

CITY OF GASTONIA

FY 2024 Budget Outlook

Saturday, January 21, 2023





TheRetailCoach®

We help communities **IDENTIFY** new retail opportunities, actively **RECRUIT** those retailers to their community, then **COACH** them on a long-term basis to ensure success.

Who We Are

National Retail Recruitment & Development Firm



THE RETAIL COACH IS A NATIONAL RETAIL RECRUITMENT AND DEVELOPMENT FIRM THAT COMBINES STRATEGY, TECHNOLOGY AND RETAIL EXPERTISE TO DEVELOP AND EXECUTE HIGH-IMPACT RETAIL RECRUITMENT AND DEVELOPMENT PLANS.



Charles Parker
Project Director

22
Years of
Experience

650+
Communities
Served

500 Million+
SF of New
Retail Recruited

\$600 Million+
in New Sales
Tax Generated

A PROVEN PROCESS FOR RESULTS

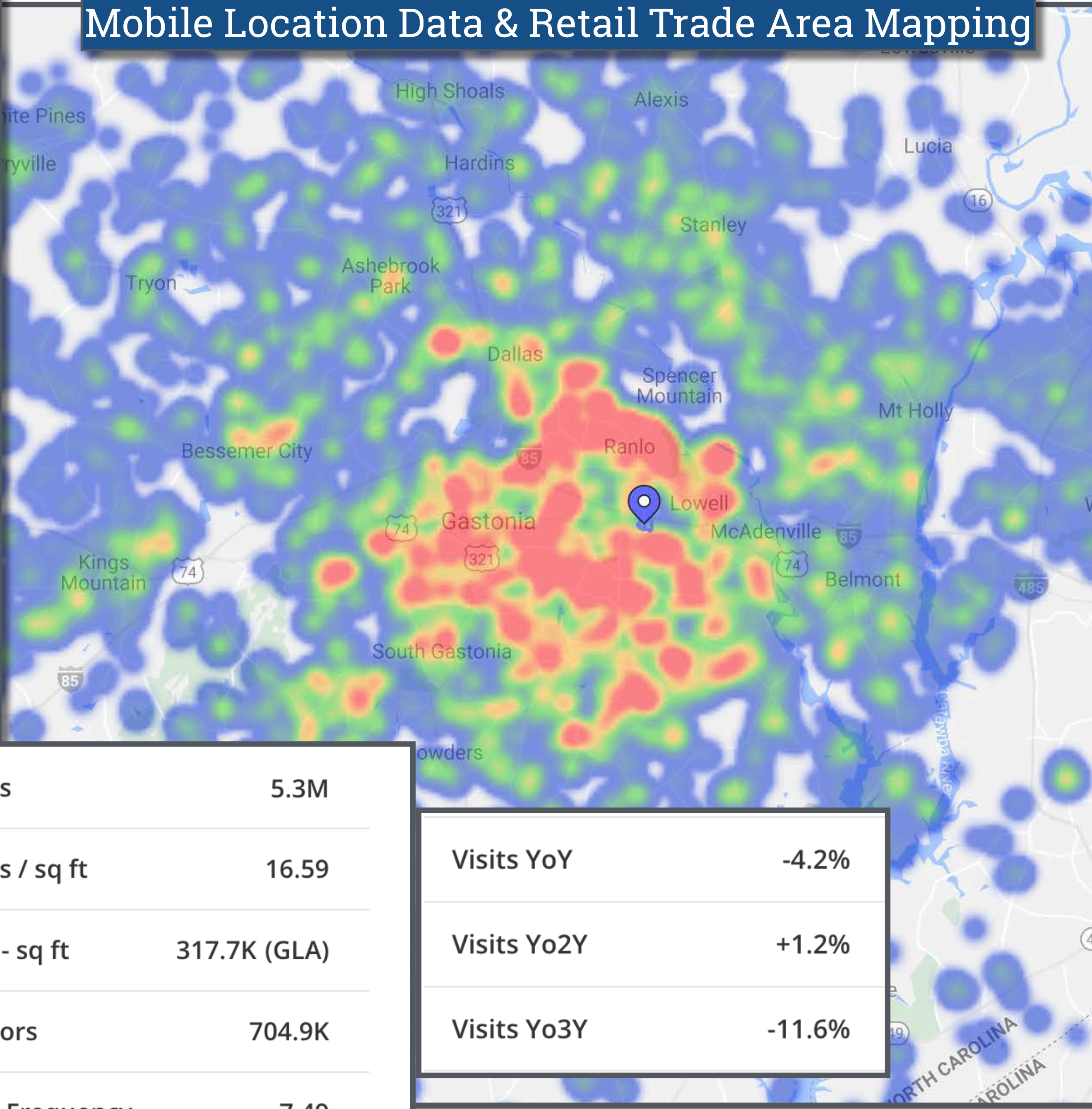
Retail 360®:

Moving Beyond Data to Recruit Retailers

Tailored, end-to-end retail recruitment
and economic development services



Mobile Location Data & Retail Trade Area Mapping

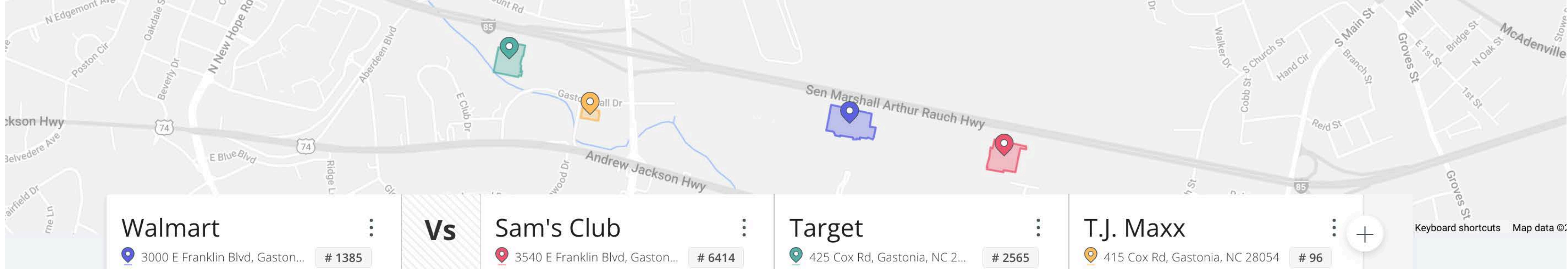




Franklin Square

Est. # of Customers	Est. # of Visits	Avg. Visits / Customer
708.8K	5.49M	7.75

Visits	5.3M
Visits / sq ft	16.59
Size - sq ft	317.7K (GLA)
Visitors	704.9K
Visit Frequency	7.49

Visits YoY	-4.2%
Visits Yo2Y	+1.2%
Visits Yo3Y	-11.6%



Metric Name	 Walmart 3000 E Franklin Blvd, Gastonia, NC ... # 1385	 Sam's Club 3540 E Franklin Blvd, Gastonia, NC ... # 6414	 Target 425 Cox Rd, Gastonia, NC 28054-06... # 2565	 T.J. Maxx 415 Cox Rd, Gastonia, NC 28054 # 96
Visits	1.9M	1.7M	1.4M	680.6K
Visits / sq ft	9.51	12.36	10.1	24.02
Size - sq ft	201K	141.5K	134.6K	28.3K
Visitors	326.1K	351.9K	369.1K	230.8K
Visit Frequency	5.86	4.97	3.68	2.95
Avg. Dwell Time	41 min	40 min	39 min	44 min
Visits YoY	-1.6%	-5.4%	-4.9%	-10.6%
Visits Yo2Y	-4.6%	+0.9%	+1.7%	+25.1%
Visits Yo3Y	-15.3%	+6.8%	-1.2%	-7.3%

Walmart

3000 E Franklin Blvd, Gastonia, NC 28056 # 1385

Target

425 Cox Rd, Gastonia, NC 28054-0610 # 2565

Sam's Club

3540 E Franklin Blvd, Gastonia, NC 28056 # 6414

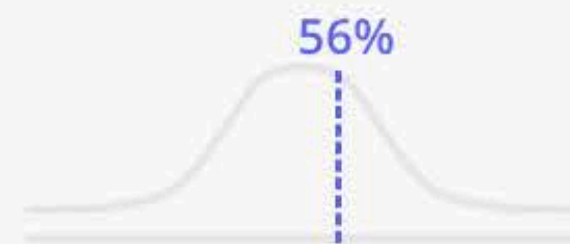
T.J. Maxx

415 Cox Rd, Gastonia, NC 28054 # 96

Nationwide

1,692 / 3,871

[View List](#)



109 / 558

[View List](#)



905 / 1,797

[View List](#)



91 / 1,125

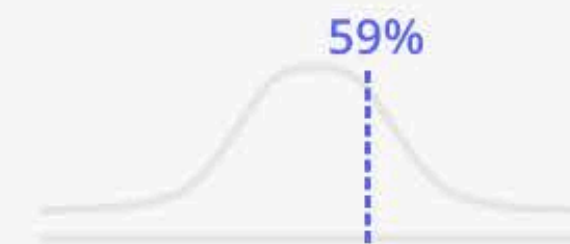
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North Carolina

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[View List](#)



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[View List](#)



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[View List](#)



Local: 50mi

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Metric Name	 Bubba's 33 3287 E. Franklin Blvd., Gastonia, NC...	 Olive Garden 432 Cox Rd, Gastonia, NC 28054	 Cracker Barrel Old Count... 1821 Remount Rd., Gastonia, NC 28...	 Texas Roadhouse 1863 Remount Road, Gastonia, NC ...
Visits	591.8K	401.8K	436.9K	437.8K
Visits / sq ft	66.34	47.46	48.5	60.31
Size - sq ft	8.9K	8.5K	9K	7.3K
Visitors	234.6K	208.7K	218.9K	208.3K
Visit Frequency	2.52	1.93	2	2.1
Avg. Dwell Time	73 min	65 min	75 min	88 min
Panel Visits	27.1K	22.5K	23.1K	24.5K
Estimated Sales (Beta)	N/A	N/A	N/A	N/A
Visits YoY	-11%	+18%	+1.9%	-1.3%
Visits Yo2Y	+32.4%	+41%	+17.9%	+15.6%
Visits Yo3Y	N/A	+4.3%	-22.2%	-8.6%

Bubba's 33
3287 E. Franklin Blvd., Gastonia, NC...

Olive Garden
432 Cox Rd, Gastonia, NC 28054

Cracker Barrel Old Count...
1821 Remount Rd., Gastonia, NC 28...

Texas Roadhouse
1863 Remount Road, Gastonia, NC ...

Nationwide

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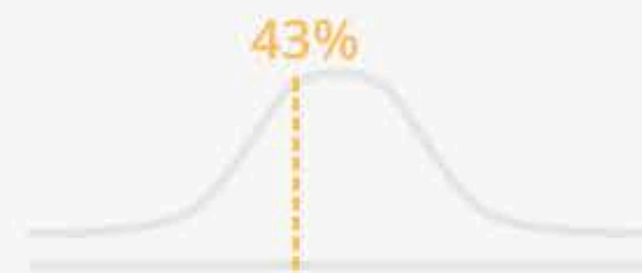
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[View List](#)



57 / 658
[View List](#)

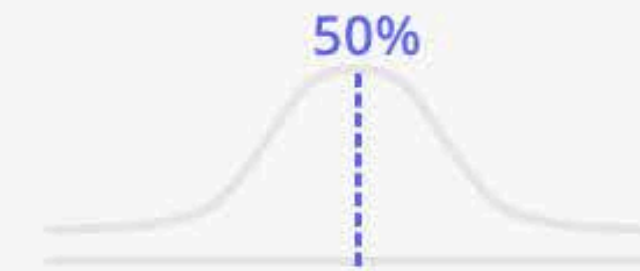


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North Carolina

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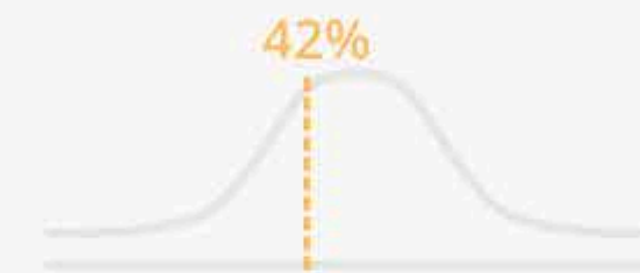
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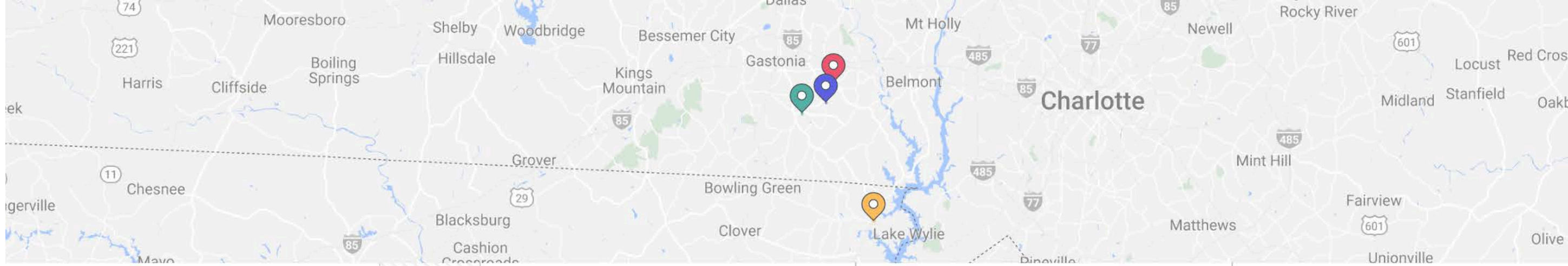


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Metric Name	Publix 1949 Hoffman Rd, Gastonia, NC 280...	Walmart Neighborhood ... 2324 S New Hope Rd, Gastonia, NC ...	Harris Teeter 3350 Robinwood Rd, Gastonia, NC ...	Publix 158 Highway 274, Lake Wylie, SC 29...
Visits	524.1K	707.2K	893.4K	706.4K
Visits / sq ft	9.69	16.37	16.16	12.99
Size - sq ft	54.1K	43.2K	55.3K	54.4K
Visitors	120.5K	99.4K	144.5K	122.5K
Visit Frequency	4.35	7.12	6.18	5.77
Avg. Dwell Time	32 min	32 min	32 min	31 min
Panel Visits	19.3K	28.1K	28.1K	35.2K
Estimated Sales (Beta)	N/A	N/A	N/A	N/A
Visits YoY	-3.2%	+5.3%	-9.4%	-9.8%
Visits Yo2Y	+3.9%	+7.9%	-2.5%	+0.3%
Visits Yo3Y	+18.3%	-1.7%	+1.4%	+1.1%

Publix
1949 Hoffman Rd, Gastonia, NC 280...

Walmart Neighborhood ...
2324 S New Hope Rd, Gastonia, NC ...

Harris Teeter
3350 Robinwood Rd, Gastonia, NC ...

Publix
158 Highway 274, Lake Wylie, SC 29...

Nationwide

1,100 / 1,249

[View List](#)



268 / 683

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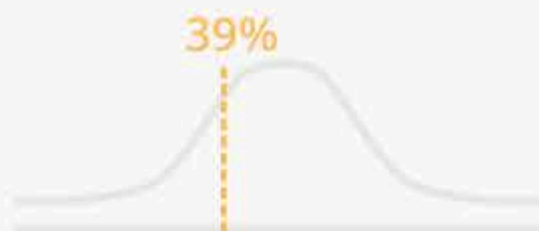
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754 / 1,249

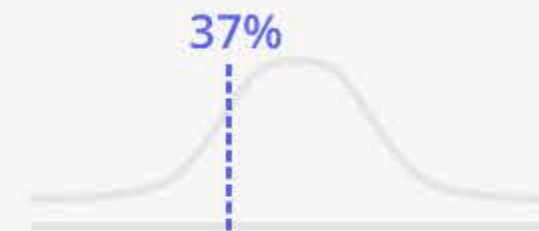
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State

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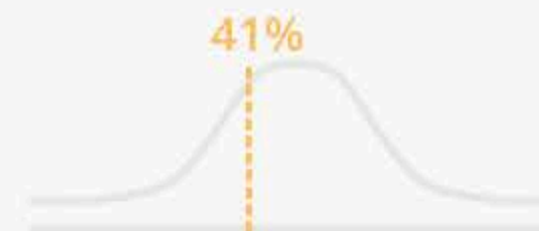
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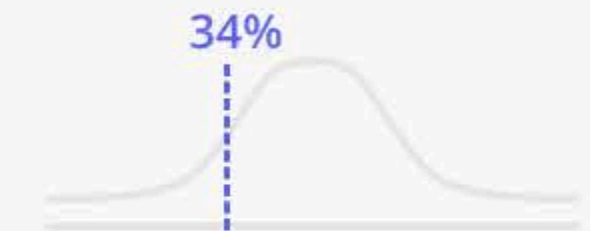
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Local: 50mi

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Metric Name	 Walmart 223 N Myrtle School Rd, Gastonia, ...	 Zaxby's Chicken Fingers &... 2201 W Franklin Blvd, West Gastoni...	 Walgreens 1902 W Franklin Blvd, Gastonia, NC ...	 Food Lion Grocery Store 3870 W Franklin Blvd., Gastonia, NC...
Visits	1.4M	119.5K	95.5K	438.3K
Visits / sq ft	7.46	28.17	5.84	12.87
Size - sq ft	193.4K	4.2K	16.3K	34.1K
Visitors	184.7K	62.4K	39.5K	71.9K
Visit Frequency	7.82	1.91	2.42	6.1
Avg. Dwell Time	40 min	30 min	25 min	31 min
Panel Visits	59.4K	5.9K	2.8K	17.3K
Estimated Sales (Beta)	N/A	N/A	N/A	N/A
Visits YoY	-2%	+17%	-22.5%	+8.9%
Visits Yo2Y	-1%	+77.3%	+6.8%	+17.2%
Visits Yo3Y	-7.7%	+13.1%	+13%	+38.6%



Walmart

223 N Myrtle School Rd, Gastonia, ...



Zaxby's Chicken Fingers &...

2201 W Franklin Blvd, West Gastoni...



Walgreens

1902 W Franklin Blvd, Gastonia, NC ...



Food Lion Grocery Store

3870 W Franklin Blvd., Gastonia, NC...

Nationwide

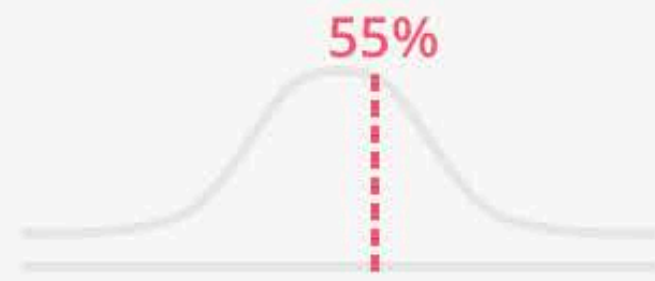
2,995 / 3,865

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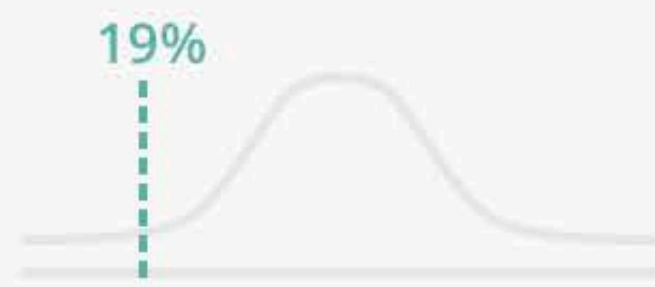
385 / 865

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6,182 / 7,669

[View List](#)



348 / 1,060

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North Carolina

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Local: 15mi

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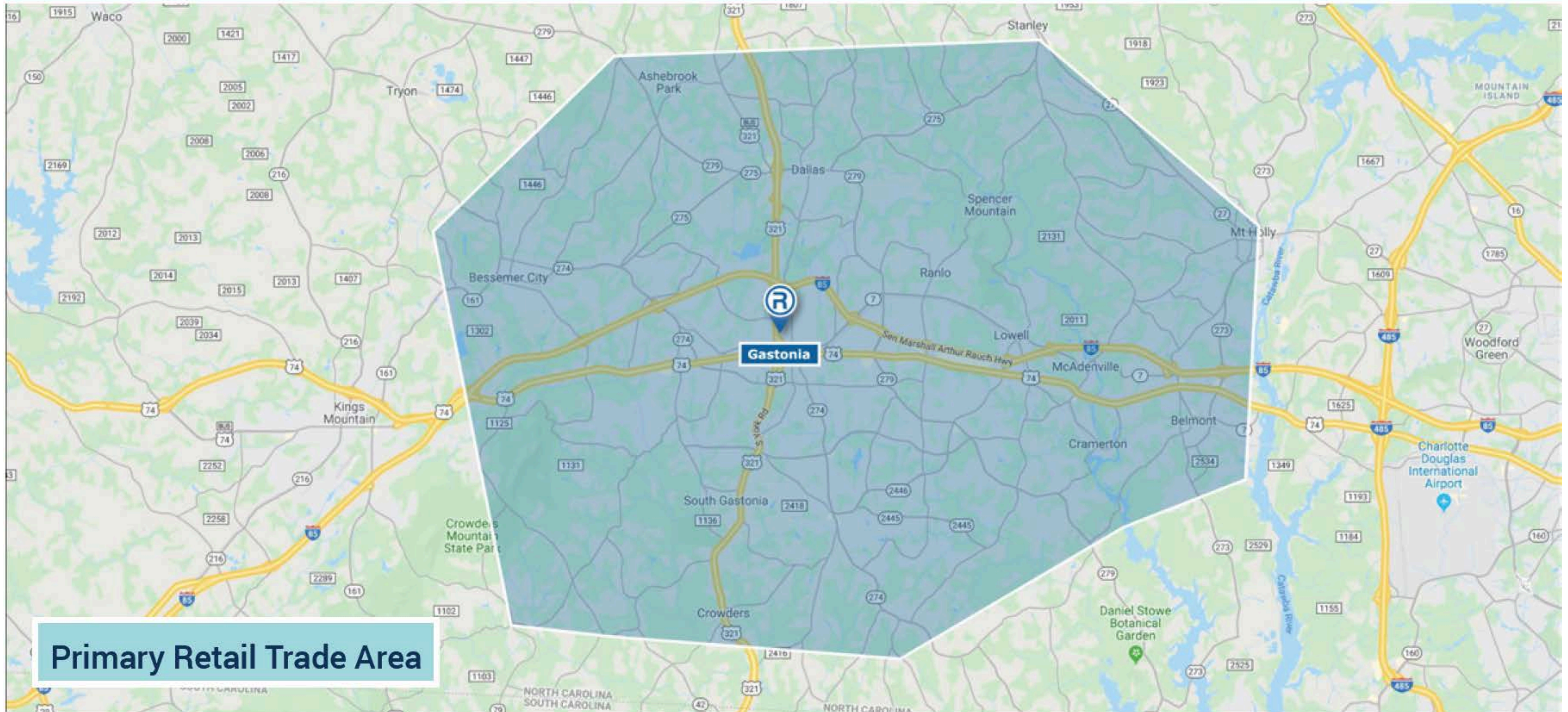
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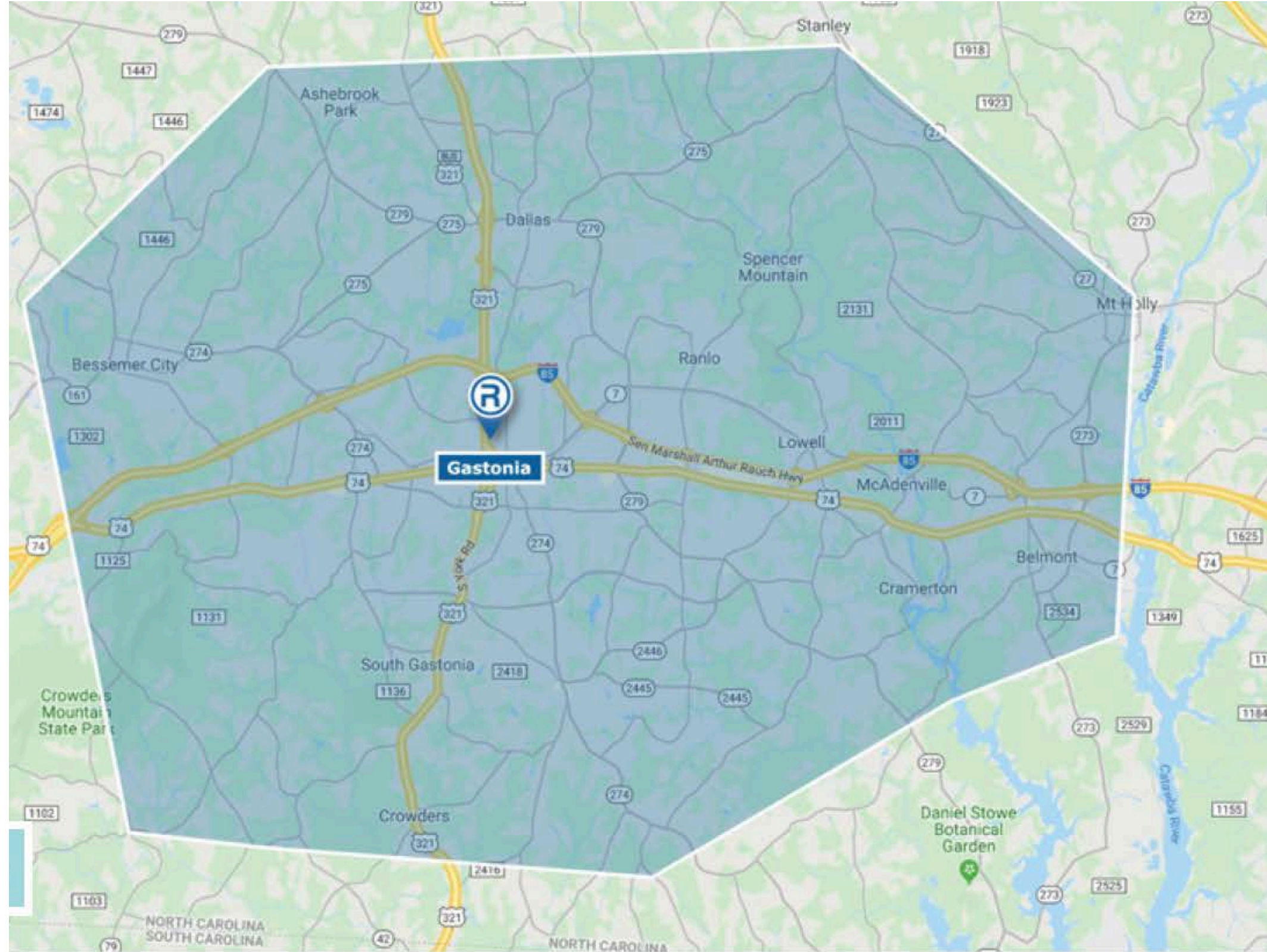
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Retail Market Profile

Gastonia, North Carolina (Charlotte Metro)





Population

2020	170,119
2023	174,274
2028	181,216

Educational Attainment (%)

Graduate or Professional Degree	6.57%
Bachelors Degree	15.50%
Associate Degree	9.76%
Some College	22.78%
High School Graduate (GED)	29.61%
Some High School, No Degree	11.07%
Less than 9th Grade	4.71%

Income

Average HH	\$77,312
Median HH	\$58,043
Per Capita	\$31,627

Age

0 - 9 Years	11.86%
10 - 17 Years	10.21%
18 - 24 Years	8.42%
25 - 34 Years	13.01%
35 - 44 Years	12.77%
45 - 54 Years	13.18%
55 - 64 Years	13.03%
65 and Older	17.54%
Median Age	40.11
Average Age	40.34

Race Distribution (%)

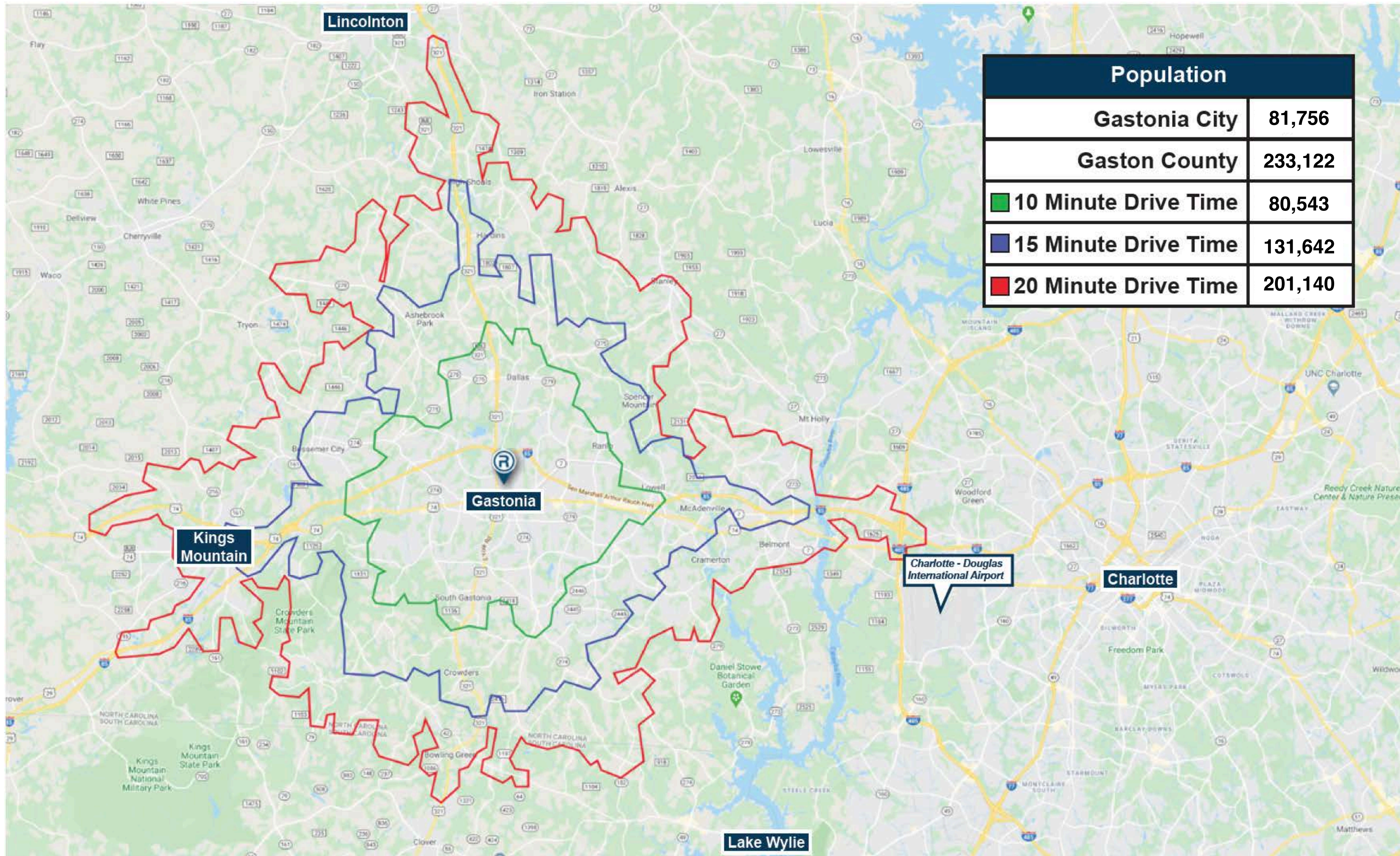
White	61.45%
Black/African American	22.70%
American Indian/Alaskan	0.48%
Asian	1.53%
Native Hawaiian/Islander	0.04%
Other Race	6.64%
Two or More Races	7.17%
Hispanic	11.56%

Population		Age		Population		Age	
2010	153,597	0 - 9 Years	12.11%	2020	170,119	0 - 9 Years	11.86%
2021	169,170	10 - 17 Years	10.28%	2023	174,274	10 - 17 Years	10.21%
2026	177,309	18 - 24 Years	8.49%	2028	181,216	18 - 24 Years	8.42%
Educational Attainment (%)		25 - 34 Years	13.07%	Educational Attainment (%)		25 - 34 Years	13.01%
Graduate or Professional Degree	6.2%	35 - 44 Years	12.62%	Graduate or Professional Degree	6.57%	35 - 44 Years	12.77%
Bachelors Degree	14.6%	45 - 54 Years	13.60%	Bachelors Degree	15.50%	45 - 54 Years	13.18%
Associate Degree	11.2%	55 - 64 Years	12.92%	Associate Degree	9.76%	55 - 64 Years	13.03%
Some College	22.0%	65 and Older	16.92%	Some College	22.78%	65 and Older	17.54%
High School Graduate (GED)	30.6%	Median Age	39.82	High School Graduate (GED)	29.61%	Median Age	40.11
Some High School, No Degree	10.4%	Average Age	40.01	Some High School, No Degree	11.07%	Average Age	40.34
Less than 9th Grade	5.0%	Race Distribution (%)		Less than 9th Grade	4.71%	Race Distribution (%)	
Income		White	69.36%	Income		White	61.45%
Average HH	\$75,226	Black/African American	20.76%	Average HH	\$77,312	Black/African American	22.70%
Median HH	\$56,071	American Indian/Alaskan	0.47%	Median HH	\$58,043	American Indian/Alaskan	0.48%
Per Capita	\$29,763	Asian	1.73%	Per Capita	\$31,627	Asian	1.53%
		Native Hawaiian/Islander	0.06%			Native Hawaiian/Islander	0.04%
		Other Race	4.91%			Other Race	6.64%
		Two or More Races	2.73%			Two or More Races	7.17%
		Hispanic	9.38%			Hispanic	11.56%

Primary Retail Trade Area • Retail Demand Outlook

Gastonia, North Carolina

NAICS	DESCRIPTION	2023 DEMAND	2028 DEMAND	GROWTH	CAGR (%)*
44, 45, 722	Total retail trade including food and drinking places	\$1,567,106,651	\$1,790,103,500	\$222,996,849	2.70%
451	Sporting goods, hobby, musical instrument, and book stores	\$27,450,534	\$30,385,900	\$2,935,366	2.05%
4511	Sporting goods, hobby, and musical instrument stores	\$19,464,858	\$21,100,112	\$1,635,254	1.63%
45111	Sporting goods stores	\$11,990,855	\$12,861,268	\$870,414	1.41%
45112	Hobby, toy, and game stores	\$5,391,225	\$6,004,361	\$613,136	2.18%
45113	Sewing, needlework, and piece goods stores	\$869,831	\$870,545	\$714	0.02%
45114	Musical instrument and supplies stores	\$1,212,947	\$1,363,938	\$150,991	2.37%
4512	Book stores and news dealers	\$7,985,676	\$9,285,788	\$1,300,112	3.06%
452	General merchandise stores	\$167,351,655	\$188,922,147	\$21,570,492	2.45%
4522	Department stores	\$14,212,039	\$14,028,470	-\$183,569	-0.26%
4523	Other general merchandise stores	\$153,139,616	\$174,893,677	\$21,754,061	2.69%
722	Food services and drinking places	\$169,368,966	\$195,095,267	\$25,726,301	2.87%
7223	Special food services	\$11,345,802	\$13,093,801	\$1,748,000	2.91%
7224	Drinking places (alcoholic beverages)	\$3,873,674	\$4,548,507	\$674,833	3.26%
7225	Restaurants and other eating places	\$154,149,490	\$177,452,959	\$23,303,469	2.86%
722511	Full-service restaurants	\$73,759,015	\$85,043,676	\$11,284,660	2.89%
722513	Limited-service restaurants	\$68,153,451	\$78,344,567	\$10,191,116	2.83%
722514	Cafeterias, grill buffets, and buffets	\$1,738,797	\$1,998,760	\$259,962	2.83%
722515	Snack and nonalcoholic beverage bars	\$10,498,226	\$12,065,957	\$1,567,731	2.82%
445	Food and beverage stores	\$225,000,728	\$258,860,447	\$33,859,719	2.84%
4451	Grocery stores	\$203,689,381	\$234,114,888	\$30,425,507	2.82%
44511	Supermarkets and other grocery (except convenience) stores	\$195,104,912	\$224,323,696	\$29,218,784	2.83%
44512	Convenience stores	\$8,584,469	\$9,791,192	\$1,206,723	2.67%
4452	Specialty food stores	\$6,226,276	\$7,152,578	\$926,303	2.81%
4453	Beer, wine, and liquor stores	\$15,085,072	\$17,592,980	\$2,507,909	3.12%



Lincolnnton

Gastonia

Kings Mountain

Charlotte - Douglas International Airport

Charlotte

Lake Wylie

Downtown

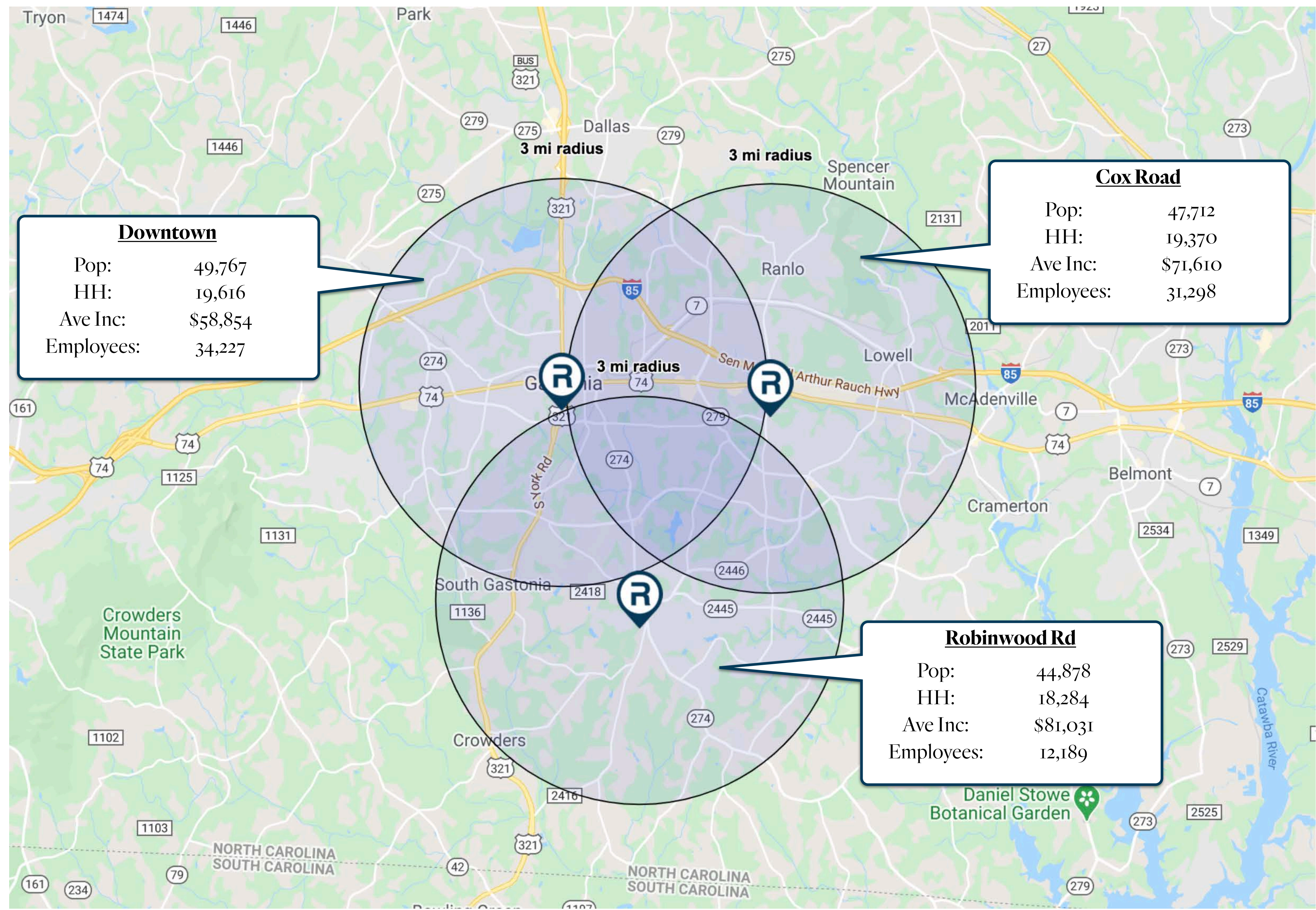
Pop:	49,767
HH:	19,616
Ave Inc:	\$58,854
Employees:	34,227

Cox Road

Pop:	47,712
HH:	19,370
Ave Inc:	\$71,610
Employees:	31,298

Robinwood Rd

Pop:	44,878
HH:	18,284
Ave Inc:	\$81,031
Employees:	12,189



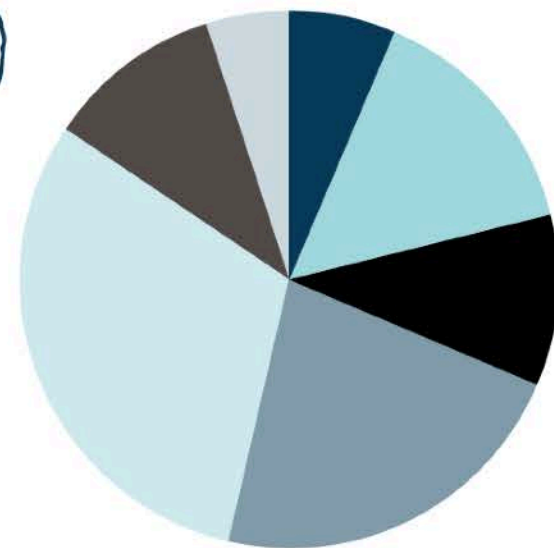
CITY OF GASTONIA

North Carolina
(Charlotte Metro)



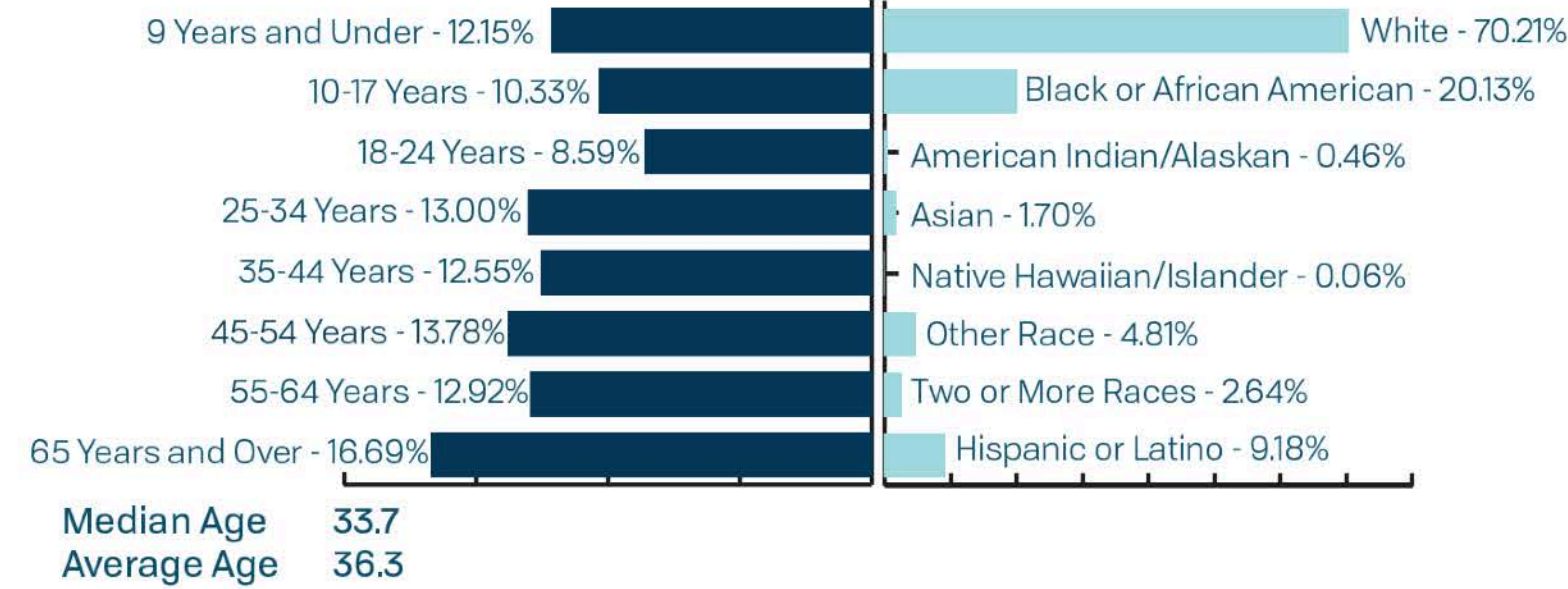
POPULATION
168,497

2020 Estimated Primary Retail Trade Area Population



Graduate or Professional	6.6%
Bachelor's Degree	14.6%
Associate Degree	10.4%
Some College, No Degree	22.2%
High School Graduate	30.8%
Some High School, No Degree	10.6%
Less than 9th Grade	4.9%

AGE DISTRIBUTION AND RACE



- Gastonia is located just 20 minutes from the Charlotte-Douglas International Airport.
- The FUSE District in Downtown Gastonia - a mixed-use sports and entertainment district - broke ground in Fall 2019, supported by over \$115 million in public-private investment. Scheduled to open Spring 2021.
- The primary retail trade area has a projected growth rate over 5% through 2025.

