, 2020 after contacting the property owner an inspection was scheduled and completed on September 1, 2020.

WHEREAS, on November 23, 2020, a Complaint and Notice of Hearing was sent by certified and regular mail stating the hearing would be held on December 23, 2020 at 11:00 A.M., at the Mt. Holly Municipal Complex; and,

WHEREAS, on December 10, 2020 an advertisement was posted in the Gaston Gazette as another form of notification to properties owners of 329 North Lee Street for the Hearing scheduled for December 23rd. This ad was run 10-days after the initial letters were sent.

WHEREAS, at the hearing scheduled for December 23, 2020, heirs of Charlotte Gaston and Diane Henderson, property owners, were present at the hearing; and,

WHEREAS, it was determined by finding of the inspector that the dwelling is unfit for human habitation and is in a dilapidated condition; and,

WHEREAS, on January 22, 2021, a Finding of Fact and Order was sent certified and regular mail stating that it was therefore ordered that the owners of the dilapidated structure were required to bring such structure into compliance with Section 9-4 through Section 9-9 of the Minimum Housing Code of the City of Mount Holly, North Carolina, by securing a building permit to repair all violations by February 22, 2021 or demolishing and removing the substandard dilapidated structure and clear the lot of all resulting debris by no later than February 22, 2021; and,

WHEREAS, on March 1, 2021 an advertisement was posted in the Gaston Gazette as another form of notification to properties owners of 329 North Lee Street for the Findings of Fact and Order that was sent on January 22nd.

WHEREAS, after receiving three quotes the lowest of \$4,500 from Resource Recovery Solutions., for asbestos removal, demolition, clearing, and grading of the site to allow for proper drainage; and,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Mount Holly under City Code of Law, Section 9-16, hereby orders the demolition and removal of the structure located at 329 North Lee Street as set forth herein.

This the 22th day of March 2021.

City of Mount Holly

Bryan Hough, Mayor

Attest:

Amy Miller, City Clerk

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING
MONDAY, MARCH 8, 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 Shirley Canty from Burge Memorial Methodist 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. Approval of Audit Contract
2. Approval of Low Bid for the Demolition at 219 E Catawba Ave
3. Approval of a Reimbursement Resolution for 219 E. Catawba Ave - Demolition and the purchase of 137 E. Catawba Ave.
4. Approval of NCDOT Right of Way Contract
5. Call for public hearing for a text amendment to Article 7, Note 25 Coexisting, Mobile and Temporary Uses to allow detached kitchen containers in the B-1 district
6. Call for public hearing on text amendment for NC GS 160D updates to Land Use Regulations in the Zoning Ordinance, City Code of Laws, and Subdivision & Land Development Ordinance
7. Call for a public hearing for a text amendment to Section 5.3 Site Elements for Accessory Buildings of the Manual for Development in Downtown
8. Approval of Appointments of Chair and Vice-chair for the Planning Commission.
9. Approval of Minutes of the February 8, 2021 Council Meeting
10. Approval of Minutes of the 2021 Council Retreat

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. Presentation of Retirement Resolution for Fire Fighter David Stevens

Mayor Hough presented David Stevens with his retirement watch and resolution for his 25 years of service to the Mount Holly Fire Department.

2. Presentation of Retirement Resolution for Fire Fighter Ricky Brown

Mayor Hough presented Ricky Brown with his retirement watch and resolution for his 10 years of service to the Mount Holly Fire Department. Mayor Hough told the story about Ricky saving his dad's life when he had a heart attack.

3. Presentation of a Memorial Resolution Honoring Officer Tyler Herndon

Mayor Hough presented Officer Herndon's parents with a resolution honoring his service with the Mount Holly Police Department. Tyler's dad spoke about Mount Holly and how Tyler loved his job and working for the Mount Holly Police Department. He also talked about Deputy Chief Reagan and all he has done for the family since Tyler's death.

PUBLIC HEARING

1. Public Hearing on Request to Install Traffic Controlling Devices at Kendrick Farms

Mr. Walker advised that a request was received from Kendrick Farms to install two (2) additional stop signs at the intersection of Farm Springs Drive and Zander Woods Court making this a four (4) way stop to help control traffic around the area of the playground. Mr. Walker recommended approval of the request.

Councilman Meadows made a motion to open the public hearing. Councilman Moore seconded the motion. All Council Members voted in favor (Motion carried)

Elizabeth Turneabe, 149 Brinkley Park Drive—Ms. Turneabe advised that the playground is located in the area of the request and additional playground is planned. The HOA feels the 4-way stop will slow traffic in the area and make it safer for the kids on the playground. Ms. Turneabe presented signatures of the majority of the households in Kendrick Farms Phase 2 in support of the traffic control changes.

Councilman Meadows made a motion to close the public hearing. Mayor Pro Tem Shoemaker seconded the motion. All Council Members voted in favor (Motion carried)

Councilman Meadows made a motion to approve the request to install traffic controlling devices at Kendrick Farms. Mayor Pro Tem Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

PUBLIC COMMENT – Three (3) Minute Limit

Diane Austin-603 Belmont Mount Holly Road—Ms. Austin advised that there is a Hispanic church across the road from her residence and they have decided they need base drums. Ms. Austin has tried everything to deflect the noise and nothing seems to work. She has talked to the property owner's son and he said there is nothing he can do. She asked that the City enforce the Noise Ordinance. She advised that the people are at the church every night of the week except on Monday's. Ms. Austin turned in a petition signed by all her neighbors requesting help.

Dottie Schen--Arts on the Greenway—Dottie came before the Council to thank them for supporting the arts in Mount Holly. She advised that in spite of COVID they have done very well, they are now a true coop with a secretary and treasurer. As of Friday, they are incorporated and are working on the 501C.