HOUSEHOLD INCOME

AVERAGE HOUSEHOLD INCOME
\$69,677

MEDIAN HOUSEHOLD INCOME
\$51,920

OPPORTUNITY IN GASTONIA

Clothing & Accessory Stores

Sales Leakage = \$11,199,278

Sporting Goods Stores

Sales Leakage = \$3,369,459

Food Service & Drinking Places

Sales Leakage = \$117,938,765

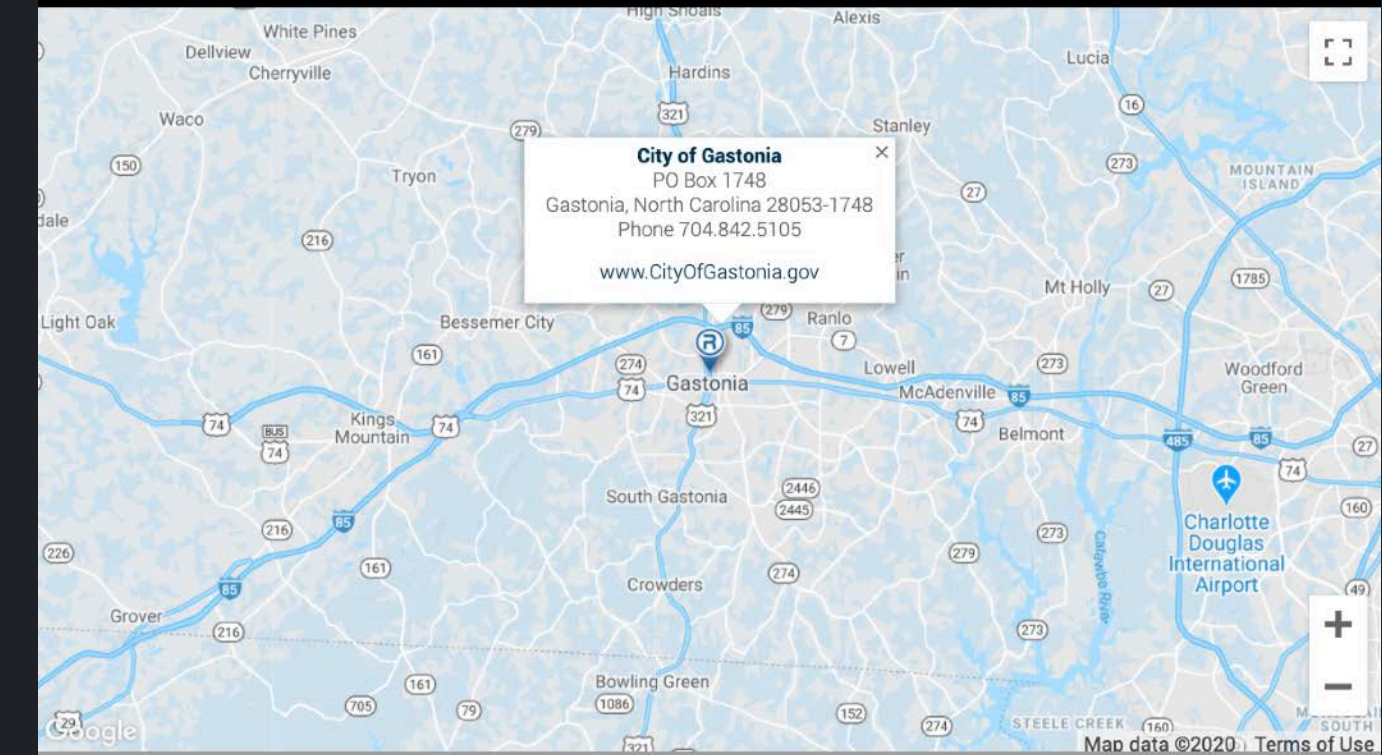
Potential Retail Sales \$2,557,140,080

Actual Sales \$1,642,178,714

Sales Leakage \$914,961,366

GASTONIA, NORTH CAROLINA – COMMUNITY RETAIL DASHBOARD

Powered by The Retail Coach



COMMUNITY PRIMARY RETAIL TRADE AREA SECONDARY RETAIL TRADE AREA



Retail Sales/Leakage

POTENTIAL

\$2,557,140,080

ESTIMATED ACTUAL

\$1,642,178,714

Gastonia, North Carolina - Se...

Population Growth

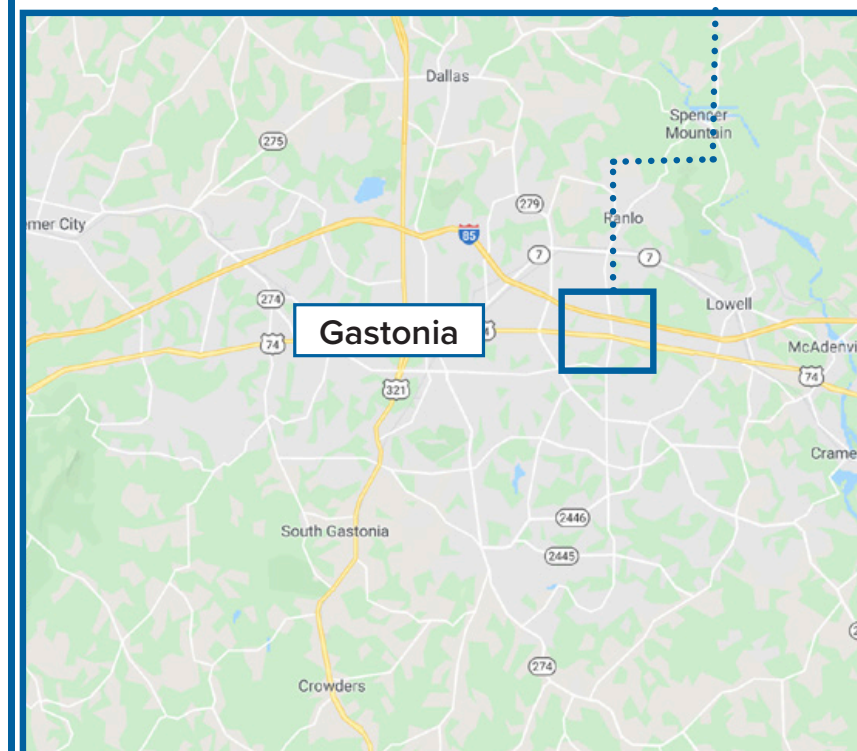
600...

550...



SITE AVAILABLE | PRIME ANCHOR SPACE

±32,000 SQFT | GASTONIA, NORTH CAROLINA 28052



Cox Road = 30,500 AADT
 Interstate 85 = 125,000 AADT

2019 Radial Demographics	1-mile	3-mile	5-mile
Population	3,455	46,377	71,937
Households	1,332	19,291	42,161
5-year Growth	1.1%	1.4%	1.5%
Median Age	45.3	39.2	38.9
Ave HH Income	\$79,376	\$64,369	\$67,648

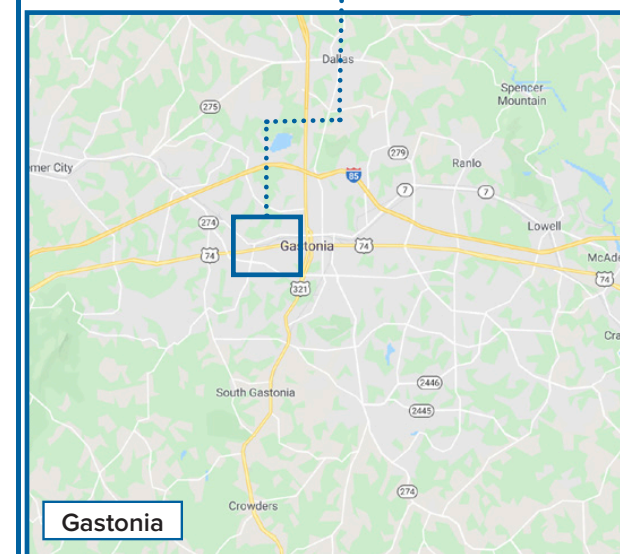
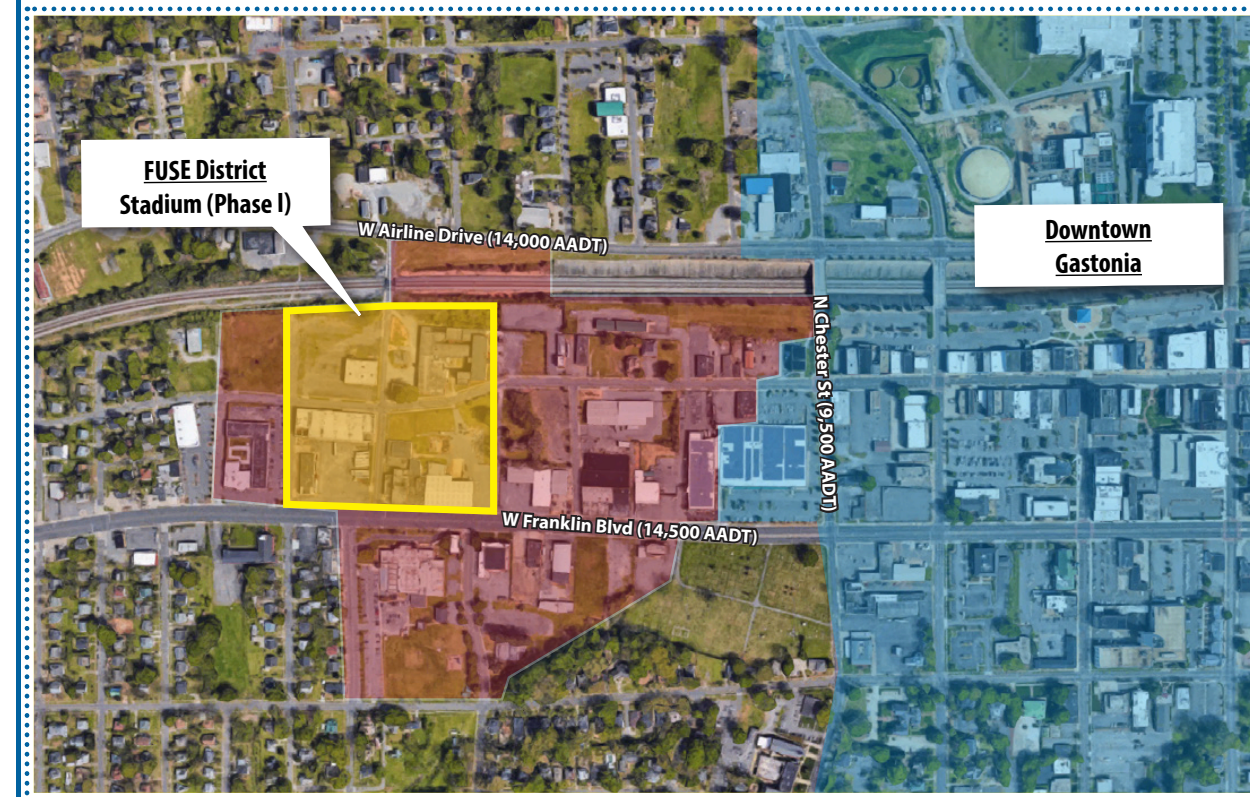
Kristy Crisp
Economic Development Manager
City of Gastonia
150 S York Street
Gastonia, NC 28052

Phone 704-842-5105
kristyc@cityofgastonia.com
www.cityofgastonia.com



DEVELOPMENT OPPORTUNITY | FUSE DISTRICT

DOWNTOWN GASTONIA, NORTH CAROLINA 28052



W Franklin Blvd = 14,500 AADT
 W Airline Dr = 14,000 AADT
 N Chester St = 9,500 AADT

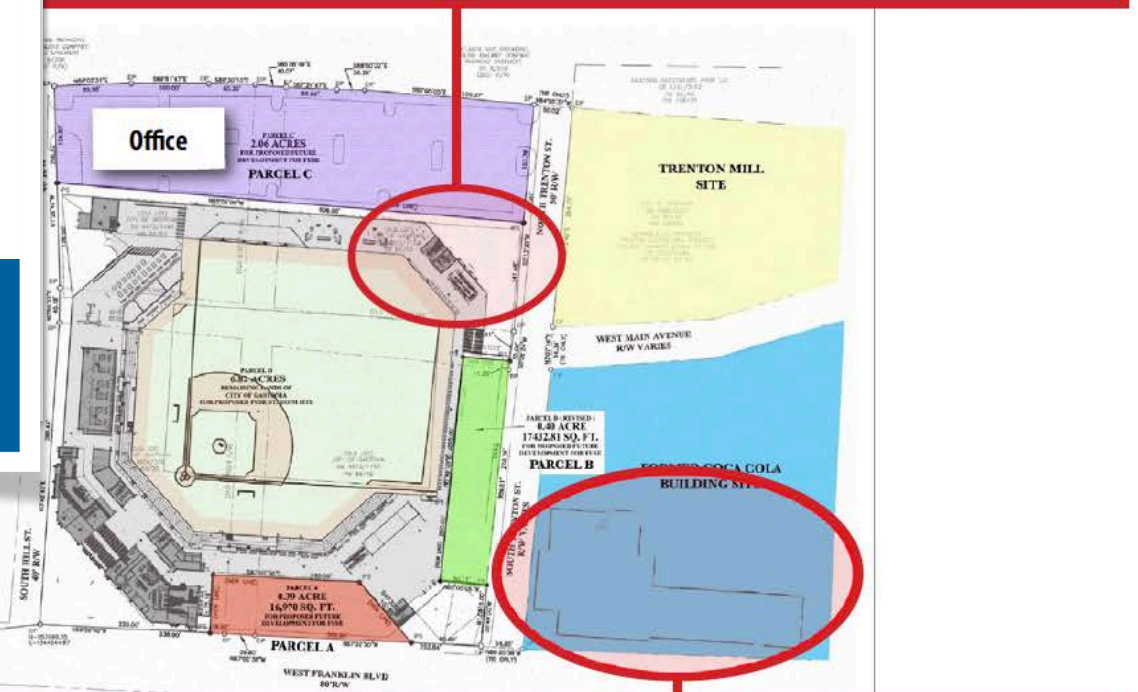
2020 Radial Demographics	1-mile	3-mile	5-mile
Population	9,565	47,701	94,333
Households	3,631	19,209	38,161
5-year Growth	2.3%	1.8%	1.6%
Median Age	37.2	36.9	38.2
Ave HH Income	\$47,549	\$54,404	\$63,029

Kristy Crisp
Economic Development Manager
City of Gastonia
150 S York Street
Gastonia, NC 28052

Phone 704-842-5105
kristyc@cityofgastonia.com
www.cityofgastonia.com



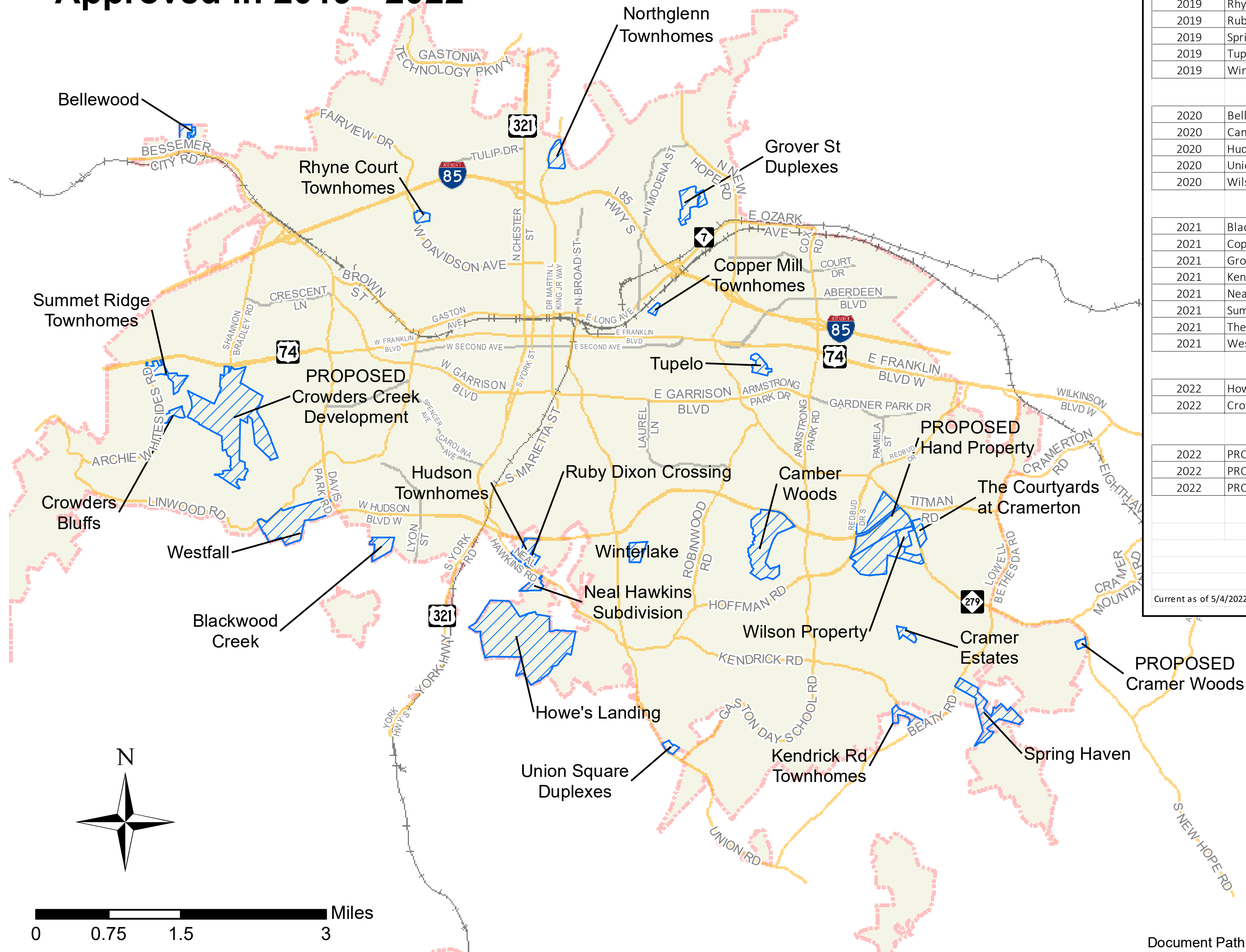
TE MAP



Information provided is for illustrative purposes only and is deemed to be correct as of publish date of this document. Data sources used may include: ESRI, AGS, Nielsen, RegisPro, SitesUSA, TrDOT and/or Microsoft Corporation.

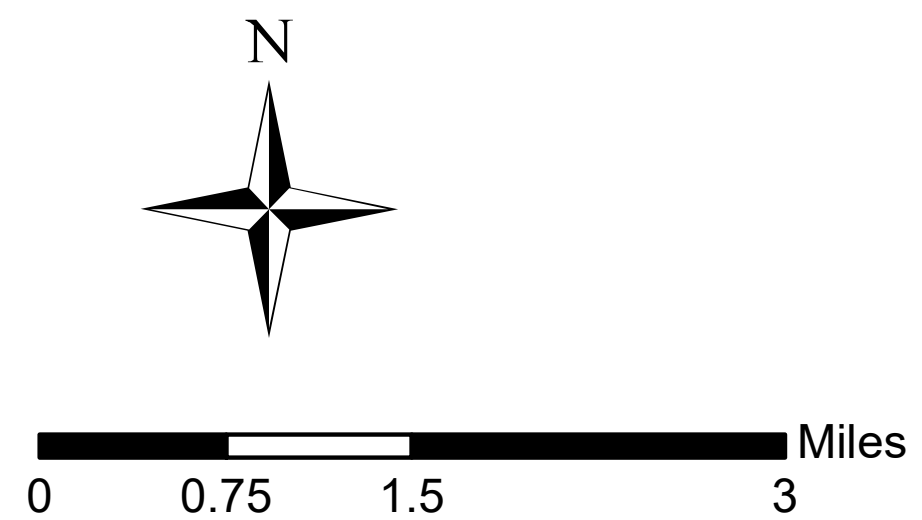


Single Family Developments Approved in 2019 - 2022

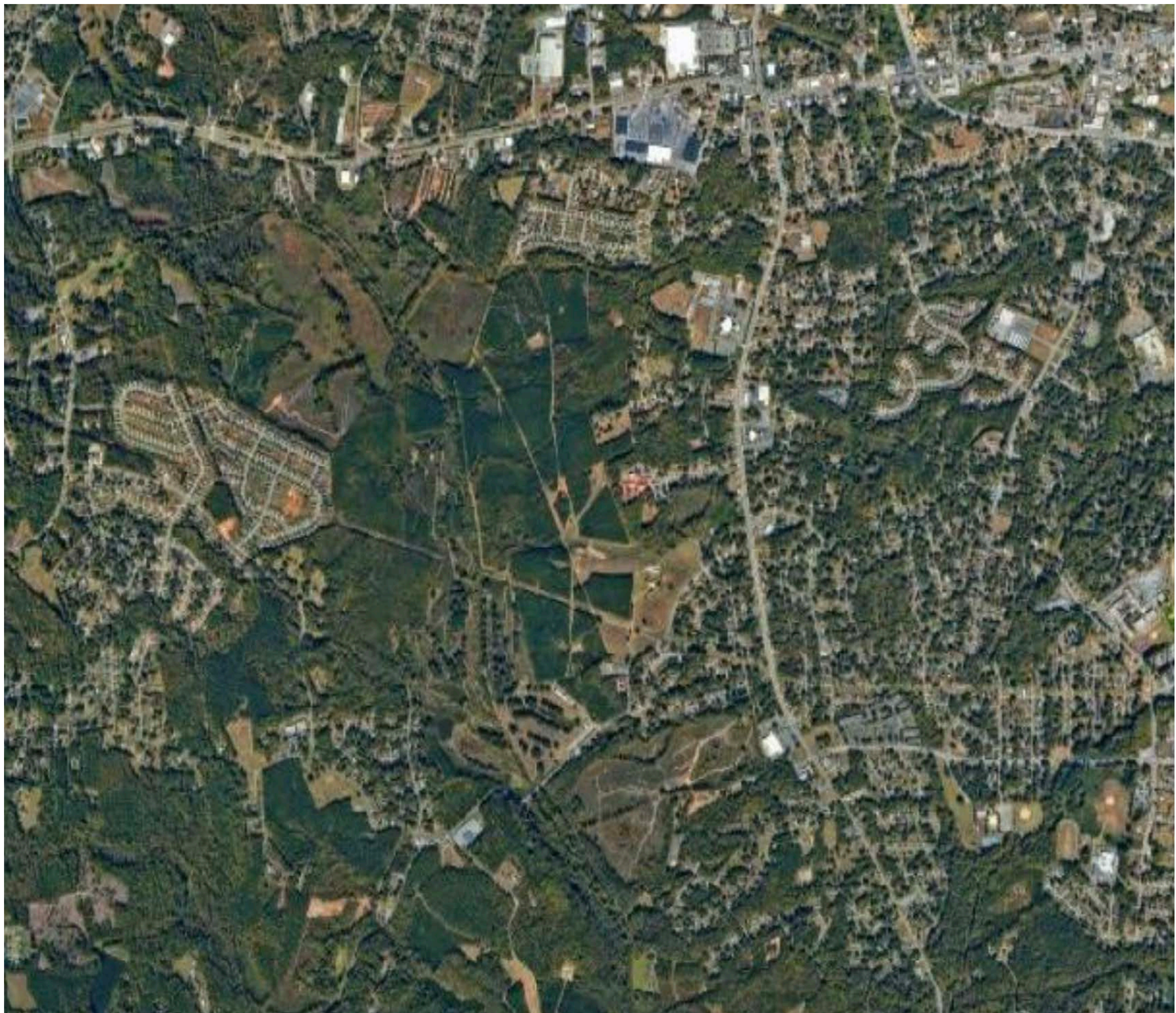


Year Approved	Development Name	Type	Build Type	Total Units Approved
2019	Cramer Estates	SF-D	Houses	58
2019	Northglenn Townhomes	SF-A	Townhomes	220
2019	Rhyne Court Townhomes	SF-A	Townhomes	80
2019	Ruby Dixon Crossing	SF-A	Townhomes	80
2019	Spring Haven	SF-D	Houses	103
2019	Tupelo (Formerly Glenwood Townhome Community)	SF-A	Townhomes	165
2019	Winterlake	SF-D	Houses	51
				757
2020	Bellewood	SF-D	Houses & Townhomes	109
2020	Camber Woods	SF-D	Houses	161
2020	Hudson Townhomes	SF-A	Townhomes	153
2020	Union Square	SF-D	Townhomes	56
2020	Wilson Property	SF-D	Houses & Townhomes	560
				1039
2021	Blackwood Creek	SF-D	Houses	42
2021	Copper Mill Townhomes	SF-A	Townhomes	45
2021	Grover St Duplexes	SF-A	Duplexes	164
2021	Kendrick Rd Townhomes	SF-A	Townhomes	86
2021	Neal Hawkins Subdivision	SF-A	Townhomes	60
2021	Summet Ridge Townhomes	SF-A	Townhomes	135
2021	The Courtyards at Cramerton	SF-D	Houses	44
2021	Westfall	SF-M	Houses & Townhomes	439
				1015
2022	Howe's Landing	SF-M	Houses & Townhomes	875
2022	Crowders Bluff	SF-A	Town Homes	125
				1000
2022	PROPOSED Cramer Woods	SF-A	Town Homes	102
2022	PROPOSED Crowders Creek Development	SF-M	Houses & Townhomes	500
2022	PROPOSED Hand Property Development	SF-M	Houses & Townhomes	336
				938
Total Number of Units Approved = 3811				
Total Number of Units Pending = 938				
Combined total of Units Approved and Units Pending = 4749				
Current as of 5/4/2022				

SF-D Single Family Detached
 SF-A Single Family Attached
 SF-M Single Family Mixed (Attached & Detached)







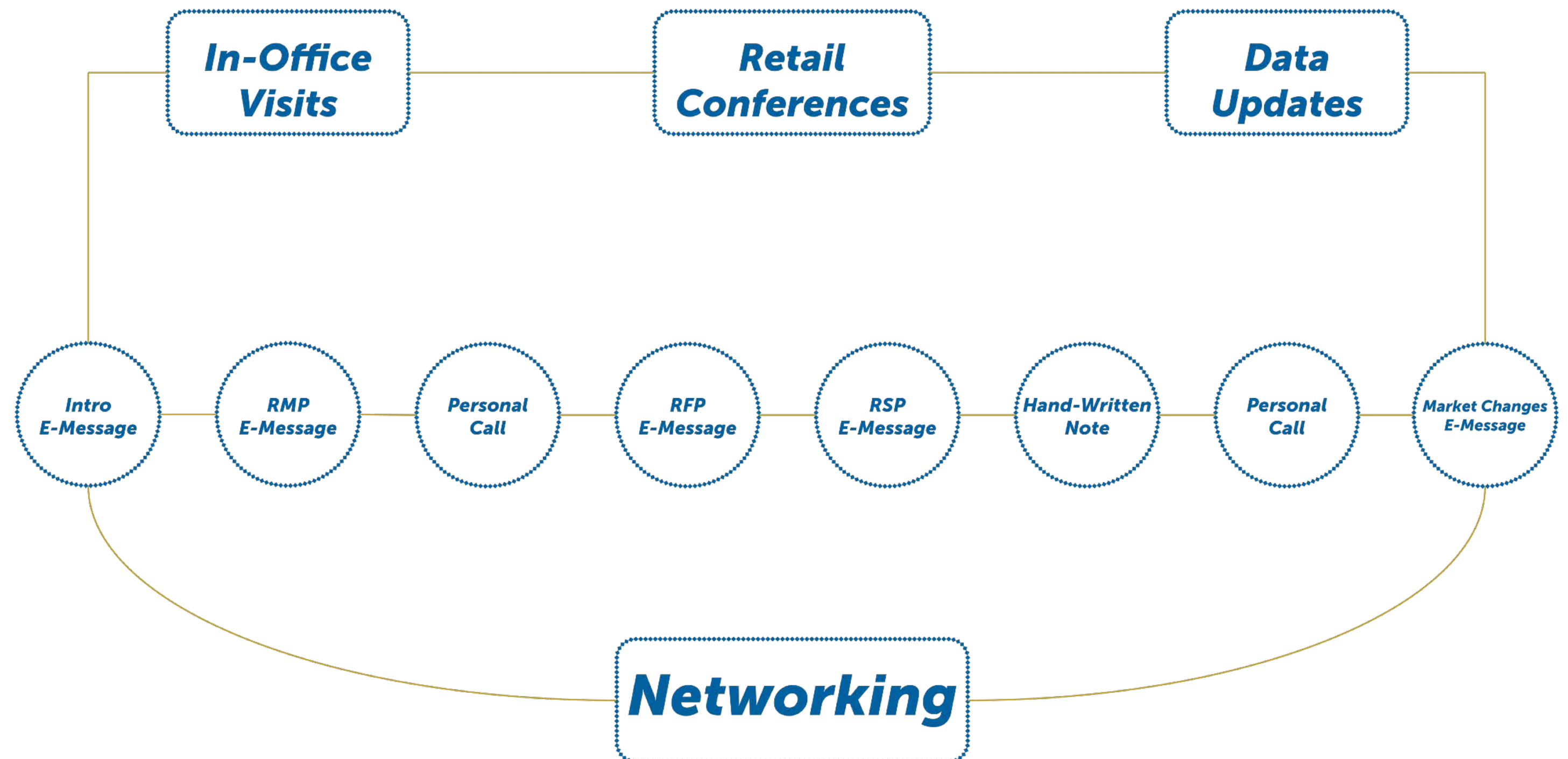


Recruiting Retailers & Developers:

Leveraging Relationships to Close Deals or Leveraging Relationships to Finalize Transactions

- 50+ Years of national brand and developer connections
- First retail consulting firm to recruit retailers and developers
- 12 month recruiting process
- Staff members dedicated solely to retail recruitment
- Personal contacts are key

Retail Recruitment Process



Uncategorized	Contacted - Pending Feedback	Interested	Need Franchisee	Interested - Requested Available...	Site Visit	Not Right Now	Not Interested	LOI / Opening / Opened
<p>Trader Joe's</p> <p>Home Depot CONTACT Corbin Rowe (678) 814-9177 DAVID_C_ROW@homedepot.com</p> <p>2 records</p>	<p>Anytime Fitness CONTACT Matt Funderburk (704) 996-4452 mfunderburk@onsitere.com ...</p> <p>Applebees CONTACT Mark Figurelli (724) 730-3935 mfigurelli@flynnrg.com</p> <p>Culver's CONTACT Tom Goldsmith TomGoldsmith@culvers.com Kyle Robb -- No longer w/ Culve...</p> <p>Jason's Deli CONTACT Greg Messina (409) 838-1976 greg.messina@jasonsdeli.com</p> <p>Kickback Jack's</p> <p>Sephora CONTACT Dave Hart - send RMP & sites Real Estate Director 469-587-7309 Dave.Hart@sephora.com...</p> <p>Sprouts CONTACT Terry Gibbons terrvoibbons@sprouts.com</p> <p>13 records</p>	<p>HomeGoods CONTACT Tom Maroney thomas_maroney@tjx.com Deb Holmsen (714) 241-8881...</p> <p>Marshall's CONTACT Tom Maroney thomas_maroney@tjx.com Deb Holmsen (714) 241-8881...</p> <p>Starbucks CONTACT Nick Lukens nlukens@moseleyrea.com Tracie Luckhurst...</p> <p>3 records</p>	<p>Mellow Mushroom CONTACT Sandy Howard (404) 924-2267 sandy@mellowmushroom.com ...</p> <p>Pure Barre CONTACT Wayne Thomson (949) 346-3000 wayne@xponential.com</p> <p>2 records</p>	<p>Freddy's Frozen Custard ... CONTACT Bo Fairbank (316) 719-7848 bof@freddysusa.com Jason Ortiz jasono@freddysusa.com -- Real ...</p> <p>Panda Express CONTACT Scott Mileham smileham@newsouthprop.com 704-927-2886 ...</p> <p>Tommy's Express Car Wash CONTACT Ian Whetsel 704-752-8350 ian@chambers-group.com</p> <p>Biscuitville CONTACT Lee Easley leasley@biscuitville.com Kivett Williams...</p> <p>4 records</p>	<p>Lidl CONTACT Travis Caldwell: Dir. of RE for NC. (703) 859-5784 Travis.Caldwell@lidl.us ...</p> <p>1 record</p>	<p>Bark Social CONTACT Paul Bartlett 949) 678-4507 pbartlett@edge-re.com</p> <p>Jo-Ann CONTACT Kevin Beegle (330) 463-3461 kevin.beegle@joann.com</p> <p>MOD Pizza</p> <p>Orangetheory CONTACT Ben Lilla (561) 237-2322 blilla@orangetheoryfitness.com</p> <p>Taco Mama</p> <p>Total Wine & More CONTACT Patrick Arnold PArnold@am.jll.com Phil Armstrong (301) 795-...</p> <p>Tropical Smoothie Cafe CONTACT Don Tomberlin 404.213.5425 dtomberlin@tropicalsmoothie.com ...</p> <p>Tupelo Honey</p> <p>12 records</p>	<p>Bonefish Grill CONTACT Jackie Vanella (305) 812-7587 jackievanella@bloominbrands.com</p> <p>Lowe's Foods CONTACT Shawn Beichler (336) 775-3005 shawn.beichler@alexlee.com</p> <p>Pet Supplie Plus CONTACT Ian Whetsel 704-752-8350 ian@chambers-group.com Corey Bialow (781) 444-2316...</p> <p>Stein Mart CONTACT Andy Hofheimer (904) 613-3000 andy@thesitehawks.com</p> <p>The Fresh Market CONTACT Kandice Perdue (336) 615-8010 realestate@thefreshmarket.net ...</p> <p>Aldi CONTACT Darren Wood (704) 644-4599 dwood@providencegroup.com</p> <p>7 records</p>	<p>Blaze Pizza</p> <p>Eggs Up Grill CONTACT Chris Skodras (888) 434...</p> <p>Ace Hardware CONTACT Joe Perz jperz@acehardware.com 828-455-0567 ...</p> <p>3 records</p>

Link: [Gastonia Recruitment Tracking](#)



Charles Parker

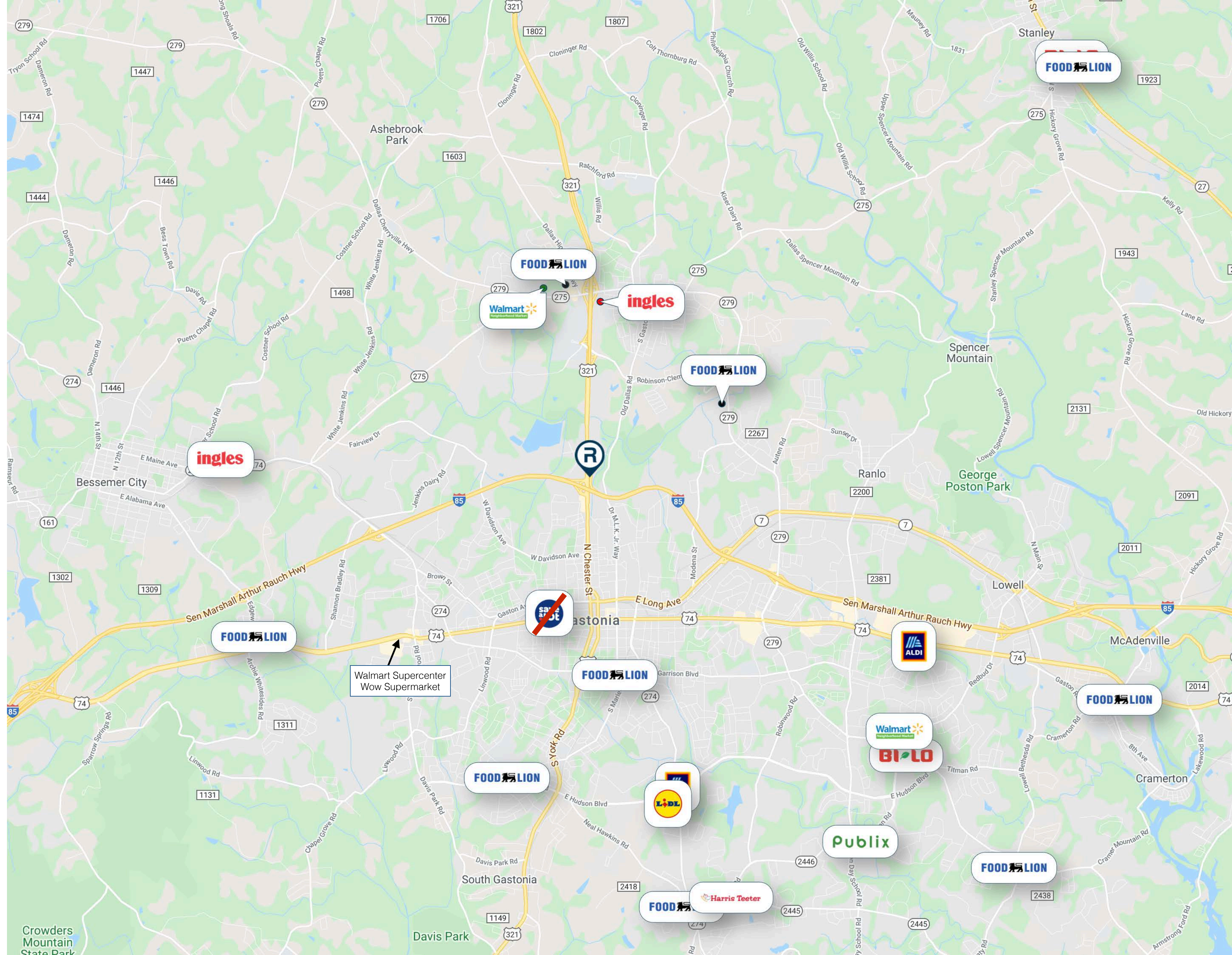
Project Director

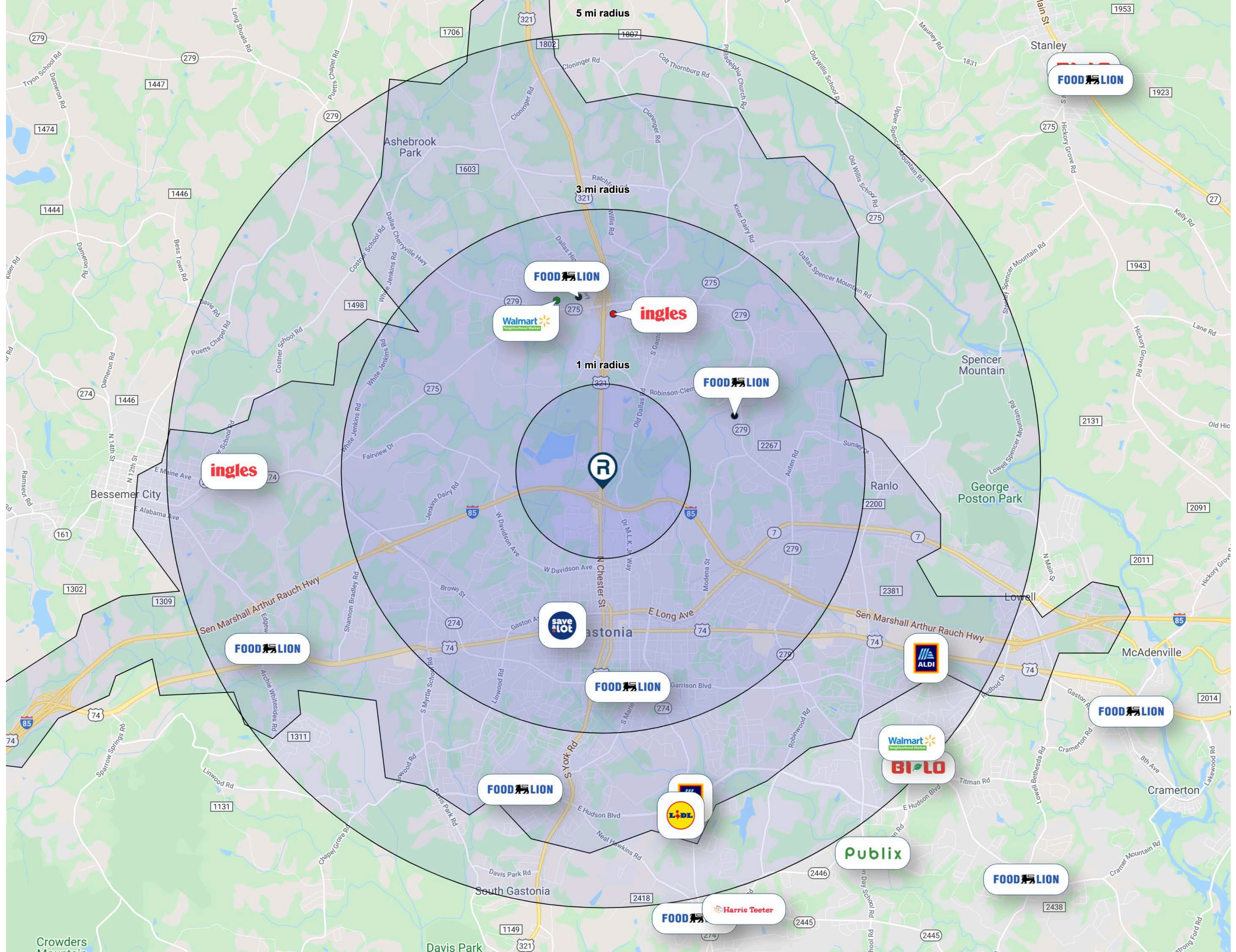
cparker@theretailcoach.net

662.231.9078

662.844.2155

www.TheRetailCoach.net





CITY OF GASTONIA

FUSE District

Kristy Ratchford Crisp

Saturday, January 21, 2023



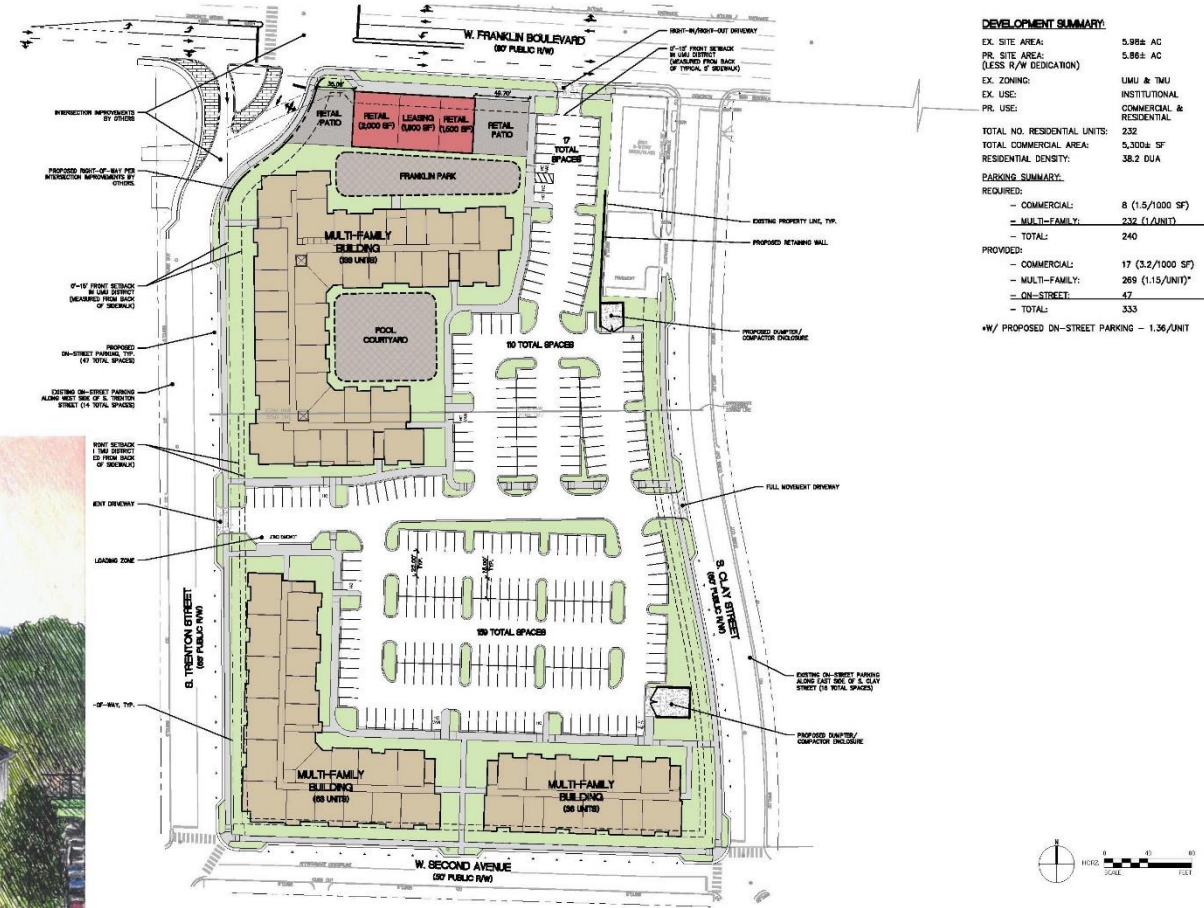


Franklin Yards / Highline Partners



Franklin Yards

- Upcoming Milestones:
 - Property Closing April 2023
 - Intersection construction
 - Demolition



DEVELOPMENT SUMMARY:

EX. SITE AREA:	5.98± AC
PR. SITE AREA: (LESS R/W DEDICATION)	5.86± AC
EX. ZONING:	UMU & TMU
EX. USE:	COMMERCIAL & INSTITUTIONAL
PR. USE:	COMMERCIAL & RESIDENTIAL
TOTAL NO. RESIDENTIAL UNITS:	232
TOTAL COMMERCIAL AREA:	5,300± SF
RESIDENTIAL DENSITY:	38.2 DU/A

PARKING SUMMARY:

REQUIRED:	8 (1.5/1,000 SF)
— COMMERCIAL:	232 (1/UNIT)
— MULTI-FAMILY:	240
— TOTAL:	240

PROVIDED:

— COMMERCIAL:	17 (3.2/1,000 SF)
— MULTI-FAMILY:	269 (1.15/UNIT)*
— ON-STREET:	47
— TOTAL:	333

*W/ PROPOSED DN-STREET PARKING = 1.36/UNIT



GASTONIA MIXED-USE
CONCEPTUAL SITE PLAN
GASTONIA, NORTH CAROLINA
10.13.2022

Dillinger / Lenox Development

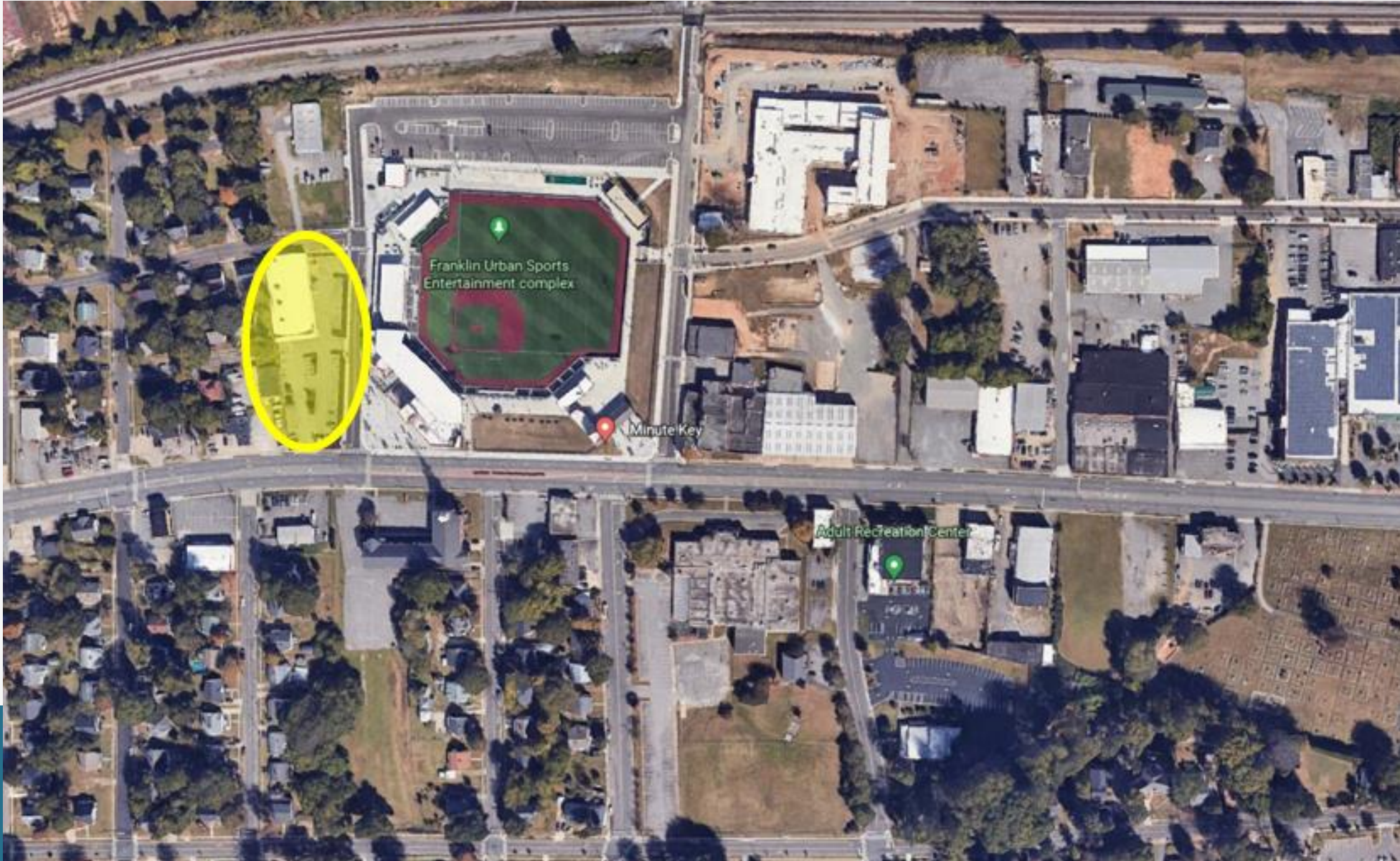


Dillinger / Lenox Development

- Upcoming Milestones:
 - Metal Building construction
 - Begin construction of brick portion
 - Updated MDA and Development Plan will need to be submitted to City Council for review



Food Hall / Lenox Development



Food Hall / Lenox Development



Durty Bull / North of Fifth



Durty Bull / North of Fifth

- Upcoming Milestones:
 - Expected completion April 2023



The Foundry/ LMG



The Foundry/ LMG

- Upcoming Milestones:
 - Project Development Agreement to be presented to City Council for approval
 - LGC approval for parking deck



Concept Design
JULY 29, 2022

Rendering Looking East



BUILT FORM

Velocity Development



QUESTIONS?

CITY OF GASTONIA

New Development Round Up

Kristy Ratchford Crisp

Saturday, January 21, 2023



CaroMont Regional Medical Center- Critical Care Tower Expansion

Project Overview:

- 150,000-square feet across four floors
- 78 critical care rooms with option for future expansion (26 additional rooms)
- New critical care rooms are roughly three times larger than existing critical care rooms

Major Milestones:

- Construction kick-off: September 2020
- Tower open: Spring 2023

CaroMont Critical Care Tower

- Anticipated occupancy: Q1 2023
- Estimated capital costs: \$128.0 million
- Components
 - Four-story addition
 - 78 critical care hospital beds





 CaroMont Health

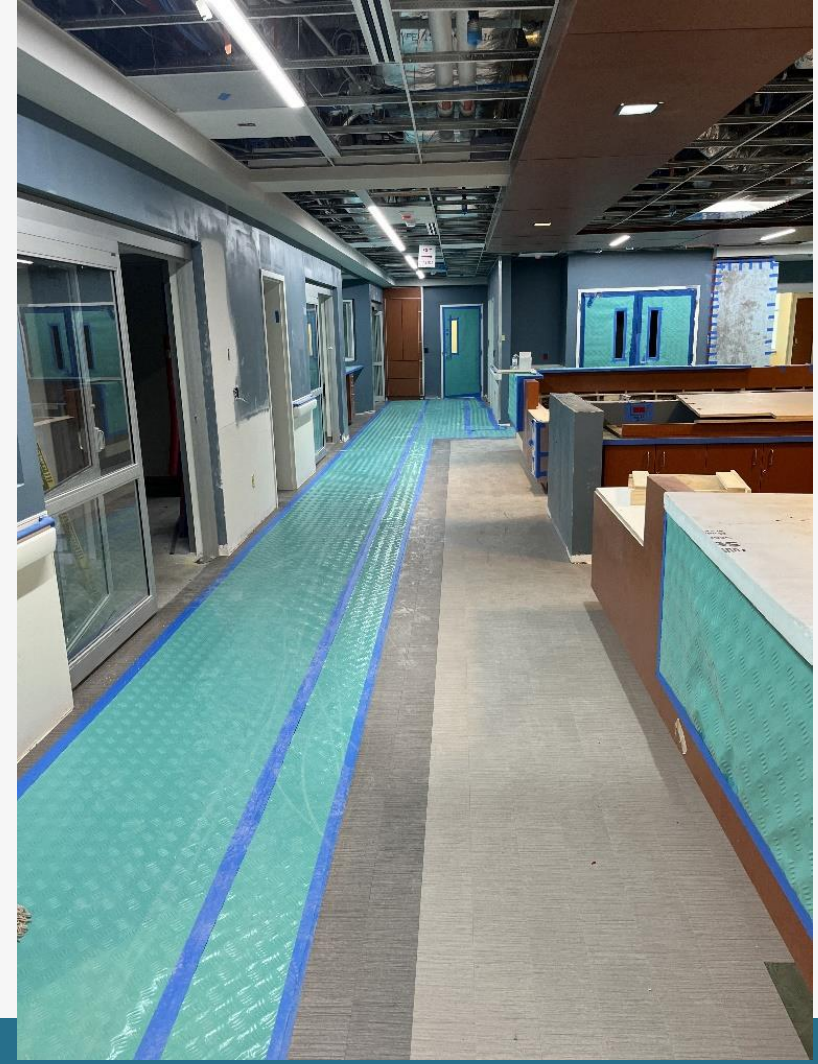
Connecting Bridge to 1973 Tower



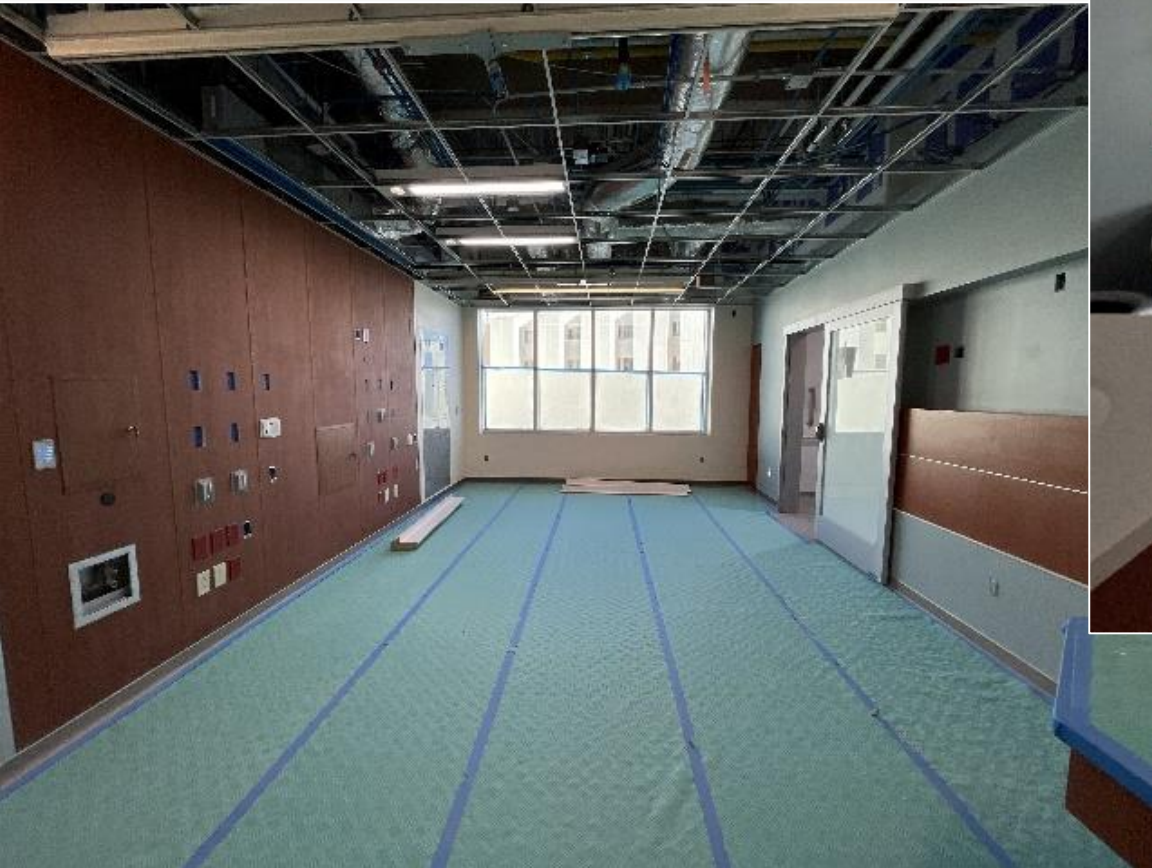
Connecting Bridge to 1973 Tower



Interior Corridors



Patient Rooms



External Images

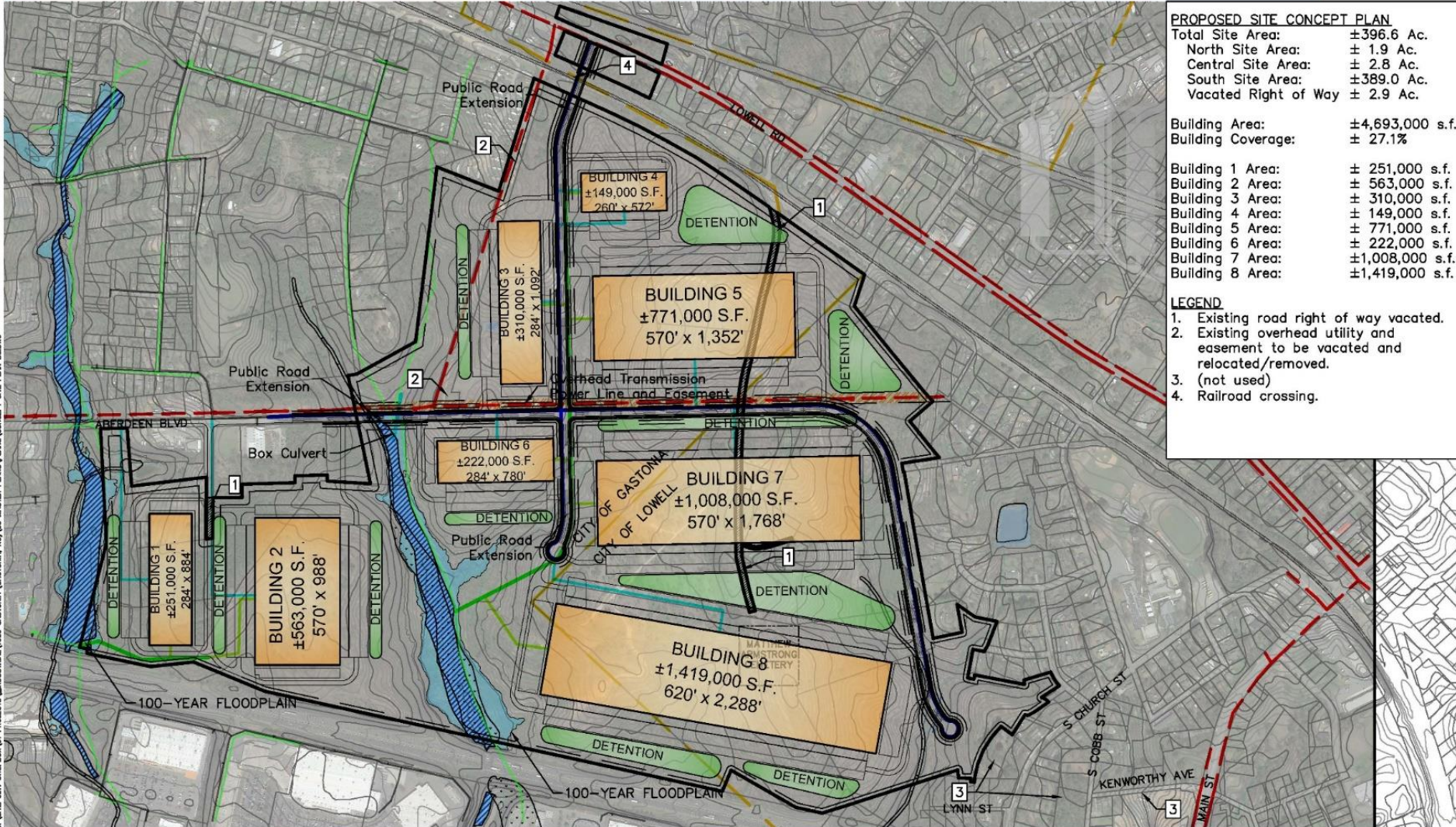


Gateway 85

GASTONIA (GASTONIA & LOWELL, NC)

SITE CONCEPT PLAN B3

2020.04.13
SCALE 1:600'



PROPOSED SITE CONCEPT PLAN

Total Site Area:	±396.6 Ac.
North Site Area:	± 1.9 Ac.
Central Site Area:	± 2.8 Ac.
South Site Area:	±389.0 Ac.
Vacated Right of Way	± 2.9 Ac.
Building Area:	±4,693,000 s.f.
Building Coverage:	± 27.1%
Building 1 Area:	± 251,000 s.f.
Building 2 Area:	± 563,000 s.f.
Building 3 Area:	± 310,000 s.f.
Building 4 Area:	± 149,000 s.f.
Building 5 Area:	± 771,000 s.f.
Building 6 Area:	± 222,000 s.f.
Building 7 Area:	±1,008,000 s.f.
Building 8 Area:	±1,419,000 s.f.

- LEGEND**
- Existing road right of way vacated.
 - Existing overhead utility and easement to be vacated and relocated/removed.
 - (not used)
 - Railroad crossing.

DATE: 04/13/2020 PROJECT: INDUSTRIAL/1000 GASTONIA, NC) FOR MASTER PLANS/CONCEPT SITE PLAN BLOWN

Gateway 85



Gateway 85



Gateway 85



Trinity Partners / Delta Drive



Trinity Partners / Delta Drive











- Announced 872,000 SF industrial space
- Expandable up to 1 million SF
- Announced \$50,000,000 investment
- Expected to be delivered in 8-12 months

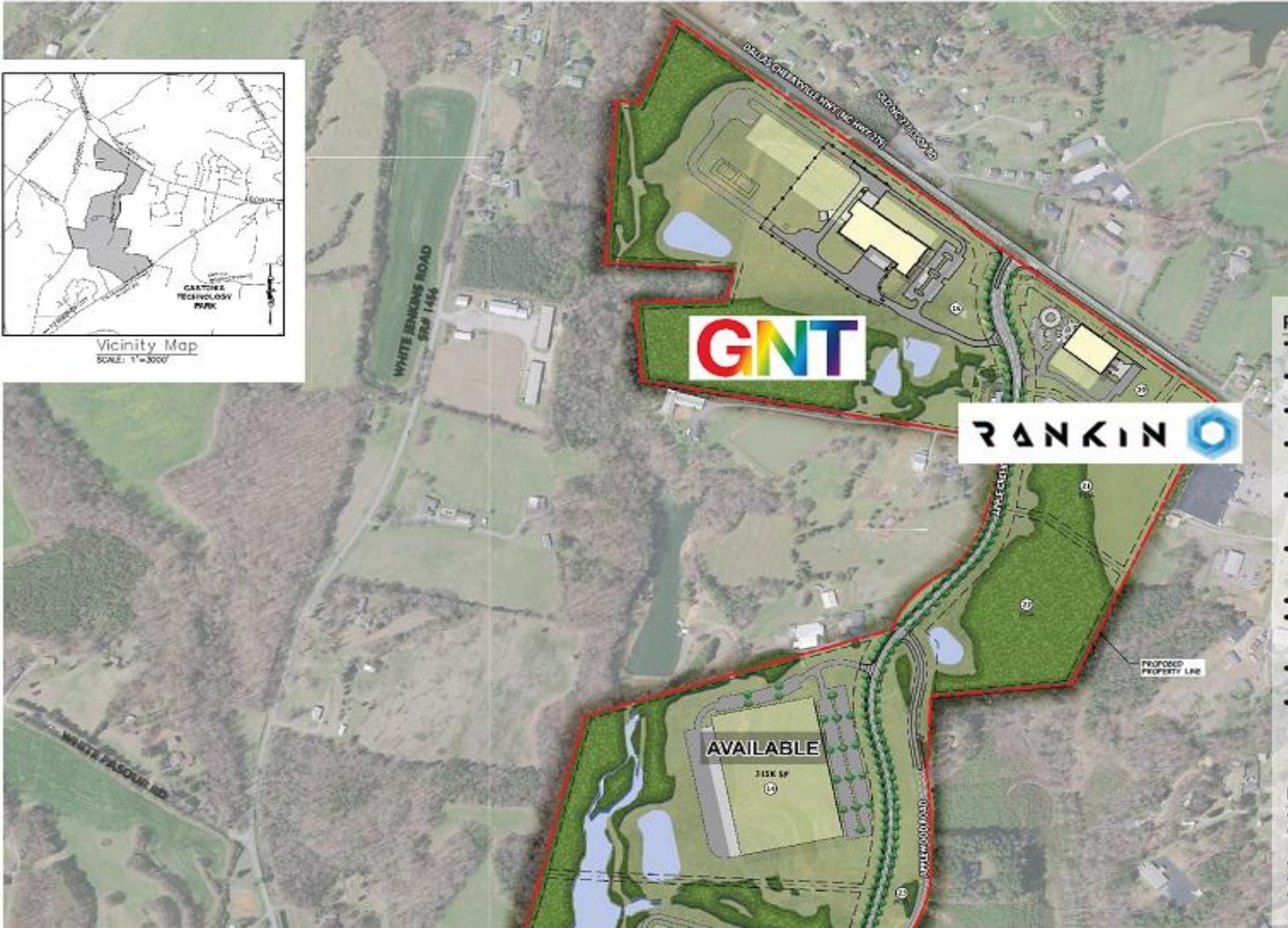
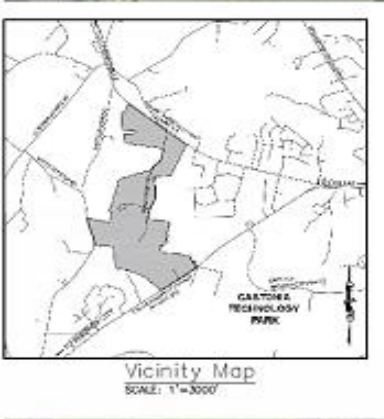
Trinity Partners / Delta Drive





LEGEND

-  PROJECT BOUNDARY
-  EXISTING EASEMENT
-  CREEK/PERENNIAL STREAM
-  FLOOD ZONE X
-  FLOOD ZONE AE
-  FLOODWAY
-  EXISTING STRUCTURE
-  SETBACK

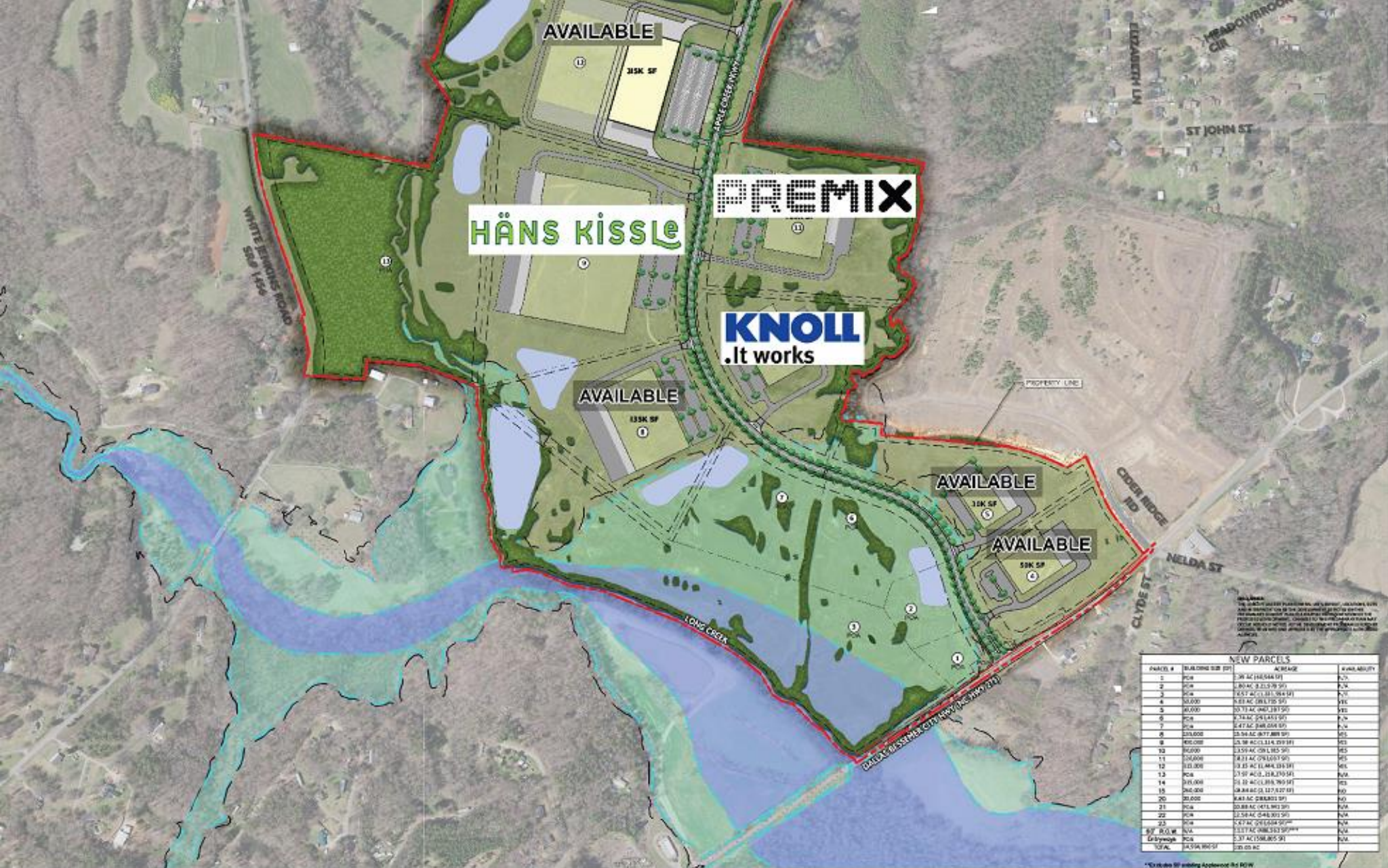


PARK FEATURES

- ALL UTILITIES ARE AVAILABLE TO MEET CAPACITY NEEDS
- PROFESSIONAL CORPORATE CAMPUS ATMOSPHERE
- EASY ACCESS TO MAIN HIGHWAY TRANSPORTATION CORRIDORS
- COMMON AREAS AND ENTRANCES TO BE UNIQUELY LANDSCAPED
- COMMON AREA STORM WATER/WATER QUALITY/DETENTION
- ARCHITECTURAL FEATURES ARE DESIGNED & MASTERPLANNED THROUGHOUT SITE.
- PARK IS ZONED I-2
- CORPORATE HEADQUARTERS & MANUFACTURING ARE USE BY RIGHT
- AVAILABLE PARCELS ARE PRE-GRADED
- PROPERTY OWNERSHIP PROTECTED BY CONVENANTS AND RESTRICTIONS

UTILITIES

- POWER (REMC) - LOOP FED
- NATURAL GAS (PSNC - PUBLIC SERVICE OF NC)
- WATER & SEWER (TWO RIVERS)
- 16" MAIN WATER LINE
- UTILITY DUCT BANK FOR COMMUNICATIONS



Apple Creek Corporate Center

- GNT, Inc
- Next milestone is to annex into the City.
- Expansion planned.



Source: Gaston County EDC

Apple Creek Corporate Center

- Rankin
- Water/Sewer Customer
- Not planning to annex



Apple Creek Corporate Center

- Hans Kissle
- Will annex into the City
- \$42 million / 219 jobs
- Water/Sewer Customer



Apple Creek Corporate Center



Upcoming



Upcoming



Upcoming



QUESTIONS?