OLD BUSINESS

1. Consideration and Approval of Design and Naming of the Mount Holly Police Memorial

Chief Roper explained the naming process of the Police Memorial. He advised that the MHPD Memorial Plaza is the top pick. He added that the space will honor Tyler but also honor the entire Police Department. Chief Roper introduced Nick Lowe from McAdams to present the design for the Memorial Plaza. Mr. Lowe advised that as you walk through the memorial, he wants it to tell a story. He talked about the statutes and the lighting. He advised that the cost of the project is approximately \$750,000. Councilman Moore made a motion to approve the design of the Police Memorial. Councilwoman Harris seconded the motion. All Council Members voted in favor. (Motion carried) Councilwoman Harris made a motion to

approve the name, "The MHPD Memorial Plaza" Councilman McCorkle seconded the motion. All Council Members voted in favor. (Motion carried)

Mayor Hough advised that the next step will be to meet with Bobby Black and Miles in regard to fund raising.

2. Consideration and Approval of the Art Advisory Committee Membership

Mr. Beal advised that he is proposing the Art Advisory Committee be made up of the following members:

Stephanie McLaughlin, Arts on the Greenway
Dottie Scher, Arts on the Greenway
Julia Benefield, Arts Mount Holly
Teresa Rench, Arts Mount Holly
Leigh Brinkley, Arts Mount Holly
Janice McRorie, MHCDF
Bae Hart, Local Artist
Emily Andress, Local Artist

Councilman Meadows made a motion to approve the Art Advisory Committee Membership. Mayor Pro Tem Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

3. Discussion or Potential Uses for the Property located at 725 Elm Street and Listing Price

Ms. Anders covered the legalities of the upset bid process. She explained an option that would allow the Council to hold the property for disposition as economic development property. She advised that Council would need to hold a public hearing and then adopt a resolution to it will allow in future to convey the property to a private developer for industrial or commercial use. Mr. Beal presented some options to the Council for potential use of the property. The RFP process was discussed and it was the consensus to move forward with the process.

Mayor Pro Tem Shoemaker made a motion to hold a public hearing at the March 22, 2021 Work Session Meeting on the intent of adopting a resolution that the property owned by the City located at 725 Elm St., Mount Holly, NC, tax parcel number 123513 be held for disposition as economic development property. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. (Motion carried)

NEW BUSINESS

1. Discussion of Naming the Greenway

Mr. Jusko came before Council looking for direction on how they would like to proceed with the naming process of the Greenway. Council directed staff to take to the Recreation Commission for input and the next steps.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Meadows made the motion to adjourn the March 8, 2021 Council Meeting. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 8:33 pm.

PUBLIC HEARINGS

MEMORANDUM

TO: Mayor and City Council, City of Mount Holly

FROM: Marie M. Anders, City Attorney

RE: 725 Elm Street (Old Water Plant) redevelopment public hearing

DATE: March 18, 2021

At the March 8, 2021, regular meeting, Council called a public hearing for the March 22, 2021, Council meeting on the question of adopting a resolution that the property owned by the City located at 725 Elm St., be held for disposition as economic development property under NCGS 158-7.1. Since Council intends to go through a request for proposals process to sell this property to a developer rather than an upset bid process, passing such a resolution is recommended by the UNC School of Government when the City did not originally purchase the subject property for the purpose of redevelopment.

After the public hearing, if Council chooses to go forward with adopting such a resolution, Council may adopt the proposed resolution that follows. After adopting such an ordinance, all future expenditures of the City associated with this property (including marketing or any site preparation) should comply with NCGS 158-7.1 notice and hearing procedures for economic development appropriations.

A RESOLUTION TO HOLD 725 ELM ST., MOUNT HOLLY, NC,
FOR DISPOSITION AS ECONOMIC DEVELOPMENT PROPERTY
UNDER NCGS 158-7.1

WHEREAS, the City Council of the City of Mount Holly owns 725 Elm St., Mount Holly, NC, (hereinafter the "Property") and originally acquired the Property in 1924 to be a water treatment plant; and,

WHEREAS, the City moved its water treatment plant to a new facility in 1983, thereafter using the Property for such purposes as the City's Public Works Facility, Street and Solid Waste Department, and the City Garage; and,

WHEREAS, the City vacated the Property in 2018, after all other City uses had been moved to new facilities, and the City Council now desires to dispose of the Property as surplus; and,

WHEREAS, the location of the Property on the Highway 27 Gateway Corridor from Mecklenburg County and adjacent to River Street Park and Dutchman's Creek makes this property uniquely suited for economic development purposes, and the City Council envisions the Property as becoming a catalyst project for private development within the City; and,

WHEREAS, the City Council wishes to hold the Property for resale to a private developer for commercial use pursuant to the provisions of NCGS 158-7.1; and,

WHEREAS, the City Council held a public hearing on the question of appropriating the Property for economic development purposes as required by NCGS 158-7.1(c) on March 22, 2021, after 10 days' prior notice published in the Gaston Gazette on March 11, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Mount Holly now holds the property located as 725 Elm St., Mount Holly, NC, for disposition as economic development property under NCGS 158-7.1.

This the 22nd day of March, 2021.