CITY OF GASTONIA

Economic Indicators

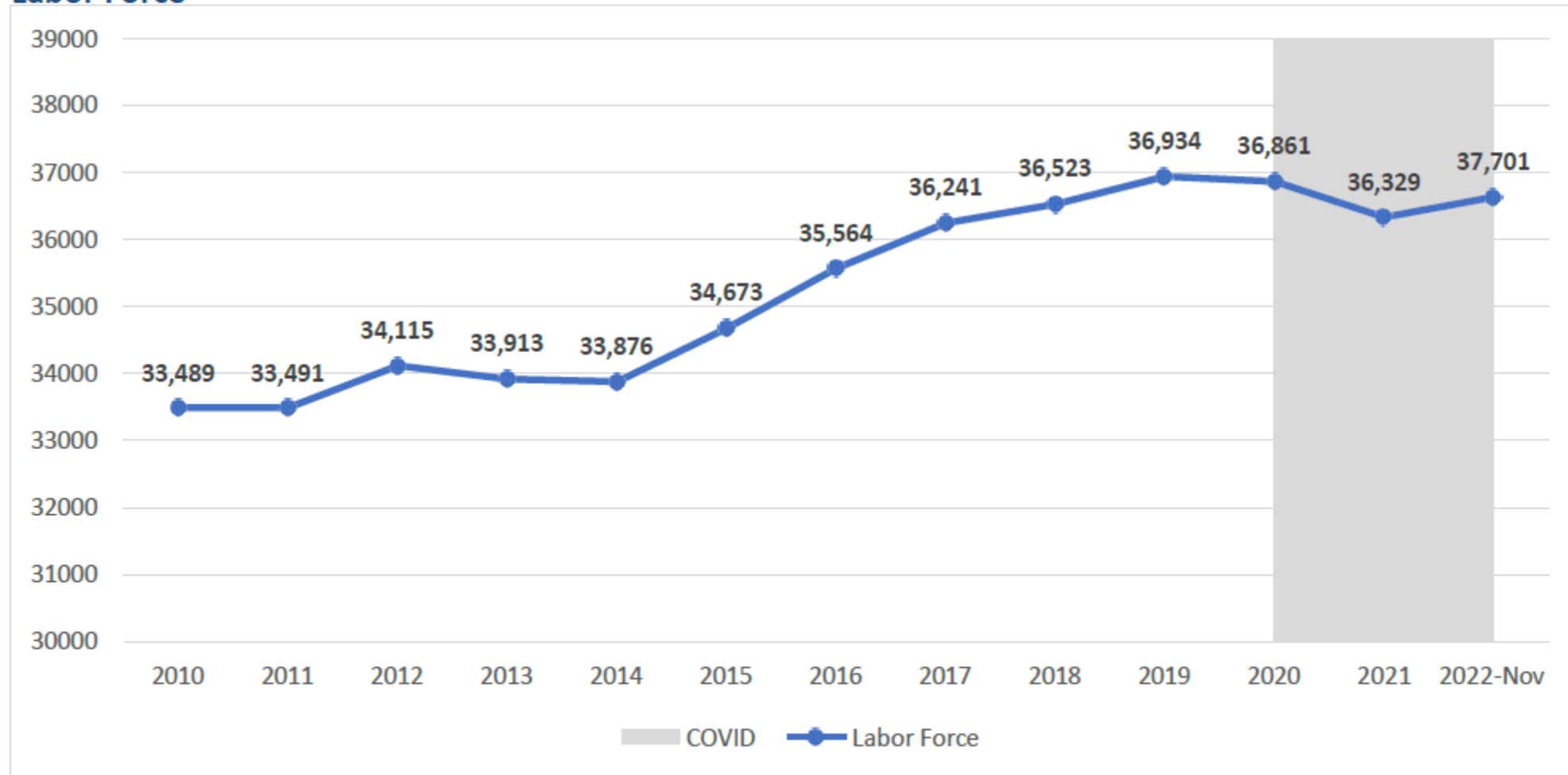


City of Gastonia

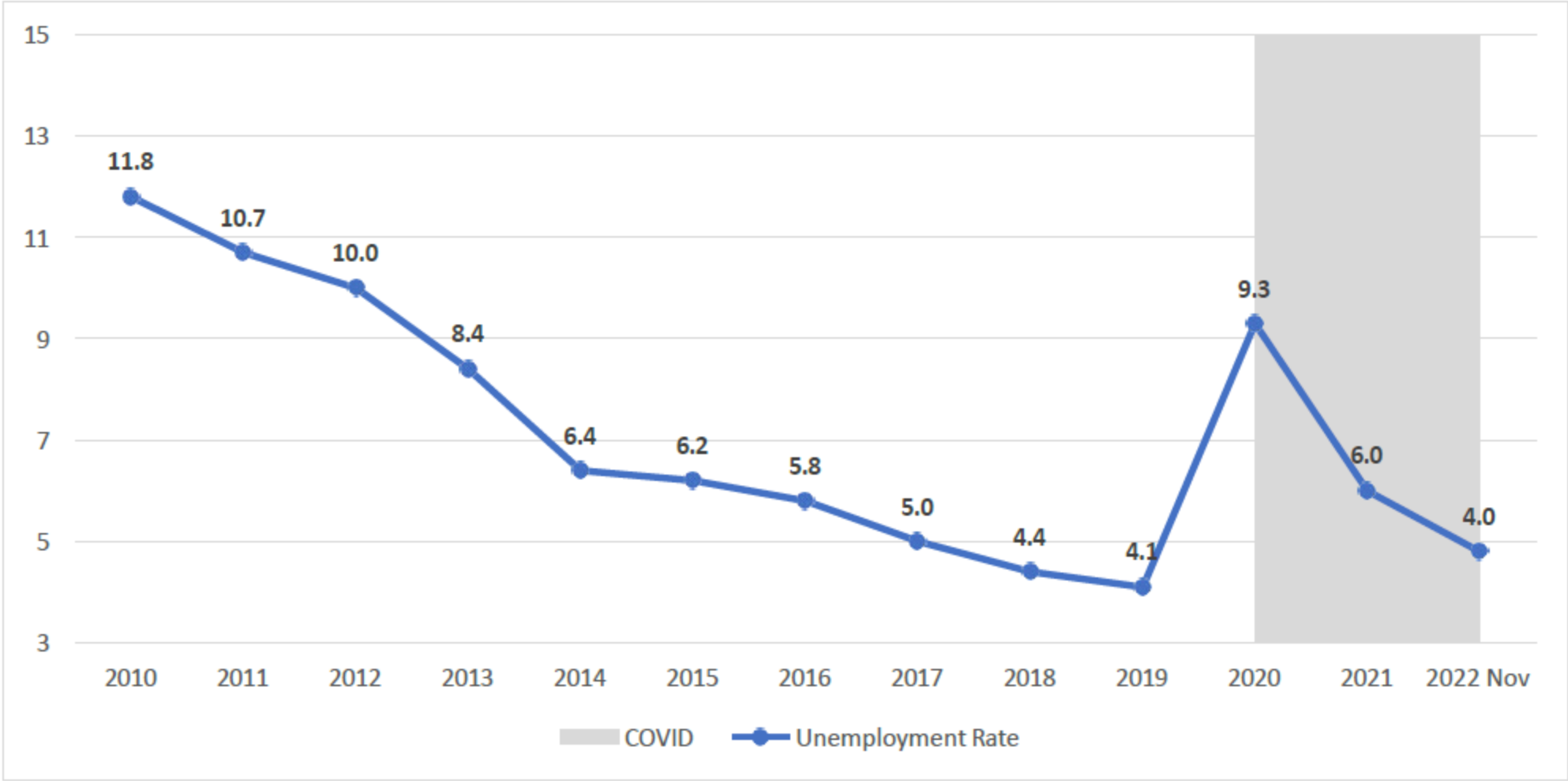
Economic Indicators

www.gaston.org

Labor Force

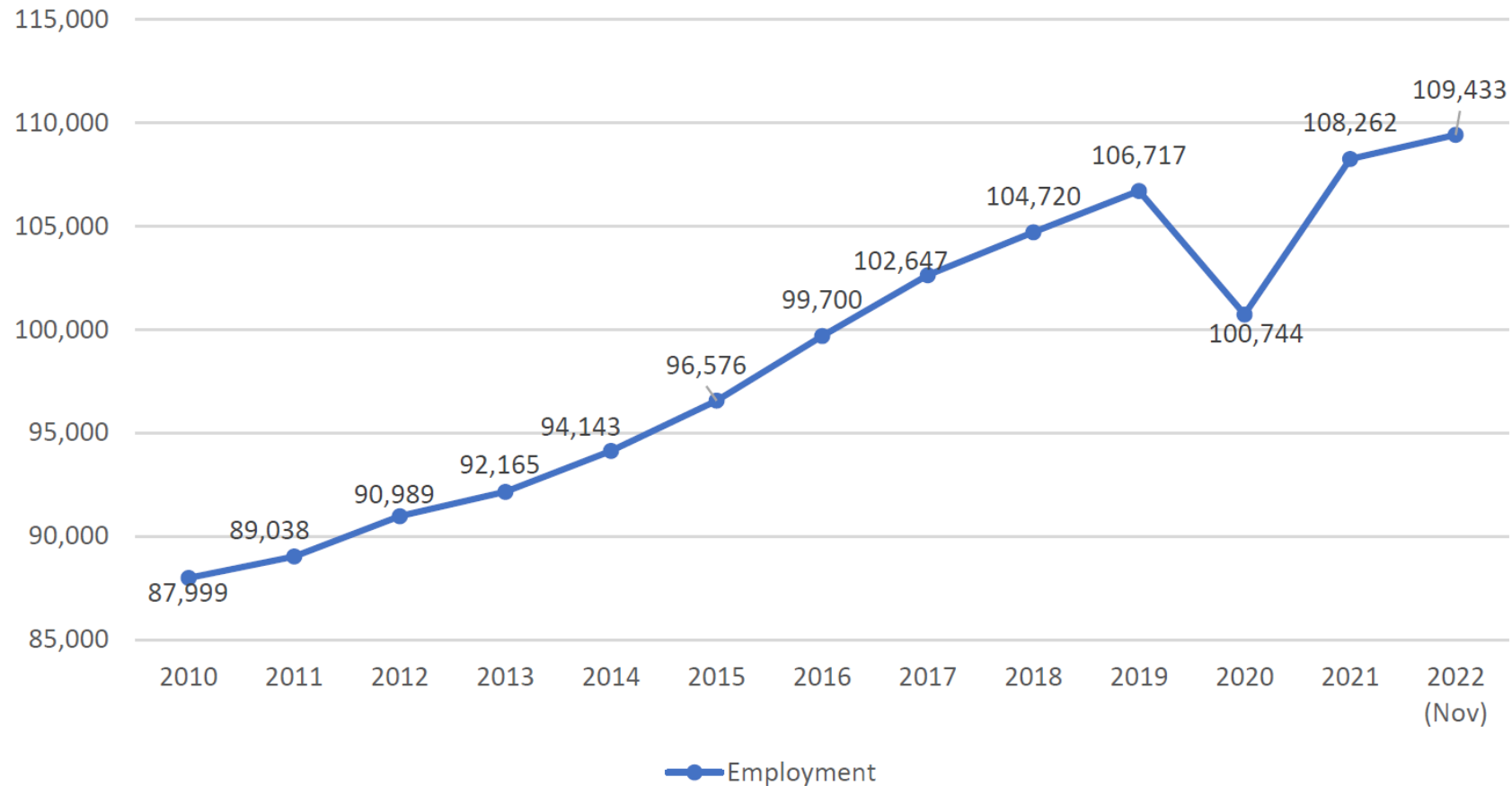


Unemployment Rate



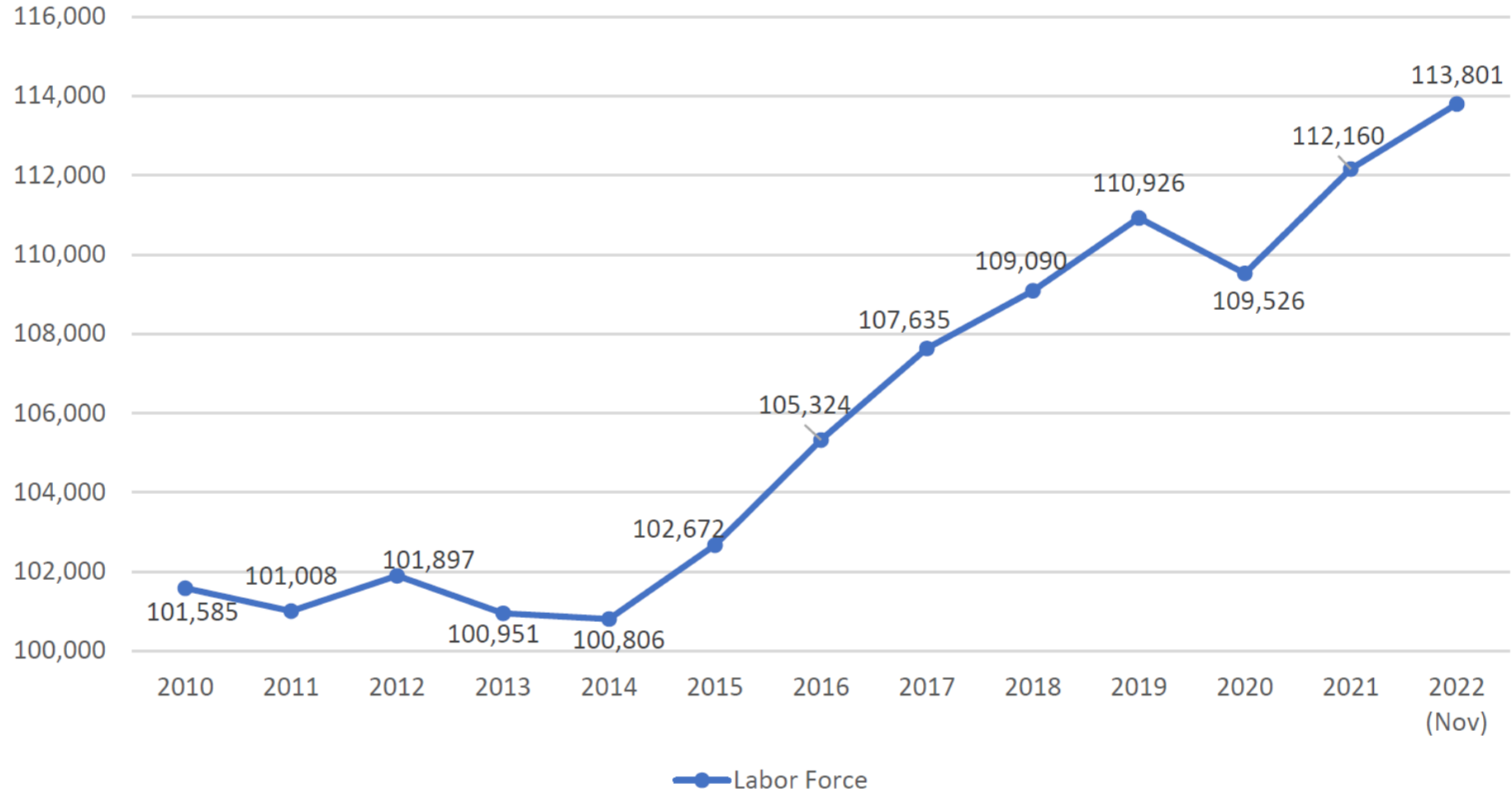
Gaston County Data

Employment



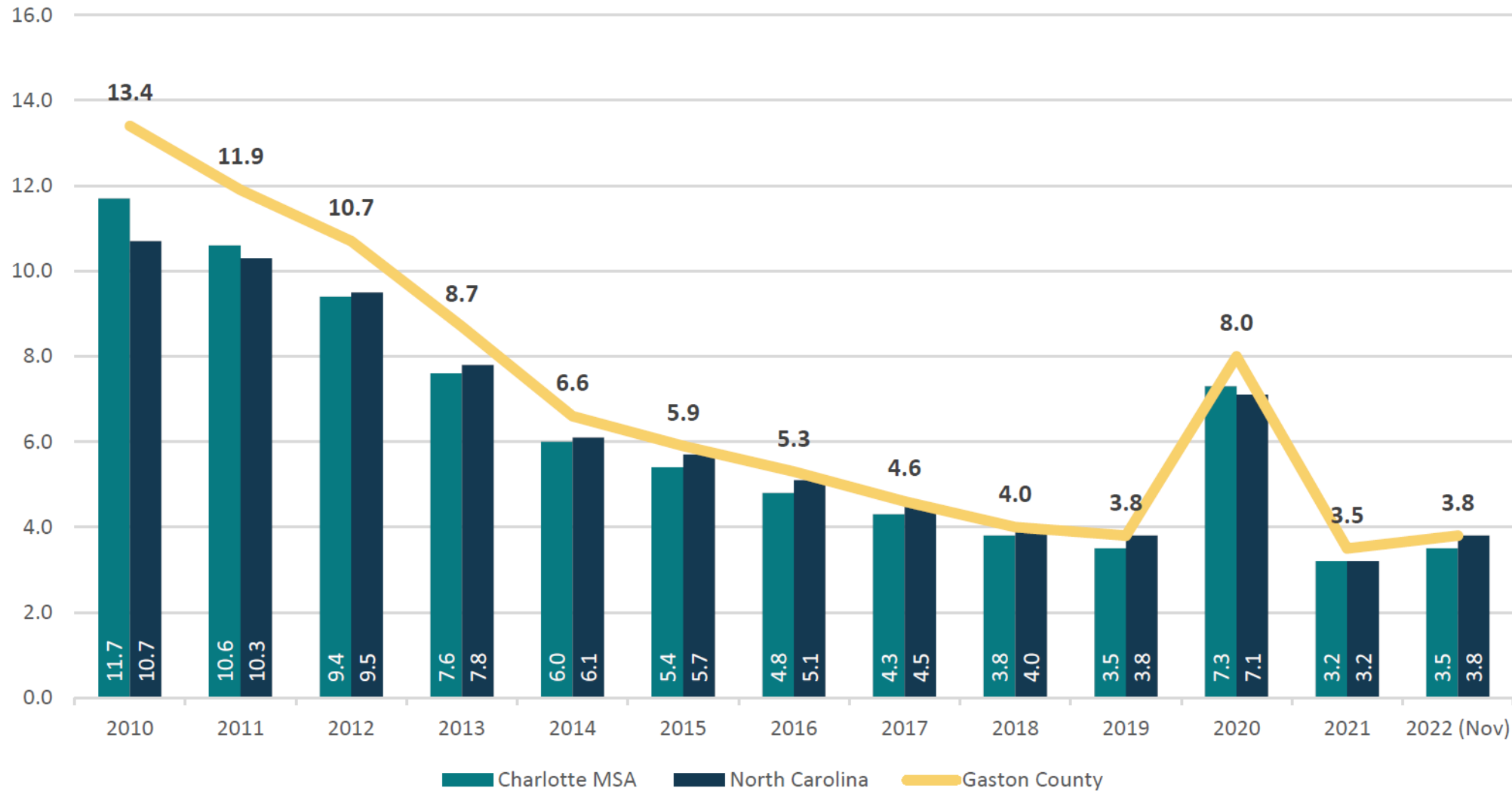
Gaston County Data

Labor Force



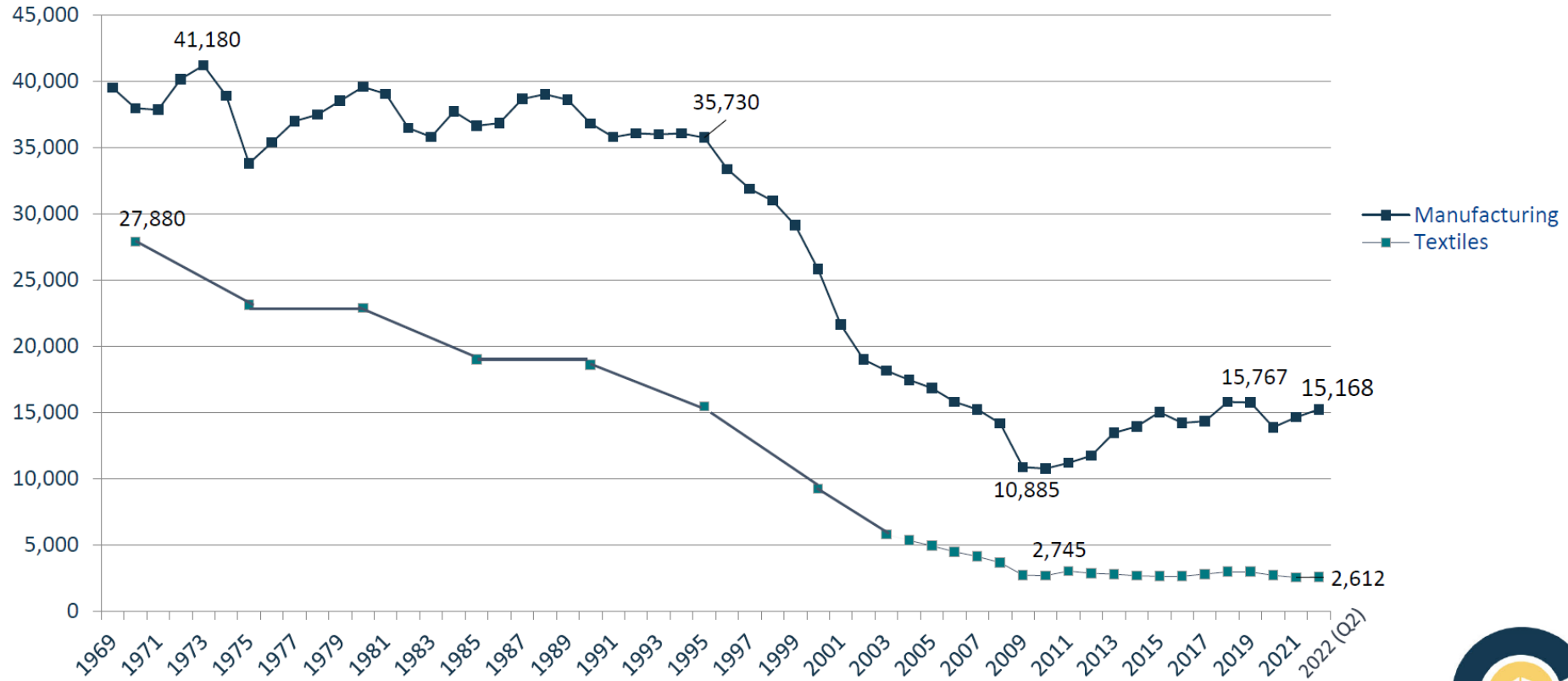
Gaston County Data

Unemployment



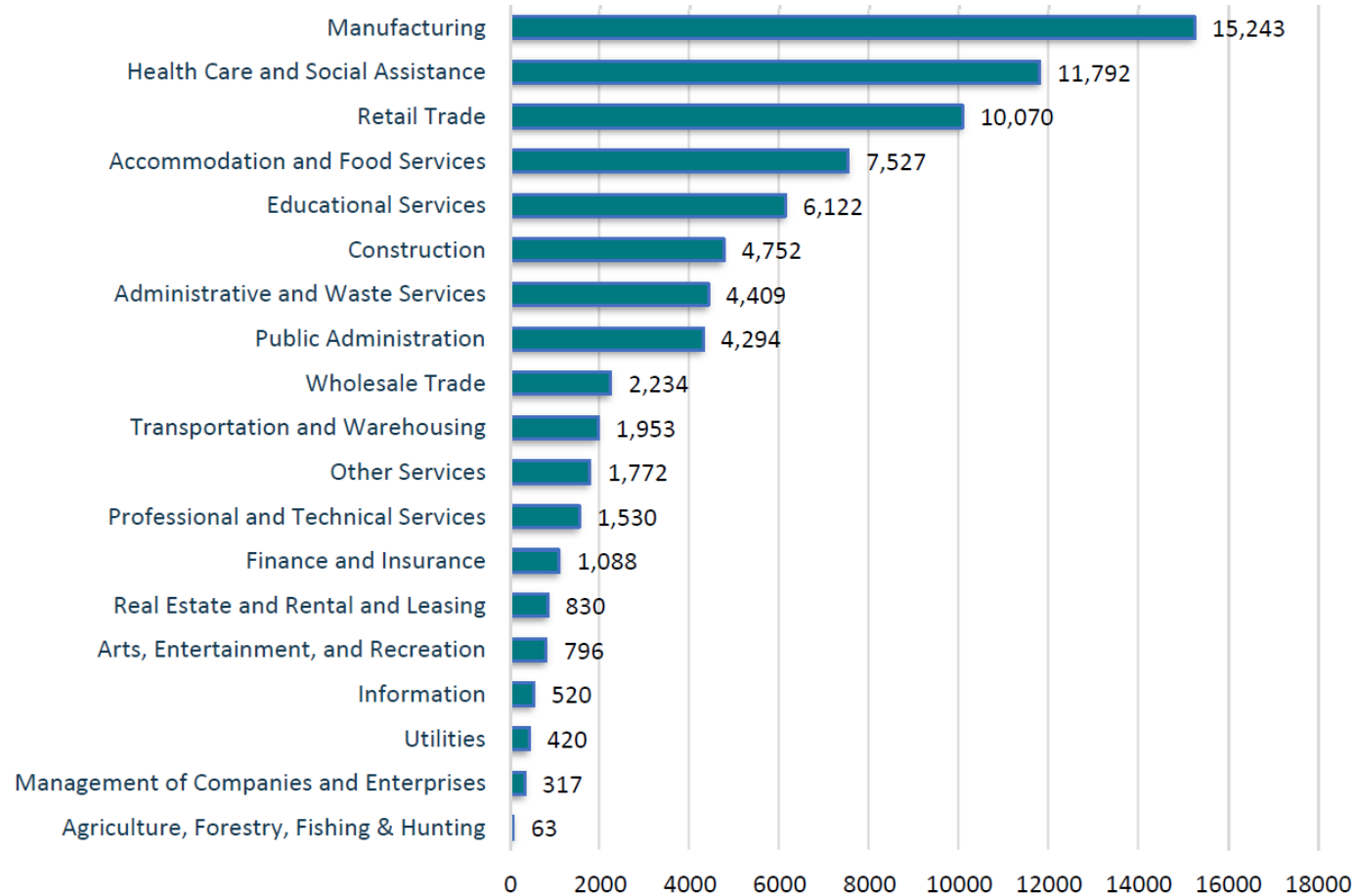
Gaston County Data

Industry Employment



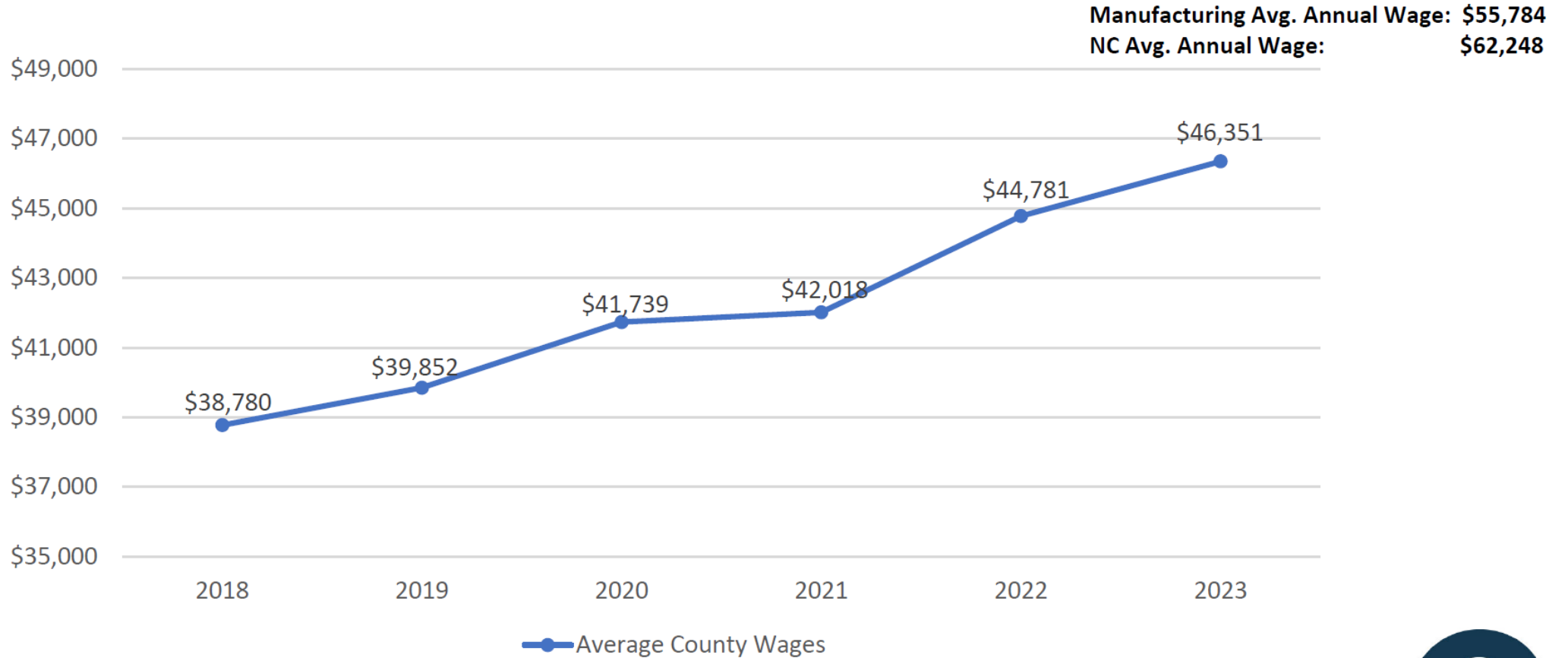
Gaston County Data

Industry Share



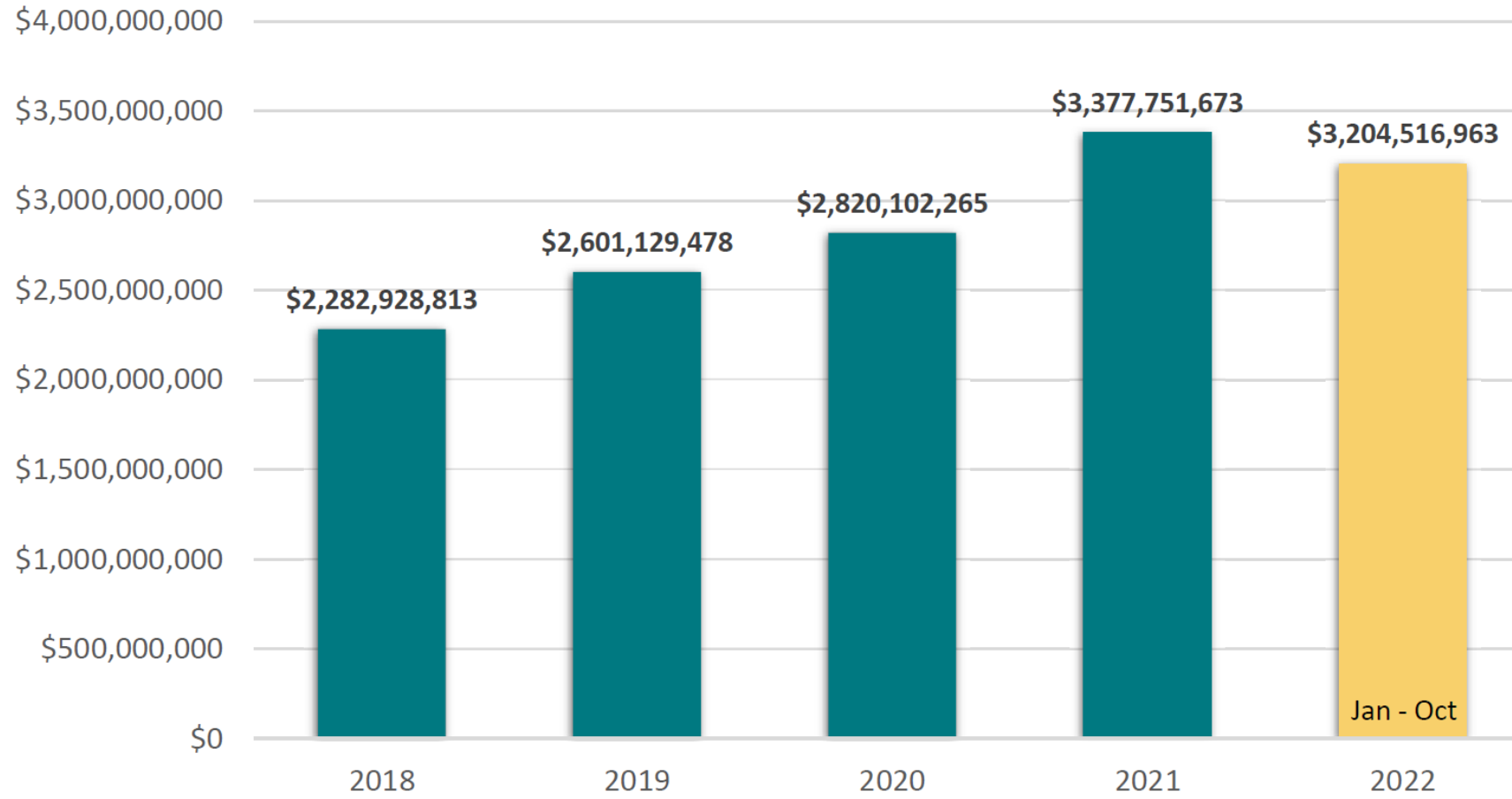
Gaston County Data

Average Annual Wages



Gaston County Data

Retail Sales



CITY OF GASTONIA

Economic Development Grants & Incentives



General Types of Incentives

- Grants ~ *limited use*
- Purchase/Mezzanine Loans
- Revolving Loan Program

Authorized Uses for Incentives:

- Significant Investment
- Job Creation
- Designated Redevelopment Area



Urban Redevelopment Zone



Industrial Grants – Tax Investment Program

- Gastonia offers an industrial grant program that mirrors the program offered by Gaston County.
- Tiered program based on investment.
- Grant payment is based on tax amount.
- Grant only paid AFTER taxes are paid.
- Under this program, City is never paying a grant for more than it receives in tax revenue.

UPDATE: This program is currently under review and revision by Gaston County EDC and Gastonia ED staff to comply with updated State guidelines. Grants will require an Economic Development Agreement moving forward and updated program will be presented to City Council for approval.

Industrial Grants –Other Incentives

- Economic Development Electric Rider
 - Available to all NEW city electric loads over 1MW.
 - Offer a reduction on electric for 5 years.
- Construction In Progress (CIP) Grant
 - Used to offset taxed amount prior to construction completion.
- Electric Economic Development Grant
- Fee Waivers in GTP

These type of incentives are negotiated during the initial MDA process.

Industrial Grants

- Industrial Grant 1
 - All investment in real property, new machinery and equipment over \$1,000,000 would be eligible for a grant equivalent to the following percentage of the City ad valorem property tax payment in the applicable grant year:

BASE GRANT

Year 1 – 90%

Year 2 – 80%

Year 3 – 70%

Year 4 – 60%

Year 5 – 50%

Industrial Grants

- Industrial Grant 2
 - All investment in real property, new machinery and equipment over \$15,000,000 would be eligible for a grant equivalent to the following percentage of the City ad valorem property tax payment in the applicable grant year:

BASE GRANT

Year 1 – 90%

Year 2 – 80%

Year 3 – 70%

Year 4 – 60%

Year 5 – 50%

Year 6 – 40%

Year 7 – 30%

Year 8 – 20%

Year 9 – 10%

Industrial Grants

- Industrial Grant 3
 - All investment in real property, new machinery and equipment over \$30,000,000 would be eligible for a grant equivalent to the following percentage of the City ad valorem property tax payment in the applicable grant year:

BASE GRANT

Year 1 – 90%

Year 2 – 85%

Year 3 – 80%

Year 4 ~ 75%

Year 5 ~ 70%

Year 6 – 65%

Year 7 – 60%

Year 8 – 55%

Year 9 – 50%

Year 10 – 45%

Industrial Grants

- Industrial Grant 4
 - All investment in real property, new machinery and equipment over \$50,000,000 would be eligible for a grant equivalent to the following percentage of the City ad valorem property tax payment in the applicable grant year:

BASE GRANT

Year 1 – 85%

Year 2 – 85%

Year 3 – 85%

Year 4 ~ 85%

Year 5 ~ 85%

Year 6 – 70%

Year 7 – 70%

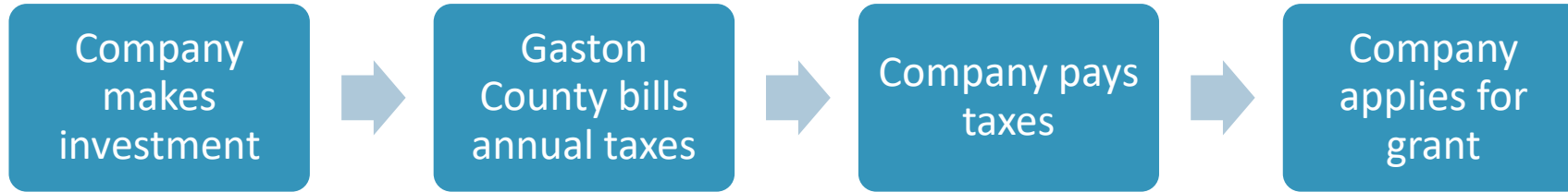
Year 8 – 70%

Year 9 – 70%

Year 10 – 70%

Industrial Grants – General Timeline

YEAR 1



YEAR 2



General:

February

March-April

Feb-April

May-June

July 1

Industrial Grants – Annual Payment Sheet

EXAMPLE

CTL PACKAGING USA INC

GRANT YEAR **2014**

INDUSTRIAL GRANT III

06/24/20

NOTES :

CITY OF GASTONIA

PERSONAL PROPERTY

YR NUM.	LISTING YEAR	GRANT BASE VALUE	CHANGE IN ASSETS VALUE	ADJUSTED GRANT VALUE	SCHEDULE A11 DEPRECIATION	TAX RATE	GRANT PERCENT	CALCULATED GRANT PAYOUT	EST/ACT	ACTUAL PAYOUT
1	2014	\$24,368,305		\$24,368,305	1.00	0.005300	90%	\$116,236.81	A	\$116,236.81
2	2015	\$24,368,305	\$0	\$24,368,305	0.91	0.005300	85%	\$99,899.08	A	\$99,899.08
3	2016	\$24,368,305	\$0	\$24,368,305	0.84	0.005300	80%	\$86,790.16	A	\$86,790.16
4	2017	\$24,368,305	\$0	\$24,368,305	0.75	0.005300	75%	\$72,648.01	A	\$72,648.01
5	2018	\$24,368,305	\$0	\$24,368,305	0.67	0.005300	70%	\$60,572.30	A	\$60,572.30
6	2019	\$24,368,305	\$0	\$24,368,305	0.58	0.005200	65%	\$47,771.63	A	
7	2020						60%			
8	2021						55%			
9	2022						50%			
10	2023						45%			

TOTALS \$483,917.98 \$436,146.36

REAL ESTATE

YR NUM.	LISTING YEAR	GRANT BASE VALUE	CHANGE IN ASSETS VALUE	ADJUSTED GRANT VALUE	SCHEDULE DEPRECIATION	TAX RATE	GRANT PERCENT	CALCULATED GRANT PAYOUT	EST/ACT	ACTUAL PAYOUT
1	2014	\$6,395,135		\$6,395,135	1.00	0.005300	90%	\$30,504.79	A	\$30,504.80
2	2015	\$6,395,135	\$0	\$6,395,135	1.00	0.005300	85%	\$28,810.08	A	\$28,810.09
3	2016	\$6,395,135	\$0	\$6,395,135	1.00	0.005300	80%	\$27,115.37	A	\$27,115.36
4	2017	\$6,395,135	\$0	\$6,395,135	1.00	0.005300	75%	\$25,420.66	A	\$25,420.67
5	2018	\$6,395,135	\$0	\$6,395,135	1.00	0.005300	70%	\$23,725.95	A	\$23,725.94
6	2019	\$6,395,135	\$0	\$6,395,135	1.00	0.005200	65%	\$21,615.56	A	
7	2020				1.00		60%			
8	2021				1.00		55%			
9	2022				1.00		50%			
10	2023				1.00		45%			

TOTALS \$157,192.42 \$135,576.86

CALCULATED PAYOUT PERSONAL	\$483,917.98
CALCULATED PAYOUT REAL	\$157,192.42
TOTAL CALCULATED PAYOUT	\$641,110.40
PAID PRIOR TO CURRENT	\$571,723.22
AMOUNT TO PAY	\$69,387.18

JULY 2020

Industrial Grants – Annual Payment Sheet

CTL PACKAGING USA INC

GRANT YEAR 2014

INDUSTRIAL GRANT III

10/01/21

Updated 2020

NOTES :

CITY OF GASTONIA

PERSONAL PROPERTY

YR NUM	LISTING YEAR	GRANT BASE VALUE	CHANGE IN ASSETS VALUE	ADJUSTED GRANT VALUE	SCHEDULE A11 DEPRECIATION	TAX RATE	GRANT PERCENT	CALCULATED GRANT PAYOUT	EST/ACT	ACTUAL PAYOUT
1	2014	\$24,368,305		\$24,368,305	1.00	0.005300	90%	\$116,236.81	A	\$116,236.81
2	2015	\$24,368,305	\$0	\$24,368,305	0.91	0.005300	85%	\$99,899.08	A	\$99,899.08
3	2016	\$24,368,305	\$0	\$24,368,305	0.84	0.005300	80%	\$86,790.16	A	\$86,790.16
4	2017	\$24,368,305	\$0	\$24,368,305	0.75	0.005300	75%	\$72,648.01	A	\$72,648.01
5	2018	\$24,368,305	\$0	\$24,368,305	0.67	0.005300	70%	\$60,572.30	A	\$60,572.30
6	2019	\$24,368,305	\$0	\$24,368,305	0.58	0.005200	65%	\$47,771.63	A	\$47,771.63
7	2020	\$24,368,305	\$0	\$24,368,305	0.48	0.005200	60%	\$36,493.97	A	
8	2021						55%			
9	2022						TOTALS	\$520,411.96		\$483,917.99
10	2023						45%			



REAL ESTATE

YR NUM	LISTING YEAR	GRANT BASE VALUE	CHANGE IN ASSETS VALUE	ADJUSTED GRANT VALUE	SCHEDULE DEPRECIATION	TAX RATE	GRANT PERCENT	CALCULATED GRANT PAYOUT	EST/ACT	ACTUAL PAYOUT
1	2014	\$6,395,135		\$6,395,135	1.00	0.005300	90%	\$30,504.79	A	\$30,504.80
2	2015	\$6,395,135	\$0	\$6,395,135	1.00	0.005300	85%	\$28,810.08	A	\$28,810.09
3	2016	\$6,395,135	\$0	\$6,395,135	1.00	0.005300	80%	\$27,115.37	A	\$27,115.36
4	2017	\$6,395,135	\$0	\$6,395,135	1.00	0.005300	75%	\$25,420.66	A	\$25,420.67
5	2018	\$6,395,135	\$0	\$6,395,135	1.00	0.005300	70%	\$23,725.95	A	\$23,725.94
6	2019	\$6,395,135	\$0	\$6,395,135	1.00	0.005200	65%	\$21,615.56	A	\$21,615.56
7	2020	\$6,395,135	\$0	\$6,395,135	1.00	0.005200	60%	\$19,952.82	A	
8	2021				1.00		55%			
9	2022				1.00		TOTALS	\$177,145.24		\$157,192.42
10	2023				1.00		45%			

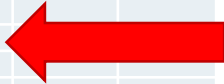
CALCULATED PAYOUT PERSONAL \$520,411.96
 CALCULATED PAYOUT REAL \$177,145.24
 TOTAL CALCULATED PAYOUT \$697,557.20
 PAID PRIOR TO CURRENT \$641,110.41
 AMOUNT TO PAY \$56,446.79

2021

Active Industrial Grants – Tracking System

Tax investment Grant Payments														
			FY 16-17	FY 17-18	FY 18-19	FY 19 - 20	FY 20 - 21	FY 21 - 22	FY 22 - 23	FY 23 -24	FY 24 - 25	FY 25 - 26	FY 26 - 27	FY 27 - 28
WIX		2012	4,370.35	3,310.86										
Conner Brother	1	2013	3,315.42	2,529.88	1,848.32	x								
Rochling	1	2013	12,157.49	9,541.85	7,114.54	x								
Lanxess	1	2013	40,383.83	31,502.82	24,104.80	x								
Repi	1	2013	7,658.95	6,564.82	5,470.68	x								
Repi	1	2013	5,525.18	4,296.67	3,233.32	x								
Dixon	1	2014	35,888.55	28,975.31	23,517.69	17,816.43								
KRM	1	2014	15,869.22	13,881.00	11,893.11	9,907.26								
Nussbaum	1	2014	5,284.94	4,272.48	4,000.00	3,600.00	x							
WIX	1	2014	5,117.42	4,137.04	4,137.04	4,000.00	x							
CTL (PERSONAL & REAL ESTATE)	3	2014	128,709.17	113,905.52	98,058.67	84,298.25	69,387.18	56,446.79	47,055.26	36,965.67	29,782.00			
CTL	4	2015	27,200.10	24,752.09	22,848.08	20,672.08	17,880.21	12,746.92	10,752.04	8,960.03	6,720.02	5,600.02		
WIX / MANN	1	2015	26,684.46	21,821.96	17,641.39	13,875.92	6,508.53							
A&E	1	2015	5,170.26	4,136.20	3,297.47	2,516.19	1,775.44	x						
MANN	1	2016		23,717.49	19,395.64	15,495.43	10,038.20	7,614.45						
MAISTRO		2016		2,261.51	x	x								
Lanxess	1	2016	49,539.25	40,596.62	32,847.83	24,965.64	18,991.22							
KRM	1	2016	12,642.62	11,237.88	9,833.15	8,229.29	6,857.74	x						
Owens Corning	4	2016	296,456.34	266,818.80	240,136.92	212,336.31	186,157.86	129,398.40	104,983.61	80,568.82	61,036.98	61,036.98		
Owens Corning	4	2016	34,872.84	34,872.84	34,872.84	34,214.85	34,214.86	28,718.81	28,718.81	28,718.81	28,718.81	28,718.81		
Roehling	1	2016		11,203.37	9,062.28	7,232.40	5,569.27	4,397.24						
Owens Corning	4	2017			9,374.12	9,374.12	9,197.25	9,197.25	9,374.12	7,719.86	7,719.86	7,719.86	7,719.86	7,719.86
Rochling	1	2017			16,957.22	13,716.51	10,869.68	8,462.63	6,311.85					
Creative Fabric	1	2017			767.30	545.63	351.78	185.94	76.73					
Sytz Investments	1	2017			9,715.34	8,635.86	7,413.80	6,354.69	5,397.41					
Dixon Quick	1	2017			6,785.02	5,548.65	4,395.50	3,441.92						
Beverly Knits	1	2017			364.12	291.30	234.04	181.03	125.42					
Owens Corning	4	2017			80,757.31	72,681.58	61,619.13	56,089.52	50,069.53	35,248.19	28,597.59	21,946.99	16,626.51	16,626.51
Stabilus	1	2017			40,548.15	33,159.38	26,301.05	121,717.03						
Roehling	1	2018				14,070.36	11,166.62	8,979.50	6,986.37	5,898.58				
Mann	1	2018					13,852.39	1,668.15	3,654.65	2,737.13				
MBP Acquisition	1	2018				14,802.84	11,748.00	9,483.57	7,697.47	5,756.66				
Aichele	1	2018				2,613.07	4,023.73	8,515.37	1,271.70	914.58				
Mann	1	2019					9,063.20	7,411.69	5,991.78	4,773.29	3,574.93			
		2019												
		2019												
		2019												
		2019												
		2019												
Total			323,335.34	704,321.92	774,417.75	651,871.92	561,141.09	569,115.37	312,881.54	242,676.41	185,682.03	125,022.66	114,102.16	24,346.37

Always predicting upcoming amounts



How could amounts change:

- Change of tax rate
- Audit of grant
- Depreciation schedule

Loray Mill

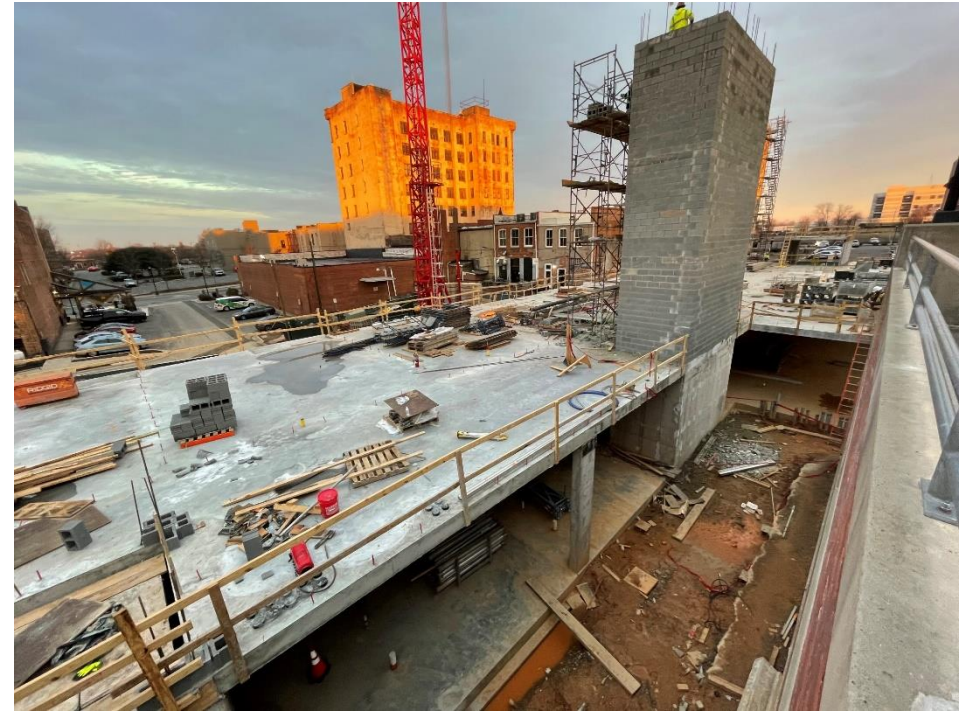
- The original agreement was approved in 2004 but was amended three times with the final amendment approved December 2014.
- The agreement is a 10-year term where the City and County offset a percentage of the commercial space rent.
- Payments are made quarterly and decrease based on occupancy.
- Final Payment December 31, 2023.
- \$734,368.49 paid-to-date.

Esquire & Barristers

- First payment made this year.
- Owner provided all needed documentation required by the EDA.
- Incentive involves an annual grant based on incremental tax increase and monthly incentive payment for utility use.

Center City Crossings

- City-owned property
- 10-year tax investment grant
- Additional grant amount not to exceed the total sum of \$360,000.
 - However, the amount may be reviewed quarterly to reflect actual commercial meter usage for the property.
- Parking lease agreement



212 W. Main

- Formerly City-owned property
- City financed
- Three-year investment grant
- Project slowed due to concept / scope changes and COVID.

UPDATE:

- Developer is working with Gaston College as a potential tenant.
- Amendment to MDA will be presented to City Council.



Trenton Mill

- Formerly City-owned property
- Economic Development Loan with a six percent interest rate accrued to 10-year term.
- Property tax grant (10-year term)



Source: Trenton Mill via Facebook

Durty Bull Brewery

- Formerly City-owned property
- Grant for two (2) years based on the increase in ad valorem taxes of the Property.
 - However, the developer is required to pay the annual tax assessment on the property for the grant.
- Amendment to MDA approved and Brewery is required to received certificate of occupancy by August 2022 and open by December 2022.

Lenox Development / Dillinger

- Former Coke building
- Formerly City-owned property
- Grant for two (2) years commencing on the Closing Date for the increase in ad valorem taxes of the Property.
 - However, the developer is required to pay the annual tax assessment on the property for the grant.

UPDATE: Updated MDA and Development Plan will need to be submitted to City Council.

Architectural Design & Façade Grant

Downtown IDEAL Program

- An economic incentive program offered by the City of Gastonia
- Offers financial assistance to **eligible new and existing business and property owners** within the City's Municipal Service District (MSD) to restore/rehabilitate the exterior character-defining features of the property.
- Updated in 2022 to focus on investment levels.

CITY OF GASTONIA

Police Department Recruitment & Retention

Trent Conard

Saturday, January 21, 2023



History - Compensation

Fiscal Year	Type	Average	Cost	Benefits
19	Layered	3.1%	\$1,621,458	\$312,340
20	Layered	3.3%	\$1,752,048	\$446,051
21	Layered	3.2%	\$1,665,787	\$348,445
22 (July 21)	Segal Survey	6.3%	\$2,674,236	\$496,391
22 (Jan 22)	Market Adjustment	10.6%	\$4,877,496	\$1,134,599
23	N/A	N/A	N/A	N/A
24	TBD	TBD	TBD	TBD

Special Pay

- Intoxilyzer - \$25 Bi-Weekly
- PTO - \$75 Bi-Weekly
- Sign-on lateral bonus – \$3,000
1,500/1,500
- Referral Bonus - \$500 cadet /
\$1,000 lateral after probation
- Advanced / Intermediate - \$600 /
\$250 from \$1,500 - 4-24-21
- Inside City Relocation Bonus -
\$1,500 – 4-24-21
- Take Home Car Program – No fuel
charge
- Clothing Allowance for certain
employees - \$250
- Bilingual - \$39 Bi-Weekly
- Degree Attainment - \$500

Additional Changes

- Policy - beards, tattoos, external vest, extended mileage, & no fuel
- Upgraded Equip – radios, tasers, BWC, firearms, ballistic plate vest radio holders additional new patrol vehicles
- Civilianized positions, quarter master, homelessness coordinator, property & evidence, csi
- New patrol vehicle design
- Stratified Policing Implementation
- SmartForce
- Created Drone Team, purchased new drones
- Night vision, illuminators, for S.W.A.T.
- Integrated mental health professionals training with CNT
- Barber Shop Rap sessions
- Latin X community Outreach
- Highland community outreach

Recruitment & Retention

- Intermediate & Advanced Certification Pay
- Organizational Restructuring
- Sign-on Bonus
- PTO/PTS Pay
- Bilingual Pay
- Shift Differential Pay
- Career Development Plan

QUESTIONS?

CITY OF GASTONIA

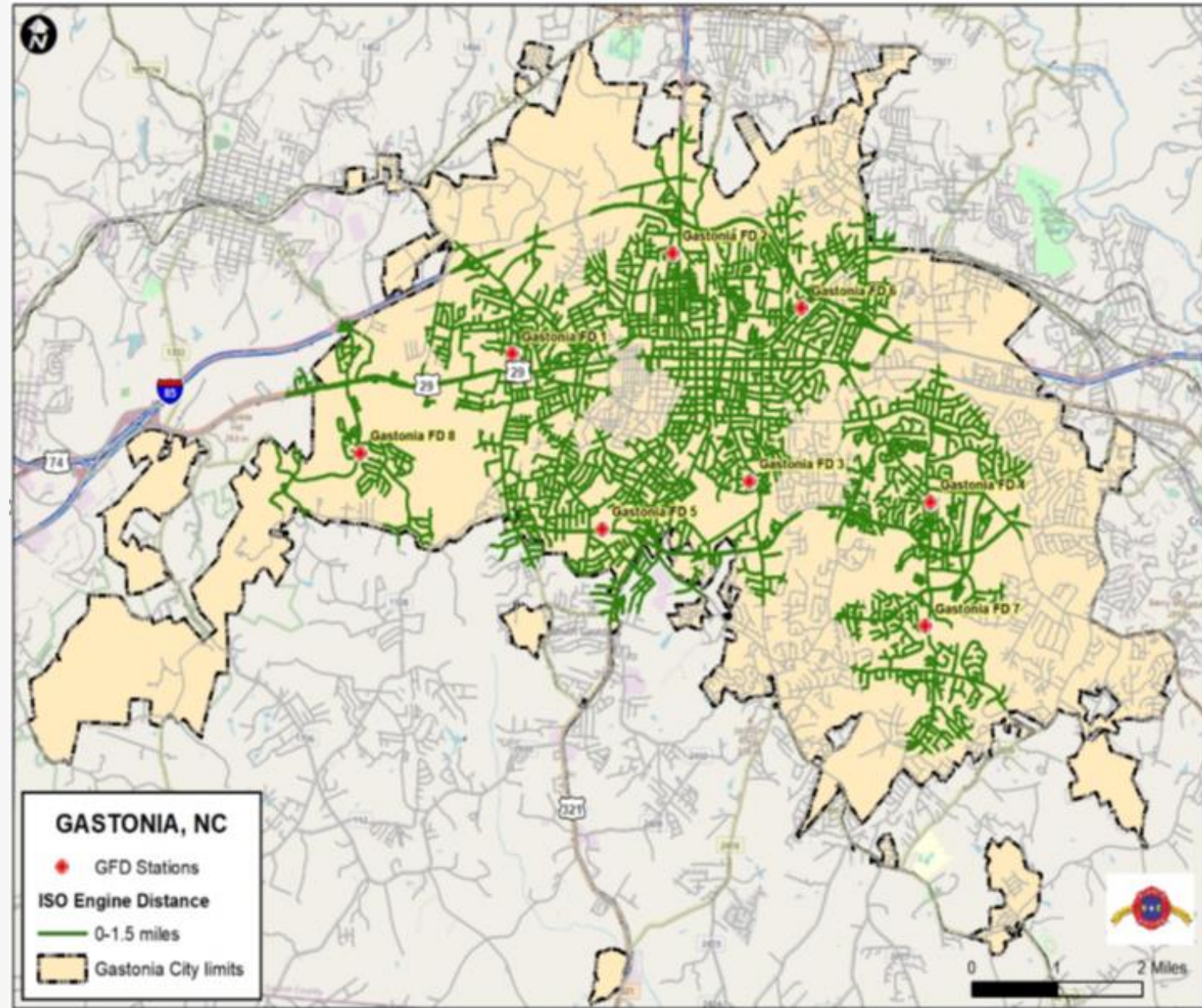
Fire Department Apparatus & Equipment Schedule

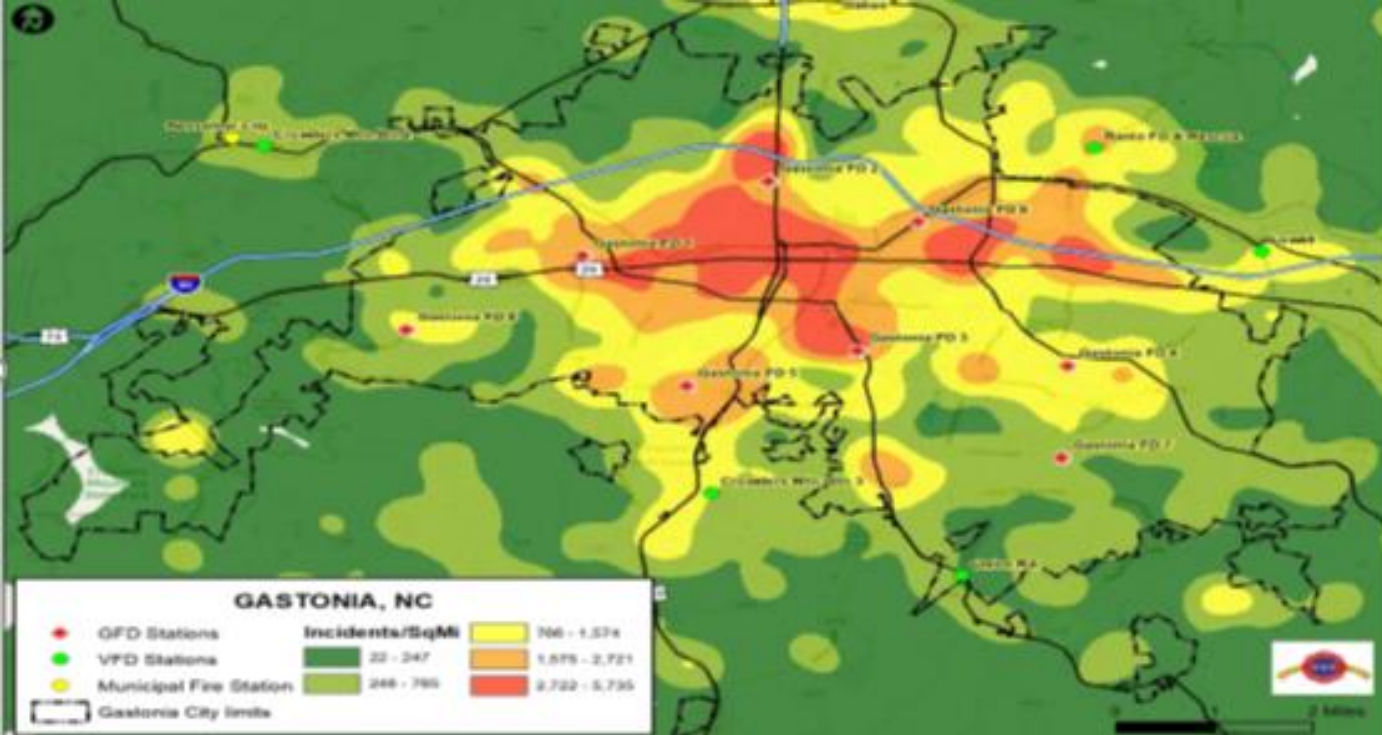
Saturday, January 21, 2023



Future Fire Station Locations

- Station Analysis Completed in March 2022
 - Downtown coverage
 - Southeast Corridor





- **Fire Station Downtown**
 - Ideal location near FUSE
 - Continued growth in this area
- **Fire Station Southeast**
 - Serve the S. New Hope and Union Rd expansion
 - Area is expanding rapidly
 - Continued partnership with the Planning Dept. to determine best location for future growth



Pumper Replacement Requests for FY 2024



Apparatus Replacement for FY 2024

- **2 Pumpers – Engine 6 and Engine 2**
- **Lead/delivery time is 24-30 months**
- **Budgeted price for FY23/24 is \$900,000 each**
- **Engine 6 - 2010 Model with 135,000 miles**
 - **Serves the center/northeast portion of the city**
 - **2022 out-of-service days: 141+ (out-of-service since November)**
- **Engine 2 – 2011 Model with 112,000 miles**
 - **Serves the northern portion of the city (Highland Community)**
 - **2022 out-of-service days: 91**

FY 2024 SCBA Replacement

- Current Self-Contained Breathing Apparatus (SCBA) are approaching 10 years old
- Increase in maintenance with warranty expiring after 10 years
- New SCBAs are advertising a lifetime warranty
- New SCBAs are compliant to the most current NFPA standards
- Replacement estimate is \$1,000,000



QUESTIONS?

CITY OF GASTONIA

Water & Sewer Southeast Utility

Saturday, January 21, 2023



SOUTHEAST UTILITY EXTENSION PROJECT MAP

CONTRACT	FORCE MAIN (LF-DIA.)	GRAVITY SEWER (LF-DIA.)	WATERLINE (LF-DIA.)	FACILITY WORK
#1 SOUTH FORK RIVER CROSSING	1,035'-20" & 24"			
#2 BALTIMORE FERC CROSSING GS		1,283'-24"		
#3 ARMSTRONG FORD FM & GS & BALTIMORE SEWER PART 2	7,246'-20"	162'-30"; 2,626'-24"; 3,616'-21"		DECOMMISSION BALTIMORE PS; EASTWOOD ODOR CONTROL STATION
#4 SOUTHEAST FM & UNION NEW HOPE WL	5,289'-18"	177'-30"; 875'-27"; 933'-24"	15,391'-16"	NEW HOPE ODOR CONTROL STATION
#5A CATAWBA CREEK OUTFALL PART 1	663'-18"	662'-36"; 615'-30"; 5,530'-27"; 3,465'-12"; 152'-8"	643'-16"	DECOMMISSION BRICE PS
#5B CATAWBA CREEK OUTFALL PART 2	ALL GRAVITY SEWER:	662'-30"; 615'-27"; 5,530'-24"; 3,551'-21"; 8,083'-18"; 113'-8"		DECOMMISSION BEATY, BEACON HILLS AND PRESLEY/NOLEN FARMS PSs
#6 ARMSTRONG FORD REGIONAL PS	234'-20" (plus onsite)	(onsite only)		18.0 MGD PUMP STATION
#7 SOUTHEAST REGIONAL PS	(onsite only)	(onsite only)	466'-16"	10.2 MGD PUMP STATION



City of Gastonia
South East Sewer
Contract Limits

Exhibit 1

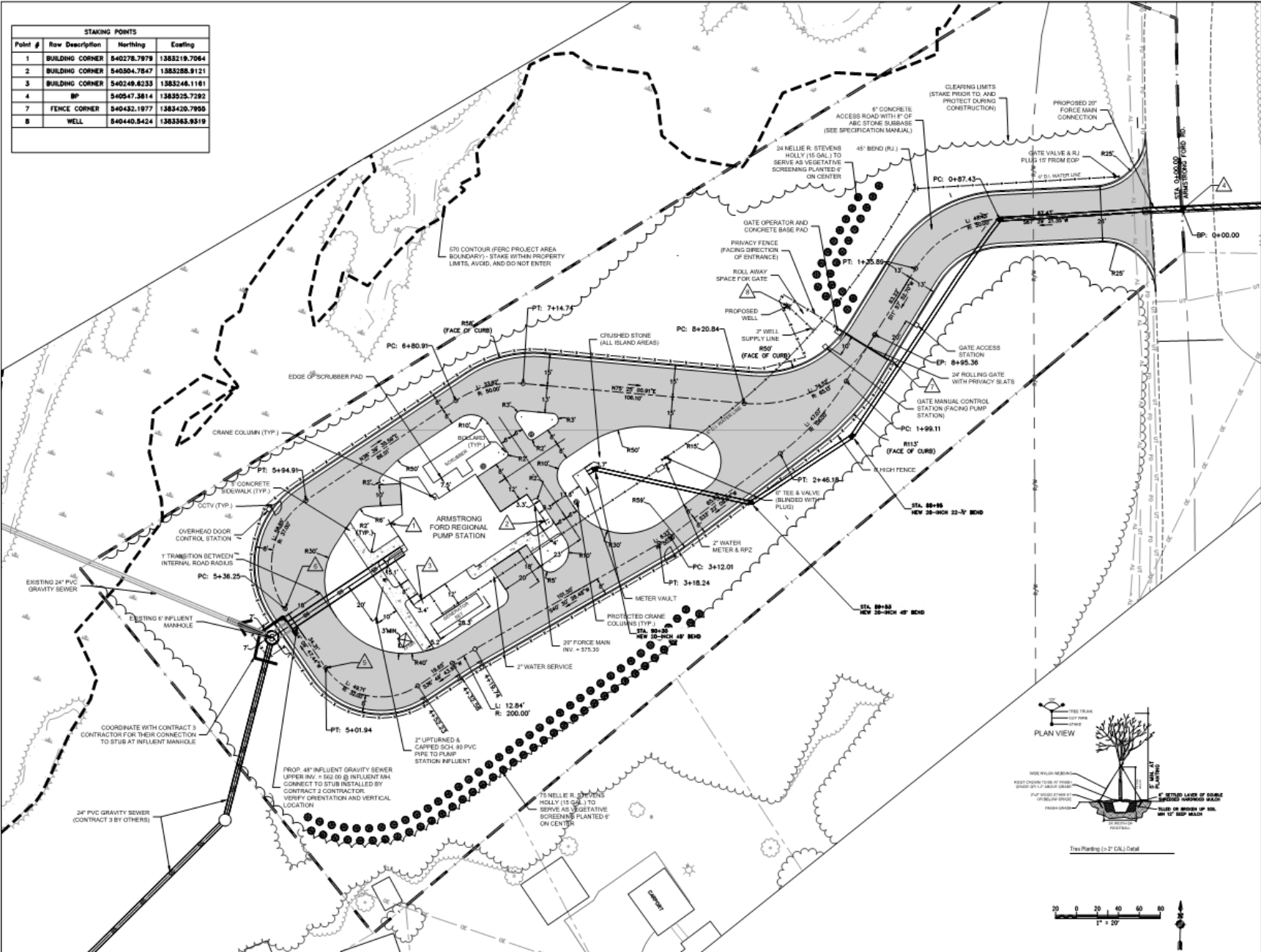


Phase 1

- 1.5 mile of new pipe
- 2 bores under the river – already in!!!
- Armstrong Ford Road Regional Pump Station – 18.0 MGD ultimate build
- Total cost - \$15,033,970.20, funded with State Revolving Fund loan
 - 1.38% interest
 - 2% loan fee
 - 20yr term
- **Complete in March of 2023**

ARMSTRONG FORD ROAD REGIONAL PUMP STATION

STAKING POINTS			
Point #	Row Description	Northing	Easting
1	BUILDING CORNER	540278.7979	1383219.7084
2	BUILDING CORNER	540504.7847	1383288.9121
3	BUILDING CORNER	540249.8233	1383248.1161
4	BP	540547.3814	1383225.7292
7	FENCE CORNER	540482.1977	1383420.7908
8	WELL	540440.8424	1383365.9319



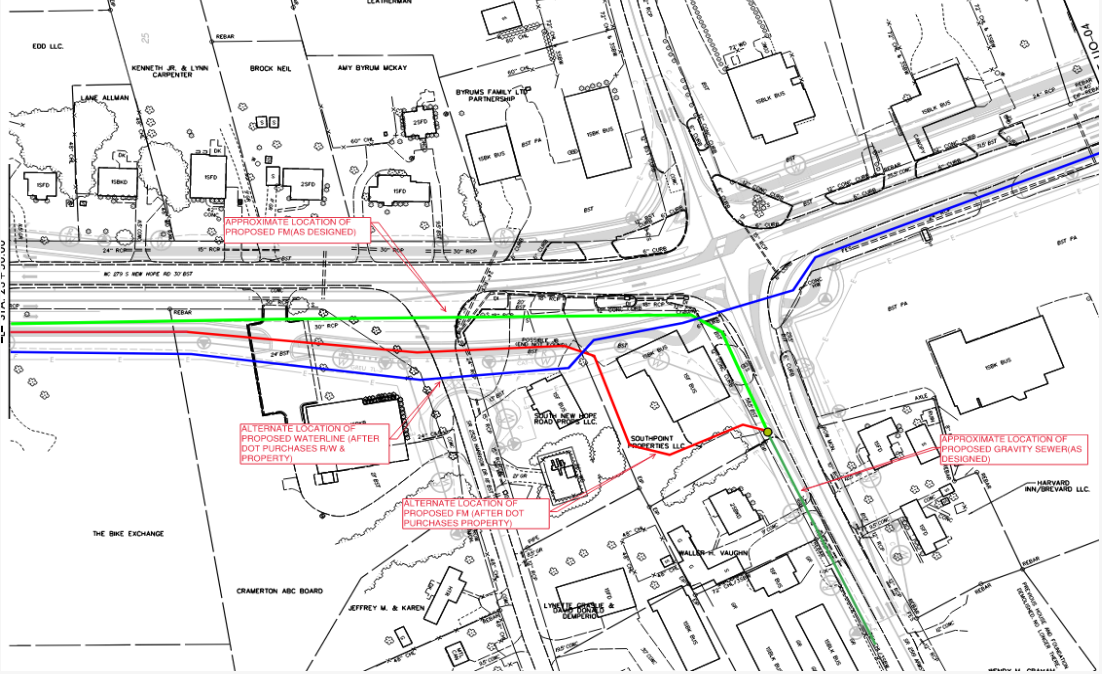
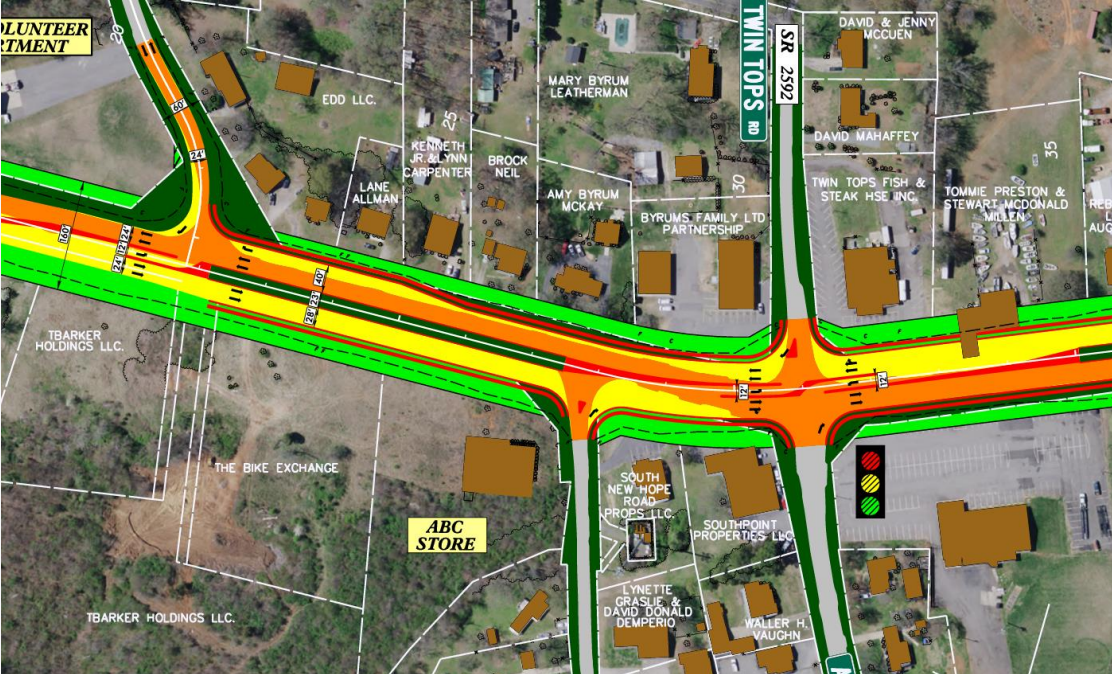
Armstrong Ford Road Regional Pump Station



Phase 2

- 7 miles of new sewer pipe, 3 miles of new waterline
- Decommission of three (3) smaller neighborhood stations (Beacon Hills, Brice Street, Nolen Farms)
- Southeast Regional Pump Station – 18.0 MGD
- Total estimated cost - \$50 million, funded through Revenue Bonds
- Construction should take about two (2) and a half years

Phase 2 – Coordination with NCDOT on South New Hope Widening





\$50,000,000 (est.)
 City of Gastonia, North Carolina
 Combined Utilities System Revenue Bonds, Series 2023

FINANCING SCHEDULE

Feb-23							Mar-23							Apr-23							May-23							Jun-23								
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa		
			1	2	3	4				1	2	3	4							1			1	2	3	4	5	6						1	2	3
5	6	7	8	9	10	11	5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13	4	5	6	7	8	9	10		
12	13	14	15	16	17	18	12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20	11	12	13	14	15	16	17		
19	20	21	22	23	24	25	19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27	18	19	20	21	22	23	24		
26	27	28					26	27	28	29	30	31	23/30	24	25	26	27	28	29	28	29	30	31				25	26	27	28	29	30				

DATE	TASK	RESPONSIBILITY
Mid-February	Pre-Application Call with LGC	C/LGC/FTA
NLT Early March	Finalize Working Group Parties / Sale Type	C/FTA
Week of March 20	Organizational Kick-off Call	Working Group
April 5	Circulate first drafts of Bond Documents, Preliminary Official Statement, and Preliminary Findings Resolution	BC/UC
Week of April 10	Conference Call to review first drafts of Bond Documents and Preliminary Official Statement	Working Group
April 19	Circulate second drafts of Bond Documents/Preliminary Official Statement and first draft of Feasibility Study	BC/UC/FC
NLT April 21	Submit Joint Legislative Committee Letter (45 days prior to LGC approval)	C/BC
Week of April 24	Conference Call to review second draft of Preliminary Official Statement and first draft of Feasibility Study	Working Group
NLT May 2	Receive Bids on Project	C
	Submit LGC Application	C/FTA
May 2	<i>City Council adopts Findings Resolution and approves submission of LGC application</i>	C
May 8	Third/(Second Feasibility) Drafts of Documents Distributed	BC/UC/FC
	Send Bond Documents, Preliminary Official Statement, and Feasibility Study to Rating Agencies	FTA
Week of May 15	Rating Agency Conference Calls	C/FTA/UW
By June 6	Receive Ratings	FTA
	Finalize Preliminary Official Statement	Working Group
June 6	<i>City Council adopts Bond Order approving bond documents and offering documents</i>	C/BC
June 6	LGC considers approval of the Bonds	LGC
June 7	Publish Preliminary Official Statement	BC/FTA
June 14	Bond Sale [need to confirm with LGC]	Working Group
June 27	Pre-Closing	Working Group
June 28	Closing	Working Group

City Council typically meets 1st and 3rd Tuesday of the month



\$50,000,000 (est.)
City of Gastonia, North Carolina
Combined Utilities System Revenue Bonds, Series 2023

RESPONSIBILITY LEGEND:

Role	Entity	Defined
Issuer	City of Gastonia	"C"
State Agency	Local Government Commission	"LGC"
Bond Counsel	Womble Bond Dickinson	"BC"
Financial Advisor	First Tryon Advisors	"FTA"
Underwriter	TBD	"UW"
Underwriter's Counsel	TBD	"UC"
Feasibility Consultant	Willdan Financial Services	"FC"
Trustee	US Bank Trust Company	"T"

City of Gastonia, North Carolina

2023 Revenue Bonds - Estimated Debt Schedule

12/9/2022

FY	Existing W&S Debt			Proposed Series 2023 Bonds*			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2023	4,231,241	731,208	4,962,449	-	-	-	4,231,241	731,208	4,962,449
2024	5,068,241	897,755	5,965,996	-	1,892,824	1,892,824	5,068,241	2,790,579	7,858,820
2025	5,144,241	776,175	5,920,417	-	2,248,900	2,248,900	5,144,241	3,025,075	8,169,317
2026	3,907,241	711,223	4,618,464	1,710,000	2,248,900	3,958,900	5,617,241	2,960,123	8,577,364
2027	3,947,241	658,415	4,605,656	1,795,000	2,163,400	3,958,400	5,742,241	2,821,815	8,564,056
2028	3,725,965	594,058	4,320,023	1,885,000	2,073,650	3,958,650	5,610,965	2,667,708	8,278,673
2029	3,780,965	533,588	4,314,553	1,980,000	1,979,400	3,959,400	5,760,965	2,512,988	8,273,953
2030	3,831,988	470,368	4,302,356	2,075,000	1,880,400	3,955,400	5,906,988	2,350,768	8,257,756
2031	3,874,992	404,398	4,279,389	2,180,000	1,776,650	3,956,650	6,054,992	2,181,048	8,236,039
2032	3,909,992	359,778	4,269,769	2,290,000	1,667,650	3,957,650	6,199,992	2,027,428	8,227,419
2033	3,949,992	314,108	4,264,099	2,405,000	1,553,150	3,958,150	6,354,992	1,867,258	8,222,249
2034	3,989,992	267,238	4,257,229	2,525,000	1,432,900	3,957,900	6,514,992	1,700,138	8,215,129
2035	4,054,992	192,768	4,247,759	2,650,000	1,306,650	3,956,650	6,704,992	1,499,418	8,204,409
2036	4,124,992	115,048	4,240,039	2,785,000	1,174,150	3,959,150	6,909,992	1,289,198	8,199,189
2037	2,669,992	59,290	2,729,282	2,920,000	1,034,900	3,954,900	5,589,992	1,094,190	6,684,182
2038	2,419,992	50,820	2,470,812	3,070,000	888,900	3,958,900	5,489,992	939,720	6,429,712
2039	919,992	42,350	962,342	3,220,000	735,400	3,955,400	4,139,992	777,750	4,917,742
2040	770,000	33,880	803,880	3,380,000	574,400	3,954,400	4,150,000	608,280	4,758,280
2041	770,000	25,410	795,410	3,515,000	439,200	3,954,200	4,285,000	464,610	4,749,610
2042	770,000	16,940	786,940	3,660,000	298,600	3,958,600	4,430,000	315,540	4,745,540
2043	770,000	8,470	778,470	3,805,000	152,200	3,957,200	4,575,000	160,670	4,735,670
Total	66,632,051	7,263,284	73,895,335	47,850,000	27,522,224	75,372,224	114,482,051	34,785,508	149,267,560

*Assumes a 20-year level debt service amortization with 2-year principal deferral. Based on current market rates + 50 basis points.

QUESTIONS?

CITY OF GASTONIA

Water & Sewer

Joe Albright

Saturday, January 21, 2023



Meter Fees

Meter Size	Current Fee	Estimated Cost	Proposed Fee	Percent Change
¾"	\$233.00	\$294.00	\$300.00	+28.8%
1"	\$391.00	\$492.00	\$500.00	+27.9%
1 ½"	\$964.00	\$994.80	\$1,000.00	+3.7%
2"	\$1,250.00	\$1,591.17	\$1,600.00	+28.0%
3" and larger	Actual meter cost + 20%			N/A



MEMORANDUM

To: Joe Albright, Director of Utilities
From: Michael W. Bynum, Utilities Engineer
Date: December 14, 2022

Subject: Proposed Water Meter Fees FY 23/24

As part of the ERT Water Meter Initiative approved by City Council for FY 2005/2006, the cost of ERT Water Meters was incorporated into the Water Meter Fees paid by developers. The proposed Water Meter Fees and the current Water Meter Fees are listed below for comparison.

<u>METER SIZE</u>	<u>CURRENT FEES</u>	<u>ESTIMATED COST</u>	<u>PROPOSED FEES</u>	<u>PERCENT CHANGE</u>
3/4"	\$233.00	\$294.00	\$300.00	+ 28.8%
1"	\$391.00	\$492.00	\$500.00	+ 27.9%
1 1/2"	\$964.00	\$994.80	\$1,000.00	+ 3.7%
2"	\$1,250.00	\$1,591.17	\$1,600.00	+ 28.0%
3" and Larger	Actual meter cost plus 20%			N/A

The water meter cost has increased due to the inflation and supply chain issues. Water Meter Fees have not increased since July 1, 2021. Water Meter Fees have tracked closer to the actual cost than the water and sewer tap fees.

Materials costs are from the current purchase prices. Labor rates are from the Hansen Work Order System. Equipment rates are from the current FEMA rate sheets.

Please contact me if you have any questions or need additional information.

Michael W. Bynum, PE
Utilities Engineer

Attachments

PC: Brian Potocki, Division Manager Utilities Maintenance
Ron Cook, Assistant Division Manager, Utilities Maintenance
Tony Dalton, Assistant Division Manager, Facilities Maintenance

Water Meter Placement Fees				
FY 23/24				
<u>3/4" Meter Placement</u>				
LABOR COST				TOTAL
	MEN	AVG. PAY	HOURS	
	1	\$23.99	1	\$23.99
MATERIAL				
	QUANTITY	UNIT	UNIT PRICE	
3/4" ERT METER	1	EA.	\$105.00	\$105.00
ERT	1	EA.	\$102.00	\$102.00
SUBTOTAL				\$230.99
OVERHEAD/ADMIN. COST				20%
				\$46.20
EQUIPMENT				
	UNIT	RATE	HOURS	
PICKUP	1	\$16.81	1	\$16.81
TOTAL				\$294.00
CURRENT FEE			\$ 233.00	
RECOMMENDED PLACEMENT FEE				\$300.00
<u>1" Meter Placement</u>				
LABOR COST				TOTAL
	MEN	AVG. PAY	HOURS	
	1	\$23.99	1	\$23.99
MATERIAL				
	QUANTITY	UNIT	UNIT PRICE	
1" ERT METER	1	EA.	\$270.00	\$270.00
ERT	1	EA.	\$102.00	\$102.00
SUBTOTAL				\$395.99
OVERHEAD/ADMIN. COST				20%
				\$79.20
EQUIPMENT				
	UNIT	RATE	HOURS	
PICKUP	1	\$16.81	1	\$16.81
TOTAL				\$492.00
CURRENT FEE			\$391.00	
RECOMMENDED PLACEMENT FEE				\$500.00

<u>1 1/2" Meter Placement</u>				
LABOR COST				TOTAL
	MEN	AVG. PAY	HOURS	
	1	\$23.99	1.50	\$35.99
MATERIAL	QUANTITY	UNIT	UNIT PRICE	
1 1/2" ERT METER	1	EA.	\$700.00	\$670.00
ERT	1	EA.	\$102.00	\$102.00
SUBTOTAL				\$807.99
OVERHEAD/ADMIN. COST	20%			\$161.60
EQUIPMENT	UNIT	RATE	HOURS	
PICKUP	1	\$16.81	1.50	\$25.22
TOTAL				\$994.80
CURRENT FEE			\$964.00	
RECOMMENDED PLACEMENT FEE				\$1,000.00
<u>2" Meter Placement</u>				
LABOR COST				TOTAL
	MEN	AVG. PAY	HOURS	
	2	\$23.99	2.00	\$95.96
MATERIAL	QUANTITY	UNIT	UNIT PRICE	
2" ERT METER	1	EA.	\$1,100.00	\$1,100.00
ERT	1	EA.	\$102.00	\$102.00
SUBTOTAL				\$1,297.96
OVERHEAD/ADMIN. COST	20%			\$259.59
EQUIPMENT	UNIT	RATE	HOURS	
PICKUP	1	\$16.81	2.00	\$33.62
TOTAL				\$1,591.17
CURRENT FEE			\$1,250.00	
RECOMMENDED PLACEMENT FEE				\$1,600.00

Water & Sewer Tap Fees

Tap Size	Current Fee	Estimated Cost	Percent Cost Recovered	Proposed Fee	Percent Change
¾" water	\$1,958.00	\$2,242.40	87.3%	\$2,243.00	+14.6%
1" water	\$2,220.00	\$2,603.16	85.3%	\$2,605.00	+17.3%
1 ½" water	\$4,028.00	\$4,327.57	93.1%	\$4,328.00	+7.5%
2" water	\$4,788.00	\$5,462.66	87.7%	\$5,463.00	+14.3%
4" sewer	\$1,867.00	\$2,259.74	82.6%	\$2,260.00	+21.1%

Irrigation Tap Fees

Tap Size	Current Fee	Cost per Policy	Percent Cost Recovered	Proposed Fee	Percent Change
¾"	\$564.00	\$712.91	79.1%	\$713.00	+26.4
1"	\$839.00	\$1,059.16	79.2%	\$1,060.00	+26.3%
1 ½"	\$2,282.00	\$2,508.20	91.0%	\$2,510.00	+10.0%
2"	\$2,790.00	\$3,434.35	81.2%	\$3,435.00	+21.7%



MEMORANDUM

To: Joe Albright, Director of Public Utilities
 From: Michael W. Bynum, Utilities Engineer
 Date: December 14, 2022

Subject: Proposed Tap Fees FY 23/24

The adopted tap fees for services have not increased since FY 20/21. There have been increases in materials and meter cost due to inflation and supply chain issues. The proposed increases indicated are to bring the tap fees closer to the actual cost of the installation. It is recommended to increase the tap fees for a full recovery of cost for the installation.

Please find attached copies of the tap fee calculations for water and sewer taps for FY 23/24. The proposed tap fees and the current tap fees are listed below for comparison.

TAP SIZE		CURRENT TAP FEES	ESTIMATED COST	PERCENT COST RECOVERED	PROPOSED TAP FEES	PERCENT CHANGE
3/4"	water	\$1,958.00	\$2,242.40	87.3%	\$2,243.00	+14.6%
1"	water	\$2,220.00	\$2,603.16	85.3%	\$2,605.00	+17.3%
1 1/2"	water	\$4,028.00	\$4,327.57	93.1%	\$4,328.00	+7.5%
2"	water	\$4,788.00	\$5,462.66	87.7%	\$5,463.00	+14.3%
4"	sewer	\$1,867.00	\$2,259.74	82.6%	\$2,260.00	+21.1%

The special irrigation tap fees were approved by City Council on May 1, 1995 and April 7, 1998 as an incentive to get new irrigation customers. The tap fees include materials and labor cost for the installation. Equipment costs are not included as per the policy. The changes proposed for the irrigation tap fees will bring the fees closer to the actual cost of labor and materials as per the policy. The last increase in residential irrigation tap fee was on July 1, 2021.

TAP SIZE		CURRENT TAP FEES	COST PER POLICY	PERCENT COST RECOVERED	PROPOSED TAP FEES	PERCENT CHANGE
3/4"	irrigation	\$564.00	\$712.91	79.1%	\$713.00	+26.4%
1"	irrigation	\$839.00	\$1,059.16	79.2%	\$1,060.00	+26.3%
1 1/2"	irrigation	\$2,282.00	\$2,508.20	91.0%	\$2,510.00	+10.0%
2"	irrigation	\$2,790.00	\$3,434.35	81.2%	\$3,435.00	+21.7%

Materials costs are from the warehouse stock price or from price quotes. Labor rates are from the Hansen Work Order System. Equipment rates are from the current FEMA rates.

Please contact me if you have any questions or need additional information.

Michael W. Bynum, PE
Utilities Engineer

Attachments

PC: Brian Potocki, Division Manager Utilities Maintenance
Ron Cook, Assistant Division Manager, Utilities Maintenance
Tony Dalton, Assistant Division Manager, Facilities Maintenance

LABOR COST FOR 4" SEWER TAP

MEN	AVG. PAY	HOURS	TOTAL
3	\$21.21	6	\$381.78

TOTAL			\$381.78
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MATERIAL	QUANTITY	UNIT	UNIT PRICE	
8"X 4" SEWER SADDLE	1	FT.	\$76.86	\$76.86
4" PVC PLUG	2	EA.	\$4.03	\$8.06
4" PVC PIPE (SCH. 40)	32	EA.	\$5.77	\$184.64
4" COMBINATION WYE	1	EA.	\$21.23	\$21.23
4"-22 1/2 DEG BEND	1	EA.	\$9.25	\$9.25
CONCRETE COLLAR	1	EA.	\$11.00	\$11.00
ASPHALT PLACEMENT	1	EA.	\$450.00	\$450.00

*ASPHALT PLACEMENT IS MINIMUM CHARGE FROM STREETS MAINTENANCE

TOTAL				\$761.04
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SUBTOTAL				\$1,142.82
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OVERHEAD/ADMIN. COST	20%			\$228.56
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EQUIPMENT	UNIT	RATE	HOURS	
SERVICE TRUCK	1	\$28.75	6	\$172.50
BACKHOE	1	\$44.00	6	\$264.00
TAMP	1	\$15.32	6	\$91.92
DUMP TRUCK	1	\$43.00	6	\$258.00
TRAILER	1	\$16.99	6	\$101.94

TOTAL				\$888.36
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TOTAL TAP COST				\$2,259.74
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CURRENT FEE				\$1,867.00
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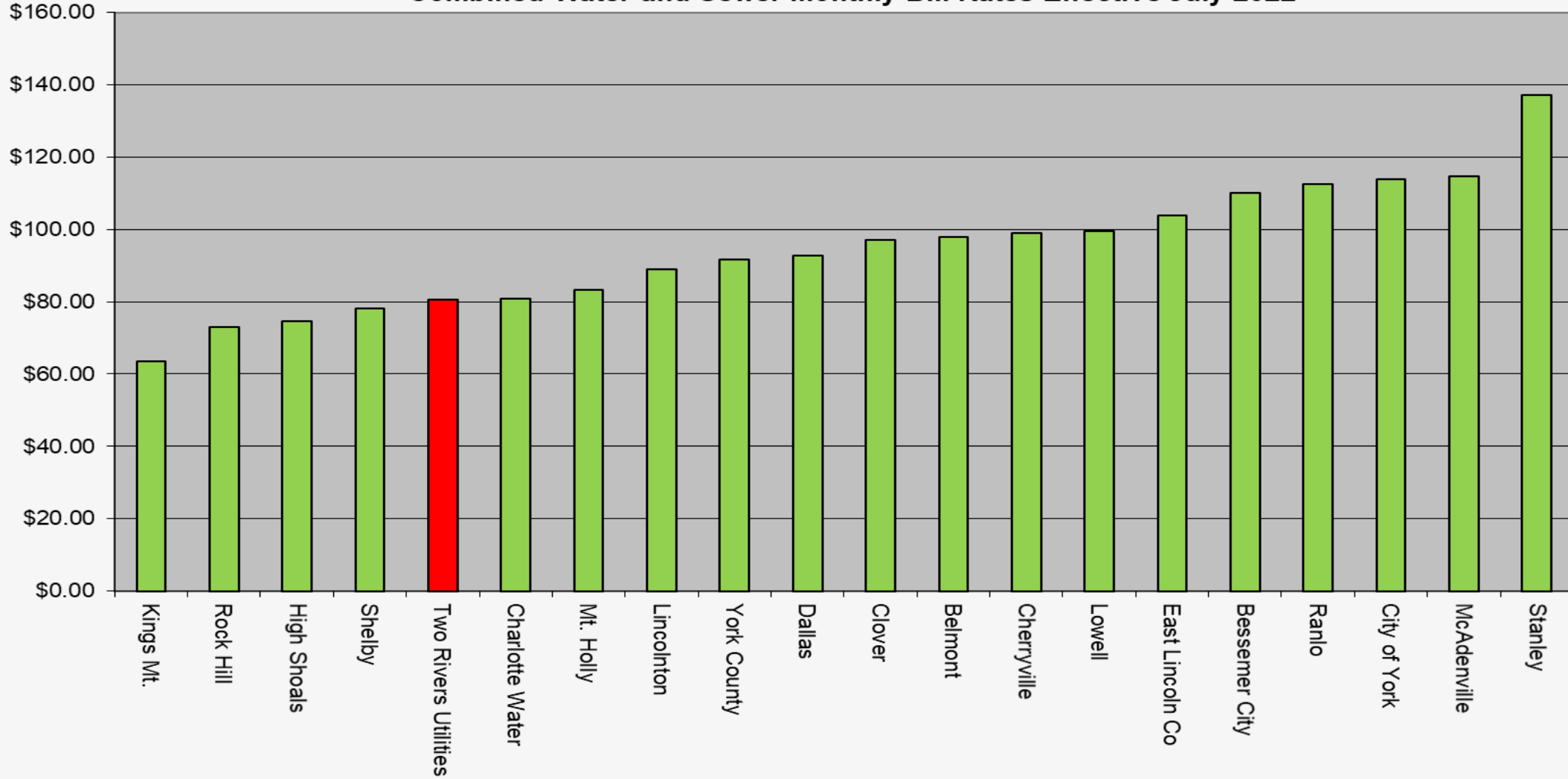
RECOMMENDED FEE				\$2,260.00
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NOTES:

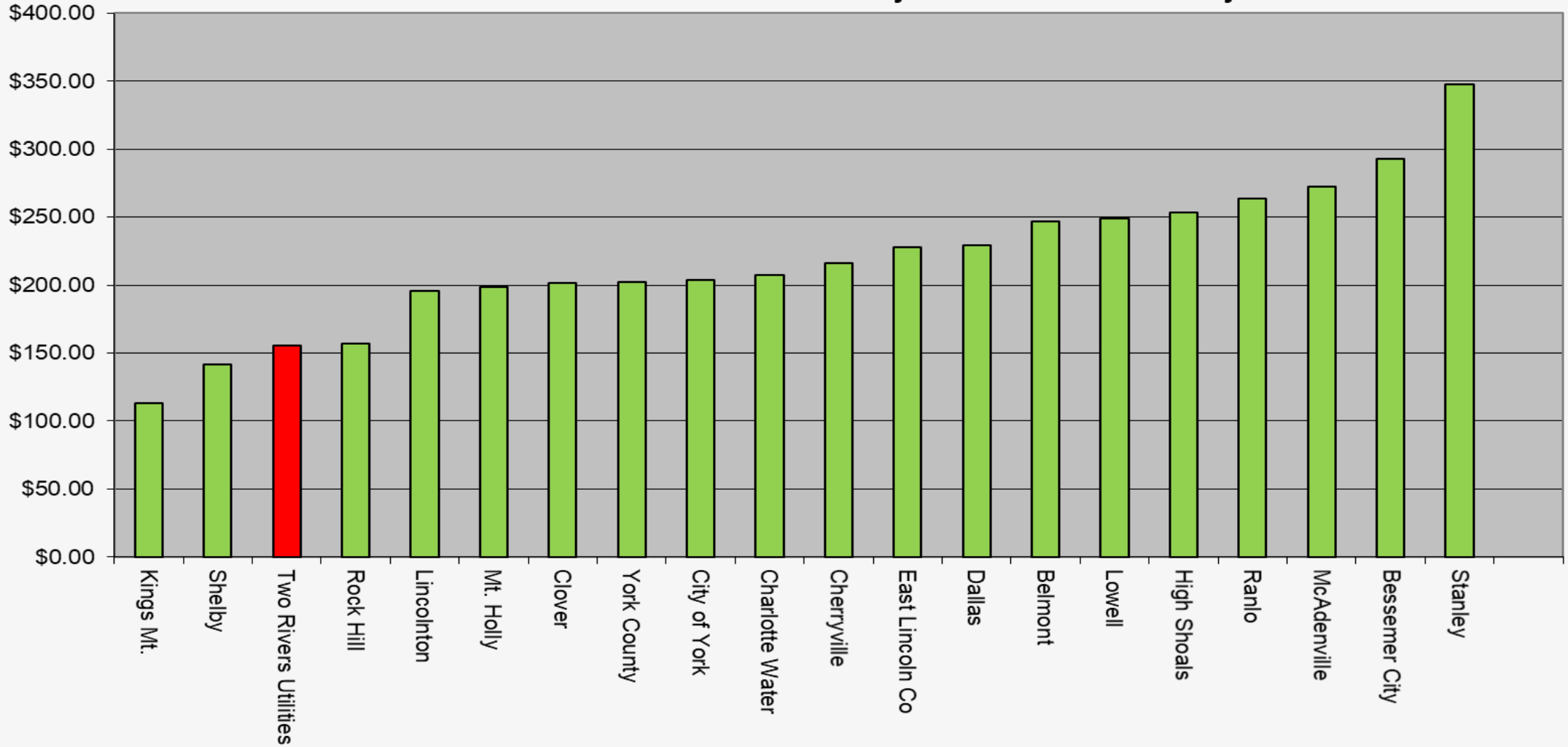
(1) LABOR & EQUIPMENT COST TAKEN FROM HANSEN WORKORDER SYSTEM

(2) MATERIALS COST TAKEN FROM WAREHOUSE STOCK PRICE AND FORTLINE WATERWORKS

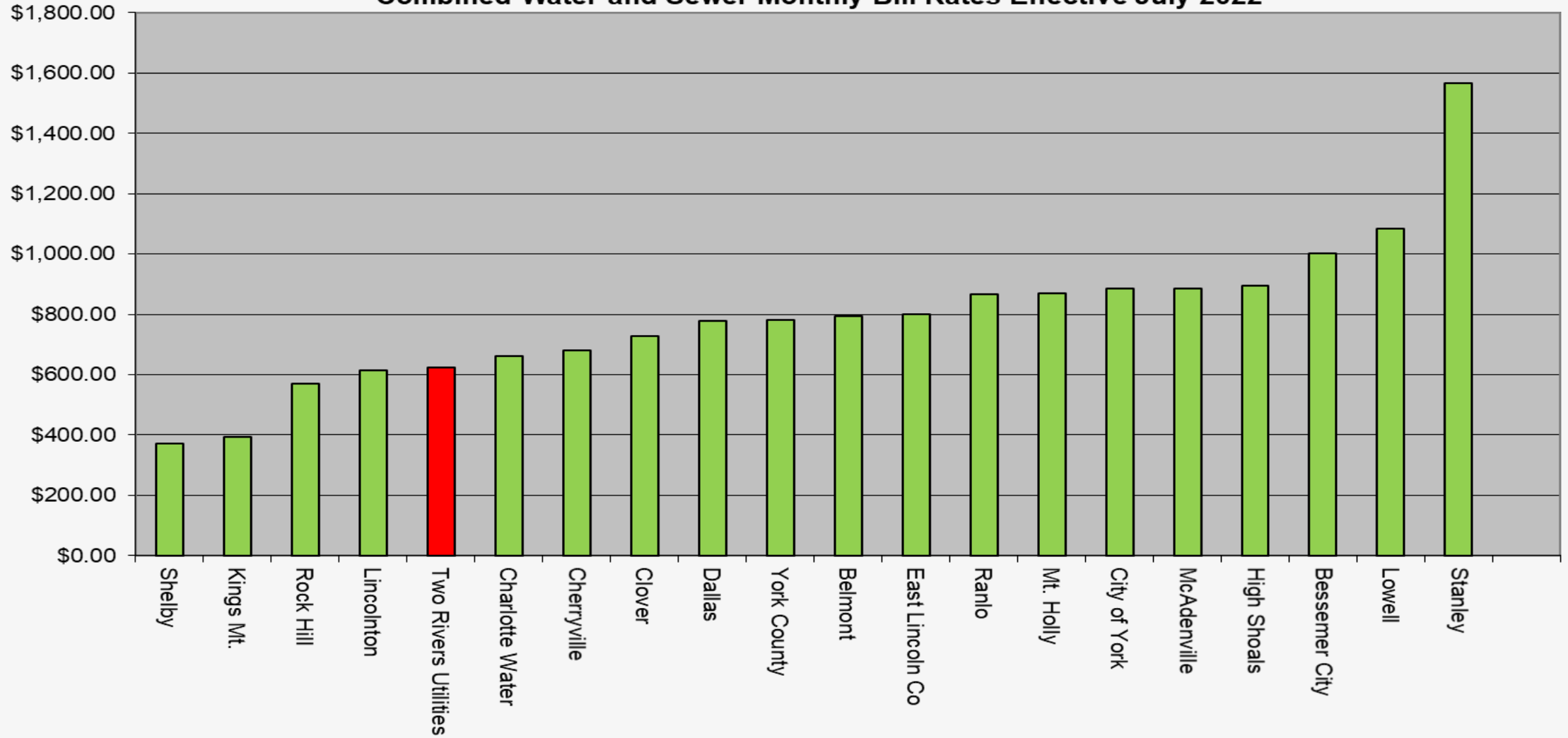
**Residential Usage of 6,000 Gallons
Combined Water and Sewer Monthly Bill Rates Effective July 2022**



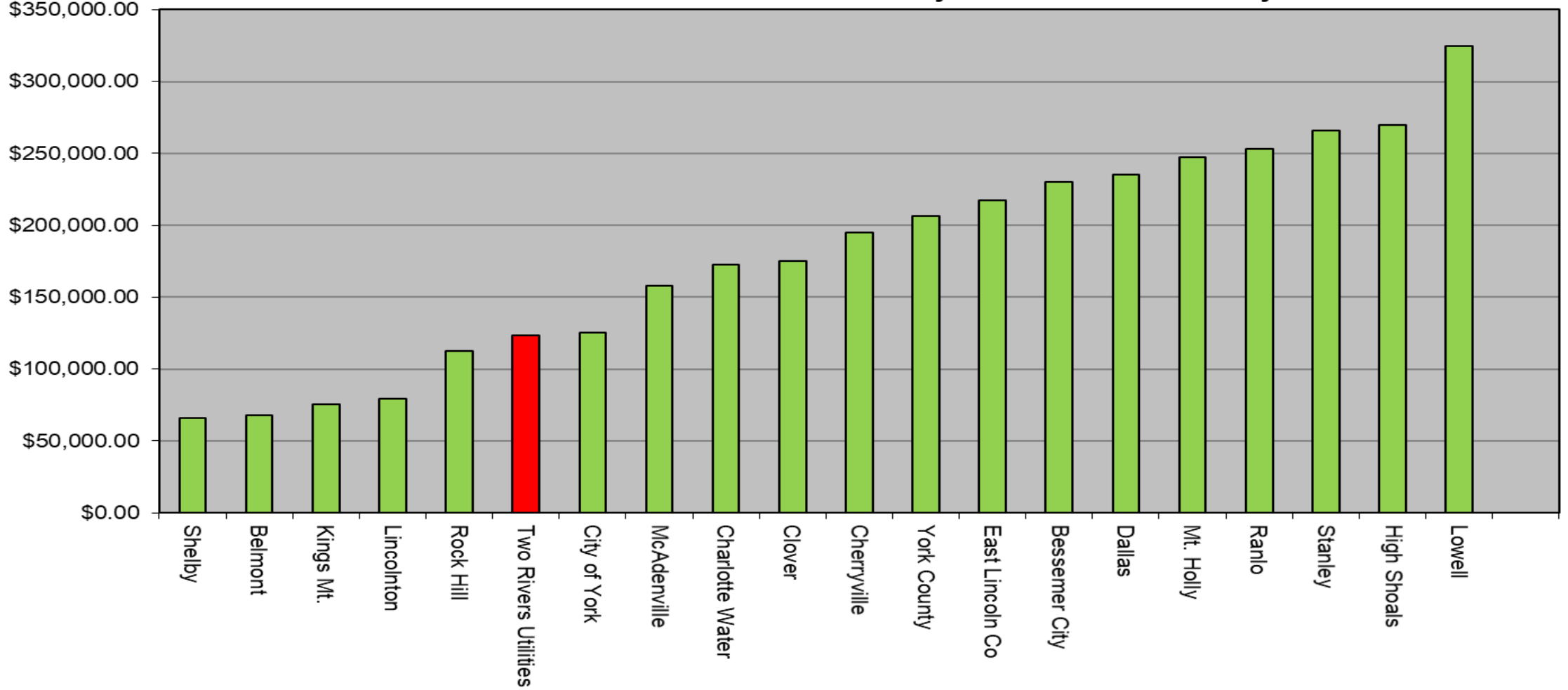
**Residential Usage of 15,000 Gallons
Combined Water and Sewer Monthly Bill Rates Effective July 2022**



Commercial/Industrial Usage of 50,000 Gallons Combined Water and Sewer Monthly Bill Rates Effective July 2022



**Commercial/Industrial Usage of 15M Gallons
Combined Water and Sewer Monthly Bill Rates Effective July 2022**



QUESTIONS?