CITY OF MOUNT HOLLY

By: _____
Bryan M. Hough, Mayor

Attest:

Amy Miller, City Clerk

NOTICE OF INTENT TO HOLD A PUBLIC HEARING ON THE QUESTION OF
AN ECONOMIC DEVELOPMENT APPROPRIATION
TO HOLD 725 ELM ST., MOUNT HOLLY, NC, FOR
DISPOSITION AS ECONOMIC DEVELOPMENT PROPERTY
UNDER NCGS 158-7.1

The public will take notice that the City Council of the City of Mount Holly intends at its regular Council meeting at 6:30 PM on the 22nd of March, 2021, at the Mount Holly Municipal Complex, 400 E. Central Avenue, Mount Holly, NC, 28120, to hold a public hearing on the question of adopting a resolution that the property owned by the City located at 725 Elm St., Mount Holly, NC, tax parcel number 123513 be held for disposition as economic development property under NCGS 158-7.1. If the City Council adopts such a resolution after the public hearing, then it will intend in future to convey the property to a private developer for industrial or commercial use.

Miles Braswell, City Manager

BUSINESS



City of Mount Holly Informational Item

To: Mayor and City Council	Date: March 17, 2021
From: Miles Braswell, City Manager	Meeting Date: March 22, 2021
Agenda Item to be considered:	
Presentations – Gaston County Community Vision 2040	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
Gaston County is embarking on a Community Vision for the year 2040 and their Administrative Staff will be presenting the Vision process.	
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: County Presentation	

GASTON COUNTY COMMUNITY VISION 2040

Inspiration, Collaboration, and Accountability

Presentation to Mount Holly City Council
March 22, 2021

PRESENTATION OUTLINE

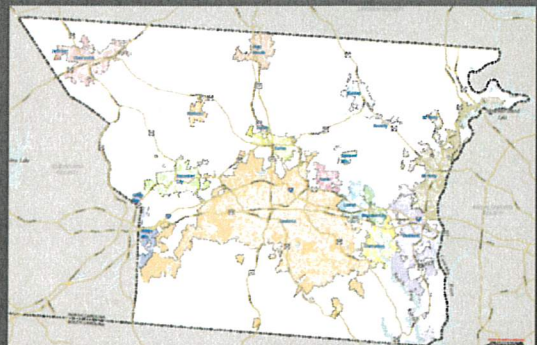
- Work Team Introduction
- Why Create a Vision?
- Expectations for the Visioning Process and Product
- Creation of a Community Data Dashboard
- Timeline
- Ensuring Involvement of Mount Holly Residents

GASTON COUNTY COMMUNITY VISION WORK TEAM

- Donna Lockett, Gaston Together
- Del Murphy, Caromont Health
- David Williams, Gaston County Manager's Office
- David Fogarty, Gaston County, Gaston County Cooperative Extension
- Matt Blackwell, Gaston County Economic Development Commission
- Gina Shell, Gaston County Manager's Office

WHY CREATE A COMMUNITY VISION FOR 2040?

- Moving beyond past visioning efforts
 - Gaston 2012
 - Gaston 2020
- 2019 Economic Development Assessment recommendation
- Create a handful of important community targets and work toward them together



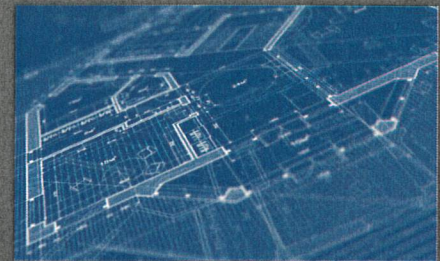
THE VISIONING PROCESS

- Move quickly as possible AND listen authentically to all parts of the community
- Lead by an engaged, energetic, diverse steering committee with a strong sub-committee structure
 - Business
 - Government
 - Service/Non-profit
 - Faith/Clergy
 - Community representatives
- Implementation strategy will be baked-in
- Continuous communication with County Commissioners, all Mayors and City/Town Councils & Boards, and Managers



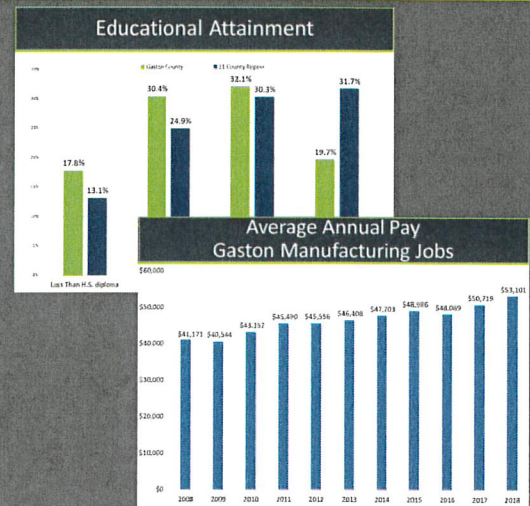
THE PRODUCT: VISION DOCUMENT AND WEBSITE

- A bold, attention-grabbing statement of vision
- A “blueprint” identifying common targets
 - Representing the county as a whole
 - Inspiring support, shared responsibility, and coordinated action
 - “Scalable” initiatives – inviting action at all levels



A COMPANION EFFORT: CREATION OF A COMMUNITY DATA DASHBOARD

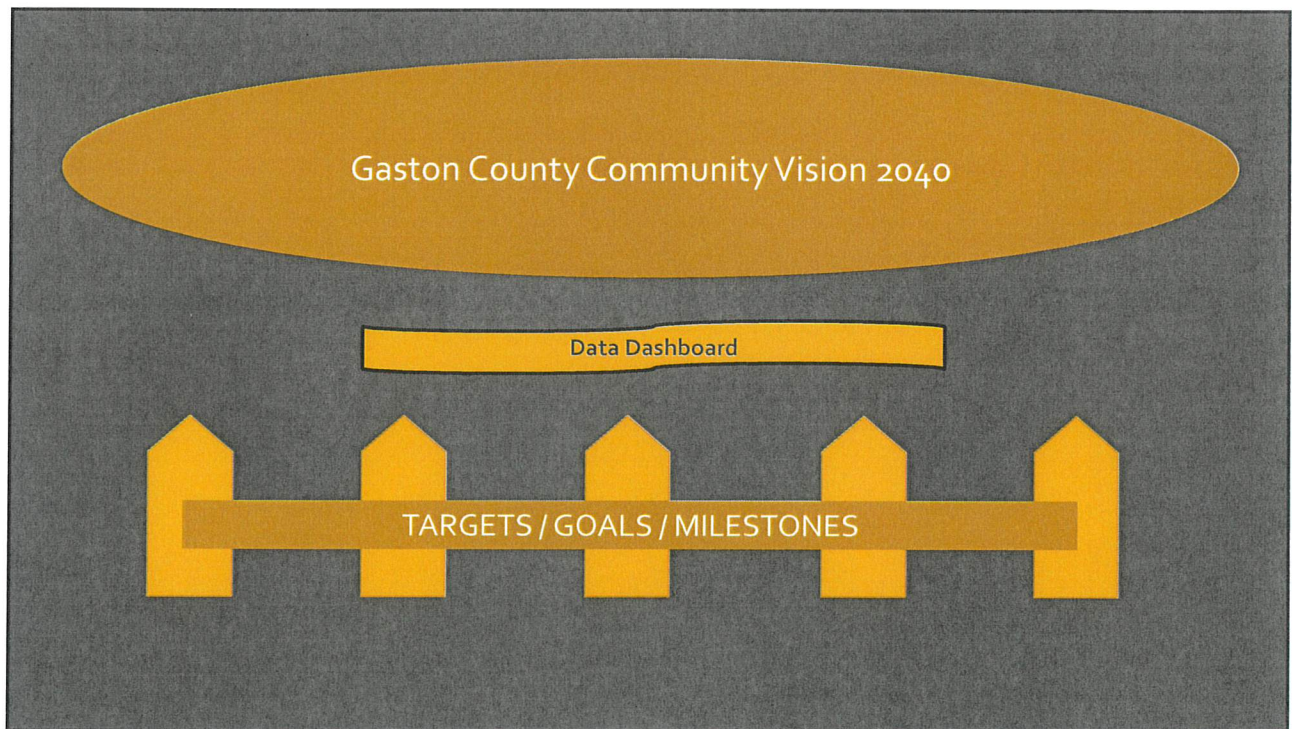
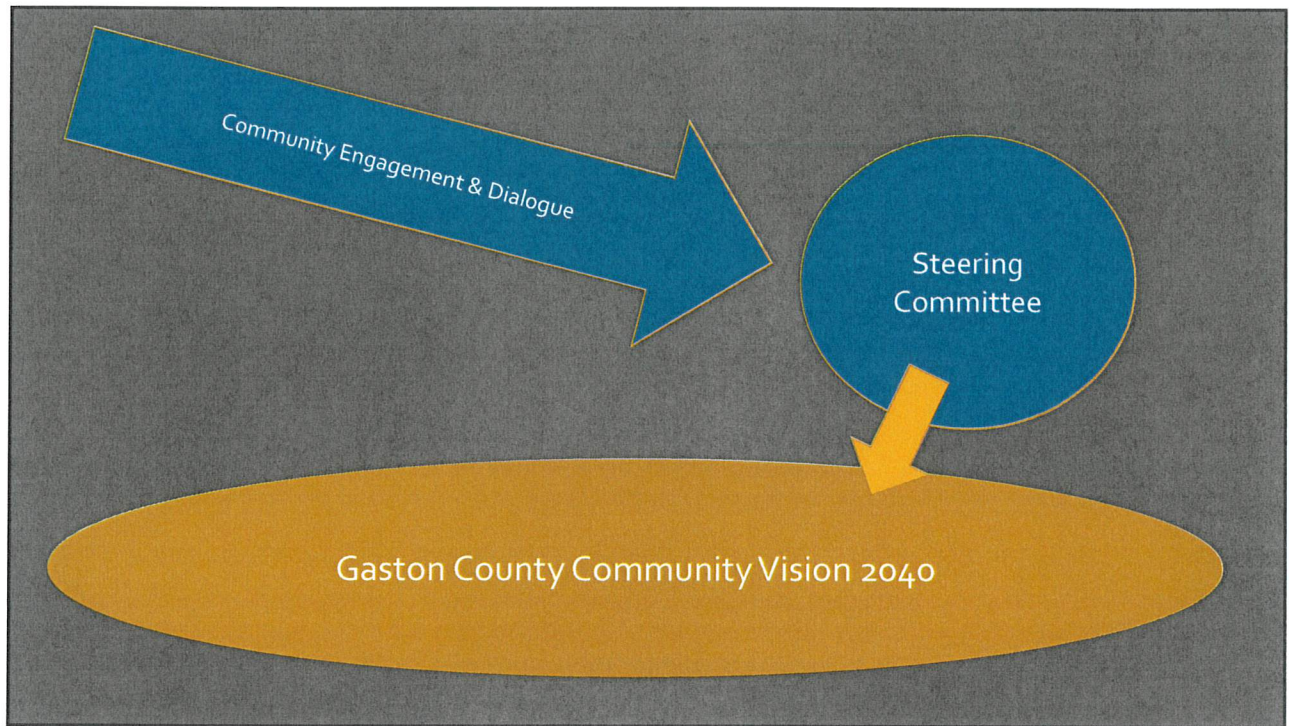
- On-line and shared by all sectors
- Tells the story of the county using data
- Displays available census data and data shared by county organizations
- Examples: Spartanburg Community Indicators, Momentum West (Minneapolis/St. Paul)