CITY OF GASTONIA

Public Works Solid Waste

Dale Denton

Saturday, January 21, 2023



OUR GOAL:

**To provide predictable, reliable and consistent
solid waste services to our residents.**

Current and Proposed Solid Waste Services

- **Garbage Carts – Weekly**
- **Household/Excess Trash – Weekly**
- **Yard Waste (Carts and Loose) – Weekly**
- **Leaf Collection – Twice per Month (Oct. 15 – Feb. 15)****
- **Free Household/Excess Trash Weeks – Twice Annually**
- **Call Truck Services (cart delivery & repair, pick up appliances, electronics, tires, and animal carcass removal from public streets)**

**** *With the exception of peak season (late November – early January)***

Background Information

- Currently more than 24,753 residential accounts are billed monthly as of January 10, 2023 (over 30,000 collection points)
- The City of Gastonia is experiencing a substantial increase in single-family units and expect this trend to continue
- Gaston County Landfill Contract will renew July 1, 2023
- Yard waste tonnage from calendar years:

Gaston County Landfill	Calendar Year	Yard Waste Tonnage	Rate	Cost
	2018	3,792	\$18 per ton	\$68,256
	2019	3,076	\$18 per ton	\$55,368
	2020	4,120	\$18 per ton	\$74,160
	2021	3,047	\$18 per ton	\$54,846
	2022	2,945	\$18 per ton	\$53,010

- The total number of yard waste carts deployed since inception in 2018 is 3,126 carts. The Solid Waste Division deployed 366 yard waste carts in FY22. The number of yard waste carts sold has decreased due to an increase in yard waste service levels (weekly yard waste collection).

Background Information (continued)

- **Landfill costs continue to increase**

Gaston County Landfill	Fiscal Year	MSW Tonnage	Rate	Cost
	2017	21,397	\$26 per ton	\$556,160
	2018	22,381	\$27 per ton	\$604,000
	2019	23,550	\$27 per ton	\$634,850
	2020	27,671	\$28 per ton	\$774,780
	2021	29,380	\$28 per ton	\$822,000
	2022	29,041	\$28 per ton	\$813,150
	2023 (Projected)	31,000	\$28 per ton	\$868,000**

**** Current landfill contract ends June 30, 2023**

Gaston County 5-Year Contract (proposed)

- Yard Waste will remain at \$18 per ton
- MSW rates will increase gradually over a five-year period with a \$34 per ton cap in year five (5)
- A proposed plan to increase rates in the years:
 - FY25
 - FY27
 - FY28

Five-Year Projection

FY	Number of Households	Tons per Year	Cost per Ton	Annual Tipping Fees	Additional Cost per Budget Year
FY22	24,500	30,000	\$28.00	\$840,000	\$30,576
FY23	25,000	31,000	\$28.00	\$868,000	\$28,000
FY24	25,500	32,000	\$28.00	\$896,000	\$28,000
FY25	26,000	33,000	\$31.00	\$1,023,000	\$127,000
FY26	26,500	34,000	\$31.00	\$1,054,000	\$31,000
FY27	27,000	35,000	\$33.00	\$1,155,000	\$101,000
FY28	27,500	36,000	\$34.00	\$1,224,000	\$69,000
Total projected increase for 5 year Gaston County Landfill Contract:					\$414,576

Gaston County MSW Landfill Contract Ends 6/30/2023

FY 24-FY 28 based on 1,000 ton increase on a gradual contracted rate plan up to \$34 per ton

Fees increasing in FY25, FY27, and FY28

Leaf Collection

Leaf Season

- **Collect an average of 4,000 tons per year with an average of \$70,000 in overtime**
 - **5 Automated Leaf Trucks (requires 1 Driver per truck)**
 - **1 Driver is taken off normal job duties to perform leaf collection operations**
 - **2 Manual Pull Behind Leaf Trucks (requires 1 Driver and 2 Collectors per truck)**
 - **1 Driver (per truck) is taken off normal job duties to perform leaf collection operations**
 - **2 Collectors (per truck) are taken off normal job duties to perform leaf collection operations**

Note: During leaf season, leaf trucks typically operate from 7:00 am - 5:30 pm Monday-Saturday

Leaf Collection (continued)

- Solid Waste crews can adequately collect leaves for residents two (2) times per month *with the exception of peak season* (late November – early January) considering:
 - Increased volume of leaves
 - Holiday closings and holiday vacations
 - Storms and other weather events
 - Equipment failures

Service calls received during leaf season related to leaf collection:

Fiscal Year	FY18	FY19	FY20	FY21	FY22
Number of Calls for Leaf Collection	587	395	218	179	122

Note: The number of calls has trended down over the past five (5) years

Leaf Collection (continued)

Overcoming Challenges - Options

- **Create a designated residential leaf disposal area at the Duke Street Resource, Recovery & Reuse Facility**
 - **Open to Gastonia Residents at no charge**
- **Educate and Encourage residents to Compost**
- **Openly communicate delays during the holiday season**
- **Residents can contact landscapers to collect their leaves**

Biannual Excess Household Trash Events

- Increase in tons of household/excess trash collected during two (2) free annual events over the past 5 years with an annual cost of:

▪ Spring 2018 – 397 tons	Fall 2018 – 351 tons	\$20,196
▪ Spring 2019 – 432 tons	Fall 2019 – 466 tons	\$24,246
▪ Spring 2020 – 474 tons	Fall 2020 – 560 tons	\$28,952
▪ Spring 2021 – 750 tons	Fall 2021 – 450 tons	\$33,600
▪ Spring 2022 – 779 tons	Fall 2022 – 387 tons	\$23,814*

Average overtime paid over the past 5 years for free events: \$17,000

* 2022 reflects a decrease in cost due to an increase in staffing and less overtime

Solid Waste Equipment Needs

Automation for the Future

- The Solid Waste Division plans to continue to move forward with equipment automation
- Part of the conversion plan from manual to automation involves the following:
 - Replace two (2) Rear Loader Trucks (6 employees) with two (2) Knuckle-Boom Trucks (4 employees) to collect yard waste
 - Approximate net reduction of \$30,000 in equipment purchase costs
 - Replace two (2) Manual Pull Behind Leaf Trucks (3 employees) with two (2) Automated Leaf Trucks (1 employee)

Requested Equipment Replacements

- Replace two (2) Manual Pull Behind Leaf Trucks with an Automated Leaf Trucks: \$560,000
- Replace two (2) Rear Loader Garbage Trucks with two (2) Knuckle-Boom Trucks: \$430,000
- Replace one (1) Automated Garbage Truck with an Automated Garbage Truck: \$375,000

- Total projected cost for all five (5) vehicles: \$1,365,000

Solid Waste – Future Planning

- **Fleet Route Optimization**
 - **Enhance Solid Waste Efficiencies**
 - **Streamline cost-efficient routes using existing iPADS**
 - **Provide Turn-by-Turn directions to allow drivers to work on any route**
 - **Combine and create new routes as needed**
 - **Identifies inefficiencies within each route**

QUESTIONS?

CITY OF GASTONIA

City Facility Projects & Future Needs

Saturday, January 21, 2023





Municipal Operations Center

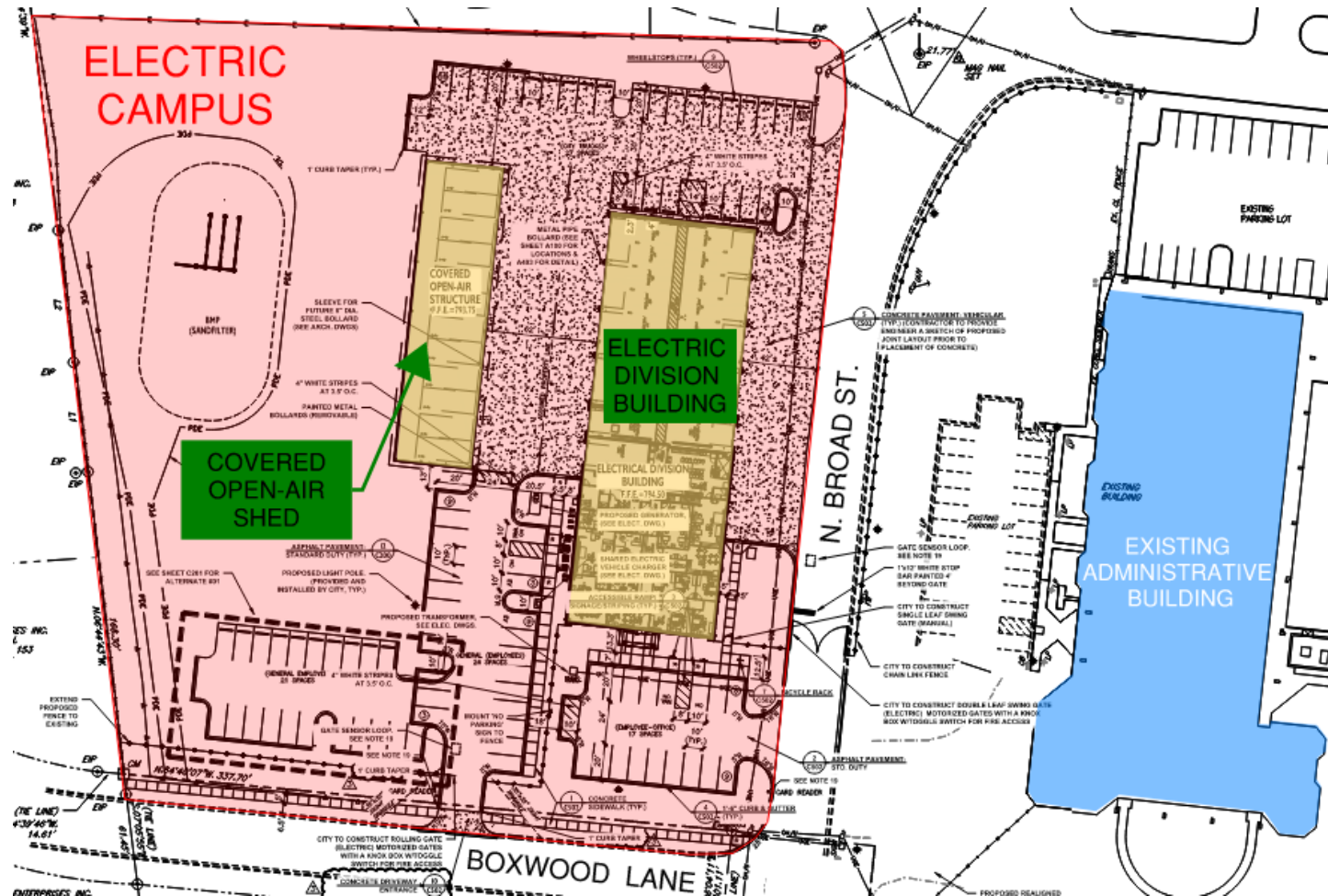
IMPROVEMENT UPDATE

JANUARY 2023

2019 Master Plan Recommendations

- ▶ Renovate Administrative Building
 - ▶ Addition of new Training Center (with restroom facilities)
 - ▶ Modernize existing office space (paint/floor coverings/ceiling tile/etc.)
- ▶ Relocate Electric Division to new facilities
 - ▶ Office building/covered parking/surface lot
- ▶ Parking lot improvements/additions/expansions
- ▶ Additional pole sheds and conditioned spaces for vehicles/equipment
- ▶ Ready Room updates/repairs
- ▶ Numerous new covered storage sheds along the campus

Electric Division Facility Site Plan



Electric Division Building Rendering

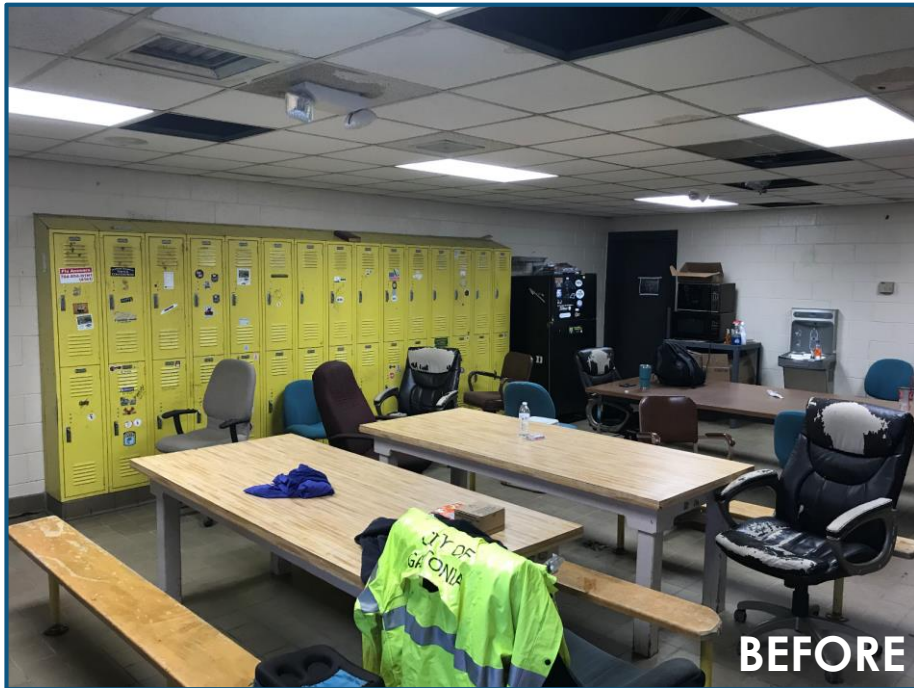


Construction Progress Photos



**Administrative Parking Lot Expansion
(29 TO 51 SPACES)**

Construction Progress Photos



Ready Room

Construction Progress Photos



FRONT LOBBY



FRONT OFFICE

Administration Building: Phase 1

Construction Progress Photos



TRAINING ROOM



BOARD ROOM

Administration Building: Phase 1

Construction Progress Photos



Electric Building

Schedule

▶ Phase I (FY 2021-2022)

- ▶ Administrative Building parking lot expansion: **COMPLETED**

▶ Phase II (FY 2022-2024)

- ▶ Ready Room Renovations: **COMPLETED**

▶ Administration Building

- ▶ Phase 1: February 2023 Expected Completion Date
- ▶ Phase 2: July 2023 Expected Completion Date

▶ Electric Facility

- ▶ July 2023 Expected Completion Date

▶ Phase III (FY 2025+)

CITY OF GASTONIA

Gastonia Municipal Airport Update

Dale Denton

Saturday, January 21, 2023



Municipal Airport Capital Project Update

- **Self-Serve Fuel Project**

The survey work has been completed. The electrical contractor has received materials for the duct bank underground wiring. Once the duct banks for the wiring have been installed, the contractor can begin site work for the self-serve tank install. Anticipated completion of this project is May 2023.

Municipal Airport Capital Project Update

- **Runway Lighting Rehabilitation**

The majority of the runway lighting system at the Gastonia Municipal Airport is at least 20 years old and has reached the end of its useful life. Recent outages have been occurring with more regularity which further emphasizes the need to replace the aging system.

Included in this Runway Lighting Rehabilitation project will be the replacement of the existing Medium Intensity Runway Lights, replacement of the Precision Approach Path Indicator (PAPI) systems, replacement of the Runway End Identifier Lights (REILs), replacement of the Omni-Directional Approach Lighting System (ODALS), and the replacement of the Lighted Wind Cone.

Municipal Airport Capital Project Update

- **Runway Lighting Rehabilitation (continued)**

As part of the design phase, tree obstructions were identified within the critical surfaces for the Runway 21 PAPIs. The removal of these obstructions are being managed by the City. Once obstruction removal is complete, the final location of the new PAPIs will be verified and the design phase will be completed.

Municipal Airport Capital Project Update

- **Runway 21-End Tree Obstruction Removal**

The obstruction removal project is underway at the Gaston Country Club. The majority of the trees have been taken down and staff is working on obtaining quotes for the cleanup. Once the cleanup has been completed, replanting and reforestation will begin. Staff is working with the Country Club for approval on the replanting and reforestation plan.

Municipal Airport Capital Project Update

- Runway 21-End Tree Obstruction Removal



Municipal Airport Capital Project Update

- Runway 21-End Tree Obstruction Removal



Major Capital Projects Update

	Project	Status	Notes	Schedule
NCDOT	I-85 Widening	Design	RoW and Construction to begin in 2024	5 yrs to complete
	Signal System Replacement	Construction	Running new fiber optic lines to intersections	Completion in 2025
	S. New Hope Rd Sidewalk	Design	From Armstrong Park Rd to Hudson Blvd.	
	Redbud Dr & Hudson Blvd. Sidewalk	Design	From New Hope to Hudson and then to Gaston Day Sch. Rd	
	S. Marietta sidewalk	Design	Hudson to Clyde	
	N. New Hope Sidewalk	Design	Franklin to Hunt Ave.	
	Cox Rd Sidewalk	Design	Court Dr to I-85	
CMAQ	Highland Branch Greenway	Permitting	Final plan review with NCDOT - Construction summer of 2023	Compelte spring 2024
	Franklin Boulevard Sidewalk	Design	Cox Rd east - moved to south side of Franklin	Construction in FY 2024
FTA	Court Dr. Sidewalk	Design	Cox Rd to Hospital Entrance - 90% plans in, R/W starting in Spring	Construction beinging Fall 2023
	Court Dr sidewalk	Design	N New Hope to Summit Crossing - 90% plans, R/W starting in Spring	Construction beinging Fall 2023
	Aberdeen Blvd. Sidewalk	Design	Remount to Cox - 90% plans, R/W starting in Spring	Construction beinging Fall 2023
	W Airline Sidewalk	Design	N Trenton to N Morris St, at Highland Tech. HS - 90% plans, R/W starting in spring	Construction beinging Fall 2023
	N Morris St Sidewalk	Design	Doffin to Radio St. at Highland Tech. HS - 90% plans, R/W starting in spring	Construction beinging Fall 2023
GO Bond	Resurfacing	Design	2023 paving list complete, 30 miles of streets	Complete 10/31/23
	Manhole Adjustments	Awarding	Will go to bid this spring	Complete Fall 2023
	Neal Hawkins Corridor Study	Awarding	Impacts of development on Neal Hawkins	9 months
	Safety at Schools and Parks	Awarding	This study will identify projects	Award in February 2023
	Restriping & Pavement Markings	Design	Staff is developing list of streets for renewed pavement markings	Construction Summer/Fall of 2023
City	Catawba Creek Greenway	Design	Extension from end to southeast, behind Robinson Oaks - plans complete	Construction begins Summer 2023
	Franklin and Trenton Realignment	Design	Plans 75%, doing geo tech borings for mast arms, then utility relocations	Construction begin Summer 2023
	Erwin Center Parking Lot	Construction	Finalizing contract docs - construction to begin Spring	Complete 2023
	Erwin Center Pool and Bathhouse	Design	Pool Plans finalized construction to begin spring/early summer	Complete 2023
	Linwood Springs Park	Contract Admin	Consultant finalizing scope	Desing complete 2023
TRU	SE Utilty Project - Phase 1, Armstrong Ford RD PS	Construction	Construction wrapping up, final pump install and start up this month	Complete April 2023
	SE Utilty Project - Phase 1, Oufall and Forcemain	Construction	Construction wrappign up - doing river crossing tie ins	Complete in April 2023
	SE Utilty Phase 2	Bidding	\$50M, need to secure funding, Revenue Bonds,	Bid out Summer 2023
	Dallas Sewer Interconnect	Construction	Live testing system and meter - minor punch list item	Complete
	Firestone Basin Outfall	Design	Consultant working on design	Construction in winter 2023/24

FY 2024 City Facility Needs

General Fund **\$1,184,000**

Water & Sewer **\$304,000**

Total estimated facility needs **\$1,488,000****

***Note: There are additional needs, but currently do not have cost estimates*

FY 2024 City Facility Needs

Fund	Department	Project	Total Cost Estimate
110	Building Maintenance	Garland Center roof replacement	\$ 360,000
110	Fire	Fire Station 4 roof replacement	\$ 85,000
110	Fire	Fire Station 2 concrete repairs in bay and at rear driveway	\$ 32,500
110	Fire	Fire Station 8 roof replacement	\$ 85,000
110	Police	Police Station Update existing JACE based central Building Automation System (BAS) for the HVAC system	\$ 33,000
110	Police	Police Station Replace all Variable Air Volume (VAV) actuators for the HVAC system	\$ 300,000
110	Police	Police Station Replace existing parking lot sliding gate doors with a more lightweight product	\$ 30,000
110	Police	Police Station update elevator	\$ 30,000
110	Police	Police Station Upgrade existing door access controllers and DSX hardware	\$ 29,000
110	Police	Police Station Update all office cubicles within the GPD	\$ 200,000
330	Public Utilities/Wastewater Treatment	Long Creek WWTP Replacement of the standing seam metal roof on the Administrative Building	\$ 138,500
330	Public Utilities/Wastewater Treatment	Crowders Creek WWTP Replace HVAC units at the administrative building	\$ 55,000
881	Technology Services	Police Station Tower Building HVAC improvements	\$ 10,000
881	Technology Services	Technology Services Renovate the Technology Services building	\$ 100,000
Total Project Estimates			\$ 1,488,000

Additional needs, but currently do not have cost estimates

110	Building Maintenance	Solid Waste Facility roof replacement	\$ -
330	Public Utilities/Water Supply & Treatment	Alum Sludge Facility Rehabilitation of the office and restroom at the Alum Sludge Facility	\$ -
330	Public Utilities/Water Supply & Treatment	Water Plant Repaint the Water Plant interior areas that were not addressed in the WTP Upgrade Project	\$ -
330	Public Utilities/Water Supply & Treatment	Crowders Mountain Booster Station Repair the roof at the Crowders Mountain Booster Station	\$ -
110	Schiele Museum	Schiele Museum Roof replacement (NC Hall)	\$ -
110	Schiele Museum	Schiele Museum Roof replacement (Auditorium)	\$ -
110	Schiele Museum	Schiele Museum Roof replacement (Gallery I & II)	\$ -

QUESTIONS?

CITY OF GASTONIA

General Obligation Transportation Bond Project

Rusty Bost

Saturday, January 21, 2023



**Bond referendum was
approved by voters on
November 7, 2022**



Since then, we have:

- Hired consultant to analyze our street system, develop a paving list of over 30 miles of streets, costing \$10m, to be complete by Halloween 2023.
- Hired consultant to develop construction specs for manhole adjustments. This work will be bid out in Spring and should be complete by Winter of this year.
- Hired consultant to begin a corridor of Neal Hawkins Road, with intent to leverage GO Bond funds to get NCDOT funding for identified improvements. Complete in Fall of 2023.
- Getting proposal to consultant to bring to Council in February to study intersections within ¼ mile of Schools and Parks in Gastonia, develop list of safety improvements, then prepare construction plans for identified projects. Expect this work to begin later this year
- City crews have evaluated and are preparing a list of streets in need to update pavement markings and striping. This work will start this year.

Next Steps

- We'll have a new Pavement Condition Study complete in May of 2023, this will help inform the creation of the \$10M 2024 Paving list.
- Analyze results of online public survey, and use the results to help identify and prioritize projects.
- Bring onboard a consultant to study and propose improvements to intersections to improve safety and congestion.
 - These will mostly be NCDOT intersections, will involve close coordination with them.
 - Opportunity to leverage NCDOT funding.
- Bring onboard consultant to study and help identify important roadway improvements (widening or extensions) that improve safety, congestion and connectivity.
 - These will mostly be NCDOT routes, will involve close coordination with them.
 - Opportunity to leverage NCDOT funding.

QUESTIONS?

CITY OF GASTONIA

Parks & Recreation Construction Projects

Tripp White

Saturday, January 21, 2023

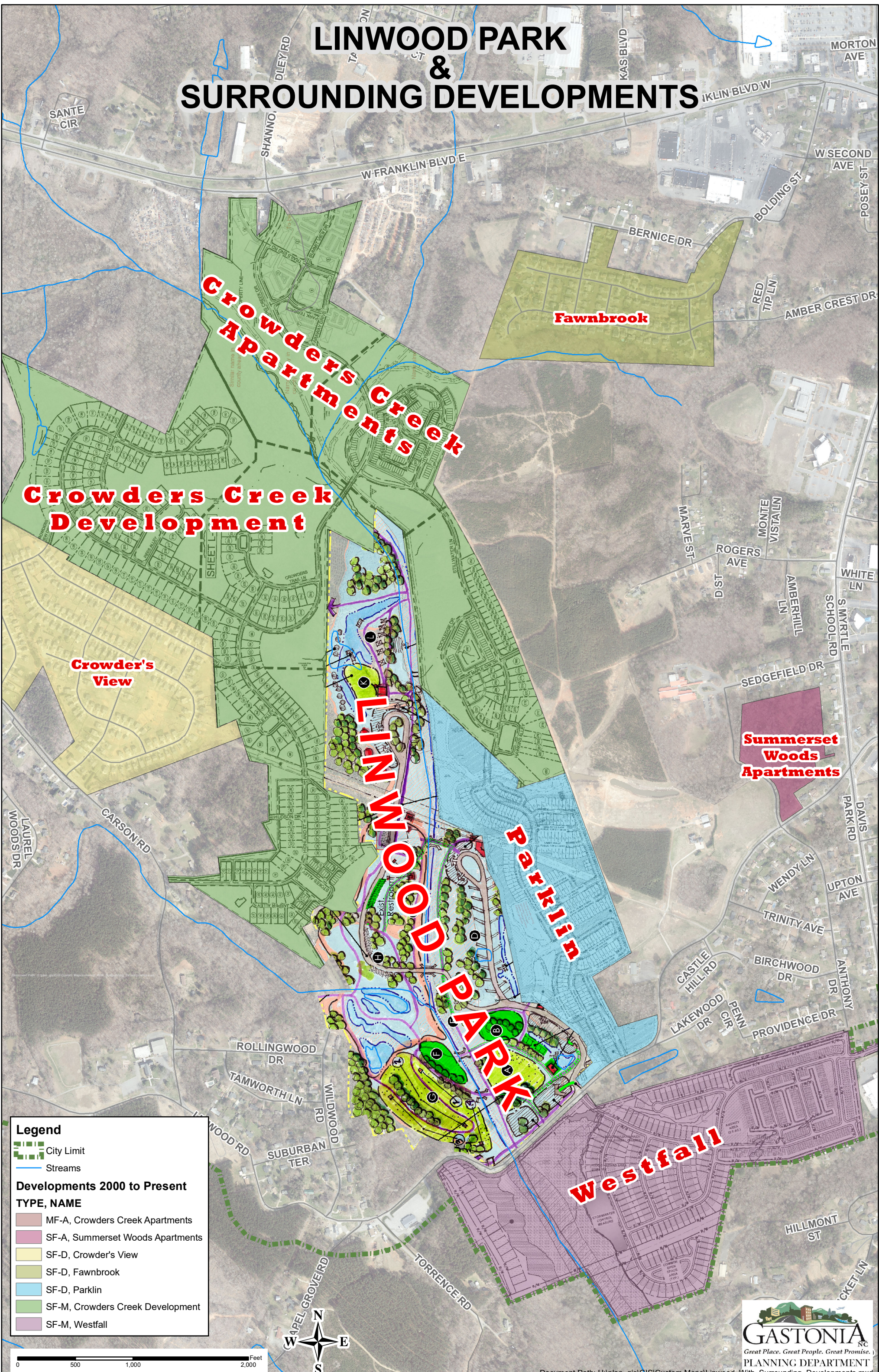


Linwood Springs

- **Cleared out all wild growth**
- **Treated and seeded all turf areas**
- **Working on water connection to bath houses on the back of the property**



LINWOOD PARK & SURROUNDING DEVELOPMENTS

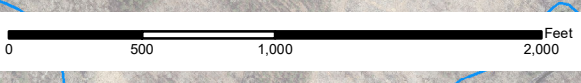


Legend

- City Limit
- Streams

Developments 2000 to Present

TYPE	NAME
	MF-A, Crowders Creek Apartments
	SF-A, Summerset Woods Apartments
	SF-D, Crowder's View
	SF-D, Fawnbrook
	SF-D, Parklin
	SF-M, Crowders Creek Development
	SF-M, Westfall



Marietta Street

- Clean trash and debris
- Securing buildings with locks, doors and exterior repairs
- Treating turf on playing surface and grounds
- Clearing all overgrowth on perimeter fence line of park



Marietta Street (continued)



QUESTIONS?

CITY OF GASTONIA

Public Works Stormwater Utility

Dale Denton

Saturday, January 21, 2023

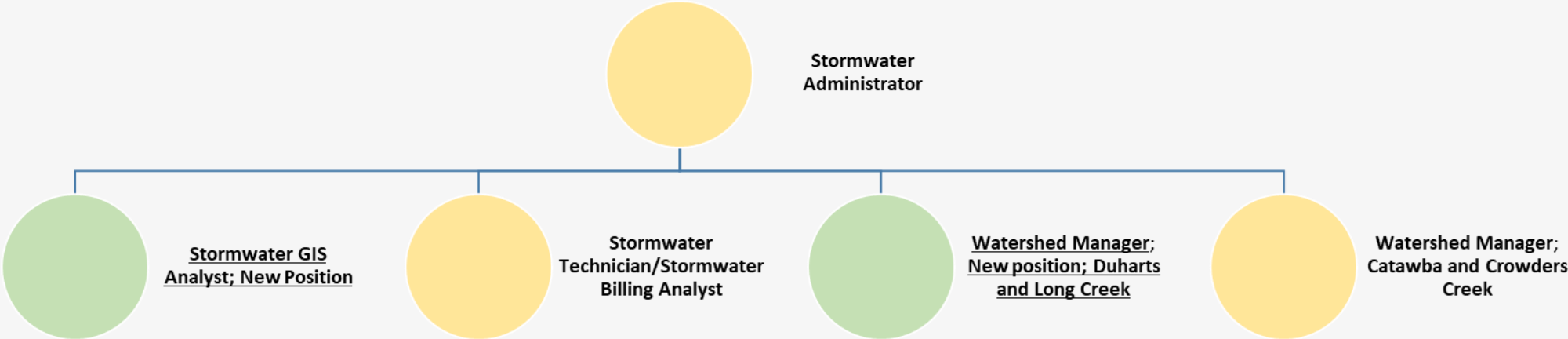


Public Works – Stormwater

- Currently 69,400 Equivalent Residential Units (ERUs) that are being managed (residential and non-residential)
- Current known stormwater projects City-wide: Approximately \$9 Million
- Manage over 165 miles of storm drain pipe, some well over 100 years old
- The average Capital Improvement project cost for the City's infrastructure is conservatively estimated to be \$450,000
- Current projection for Stormwater Utility annual billing is approximately \$4.1 Million
- Increase staff due to continued growth and to satisfy NCDEQ audit outcomes

Public Works – Stormwater

- New organizational approach to better manage surface water runoff and methodically identify point and non-point sources of pollution with holistic watershed management processes
- As directed by NCDEQ, establish an IDDE program and manage with defined goals and objectives created from the recent MS4 Audit
- Two (2) new positions and three (3) reclassifications to address the notated deficiencies from the NCDEQ MS4 Audit
 - Funded through rigorous billing analysis and 2022 ERU growth

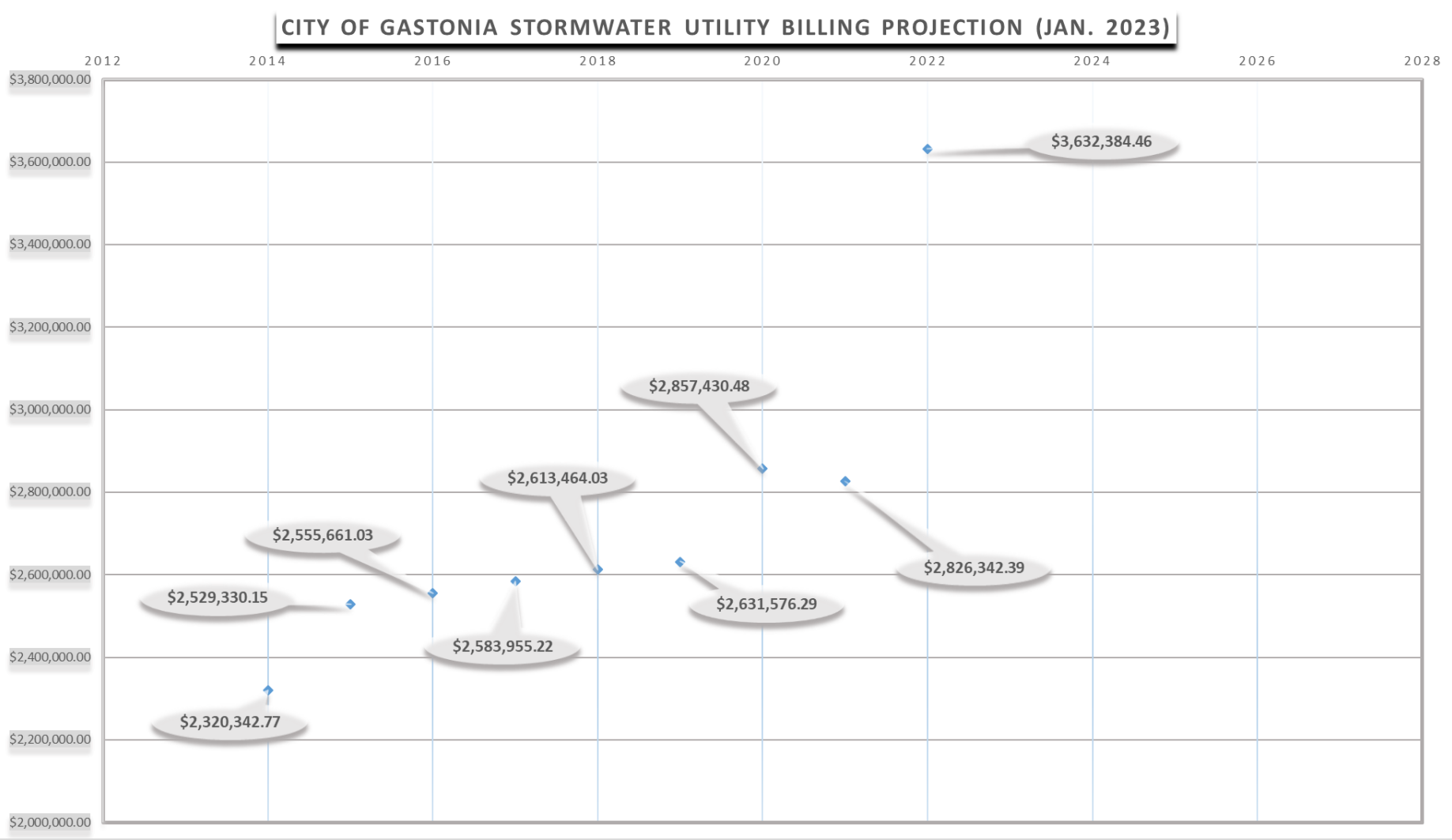


Public Works – Stormwater

- Continue to pursue grant funding similar to the FEMA BRIC Grant (\$5.9 Million) received for Duharts Creek for all other major watersheds within the City
- Currently awaiting outcome of approximately \$4 Million in funding from NCDEQ Stormwater Infrastructure grant submittal
- Strengthen inter-governmental and stakeholder relationships through the South Fork River Health Initiative



Public Works – Stormwater



QUESTIONS?

CITY OF GASTONIA

Planning

Saturday, January 21, 2023





UDO UPGRADE: Gastonia, NC

UPDATE - 2023

Presented at City Council Retreat 1.21.2023



METROCOLOGY



GROWTH & CHANGE: Can't Ignore Either

- They are a constant
- They magnify strengths and weakness equally
- They lead to unpredictable outcomes when left unmanaged



GROWTH & CHANGE:

Managing both requires intervention with proper tools

Two Important Tools : Development Ordinances & Master Plans

- Responsive to the existing and, even more importantly, the evolving character of the community
- Flexible enough to accept market changes as growth occurs
- Supportive of equity in choice, access, and wealth creation for residents

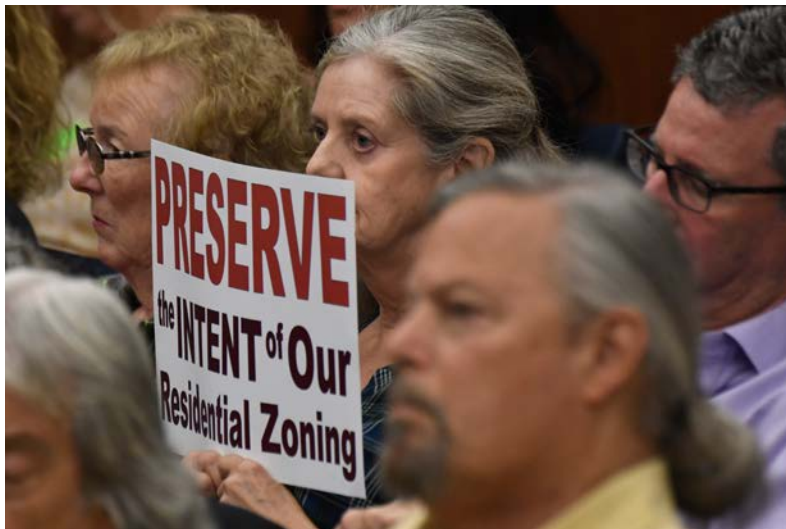


GROWTH & CHANGE: Dire Implications if Unmanaged

UDO UPGRADE

Gastonia

UPDATE 2023



GROWTH & CHANGE: Impact More Than Just Aesthetics

UDO UPGRADE

Gastonia

UPDATE 2023



GROWTH & CHANGE: Control the Destiny Your Community

Success, or Failure Directly tied to their Impacts:

- Municipal Tax Revenues
- Budget Expenditures for Police, Fire, Ambulance, Sanitation, etc..
- Ability to offer Support Services to “in-need” residents
- Housing Affordability for residents
- Equitable Jobs & Education opportunities for residents
- Equitable Health Care & Nutrition for residents
- Traffic congestion
- Environmental Pollution
- Neighborhood Crime



UDO PROGRESS REPORT:

UDO UPGRADE

Gastonia

UPDATE 2023

2022-2023

- Adopt new Multi-family housing regulations
- Adopt new Mixed Use Building regulations
- Complete new Missing Middle multi family regulations
- Complete Final Small Area Plan for East Gastonia

2021-2022

- Completed Revisions to Townhome Regulations
- Completed Multi-family housing regulations
- Completed Mixed Use building regulations
- Completed additional street design standards for curb radii, site triangle requirements and intersection spacing.
- Completed Revisions to new Parking Regulations Chapter of UDO
- Reviewed & Revised site plans for 6 different zoning applications submitted to the City by developers for new projects in compliance with new Reg's.
- Prepared Site Plan Concept for NC-7 Corridor Study property based on new Multi-family and Mixed-Use Building regulations.
- Complete & Adopt new C-3 and I-U regulations to permit mixed building type, for lease residential development



URBAN BUILDING TYPES: Addressed by Existing UDO

UDO UPGRADE

Gastonia

UPDATE 2023

- Yes
- Partially
- No



Single Family

Duplex

Triplex & Fourplex

Apartment Courtyard

Cottage Court

Townhome

Apartment House

Apartment Building

Live-Work

Shophouse
Small Mixed-Use

Large Mixed-Use Building

MISSING MIDDLE HOUSING

Majority of a communities affordable
Housing is accommodated by these building types



METROCOLOGY

URBAN BUILDING TYPES: Addressed by UDO Upgrade

UDO UPGRADE

Gastonia

UPDATE 2023

- Yes
- Partially
- No



REVISED RESIDENTIAL DEVELOPMENT DISTRICT
R2D2

APPROVED
20 AUGUST 2019

CITY of GASTONIA
Unified Development Ordinance



Completed Multi Family & Mixed Use Regulations

UDO UPGRADE

Gastonia

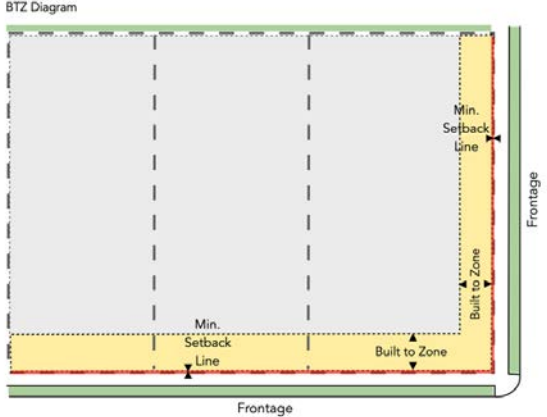
UPDATE 2023

8.1.10 MULTI-FAMILY & MIXED-USE BUILDINGS

The Multi-family & Mixed-Use Building regulations are intended to accommodate those areas of Gastonia in the CBD, TMU, UMU, I-U, and C1 Zones that are transitioning from a more automobile-centric orientation toward a comfortable pedestrian environment that is easily accessible and well-connected to surrounding neighborhoods. Such a mixture may serve the daily needs of nearby residents within walking distance, as well as surrounding neighborhoods. The standards allow for greater flexibility in design and site elements, such as parking amount and location, while accommodating multiple modes of transportation including walking, bicycling, and automobile.