IMPLEMENTATION AND ACCOUNTABILITY

- On-going communication and collaboration
- Partner organization accountability
- Annual event/report out on achievements
- On-going recruitment of organizations and new leaders







PHASES OF THE PROCESS

- PHASE 1:
 - Outreach to stakeholders and creation of leadership structure
 - Funding strategy: public/private approach
 - Selection of experienced consultant
 - January-March 2021
- PHASE 2:
 - Community engagement, dialogue, ownership ; organizational stakeholder dialogue
 - Spring/Summer/Fall 2021
- PHASE 3:
 - Creation of vision, establishment of goals, accountability, and implementation approach
 - Winter 2022
- PHASE 4: Vision In Action
 - Ongoing



WE ARE HERE

ENSURING INVOLVEMENT OF MOUNT HOLLY RESIDENTS

- Look for alignment with goals, objectives, and strategies already expressed through Mount Holly's Strategic Vision
- Share news of the effort through communication channels available to the County and each municipality (websites, newsletters, social media, etc.)
- Schedule engagement and dialogue opportunities with specific outreach to Mount Holly residents
- Involve Mount Holly Manager, Mayor, Council members in committee structure as desired
- Stay in communication with Mount Holly Council and Manager



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Jonathan Wilson, Project Manager	Date: March 18, 2021 Meeting Date: March 22, 2021																																
Agenda Item to be considered: Discussion of Parks & Recreation Bond Referendum																																	
Will this require a public hearing? ☐ YES ☒ NO																																	
Background/Purpose of Request : At the 2021 City Council Retreat a decision was made by City Council to continue to explore a GO Bond Referendum for Parks and Recreation. Originally, there were four projects studied as potential candidates for a referendum. Those projects are Veterans Park (expansion), Dutchmans Creek Pedestrian Bridge, Fites Creek Pedestrian Bridge and Tuckaseege Park Multi-Use Facility. Since the City Council Retreat, staff has been working with McAdams to update the cost estimates for each project. Through this exercise each project's estimate did increase approximately 7%-9% as shown in the attached presentation. Additionally, staff has been working with First Tryon Advisors for potential financing options that may be available to the City which would allow for the achievement of one or more of these projects. Through this exercise it was determined that there are two financing scenarios which are further explained in the attached presentation. Lastly, staff has included information on the Glendale/Hawthorne property which could also be incorporated into a GO Referendum.																																	
Fiscal Impact: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%;">Will Item affect current budget</td> <td style="width: 15%;">☐ YES</td> <td style="width: 15%;">☐ NO</td> <td style="width: 25%;">☒ 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>		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
Will Item affect current budget	☐ YES	☐ NO	☒ N/A																														
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A																														
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Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A																														
Budget Transfer required	☐ YES	☐ NO	☒ N/A																														
Total City Dollars:	\$																																
Budget Code																																	
Reviewed by City Attorney	☐ YES	☐ NO	☒ N/A																														
Manager/Staff Recommendation: Staff recommends that a decision is made regarding which projects to move forward with for a Parks & Recreation Bond Referendum package.																																	
Result of City Council Decision: 																																	
Attachments: 1. Presentation for Discussion of Parks and Recreation Bond Referendum																																	

1

DISCUSSION OF PARKS AND RECREATION BOND REFERENDUM

CITY COUNCIL WORKSESSION

MARCH 22, 2021

Jonathan Wilson
Planning Project Manager

Background

2

- At the 2021 City Council Retreat a decision was made by City Council to continue to explore a GO Bond Referendum.
- Since receiving this direction from City Council:
- Staff has met with McAdams to revise and update each project estimate.
 - On average each project's estimate increased 7%-9%.
 - Escalation of 12 months at 5%
 - Design Contingency at 5%
 - Construction Contingency at 5%
- Staff has met with First Tryon Advisors regarding potential funding options as well as potential tax increases associated with each project.
- First Tryon Advisors has provided two funding scenarios.
 - Scenario 1 - \$8MM GO Bond Issuance (June 2022)
 - Scenario 2 - \$2.5MM Installment Issuance (June 2021) / \$5.5MM GO Bond Issuance (June 2022)

Veteran's Park Expansion

3

- Phase 1: \$7,862,624
(Previously: \$7,287,624)
 - 5 Parcels Needed
- Phase 2: \$5,480,461
(Previously: \$4,312,179)
 - 3 Parcels Needed
- Phase 3: \$3,159,499
(Previously: \$2,706,572)
 - 1 Parcel Needed



Tuckasee Park Multi-Use Facility

4

- \$13,949,219 (Previously: \$12,688,628)
- Need to acquire a portion of property owned by A&E (6.5 acres)
- Amenities within Facility:
 - 2 basketball courts
 - 1 multi-sport court
 - Weight room
 - Meeting room
 - 2 offices
 - Kitchen
 - Restrooms/locker room



Dutchmans Creek Pedestrian Crossing

5

- Crossing in River Street Park
- Project would not require additional land purchase
- \$4,785,927 (Previously: \$3,307,775)



Fites Creek Pedestrian Crossing

6

- Located in Tuckaseegee Park
- Project would require easement acquisition from Riverfront Homeowners Assoc.
- Project would require ownership of land in the location of the bridge (Duke Energy)
- \$1,839,050 (Previously: \$1,663,400)



Finance

7	Project	Cost Estimate	Structure & Rate	Highest Annual Payment	Tax Increase
	Dutchmans Creek Pedestrian Bridge	\$4,785,927	Level Principal 3.00%	\$382,874	2.56
	Fites Creek Pedestrian Bridge	\$1,839,050	Level Principal 3.00%	\$147,124	0.98
	Veterans Park Phase 1	\$7,862,624	Level Principal 3.00%	\$629,010	4.20
	Veterans Park Phase 2	\$5,480,461	Level Principal 3.00%	\$438,437	2.93
	Veterans Park Phase 3	\$3,159,499	Level Principal 3.00%	\$252,760	1.69
	Tuckaseegee Park Multi-Use Facility	\$13,949,219	Level Principal 3.00%	\$1,115,938	7.45
	Total	\$37,076,780	Level Principal 3.00%	\$2,966,142	19.81

This information takes into account the City's existing general fund debt service structure and assumes the General Obligation Bonds are issued at the end of FY2022, the tax increase is implemented in FY2023, the value of a penny in FY2021 is \$143,940 and grows at 2% annually.

Funding Scenario's

8

□ Scenario 1: \$8MM* GO Bond Issuance (June 2022)

- Issue a GO bond for the full amount of projects. The City could do this by either buying options (see slide 10) to purchase the property and waiting to exercise the options once the referendum passes and the bonds are issued or not buy options and just waiting to do anything with the property until the referendum passes and you're ready to issue bonds. You'd do the typical level principal amortization over a 20 year period in either of these cases.

*Note: Amount chosen based on Veterans Park Phase 1 but process could be utilized for any amount.

Funding Scenario's

9

- Scenario 2: \$2.5 MM Installment Issuance (June 2021) & \$5.5 MM GO Bond Issuance (June 2022)
 - Issue an installment financing (see slide 10) now for \$2.5 mm (amount includes all property necessary for Veterans Park Project) to purchase the property and amortize that over a 10 year, level principal period with 1 year of principal deferral. It is important to note that in year two of installment financing the City would need to pass a tax increase in order to pay for the financing.
 - Issue a GO referendum for the balance needed for the project (Veteran's Park Phase 1) at \$5.5mm, and if that passes, issue those bonds over a 20 year period but structure the principal in a way that the overall repayment structure is essentially the same as it would be under Scenario 1. Note, there are some statutory limitations on how much structuring you can do on a GO bond. In short, you can't have one year of principal be more than 4 times the amount of a prior year. We're close in this scenario at around 3.4x. So if the GO piece go much higher, we wouldn't be able to level things out completely.

Note: Amounts utilized in this scenario are specific to Veterans Park Phase 1.

Funding Scenario's

10

- Buying Options to purchase properties:
 - To avoid installment financing and/or utilizing a significant amount of fund balance the City could negotiate a buying option for each property. The City would offer a smaller amount of money now (ex. \$15,000) to each property with an agreement to purchase the property if the GO Referendum were passed. The City would then purchase the property once bonds are issued.
- Installment Financing:
 - After consulting with Bond Counsel it was determined that the City could not utilize GO bonds to pay off installment financing. Therefore, there would be two financing methods utilized under Scenario 2.

Scenario 1 - \$8MM GO Bond Issuance (June 2022)

11

Scenario 1 - \$8MM GO Bond Issuance (June 2022)			
Fiscal Year	Principal	Interest	Total
2022	-	-	-
2023	\$400,000	\$240,000	\$640,000
2024	\$400,000	\$228,000	\$628,000
2025	\$400,000	\$216,000	\$616,000
2026	\$400,000	\$204,000	\$604,000
2027	\$400,000	\$192,000	\$592,000
2028	\$400,000	\$180,000	\$580,000
2029	\$400,000	\$168,000	\$568,000
2030	\$400,000	\$156,000	\$556,000
2031	\$400,000	\$144,000	\$544,000
2032	\$400,000	\$132,000	\$532,000
2033	\$400,000	\$120,000	\$520,000
2034	\$400,000	\$108,000	\$508,000
2035	\$400,000	\$96,000	\$496,000
2036	\$400,000	\$84,000	\$484,000
2037	\$400,000	\$72,000	\$472,000
2038	\$400,000	\$60,000	\$460,000
2039	\$400,000	\$48,000	\$448,000
2040	\$400,000	\$36,000	\$436,000
2041	\$400,000	\$24,000	\$424,000
2042	\$400,000	\$12,000	\$412,000
Total	\$8,000,000	\$2,520,000	\$10,520,000
Assumptions			
Issued June 2022			
\$8 MM Issuance			
20-year level principal			
3.00% interest rate			

Scenario 2 - \$2.5 MM Installment Issuance (June 2021) & \$5.5 MM GO Bond Issuance (June 2022)

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Scenario 2 - \$2.5MM Installment Issuance (June 2021)			
Fiscal Year	Principal	Interest	Total
2022	-	\$56,250	\$56,250
2023	\$278,000	\$56,250	\$334,250
2024	\$278,000	\$49,995	\$327,995
2025	\$278,000	\$43,740	\$321,740
2026	\$278,000	\$37,485	\$315,485
2027	\$278,000	\$31,230	\$309,230
2028	\$278,000	\$24,975	\$302,975
2029	\$278,000	\$18,720	\$296,720
2030	\$277,000	\$12,465	\$289,465
2031	\$277,000	\$6,233	\$283,233
2032	-	-	-
2033	-	-	-
2034	-	-	-
2035	-	-	-
2036	-	-	-
2037	-	-	-
2038	-	-	-
2039	-	-	-
2040	-	-	-
2041	-	-	-
2042	-	-	-
Total	\$2,500,000	\$337,343	\$2,837,343
Assumptions			
Issued June 2021			
\$2.5 MM Issuance			
10-year level principal w/ 1-year principal deferral			
2.25% interest rate			
Year 2 would require a tax increase			