1. General Provisions

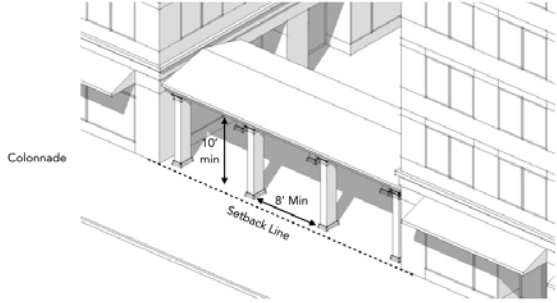
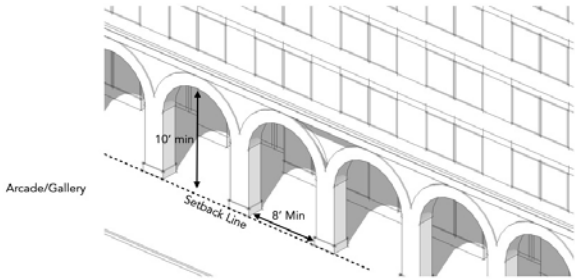
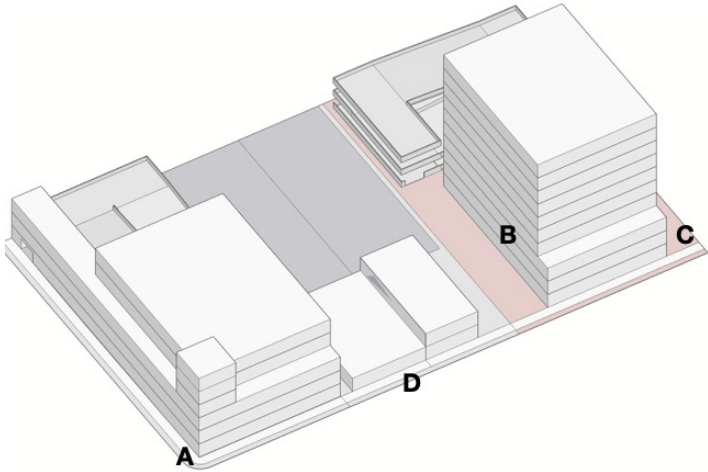
a) Build-to-zone
A build-to zone (BTZ) is the area on a lot, measured parallel from the required frontage setback line, where the minimum build-to percentage of a structure shall be located. A build-to zone sets a minimum and maximum dimension within which the building facade line shall be located per the requirements of the minimum build-to percentage.



DESIGN STANDARDS

Facade articulation and massing standards govern the dimensions of building facade elements, transparency, and entry features, with the intent of providing the appropriate urban response between buildings and the desired public realm in which they are located per adopted plans and zoning. The supplemental regulations apply the following design standards to Workplace, Large Mixed Use, and Large & Medium Multi-Family building types

- A) Table 1 dictates the design standards for workplace, large mixed use and large multi-family building types.
- B) Table 1 distinguishes requirements between building facades adjacent to different types of public frontages.



Completed Multi Family & Mixed Use Regulations

UDO UPGRADE

Gastonia

UPDATE 2023

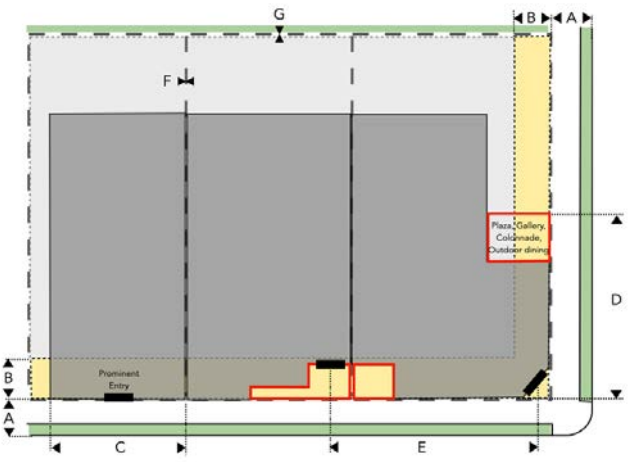


TABLE 1: BUILDING MASSING & FACADE ARTICULATION	Main Street	Avenues Boulevards	Neighborhood Street +12	Neighborhood Street -12	Multi-Modal Ways	Limited Access
A Massing Maximum building length along a frontage shall not exceed 400', except as provide through the Bonus Table 1. The max length provision does not apply to building facades fronting on to freight only rail and Limited Access ROW.	The first three floors above street grade shall be distinguished from the remainder of the building with an emphasis on providing design elements that will enhance the pedestrian environment. Such elements as cornices, corbeling, molding, stringcourse, ornamentation, changes in material or color, recessing, architectural lighting and other sculpturing of the base shall be provided to add special interest to the base.			N/A	N/A, unless part of a non-vehicular extension of a Main Street, (See Main Street), Avenue, Boulevard, (See Avenue/ Boulevard), or Neighborhood Street +12	N/A
B Height Max height shall not exceed 3 times the fronting Street ROW width in Zones _____; 2 times the fronting street ROW width in Zones _____; and 1.5 times the fronting street ROW width in Zones _____. Height is measured from fronting sidewalk to parapet line. Roof equipment, elevator housing and associated screening are not included in height measurements.	Height above 75' requires a minimum step-back of 10' from the building front facade line. Such step-back shall occur at a height equal to 1/3rd the total height of the building. Step-back requirements apply to all facades designated as a frontage. Rear and side facades are exempt. Lots 50' or less in width are exempt from step-back requirements. Corner lots are permitted corner tower elements that exceed maximum height. Such elements are limited in width and depth to a maximum of 25% of the building frontage. Tower elements may exceed height at which step-back occurs, but in no case exceed 30% of the total building height.					N/A
C Ground Floor Articulation	Arcades, galleries, colonnades, outdoor plazas, outdoor dining areas, or similar pedestrian oriented ground floor designs shall be incorporated into facades.					
D Entrances	All ground floor entrances shall include direct pedestrian connections between street facing doors and adjacent sidewalks.					

Table 2(a): Multi-family & Mixed-use	CBD, TMU, UMU, I-U, C-1
A. Frontage Setback Line (from existing or future back of curb)	
Main Street (pedestrian mixed-use street, independent of lane count)	24 ft
Street with 4 lanes or more	24 ft
Street with less than 4 lanes	20 ft
Off street public path, open space (from edge of pavement, or landscape) ¹	36 ft
B. Frontage Build to Zone (from frontage setback line) ^{2,3}	
Main Street	0 – 20 ft
Street with 4 lanes or more	0 – 35 ft
Street with less than 4 lanes	0 – 30 ft
Off street public path, open space	0 – 20 ft



Completed Small Area Plans

A – Parkdale

B – Highland/Sims

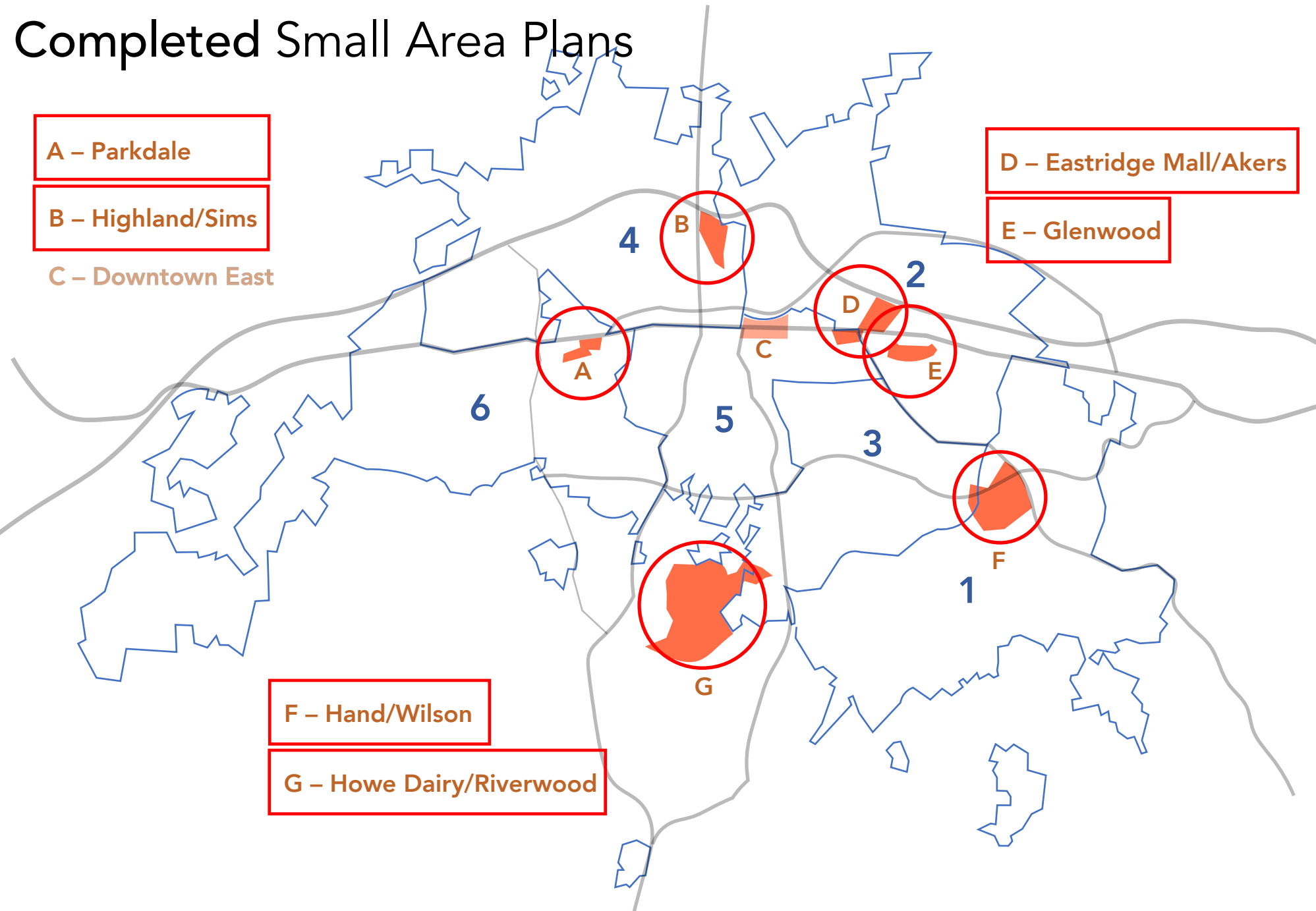
C – Downtown East

D – Eastridge Mall/Akers

E – Glenwood

F – Hand/Wilson

G – Howe Dairy/Riverwood



UDO UPGRADE

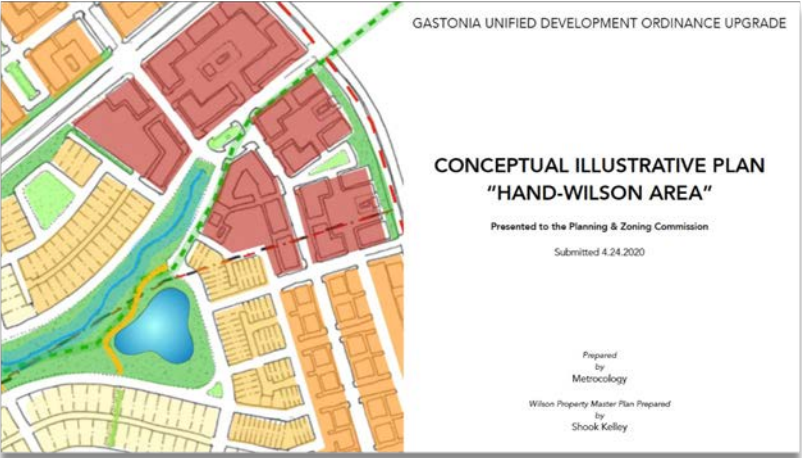
Gastonia

UPDATE 2023



Completed Small Area Plans

Hand/Wilson

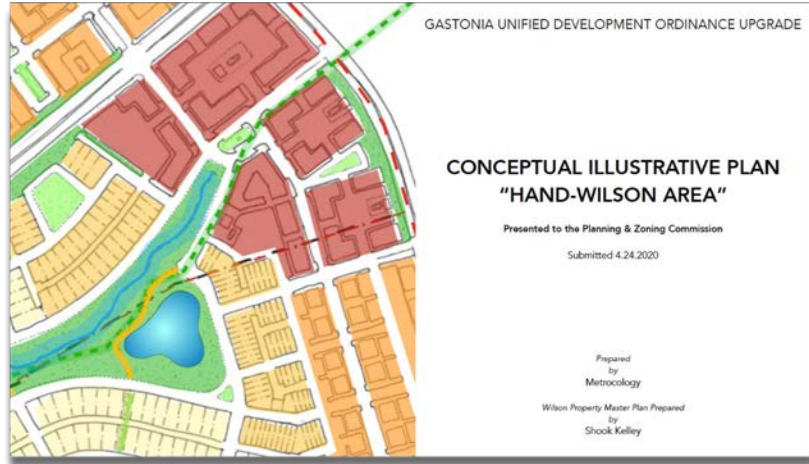


- Facilitated Wilson Property Master Plan Review.
- Prepared Hand Property Concept Plan.
- Prepared adjoining Property Concept Plans.
- Prepared two options based on market conditions.
- Incorporated existing and new open space, greenways and pedestrian connectivity throughout Area Plan.



Completed Small Area Plans

Eastridge Mall/Akers



CONCEPTUAL ILLUSTRATIVE PLAN: EASTRIDGE MALL
Gastonia, NC

Use Plan: Moderate Density Residential
w/ Mixed Use Node & Commercial Opportunity

- Mixed Use
Office, retail, multi-family rental & owner occupied
- Office
Ground floor retail
- Hotel
- Multi-Family
- Attached Single Family
- Detached Single Family



METROCOLOGY
6.12.2020 | FINAL | PB

CONCEPTUAL ILLUSTRATIVE PLAN: EASTRIDGE MALL
Gastonia, NC

Study Area

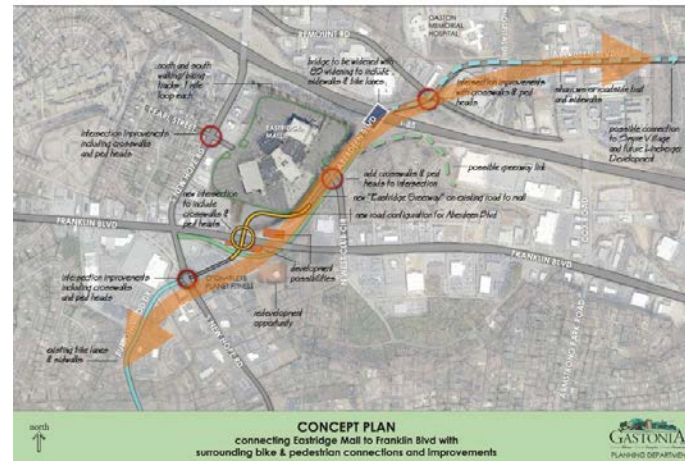
The Gastonia Planning Department prepared a Connectivity Plan for Pedestrian and Cycle mobility for the Eastridge area. The Plan outlined a route anchored on the existing cycle lanes and sidewalk improvement along Burtonwood Drive. The proposed route traverses from southwest to northeast along existing and modified infrastructure to connect the Eastridge Mall, Gaston Memorial Hospital and future development on the Lineberger Property.

The Eastridge Small Area Plan has embedded the Planning Department's proposals within a conceptual plan that sees the mall and surrounding properties redeveloped into a high density urban center anchored on a proposed CAT's Silver Line, light rail transit station. A new network of streets will provide access to businesses and residences and will be designed to accommodate cycle use. The network will have several connections to the cycle route proposed by the City Planning Department and expands upon the idea to also include open spaces around which each of the three neighborhoods envisioned for the area would develop.



METROCOLOGY
6.12.2020 | FINAL | P4

- Incorporated existing pedestrian plan for area prepared by City
- Coordinated pedestrian, parking, and proposed Silver Line Station extension with development plan.
- Assessed Parking needs for moderate to high density development yield
- Extended block structure through Mall property to integrate plan with surrounding development.



CONCEPT PLAN
connecting Eastridge Mall to Franklin Blvd with
surrounding bike & pedestrian connections and improvements



UDO UPGRADE Gastonia UPDATE 2023



METROCOLOGY

Completed Small Area Plans

Highland/Sims



- Energizes Carolina Thread Trail by making it part of the local transportation infrastructure.
- Provides location for Grocery Store, accessible and integrated into a proposed Main Street and adjoining neighborhoods.
- Provides Housing Options for residents
- Brings non-taxable property into the City's tax rolls.
- Supports Transit by increasing population by up to 2,750 people.
- Provides many daily needs by walking, or cycle trip, reducing daily auto trip generation rates.



CONCEPTUAL ILLUSTRATIVE PLAN: HIGHLAND SIMS PARK
Gastonia, NC

Concept Site Plan: Pedestrian, Transit, & Cycle Network

- Proposed Transit Stop
- Plaza/Bike Share Stations
- Pedestrian Way
- Transit Line
- Cycle Way
- Cycle Lane



METROCOLOGY
12.02.2020 | FINAL | P12

CONCEPTUAL ILLUSTRATIVE PLAN: HIGHLAND SIMS PARK
Gastonia, NC

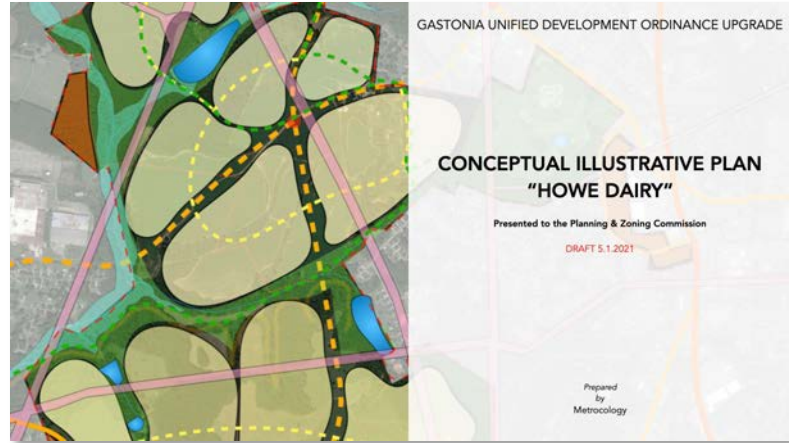


- Retail / Grocery
- Civic
- Mixed Use
- Multi-Family
- Office, retail, multi-family rental & owner-occupied
- Attached Single Family
- Office
- Detached Single Family
- Workplace

METROCOLOGY
1.02.2021 | FINAL | P8

Completed Small Area Plans

Howe Dairy

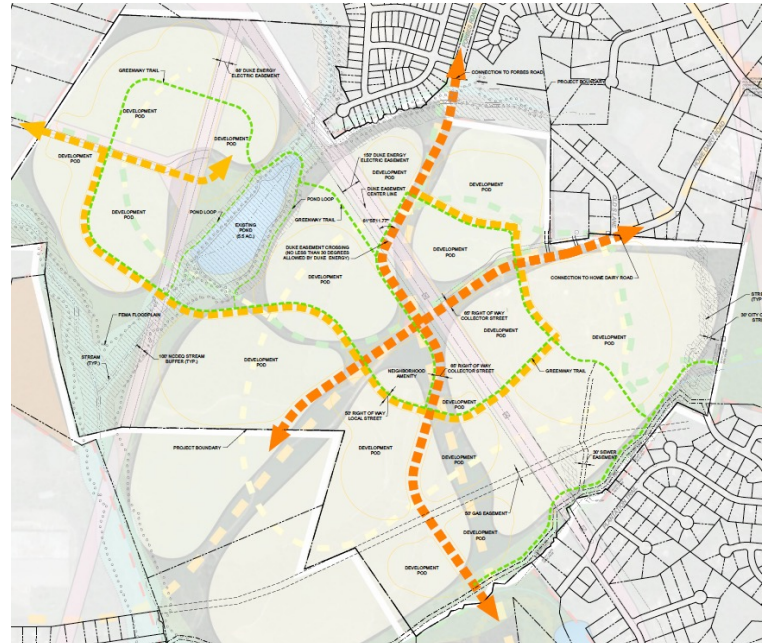


- Develops neighborhoods based on walkable scale
- Connects residents with adjoining municipal park through new greenways and walking trails
- Enables increased road connectivity by reserving ROW through the development
- Supports future Transit by increasing population within identified 10 min walking shed



Completed Small Area Plans

Howe Dairy



UDO UPGRADE

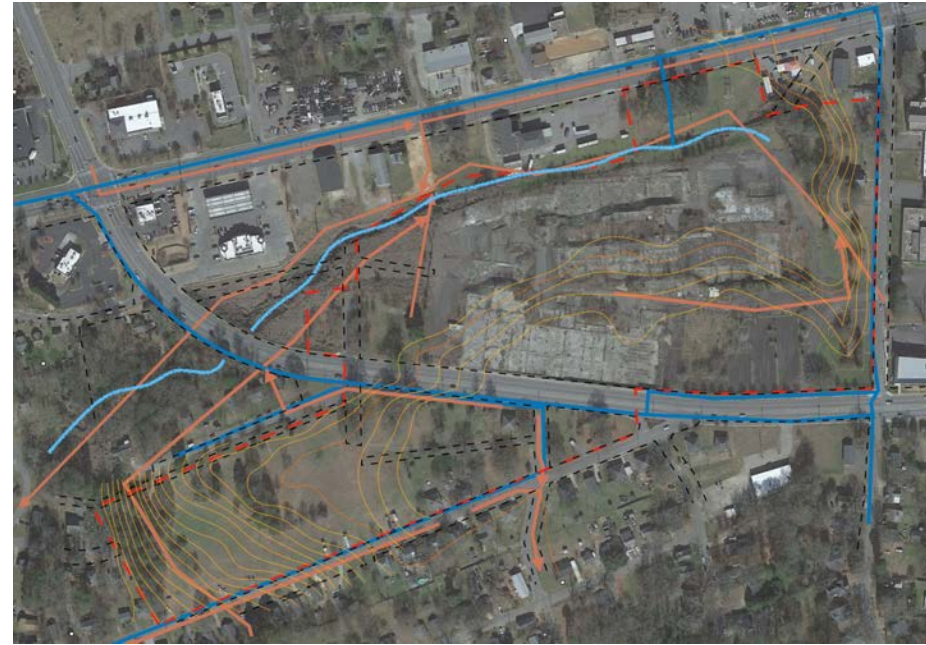
Gastonia

UPDATE 2023



Completed Small Area Plans

Parkdale



- Increases density along a major transportation corridor.
- Redevelops vacant property that has existing City infrastructure
- Provides Housing Options for residents.
- Balances density with open space in an urban context.



UDO UPGRADE

Gastonia

UPDATE 2023

Completed Small Area Plans

Glenwood



UDO UPGRADE

Gastonia

UPDATE 2023



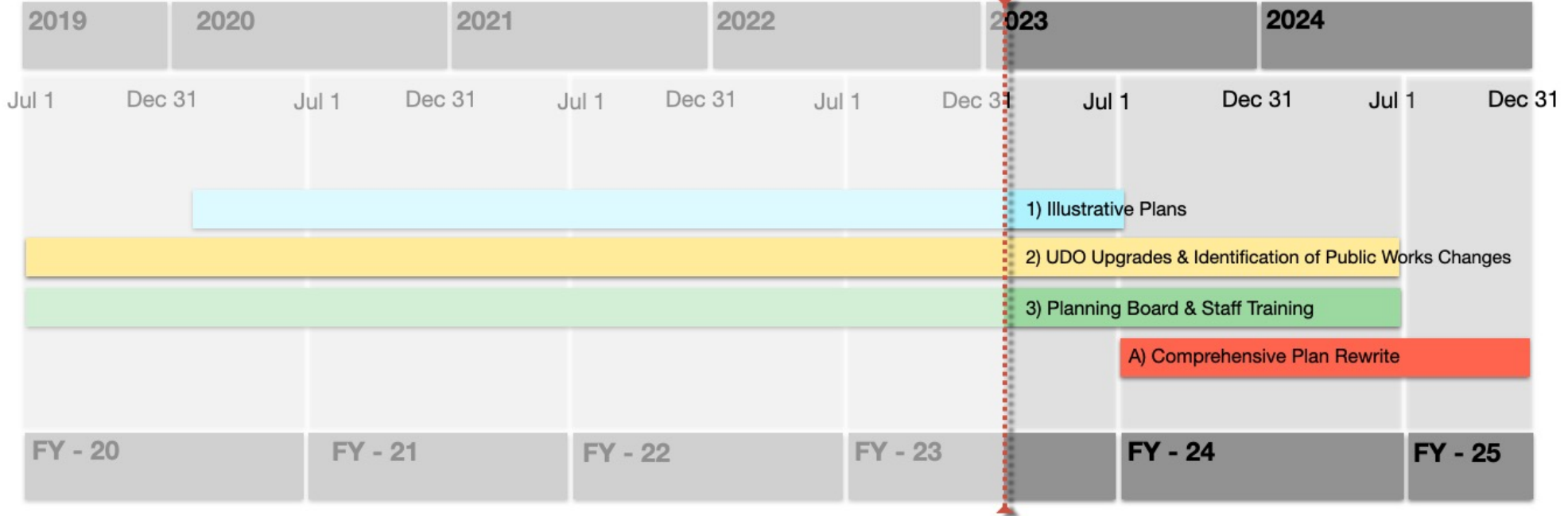
2021-2022 Work Agenda

UDO UPGRADE

Gastonia

UPDATE 2023

UDO PROJET TIMELINE



2023-2024 Work Agenda

- Complete & Adopt new Curb Radii, Site Triangle and Centerline Radii specifications
- Complete & Adopt Office, Industrial, Landscape Regulations
- Continue Reviews of new site plans submitted to the City by developers for townhome and small lot single family subdivisions in compliance with new Reg's.
- Complete Full Draft of City's New Comprehensive Plan to support UDO Upgrade.

UDO
UPGRADE

Gastonia

UPDATE 2023



METROCOLOGY

ADOPT ADDITIONAL BUILDING TYPES

UDO UPGRADE

Gastonia

UPDATE 2023



REVISED PLANNED UNIT & TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICTS PUD2 & TND2

DRAFT 2021

CITY of GASTONIA
Unified Development Ordinance

REVISED RESIDENTIAL DEVELOPMENT DISTRICT R2D2

APPROVED 20 AUGUST 2019

CITY of GASTONIA
Unified Development Ordinance



COMPLETE FINAL SMALL AREA PLAN

UDO UPGRADE

Gastonia

UPDATE 2023

A – Parkdale

B – Highland/Sims

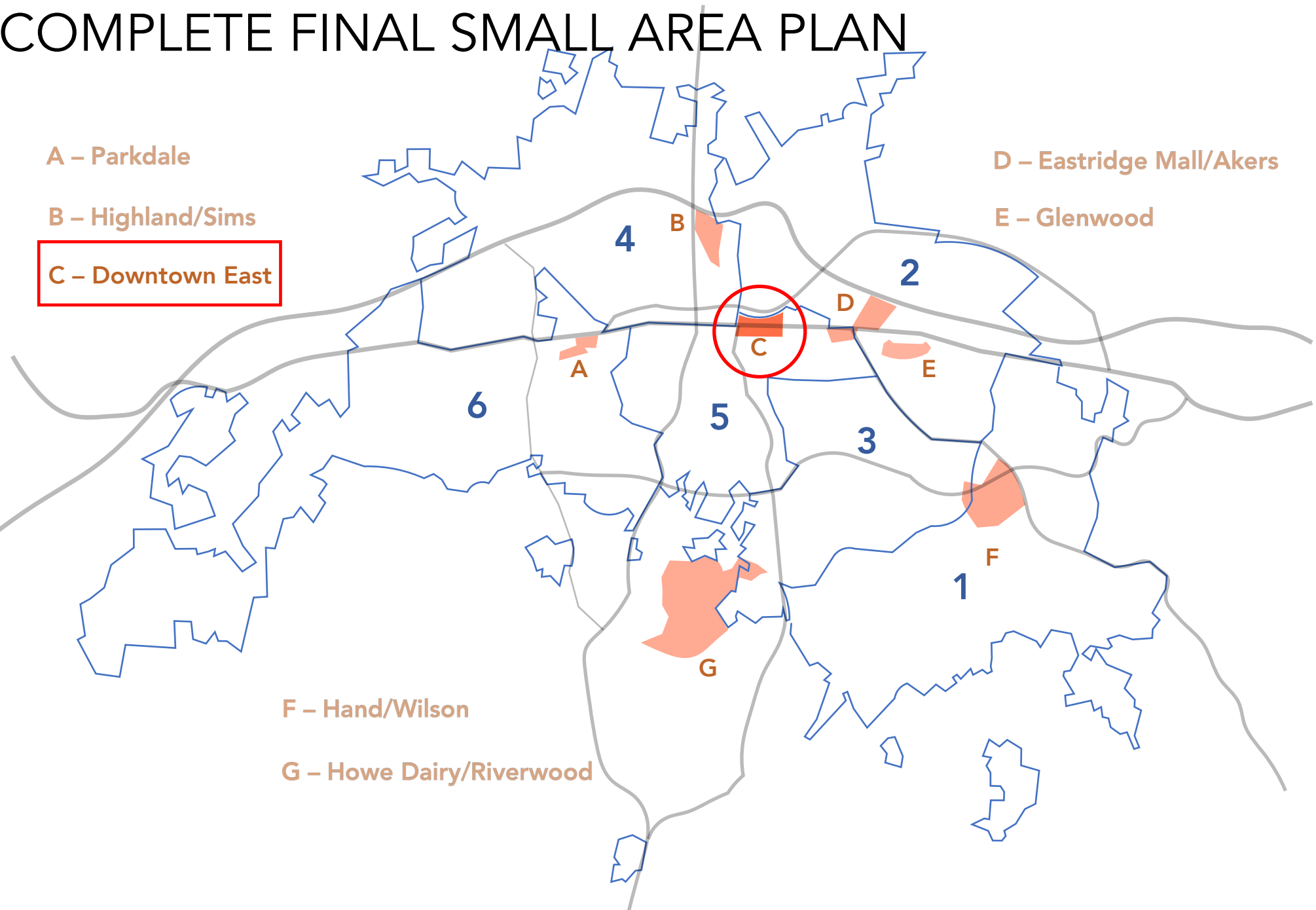
C – Downtown East

D – Eastridge Mall/Akers

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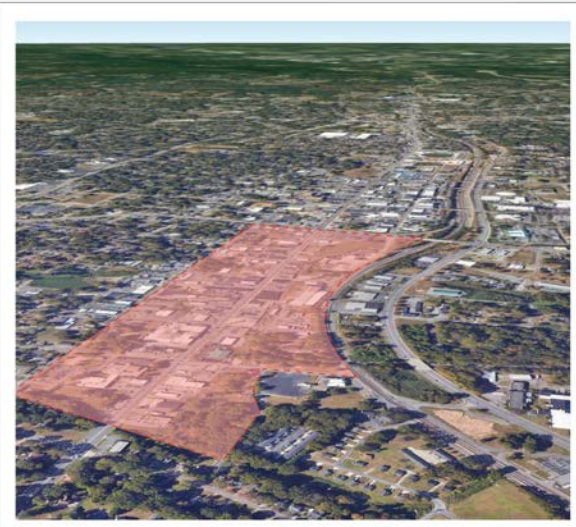
COMPLETE FINAL SMALL AREA PLAN

Downtown East

UDO UPGRADE

Gastonia

UPDATE 2023




GASTONIA
UNIFIED DEVELOPMENT ORDINANCE
UPGRADE

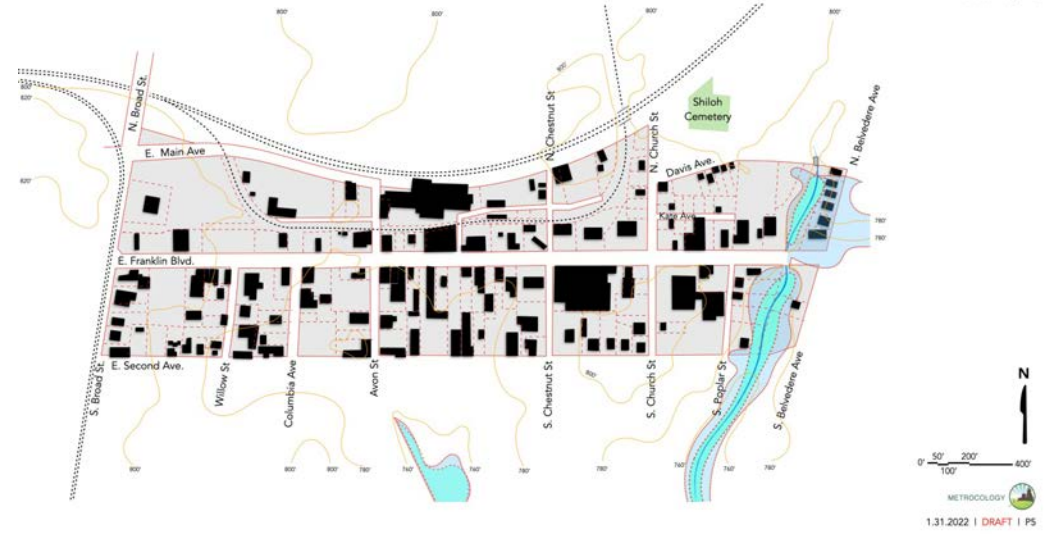
CONCEPTUAL ILLUSTRATIVE PLAN
"DOWNTOWN EAST"

Presented to the Planning & Zoning Commission

DRAFT 1.31.2022



CONCEPTUAL ILLUSTRATIVE PLAN: DOWNTOWN EAST
Gastonia, NC

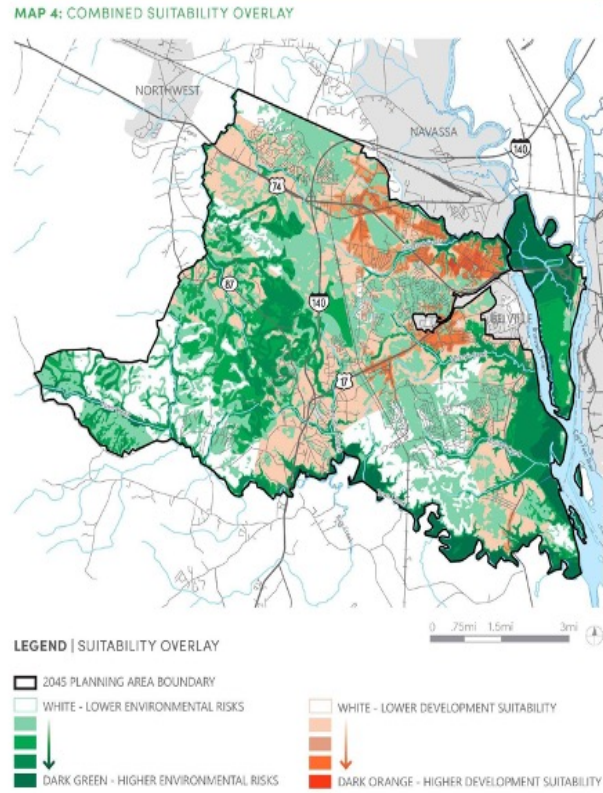


UNDERTAKE COMP PLAN RE-WRITE



Process

- **Analyze and consolidate strategies and actions** from existing plans
- Conduct an **inclusive community and stakeholders engagement** process
- Map areas of environmental **protection or preservation**
- Create the **planning frameworks for future growth**
- Focus on an **action plan**
- Create a document that is user friendly, supported, and **implementable**



**UDO
UPGRADE**
Gastonia
UPDATE 2023



UNDERTAKE COMP PLAN RE-WRITE



Why Now?