Scenario 2 - \$5.5MM GO Bond Issuance (June 2022)			
Fiscal Year	Principal	Interest	Total
2022	-	-	-
2023	\$122,000	\$165,000	\$287,000
2024	\$122,000	\$161,340	\$283,340
2025	\$122,000	\$157,680	\$279,680
2026	\$122,000	\$154,020	\$276,020
2027	\$122,000	\$150,360	\$272,360
2028	\$122,000	\$146,700	\$268,700
2029	\$122,000	\$143,040	\$265,040
2030	\$123,000	\$139,380	\$262,380
2031	\$123,000	\$135,690	\$258,690
2032	\$400,000	\$132,000	\$532,000
2033	\$400,000	\$120,000	\$520,000
2034	\$400,000	\$108,000	\$508,000
2035	\$400,000	\$96,000	\$496,000
2036	\$400,000	\$84,000	\$484,000
2037	\$400,000	\$72,000	\$472,000
2038	\$400,000	\$60,000	\$460,000
2039	\$400,000	\$48,000	\$448,000
2040	\$400,000	\$36,000	\$436,000
2041	\$400,000	\$24,000	\$424,000
2042	\$400,000	\$12,000	\$412,000
Total	\$5,500,000	\$2,145,210	\$7,645,210
Assumptions			
Issued June 2022			
\$5.5MM Issuance			
20-year level principal			
3.00% interest rate			

Scenario 2 - \$2.5 MM Installment Issuance (June 2021) & \$5.5 MM GO Bond Issuance (June 2022)

13

Total - Scenario 2			
Fiscal Year	Principal	Interest	Total
2022	-	\$56,250	\$56,250
2023	\$400,000	\$221,250	\$621,250
2024	\$400,000	\$211,335	\$611,335
2025	\$400,000	\$201,420	\$601,420
2026	\$400,000	\$191,505	\$591,505
2027	\$400,000	\$181,590	\$581,590
2028	\$400,000	\$171,675	\$571,675
2029	\$400,000	\$161,760	\$561,760
2030	\$400,000	\$151,845	\$551,845
2031	\$400,000	\$141,923	\$541,923
2032	\$400,000	\$132,000	\$532,000
2033	\$400,000	\$120,000	\$520,000
2034	\$400,000	\$108,000	\$508,000
2035	\$400,000	\$96,000	\$496,000
2036	\$400,000	\$84,000	\$484,000
2037	\$400,000	\$72,000	\$472,000
2038	\$400,000	\$60,000	\$460,000
2039	\$400,000	\$48,000	\$448,000
2040	\$400,000	\$36,000	\$436,000
2041	\$400,000	\$24,000	\$424,000
2042	\$400,000	\$12,000	\$412,000
Total	\$8,000,000	\$2,482,553	\$10,482,553

Status of Property Acquisition

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Parcel ID	Address	Use	Status
<u>Veterans Park Phase 1</u>			
123785	147 E. Catawba Ave.	Owner Occupied	Mtg w/owner and broker 1/8/20 received offer to sell from owner. Continuing to negotiate.
123789	143 E. Catawba Ave.	4 Unit Multi-Family	Owner stated not interested in selling b/c potential future rental income from rehabbed 4 units too great.
123790	137 E. Catawba Ave.	Vacant	Purchased in January 2021 for \$150,000

Status of Property Acquisition

15

Parcel ID	Address	Use	Status
<u>Veterans Park Phase 1</u>			
123793	131 E. Catawba Ave.	Owner Occupied	Owner states lived here for over 30 yrs; raised kids here; disinclined to sell due to great location. Will continue to be in touch & meet again after holidays.
123794 & 123804	127 E. Catawba Ave. & E. Catawba Ave.	Storage Building & Vacant	Board of sessions met and considered on 1/12/20. Phone call on 1/17/20 and listened to questions. Next session board mtg. on 2/9/20.

Status of Property Acquisition

16

Parcel ID	Address	Use	Status
<u>Veterans Park Phase 2</u>			
123838	Highland St.	Vacant	Owner considering sell
123779	120 Highland St.	8 Unit Multi-Family	Hold for now
123780	219 E. Catawba Ave.	Rental – Residential	Purchased in September 2020 for \$265,000
123784	207 E. Catawba Ave.	Rental – Residential	Owner considering sell, voicemail left on 1/16/20
<u>Veterans Park Phase 3</u>			
123769	Piedmont Ave.	Vacant	Mtg. w/owner 1/7/20, willing to sell and will consider a price

Status of Property Acquisition

17

Parcel ID	Address	Use	Status
<u>Tuckaseegee Multi-Use Facility</u>			
p/o 217834	22 American St.	Vacant	Met with CEO, provided maps and schematics, will review and respond, has shown willingness to sell property
<u>Fites Creek Pedestrian Bridge</u>			
p/o 207540	N/A	Vacant (Homeowners Association Property)	Met with HOA, HOA attorney called on 2/12/21 to set up meeting to discuss purchase

Potential Schedule November 2021 Vote

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- May 10: Council adopt Resolution directing notice of intent to apply to LGC and Resolution authorizing Finance Officer to apply to LGC
- May 13: Publish Notice of Intent in Newspaper
- May 24: File Application with LGC and prepare Statement of Debt
- June 14: File Statement of Estimated Interest
- June 14: Council Introduces Bond Orders and adopts Resolution setting a public hearing on Bond Orders
- June 15: File Notice with Joint Legislative Commission
- July 5: Publish Notice of Public Hearing on Bond Orders in Newspaper
- July 12: Council holds public hearings on Bond Order, adopts the Bond Order and adopts Resolution setting a Special Bond Referendum
- July 13: Clerk delivers certified copy of Resolution setting Special Bond Referendum to the County Board of Elections

Potential Schedule (Continued)

November 2021 Vote

19

- July 15: Publish Bond Order as adopted in Newspaper
- September 7: LGC approval of Bond Order
- September 24 (by): Publish first Notice of Special Bond Referendum in Newspaper
- October 1 (by): Publish second Notice of Special Bond Referendum in Newspaper
- October 8: Last day to register to vote
- November 2: Referendum
- November 12: Adoption of Certificate of Canvass by the County Board of Elections
- December 13: Council adopts Resolution Certifying and Declaring Results of Special Bond Referendum
- December 16: Publish Statement of Result in Newspaper
 - Prepared by: Scott Leo, Esq., Partner
 - Parker Poe Adams & Bernstein LLP

Glendale/Hawthorne Property

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- In 2016 the City contracted with McGill Associates to design a park at the corner of Glendale and South Hawthorne. The final design included a memorial to the original Hunter family home, interpretative signage, community garden, paved parking area, restrooms, walking trail and playground. The opinion of probable cost at that time was \$608,100.

Glendale/Hawthorne Property

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- Staff requested McAdams to provide two additional levels of property improvement:
- Level 1 Improvements - \$100,000 Investment:
 - Includes clearing, existing vegetation clean up (clear brush and invasive plants to open views into property); construct nature paths/walking trail; install monument boulder with interpretive signage for Ransom Hunter.
- Level 2 Improvements - \$200,000 Investment:
 - Includes Level 1 Improvements with the addition of a community garden; parking lot (grave and 1-2 paved ADA spaces); minimum site furnishings (benches, picnic table, etc.)
- City Council could choose to include one of these options as part of the overall GO Bond Referendum

Next Steps

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- Direction from City Council regarding a potential bond package for one or more of these projects.



City of Mount Holly Action Agenda Item

To: City Council

Date: 3-15-21

From: Brian DuPont

Meeting Date: 3-22-21

Agenda Item to be considered: Discussion of Intersection Improvements with CaroMont

Will this require a public hearing?

☐ YES

☒ NO

Background/Purpose of Request : Since the Council Retreat, staff has continued discussion with CaroMont to understand the impacts of the improvements they propose at the YMCA Drive and Beatty Drive intersection.

The current improvements involve the addition of the signalized 4th leg across from YMCA Drive with asphalt striping modifications along Beatty Drive and YMCA Drive. During our discussion with CaroMont, the topic of aesthetic improvements was brought up including powder-coated mast arms (fluted) and pedestals, Street Name blades (signs) to include the City's logo, and raised medians with landscaping opportunities. Very similar to the current widening project further north on Hwy 273. Based on CaroMont's aggressive timeline, the primary discussion focused on the mast arms and pedestals to be included as part of their design and project.

Staff felt this would have the greatest immediate impact on the intersection including the goal of branding the gateway with the City's logo. The other aesthetic improvements (raised medians and landscaping) could always be installed later by the City or as part of future off-site improvements by future development in the South Gateway. CaroMont is consulting with their engineers to confirm that this modification will not delay their project timeline or affect their funding outlined in the Certificate of Need issued by the State. They have not committed to providing any enhancements at this time or that they would pay for these.

So our City Engineer and City Inspector have obtained estimates for the potential costs associated with the project. Certain items are not included as they would be paid by CaroMont regardless of these changes based on requirements by NCDOT (signal heads, signal head controls).

Mast Arm Pole Estimation

Item	Cost Each	Amount	Total Cost
Subsurface exploration	\$1,500.00	4	\$6,000.00
Complete Base Foundation	\$8,000.00	4	\$32,000.00
Single Mast Arm Pole	\$16,000.00	4	\$64,000.00
Pedestrian Pedestal	\$1,500.00	4	\$6,000.00
Street Signs with Logo	\$410.00	4	\$1,640.00

Total \$109,640.00

If Council wishes for staff to continue this dialogue with CaroMont, then we would like to also have direction if a cost share is requested by CaroMont in order to avoid delay of their project. Staff would have the ability to include this in next year's budget or bring back a budget amendment if needed for this current fiscal year.

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

<i>Manager/Staff Recommendation:</i>

<i>Result of City Council Decision:</i>
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<i>Attachments:</i> 1. 2. 3.
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Beatty Dr & YMCA Dr Curb Alignment

0 0.01 0.01 0.03 Miles



City of Mount Holly Action Agenda Item

To: Mayor and City Council

Date: 3-18-21

From: Mark Jusko

Meeting Date: 3-22-21

Agenda Item to be considered: Discussion on Parks & Recreation maintenance building

Will this require a public hearing?

☐ YES

☒ NO

Background/Purpose of Request As part of the City Council retreat in February Parks & Recreation staff presented three budget goals for the 21-22 budget. City Council requested more information be presented on the proposed maintenance storage building. Staff will be proposing a 30 X 40 "A" frame metal storage building set on a concrete pad to be located behind the left/center side of the Tuckaseegee Community Center. Staff feels this is the best location. The building will be insulated, have HVAC, 2 roll up doors, 1 man door, with a gravel drive leading to the building. Maintenance staff will be able to store mowers, gators, ball-field scraper, trailer, paints, pressure washer, paint sprayer, and other athletic field supplies. Some of these items are currently stored in the back section of the bathroom building at Tuckaseegee Park or in an old wood utility storage shed that is currently housed behind the Tuckaseegee Community Center. The current utility storage shed is way past its useful life. This project was bid out in March of last year, we had one bidder, with a bid of \$156,400, including contingency. However, because of COVID 19 the project was pulled.

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:

For informational purposes only

Result of City Council Decision:

Attachments:

Picture of proposed location for building. Picture of current maintenance shed.

[illegible]