- **Seamlessness** with ongoing work
- High level of **expertise**
- **Knowledge of trends** associated with guiding accelerated growth
- Integration of place-making, economic development and resilience into **actionable policies**
- Built in **relationships and trust**
- Skilled and **innovative / while lean and cost effective**
- **National experience** with high levels of local knowledge
- **A Focus on most impactful issues and opportunities**



UDO UPGRADE

Gastonia

UPDATE 2023





UDO UPGRADE: Gastonia, NC

UPDATE - 2023

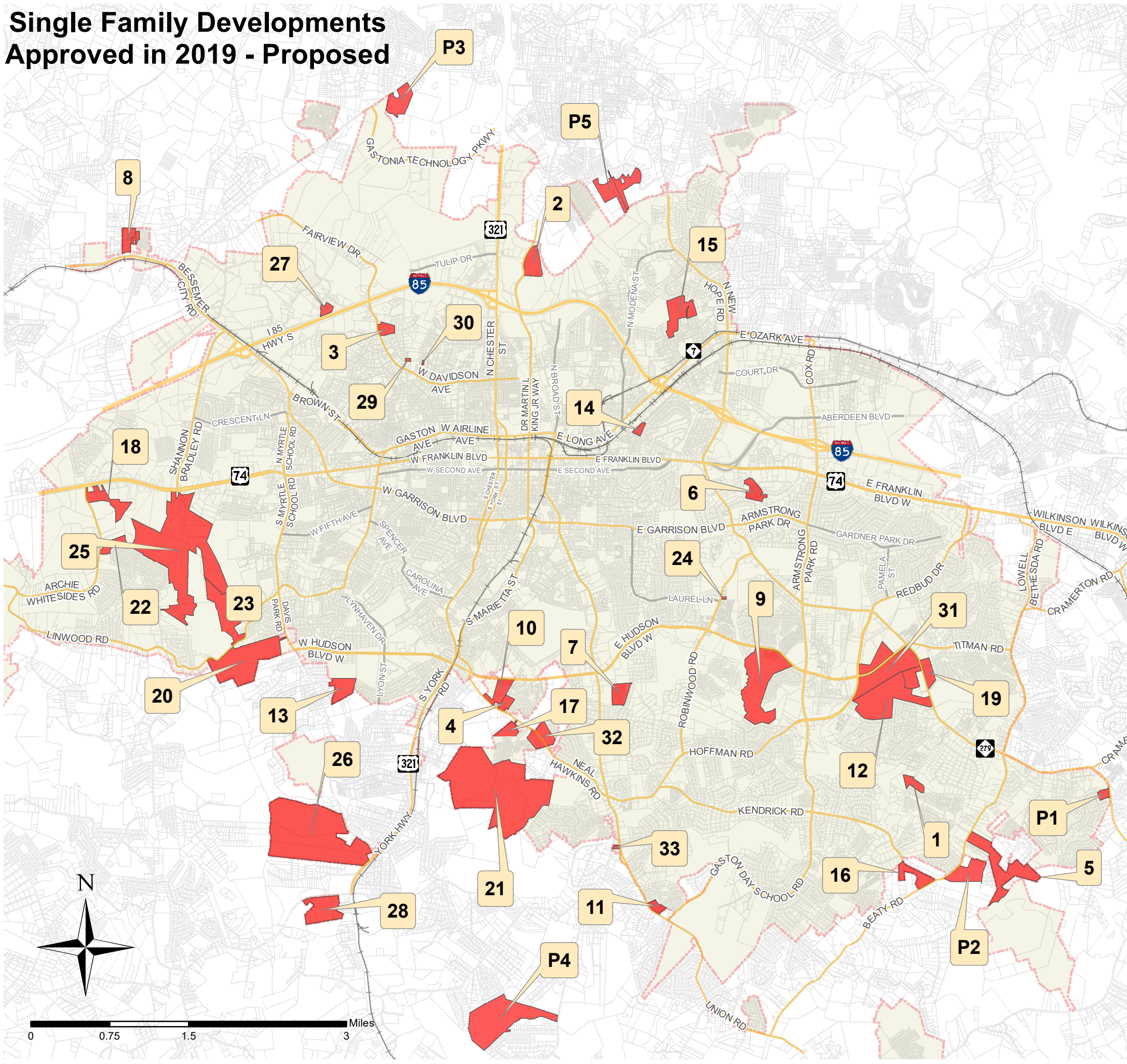
Presented at City Council Retreat 1.21.2023



METROCOLOGY



Single Family Developments Approved in 2019 - Proposed



LOCATIO N NUMBER	Year Approved	Development Name	Type	Build Type	Total Units Approve d
1	2019	Cramer Estates	SF-D	Houses	58
2	2019	Northglenn Townhomes	SF-A	Townhomes	220
3	2019	Rhyne Court Townhomes	SF-A	Townhomes	80
4	2019	Ruby Dixon Crossing	SF-A	Townhomes	80
5	2019	Spring Haven	SF-D	Houses	103
6	2019	Tupelo (Formerly Glenwood Townhome Community)	SF-A	Townhomes	165
7	2019	Winterlake	SF-D	Houses	51
					757

8	2020	Bellewood	SF-D	Houses & Townhomes	109
9	2020	Camber Woods	SF-D	Houses	161
10	2020	Hudson Townhomes	SF-A	Townhomes	153
11	2020	Union Square	SF-D	Townhomes	56
12	2020	Wilson Property	SF-D	Houses & Townhomes	560
					1039

13	2021	Blackwood Creek	SF-D	Houses	42
14	2021	Copper Mill Townhomes	SF-A	Townhomes	45
15	2021	Grover St Duplexes	SF-A	Duplexes	164
16	2021	Kendrick Rd Townhomes	SF-A	Townhomes	86
17	2021	Neal Hawkins Subdivision	SF-A	Townhomes	60
18	2021	Summit Ridge Townhomes	SF-A	Townhomes	135
19	2021	The Courtyards at Cramerton	SF-D	Houses	44
20	2021	Westfall	SF-M	Houses & Townhomes	439
					1015

21	2022	Howe's Landing	SF-M	Houses & Townhomes	875
22	2022	Crowders Bluffs	SF-A	Townhomes	125
23	2022	Parklin	SF-D	Houses	240
24	2022	Delaney Property Duplexes	SF-D	Duplexes	4
25	2022	Crowders Creek Development	SF-M	Houses & Townhomes	500
26	2022	Ravenwood Development	SF-D	Houses	381
27	2022	Tanglewood Townhomes	SF-A	Townhomes	60
28	2022	Brookfield Residential	SF-M	Houses & Townhomes	305
29	2022	Oakwood St. Residential	SF-D	Houses	2
30	2022	Cleveland Ave	SF-D	Houses	2
31	2022	Hand Property Development	SF-M	Houses & Townhomes	340
32	2022	Neal Hawkins Townhomes	SF-A	Townhomes	155
33	2022	Union Road Townhomes	SF-A	Townhomes	13
					3002

P1	TBD	PROPOSED Cramer Woods	SF-A	Townhomes	79
P2	TBD	PROPOSED Zora Development	SF-A	Duplexes	156
P3	TBD	PROPOSED Dallas/Bessemer City Rd. Townhomes	SF-A	Townhomes	207
P4	TBD	PROPOSED Robinson Development	SF-D	Houses	192
P5	TBD	PROPOSED Hopper Community	SF-M	Houses & Townhomes	198
					832

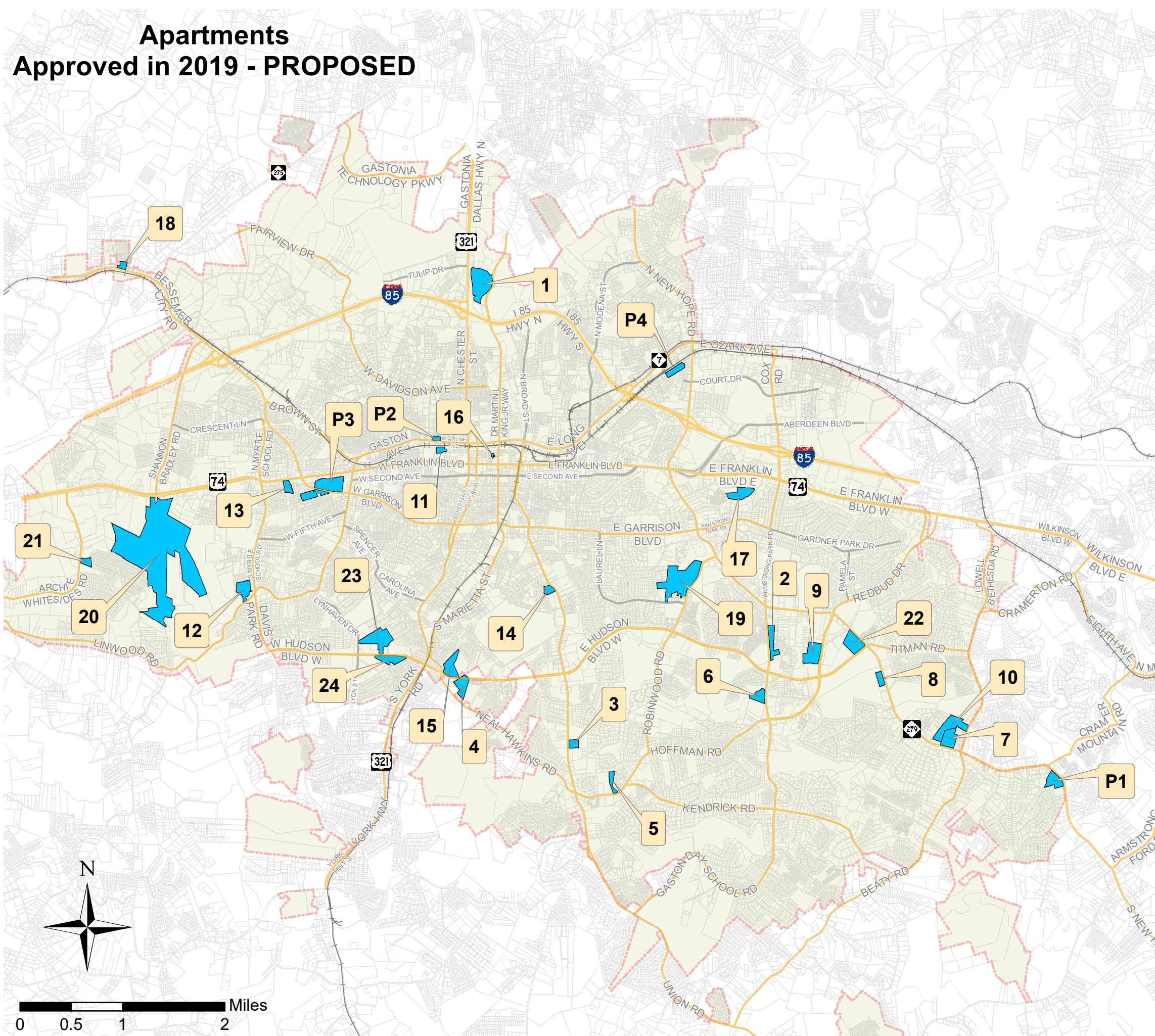
Total Number of Units Approved = **5813**
 Total Number of Units Pending = **832**
 Combined total of Units Approved and Units Pending = **6645**

Current as of 01/10/2023

SF-D Single Family Detached
 SF-A Single Family Attached
 SF-M Single Family Mixed (Attached & Detached)



Apartments Approved in 2019 - PROPOSED



Location number	Year Approved	Complex Name	Units
1	2019	Northglenn Apartments	100
2	2019	Seasons of Gastonia Apartments	156
3	2019	The Lofts at Union Crossing Senior Apartments	84
4	2019	Parkside at Hudson Apartments	80
			420

5	2020	Mills Creek IV Apartments	84
6	2020	Catawba Creek Villas	84
7	2020	New Hope Road	230
8	2020	Wilson Property	260
9	2020	Ethan's Pointe	322
10	2020	South New Hope Road	145
			1125

11	2021	Trenton Mill Lofts	85
12	2021	Summerset Woods	82
13	2021	Octava at Blackwood Creek	78
14	2021	Manor at Union Crossing	78
15	2021	Fairhaven Place	200
			523

16	2022	Center City Crossings	90
17	2022	Maplewood Gardens Senior Apartments	312
18	2022	Mall Ridge Apartments	75
19	2022	Covenant Village Senior Apartments	155
20	2022	Crowders Creek Apartments	360
21	2022	Crowders Bluff Apartments	72
22	2022	Hand Property Apartments	348
23	2022	Lofts @ Hudson Apartments	252
24	2022	Reserve @ Hudson Senior Apartments	164
			1828

P1	TBD	PROPOSED New Hope Road Towns Apartments	102
P2	TBD	PROPOSED Airline Ave Apartments	120
P3	TBD	PROPOSED Amavi Parkdale Mills Apartments	277
P4	TBD	PROPOSED Flint Mill Apartments	200
			699

Total Number of Units Approved = **3896**
 Total Number of Units Proposed = **699**
 Combined Total of Units Approved and Units Proposed = **4595**

Current as of 01/10/2023



QUESTIONS?

CITY OF GASTONIA

Equipment Needs

Saturday, January 21, 2023



FY 2023/2024 EQUIPMENT SUMMARY

REPLACEMENT EQUIPMENT REQUEST - EQUIPMENT LOAN						
	NO.	REQUESTED	ROAD USE TAX	TOTAL	RECOMMENDED	NO.
General Fund - 110	44	\$ 1,742,300.00	\$ 45,858.00	\$ 1,788,158.00	\$ 986,888.00	22
Solid Waste - 335	5	\$ 1,365,000.00	\$ 10,030.00	\$ 1,375,030.00	\$ 1,375,030.00	5
TOTAL	49	\$ 3,107,300.00	\$ 55,888.00	\$ 3,163,188.00	\$ 2,361,918.00	27

ADDITIONAL EQUIPMENT REQUEST - EQUIPMENT LOAN						
	NO.	REQUESTED	ROAD USE TAX	TOTAL	RECOMMENDED	NO.
General Fund - 110	3	\$ 95,500.00	\$ 2,592.00	\$ 98,092.00	\$ -	0
TOTAL	3	\$ 95,500.00	\$ 2,592.00	\$ 98,092.00		0

TOTAL EQUIPMENT LOAN	52	\$ 3,202,800.00	\$ 58,480.00	\$ 3,261,280.00	\$ 2,361,918.00	27
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FY 2023/2024 EQUIPMENT SUMMARY

POWELL BILL - FUND 170						
	NO.	REQUESTED	ROAD USE TAX	TOTAL	RECOMMENDED	NO.
Powell Bill Replacements	2	\$ 505,000.00	\$ 2,006.00	\$ 422,006.00	\$ 507,006.00	2
Powell Bill Additions	1	\$ 38,000.00	\$ 1,146.00	\$ 39,146.00	-	0
TOTAL	3	\$ 543,000.00	\$ 3,152.00	\$ 461,152.00	\$ 507,006.00	2

WATER & SEWER FUND 330						
	NO.	REQUESTED	ROAD USE TAX	TOTAL	RECOMMENDED	NO.
Water & Sewer Replacements	15	\$ 1,585,000.00	\$ 20,770.00	\$ 1,605,770.00	\$ 1,146,952.00	10
Water & Sewer Additions	4	\$ 559,000.00	\$ 1,026.00	\$ 560,026.00	-	0
TOTAL	19	\$ 2,144,000.00	\$ 21,796.00	\$ 2,165,796.00	\$ 1,146,952.00	10

ELECTRIC FUND 331						
	NO.	REQUESTED	ROAD USE TAX	TOTAL	RECOMMENDED	NO.
Electric Replacements	9	\$ 1,550,000.00	\$ 11,636.00	\$ 1,561,636.00	\$ 975,818.00	5
Electric Additions	1	\$ 8,500.00	-	\$ 8,500.00	-	0
TOTAL	10	\$ 1,558,500.00	\$ 11,636.00	\$ 1,570,136.00	\$ 975,818.00	5

Technology Services

- **Information security, all applications, data storage and data protection,**
- **Technology infrastructure: servers, storage, network connectivity, communications, cameras**
- **End user compute and technology: computers, cell/desk phones, radios**
- **Agencies served: 17 Users: 1,370 Applications: 175+ Sites: 84 IT staff: 32**

Tech Services – Significant FY24 Items

- **Projects**

- Utility AMI, Facilities/Fiber, Work Order/Asset Management, Oracle to SQL

- **Normal budget items**

- capital refresh MDT's \$512k

- **Large one-time budget items**

- Uninterrupted Power Supply (UPS) \$250k
- Data Center /Server Storage refresh \$960k
- Microwave Update for P25 \$266k
- New software/systems, or licensing count increases: \$385k
- AV Room Kits for conference rooms \$180k

Tech Services – Capital Needs

Description	Amount
Data center/server storage refresh	\$960,000
Public Safety mobile data computers	\$512,000
Microwave update for P25	\$266,000
UPS replacements	\$250,000
AV room kits for conference rooms	\$180,000
Total	\$2,168,000

QUESTIONS?

CITY OF GASTONIA

Proposed Customer Service Call Center

Chris Koltyk

Saturday, January 21, 2023



City of Gastonia Call Center

- **Average Calls per week**
 - 2,900 total calls to call center
 - 500 abandoned calls
- **Recommended personnel**
 - Five (5) call center operators
 - One (1) call center supervisor
- **Estimated Cost**
 - Reoccurring: \$420k
 - One time expenses: \$95k



QUESTIONS?

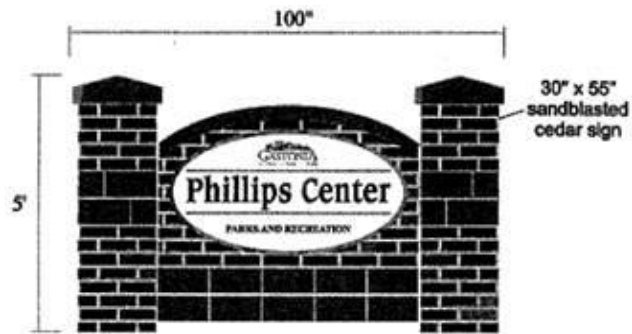
CITY OF GASTONIA

American Rescue
Plan Act (ARPA),
NC State Direct
Grant, & BRIC
Project

Saturday, January 21, 2023



Update on NC State Direct Grants, American Rescue Plan Act (ARPA), and BRIC Projects January 21, 2023



(1) double sided brick/splitface rock structure, to match Erwin Park sign.
2" thick sandblasted cedar, mounted to brick.
Includes all installation, including permits, footings, etc.



North Carolina State Direct Grants

Gastonia Municipal Airport \$250,000

Schiele Museum (Nonprofit) \$1,000,000 for capital improvements

FUSE District \$1,500,000

Parks and Recreation Facility Entrance Signs \$25,000

Catawba Creek Greenway \$1,850,000

Wastewater Outfalls \$4,425,000

SCADA \$5,579,000

Water Smart Meters \$8,000,000 (AMI)

Airport - \$250,000

NC OSBM Special Appropriations to be used for improvements at the municipal airport ✓

- ▶ Constructed fencing along Gaston Day School and Union Rd
- ▶ Combination of decorative black fencing and black chain link along Union Rd
- ▶ Carolina Prime Developers LLC completed the project

Airport Fence



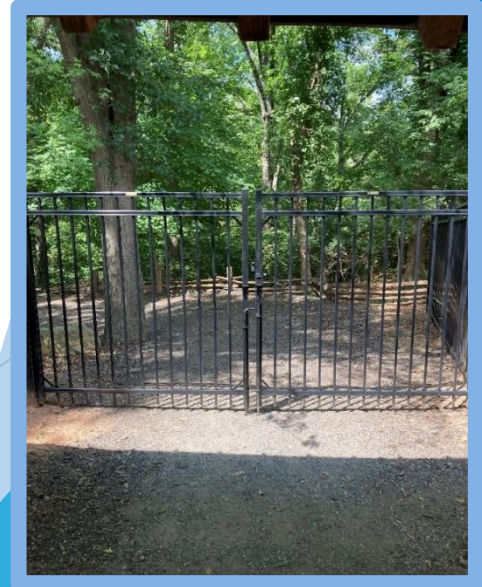
Schiele Museum (Nonprofit) - \$1 million

Flooring

- ▶ Carpet has been installed in Henry Hall, Gallery II, and NC Hall Foyer ✓
- ▶ Vinyl planks have been installed in the new classroom and vending area ✓
- ▶ Anticipated completion mid-2023 due to exhibit schedules, supply chain
 - ▶ \$117,568 has been expended to date, \$132,432 remaining

Fencing

- ▶ Black PVC-coated chain link fencing has been installed in the upper parking lot area ✓
- ▶ Steel, ornamental fencing, and gates have been installed on the trail opening ✓
- ▶ Additional fencing from the intern house and along the Garrison is expected to be complete by June 2023



Roof and Air Circulation

- ▶ A water test was performed on the roof ✓
- ▶ Currently waiting on a plan of action from the roofing company.
 - ▶ \$200,000 obligated for roofing repairs
 - ▶ \$104,000 obligated for HVAC repairs



Security Upgrades

- ▶ Network wiring runs, waiting on equipment
- ▶ LED parking lot lights have been purchased and installed ✓
 - ▶ \$75,000 obligated for the project, 98.6% of the budget has been expended to date



FUSE Stadium District - \$1.5 million

Parking✓

- ▶ 121 parking spaces added at the corner of Trenton and W. Main

Stadium Improvements

- ▶ Bam's Club Kids Zone✓

All electrical and concrete improvements, fixed playground equipment and inflatables/tent features

- ▶ A/V Upgrades✓

2 video walls, upgrade A/V in Premium levels, Extron System for A/V controls

- ▶ Patio Fans✓

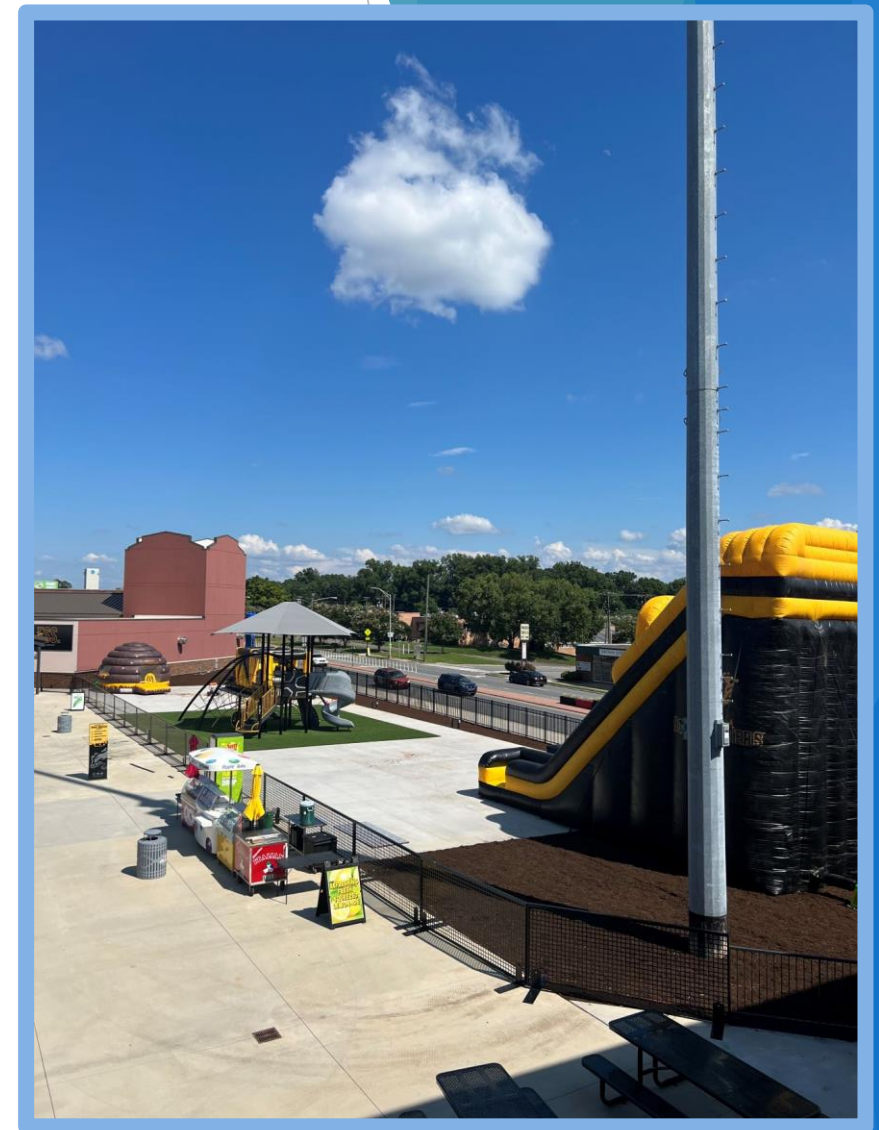
- ▶ TC Strickland is currently constructing Umpire Room.

CaroMont Health Park Umpire Room Progress





Bam's Cub Club Kids Zone



Parks and Recreation Community Center Entrance Signs - \$25,000

- ▶ Franklin Signs has been awarded the project ✓
- ▶ Sims Legion, Bradley, T. Jeffers, Phillips Center locations
- ▶ In process of installing masonry work at Sims Legion Park ✓
- ▶ The Bradley Center site is prepped
- ▶ All signs are expected to be completed Spring 2023



Sims Legion Park Progress



Catawba Creek Greenway - \$1.8 million

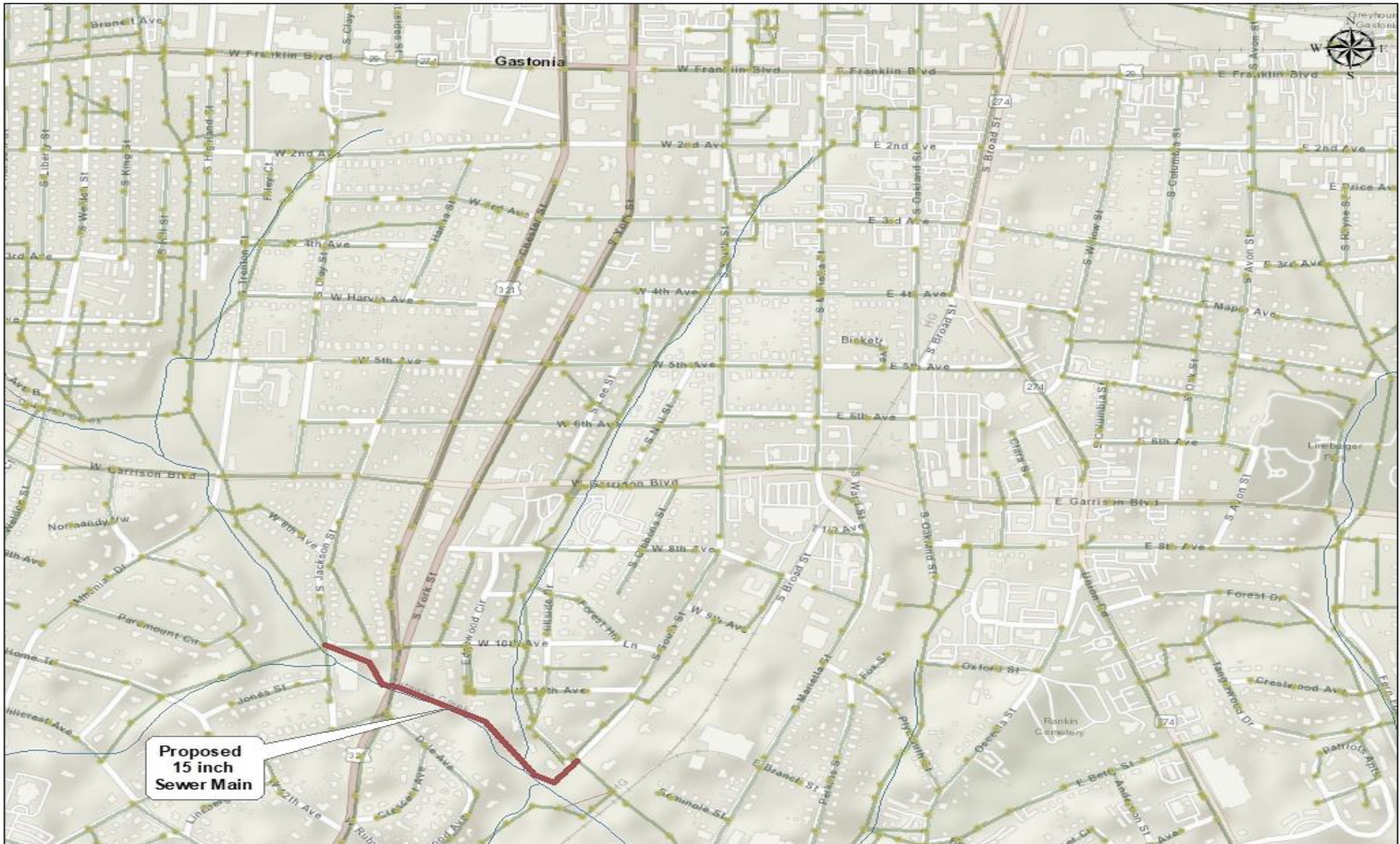
- ▶ Approximately 2,700 linear feet of greenway expansion from Hudson Woods apartments to the Robinson Oaks subdivision
- ▶ Benesch has been awarded the engineering and design services and contracted for \$278,000
- ▶ Construction is set to begin Spring 2023





Wastewater Outfall (Firestone Basin - \$4,425,000)

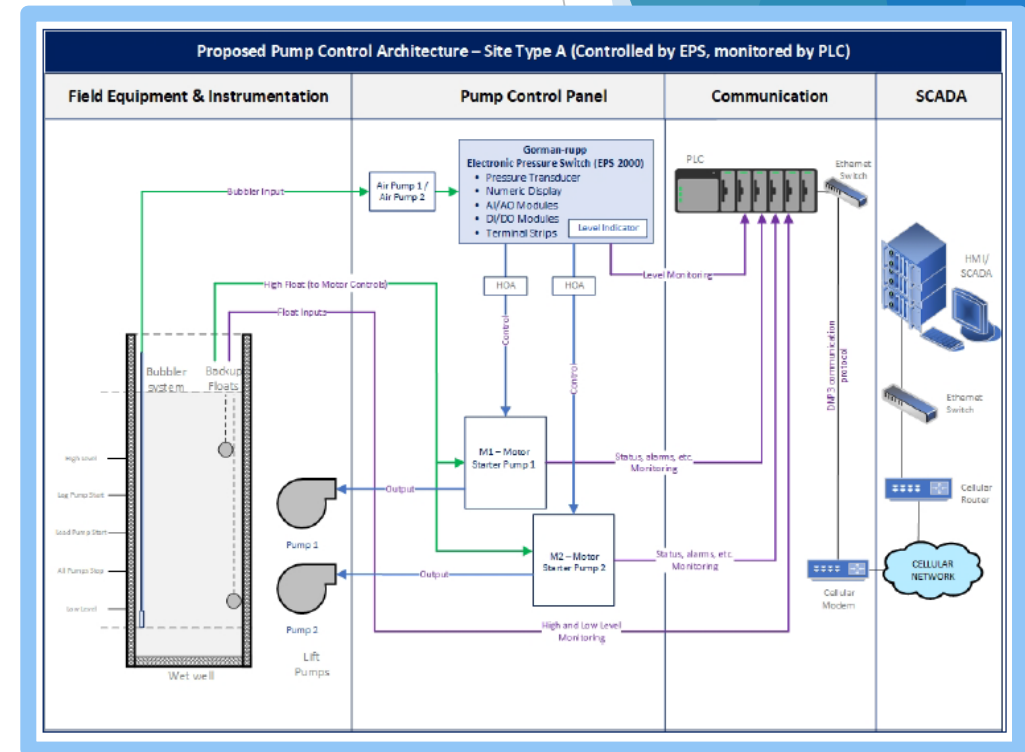
- ▶ Engineering Study completed ✓
- ▶ Study recommends a 15-inch parallel outfall line
 - ▶ Timeline: Design Contract Awarded by Council to Withers Ravenal
 - ▶ Design/Easement Acquisition: 8-12 months
 - ▶ Construction: Completed by end of calendar year 2024



**Proposed
15 inch
Sewer Main**

Supervisory Control and Data Acquisition (SCADA) \$5,579,000

- ▶ Design is underway for the following projects:
 - ▶ WWTP SCADA/HMI Upgrades
 - ▶ Remote Telemetry Unit (RTU) and Flow Monitoring Pilot
 - ▶ SCADA Network Reliability Improvements
 - ▶ Long Creek and Eagle Road Network Expansion
 - ▶ Process Automation Improvements: Eagle Road and Long Creek
 - ▶ Water Radio Telemetry Improvement
 - ▶ Wastewater Collections SCADA System



AMI Water Meters - \$8,000,000

- ▶ City Council has awarded the consultant contract to Meter Sys., which includes replacement and upgrade of water and electric meters (with additional funding from the Electric Department)
- ▶ The implementation project will go out to bid in July of 2023, with expected completion by the end of calendar year 2025

America Rescue Plan Act (ARPA)



Eligible Uses for ARP/CLFRF Funds

COVID Response & Adaptation	Premium Pay	Revenue Loss	Infrastructure Investments
<ul style="list-style-type: none"> • Public Health Measures • Direct Economic Assistance to Small Business, Households, and nonprofits • Behavioral Health • Supporting Disproportionately impacted populations 	<p>Premium Pay for Workers Categorized as essential who are performing in-person work and/or work that is directly mitigating the impact of COVID-19 pandemic</p>	<p>Capture Loss Revenue Calculated by Using a Specific Formula Set by the U.S. Treasury. Revenue Replacement Must be used to Provide and Support Core Government Services</p>	<ul style="list-style-type: none"> • Improving Drinking Water Infrastructure • Replacement of Lead Service Lines • Improving Wastewater Infrastructure • Addressing Cybersecurity needs to Protect Water or Sewer Infrastructure • Expanding Broadband Access to underserved Households & Businesses

The City of Gastonia received \$15,661,923 in ARP/CLFRF in two payments.

All funds were received by June 2022 and \$1,455,625 has been spent as of December 2022.

Under the Final Rule (4/2022), the city has elected to take the standard allowance for revenue replacement of \$10 million. These funds can be used for any traditional governmental services.

Identified Project Expenditure Category Groups	
Public Health	Addressing Negative Economic Impacts
Revenue Replacement	Broadband Expansion
Administrative and other Government Provisions	

Completed Projects



Public Health Projects

Vaccination Incentives \$22,432 ✓

- ▶ \$250 per employee who received full vaccination status

COVID-19 Testing \$43,463 ✓

Cost Associated with Administering COVID-19 Vaccinations \$51,348 ✓

COVID-19 Medical Expenses \$310,566 ✓

COVID-19 Related FMLA and ESICK Reimbursements \$26,106 ✓

Total Public Health Expenditures = \$453,915

New Playgrounds for Community Centers

Bradley Community Center

Before

After



Total Amount Expended
\$117,378

New Playgrounds for Community Centers

Erwin Community Center



Before

After

Total Amount Expended
\$123,826

New Playgrounds for Community Centers



Phillips Community Center

Before



After



Total Amount Expended
\$125,491



New Playgrounds for Community Centers



T. Jeffers Community Center

Total Amount Expended
\$125,528

Before

After



Catawba Creek Golf Course Bridge

- ▶ Budgeted \$200,000 for the project ✓
- ▶ Construction was completed in November 2022 ✓



Before



After



Street Resurfacing - \$1,500,000

- ▶ Median Improvements at the intersection of East Franklin Blvd and Gaston Mall Drive ✓
- ▶ RAMS Construction completed the project ✓

Police Body Cameras and Tasers - \$1,275,942

- ▶ Most cameras and Tasers have been distributed to officers ✓
- ▶ Final shipment of cameras and Tasers on backorder



Projects in Progress



General Fund FY 23 Budget Transfer for salaries \$500,000

- ▶ \$250,000 already transferred ✓

Upgrade Public Works Facility

- ▶ Phase 1 = \$3,909,893
- ▶ Myers & Chapman chosen as Design-Build Contractor ✓

ARPA Grant Administrator Position \$500,000

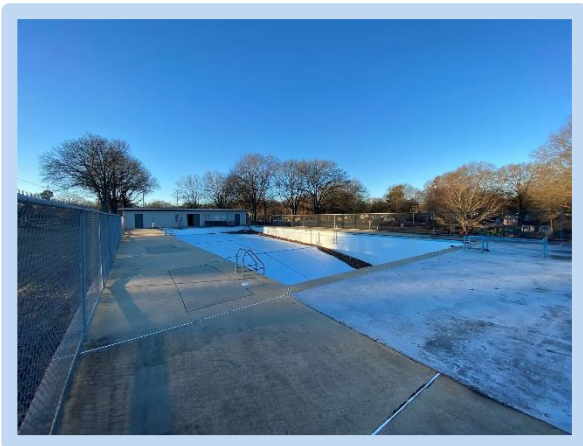
- ▶ Hired in April 2022 ✓

Cybersecurity \$232,000

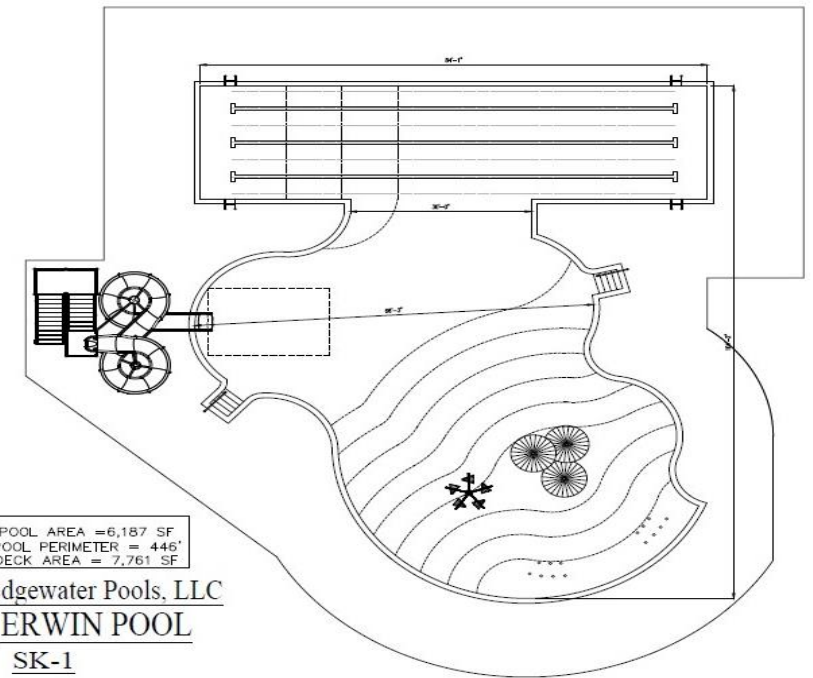
- ▶ Aruba Wireless Points and Core Switches have been purchased ✓
- ▶ Risk areas have been identified and are currently waiting on equipment to become available

Erwin Center Park Swimming Pool and Bathhouse Renovation

- ▶ \$1.3 million budgeted for the project
- ▶ Edgewater Pools/Southside Construction rewarded as Design-Build Contractor ✓
- ▶ Projected completion date September 2023



Erwin Center Park Swimming Pool and Bathhouse Concept



Advertising Campaign

- ▶ 3-year campaign for tourism and economic development - \$75,000
 - ▶ 2 billboards focused on tourism located on Highway 74 in Gastonia ✓
 - ▶ Ads ran in Gaston Gazette for the July 4th festival and Christmas in the City ✓
 - ▶ Ad ran in Business View Magazine in October to promote investing in Gastonia ✓
 - ▶ \$10,000 has been spent between July and December 2022

Business View Magazine

CHOOSE GREATNESS
INVEST IN GASTONIA

\$128 million
medical facility expansion of
CaroMont Health Critical Care Tower

\$65 million
investment in mixed-used
development in the FUSE District

\$50 million
investment in new apartment homes
in the heart of Downtown Gastonia

GASTONIA
Great Place. Great People. Great Promise.
VISIT CHOOSEGASTONIA.COM

Gaston Gazette

Christmas
in the *City*

Sun. December 4th
5-8 pm

LEARN MORE

GASTONIA
Great Place. Great People. Great Promise.

CaroMont Health
CaroMont Health Light Rail
CaroMont Light Rail Park

Franklin Blvd before Broad St

LAMAR

**Eat here.
Shop here.
Be here!**
Gastonia.

00000 **LAMAR**

ID# 163701001b

Dixon Rd (HWY 74) at Marion St

LAMAR

**EAT.
DRINK.
SHOP.**
GASTONIA!

GASTONIA
Great Place. Great People. Great Promise.

00000 **LAMAR**

ID# 119774002a

Wayfinding Signs

- ▶ \$75,000 budgeted
 - ▶ Sign Connections was awarded the project to install the electronic sign at the entrance of the Famer's Market on East Long Ave



Pending Projects



Affordable Housing - \$1 million

Conference Center Lighting and Upgrades - \$400,000

Security CCTV at Martha Rivers Park - \$95,173

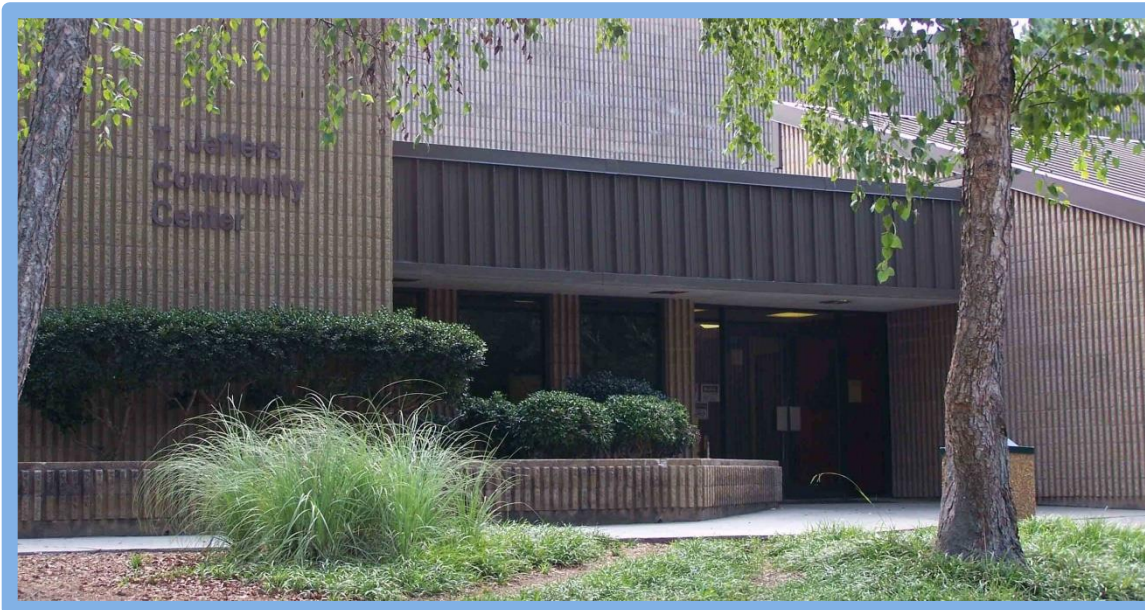
FUSE Stadium District - \$750,000

- ▶ Contractual Obligations for increased capacity

Grier Middle School Athletic Field Improvements - \$750,000

T. Jeffers Community Center Improvements- \$850,000

- ▶ Resurfacing tennis court
- ▶ Improving fencing along courts
- ▶ ADA-compliant improvements to sidewalk entrance and parking lot



Traffic Remote Devices Partnership with NCDOT - \$45,000

- ▶ As a part of NCDOT's Signal System Replacement project, new equipment will be installed at limited signalized intersections for all emergency vehicles to get priority.
- ▶ The NCDOT project will cover the costs of the equipment in the cabinets, the City has to equip the vehicles at its own cost.
- ▶ This will be one of the last parts of the project to be in place, in approximately 2025 to go live.

Public Works Campus Master Plan

Public Works Campus

- ▶ Public Works Campus Master Plan consists of Four (4) phases of development
- ▶ The plan has been presented to the Facilities/Management Committee and has received a recommendation to proceed with the development of Phase I
- ▶ Staff has selected Myers and Chapman Inc for design-build services for Phase 1.
- ▶ The estimated cost of Phase I development - \$4,070,240
- ▶ ARPA funds under the Revenue Replacement expenditure category have been identified as a funding source for Phase I

Phase I: \$4,070,240

- ▶ Renovations made to the Solid Waste building
- ▶ Renovations to the car wash building
- ▶ Renovations to the main fuel island
- ▶ Pour new concrete paving around the Solid Waste, car wash, and fuel island

Phase II: \$2,130,807

- ▶ Construct a new building to house inventory parts
- ▶ Reseal the existing pavement for the employee parking lot
- ▶ Extend existing employee parking lot

Phase III: \$4,211,399

- ▶ Renovations to the Fleet Services administration building
- ▶ Construct a new training room, lobby, and office space
- ▶ Construct a new canopy for the tire shop

Phase IV: \$2,222,760

- ▶ Renovations to the Fleet Services main shop
- ▶ Convert old parts room to new light duty bays
- ▶ New Concrete paving in selected areas

CDBG-CV Grant Status

\$871,269 in federal funds for providing a response to the COVID pandemic

80% of funds need to be spent by September 2023 or risk recapture ✓

CDBG-CV deadline September 2026

Community non-profit partnerships

- ▶ United Way has spent \$100,000 in Utility Assistance
- ▶ Salvation Army has spent \$100,000 in Rental Assistance

Park Shelters

- ▶ \$671,269 obligated to building park shelters w/bathrooms
 - ▶ Linwood Springs Park
 - ▶ T. Jeffers Community Center



HOME-ARP

Community Development Services

\$2,850,611 awarded federal funds make strategic investments in assisting persons experiencing or at risk of homelessness, escaping from domestic violence situations, and/or currently suffering from housing instability

HOME-ARP budget needs to be submitted to HUD deadline **March 31, 2023**

Allocation planning is underway with Community Engagement

- ▶ City of Gastonia - HOME American Rescue Plan (ARP) Survey ✓

[Online Survey active 1/5/2023 - 1/20/2023](#)

- ▶ Received 125 responses to survey as of 1/8/2023
- ▶ WCNC Charlotte article 12/31/2022 ✓

2021 BRIC Grant Applications

Two Rivers Utilities & KCI Technologies, Inc.



FEMA

Grant applications submitted:

- Duharts Creek Critical Infrastructure Protection and Stream Restoration
- Community Lifeline Emergency Power Generation - Water Treatment Plant
- Water and Wastewater Energy Resilience Project Scoping

Duharts Creek Critical Infrastructure Protection & Stream Restoration

- ▶ 70%/30% FEMA Grant with Local Match
 - ▶ Estimated Total - \$8,372,300
 - ▶ Federal share - \$5,979,200
 - ▶ Local match - \$2,393,100



The project includes stream stabilization and rehabilitation of approximately 7,000 feet of Duharts Creek between Redbud Drive and US 74/29. Existing gravity sewer and sewer force main lines will be realigned further away from the creek to reduce the risks of impacts due to future flooding. **August 12th Press Conference held on-site with the FEMA Director and Governor announcing the award of the grant.**

Duharts Creek Conceptual Map



Duharts Creek Site Visit and Grant Award



2022 BRIC Grant and NCDEQ LASII Applications

Two Rivers Utilities & KCI Technologies, Inc.



FEMA

Grant applications were submitted on 1/6/2023:

- Community Lifeline Emergency Power Generation - Water Treatment Plant
- Water and Wastewater Energy Resilience Project Scoping
- Stormwater Asset Inventory Assessment
- Stormwater Municipal Garage Filtration System

Community Lifeline Emergency Power Generation

- ▶ Application was submitted 1/6/2023
- ▶ This project will install two generators at the Two Rivers Utilities (TRU) Water Treatment Plant (WTP).
- ▶ The generator set will have the capacity to operate the existing facility and incorporate 100 percent redundancy. Flood and hurricane events have been worsening in North Carolina in recent years, threatening the power infrastructure. North Carolina is particularly prone to power outages, having two years in recent memory where it ranked in the top ten most power outages in the country.
- ▶ 70%/30% FEMA Grant with Local Match
 - ▶ Estimated Total - \$5,304,450
 - ▶ Federal share - \$3,788,250
 - ▶ Local match - \$1,516,200



Water & Wastewater Energy Resilience

Project Scoping

- ▶ Application was submitted 1/6/2023
- ▶ Project scoping grant to study & evaluate the need for emergency power generation at 41 wastewater pump stations, 7 water booster pump stations, and the 3 wastewater treatment plants. The study will encompass:
 - ▶ Review and inventory existing assets
 - ▶ Engage stakeholders
 - ▶ Assess risk and vulnerability
 - ▶ Investigate hazard mitigation
 - ▶ Prioritize project development
 - ▶ Develop FEMA BRIC application for funding of prioritized projects
 - ▶ 70%/30% FEMA Grant with Local Match
 - ▶ Estimated Total - \$181,000
 - ▶ Federal share - \$128,950
 - ▶ Local match - \$52,050



NCDEQ Division of Water Infrastructure LASII Application

- ▶ Asset Inventory Assessment Study - \$500,000
- ▶ To fund a study of current stormwater infrastructure to identify vulnerabilities and necessary improvements
- ▶ Applied in September 2022
- ▶ Decisions made by NCDEQ in February 2023



NCDEQ Division of Water Infrastructure LASII Application

- ▶ Municipal Garage Filtration System- \$5,000,000
 - ▶ To install a filtration system designed to capture containments from municipals vehicles at the wash station and garage from entering into underground waterways
- ▶ Applied in September 2022
- ▶ Decisions made by NCDEQ in February 2023

