CITY OF MOUNT HOLLY

CITY COUNCIL MEETING MINUTES

MONDAY, AUGUST 11, 2025

COUNCIL CHAMBERS

7:00 PM

CALL TO ORDER

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

Mayor David Moore	Jonathan Blanton, City Manager
Mayor Pro Tem Lauren Shoemaker	Brian DuPont, Assistant City Manager
Councilman Ivory Craig	Alexis Hines, Human Resources Director
Councilman Jeff Meadows	Brian Reagan, Police Chief
Councilman Bryan Hough	Greg Beal, Planning Director
Councilwoman Phyllis Harris	Ryan Baker, Fire Chief
Councilman Kenneth Reeves	Jason Green, Public Works Director
Marie M. Anders, City Attorney	Eric Smallwood, Parks\Recreation Director
Tara Douglas, City Clerk	Michelle Wood, Finance Director
	Matt Black, Economic Development Director
	Jon Ford, City Engineer

INVOCATION

Gavin Cerilli led the Council, Staff, and attendees in prayer.

PLEDGE OF ALLEGIANCE

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

SET THE AGENDA

Mayor Moore asked if there were any changes to the agenda. Mr. Blanton requested that item number nine on the consent agenda regarding the Interlocal Water Sales Agreement with the Town of Stanley be removed as there will need to be further discussion in closed session. Mr. Blanton requested that item number one under old business regarding the discussion of a proposed development agreement, sales contract and call for a public hearing to consider the conveyance of 131 South Main Street for redevelopment pursuant to NCGS 158-7.1 be removed as there will need to be further discussion in closed session. Mr. Blanton requested that a discussion of the Wastewater Decommissioning and Budget Amendment be added to the agenda as item number one under new business.

Mayor Moore entertained a motion to approve the agenda with the proposed changes.

Motion: Mayor Pro Tem Shoemaker made a motion to approve the agenda as presented. Councilman Reeves seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried).

CONSENT AGENDA

1. Approval of Budget Amendments:
   - Parking Lot Paving (Traust0
   - South Gateway Road Phase 2 Bridge Design.
   - Main Street Repaving project
   - Sewer Line Replacement Hawthorne St./Central Ave
   - 500 E. Central Avenue Facade Replacement
2. Approval of Release of One Lien for Nuisance Abatement
   306 Cavin Avenue - Parcel ID# 123131
3. Call for a Public Hearing to Update Chapter 6: Table of Permitted and Special Uses, and to Chapter 7: Notes to the Table: Note 3 to the City's Zoning Ordinance to Update Regulations Regarding Home Occupations. Case # TA-25-7.
4. Reappointment of Gary Neely to the ABC Board
5. Approval to Award Contract to LCS Site Development, LLC
6. Approval to Award Contract to Fairwood Construction
7. Approval to Award Riverfront Pump Station Rehabilitation Contract to Harper Environmental Systems
8. Approval to Award the Riverfront Gravity Sewer Relocation Contract to NEP Contracting
9. ~~Approval of Interlocal Water Sales Agreement with the Town of Stanley~~
10. Approval of Parks & Recreation Volunteer and Coaching Screening Policy
11. Police Department X26 Taser Surplus
12. Approval of Minutes - City Council Meeting July 14, 2025.

Mayor Moore entertained a motion to approve the Consent Agenda as presented.

Motion: Councilwoman Harris made a motion to approve the Consent Agenda as presented after the changes. Mayor Pro Tem Shoemaker seconded the motion.

All Council members present and voting, voted in favor 6 -0. (Motion Carried)

Mayor Pro Tem Shoemaker thanked Mr. Neely for his continued service on the ABC Board.

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COUNCIL CHAMBERS

7:00 PM

PRESENTATIONS

1. Community Relief Organization' Taste of the Town Event
   Dave Vanek with the Community Relief Organization

Mr. Vanek spoke regarding the Community Relief Organization and stated that they provide food and financial support to those in the community who are in crisis. Mr. Vanek stated that the needs of the community have increased so they will be having their Taste of the Town Fundraising Event to raise money for the organization. Mr. Vanek stated that the event will be held here in the Grand Hall on September 13, 2025.

PUBLIC HEARINGS

1. Public Hearing to Consider Rezoning Parcel #s 123804 & 123794 from RD, Residential Downtown to B-1, Central Business, as Submitted by First Presbyterian Church. Case #R-25-3. ***Brandon Livingston***

Mr. Beal presented the information for the public hearing. Mr. Beal stated that staff received a rezoning application from the First Presbyterian Church to rezone PID 123804 and PID 123794 from RD, Residential Downtown to B-1, Central Business. Mr. Beal stated that this 0.67-acre area located along E. Catawba Avenue is directly adjacent to B-1 properties and would add to the economic vitality of the area. Mr. Beal stated that City staff are supportive of the request, as it meets goals set out in the City's Land Use Plan by continuing to facilitate downtown growth and development, and to encourage neighborhood investments that increase the viability of downtown. Mr. Beal stated that this rezoning would help to activate our downtown area by providing additional commercial properties to offer services to existing residents, while adding appeal for future visitors. Mr. Beal stated that the Planning Commission considered this request at their August 4, 2025 meeting and voted unanimously (9-0) to recommend approval.

Motion: Councilwoman Harris made a motion to come out of the regular meeting and go into the public hearing. Councilman Hough seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

Mayor Moore stated that no one signed up to speak at this public hearing.

Motion: Councilman Reeves made a motion to come out of the public hearing and go back into the regular meeting. Councilman Meadows seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

Motion: Councilman Meadows made motion to approve Rezoning Parcel #s 123804 & 123794 from RD, Residential Downtown to B-1, Central Business, as Submitted by First Presbyterian Church. Case #R-25-3. Councilwoman Harris seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

2. Public Hearing to Consider an Update to Sections 159.059 & 153.082-C of the Subdivision & Land Development Ordinance to Make Regulations Regarding Street Lights Clearer. Case # TA-25-8.

Brandon Livingston

Planning Director, Greg Beal presented this item for consideration. Mr. Beal stated that the City has a technical review committee that is comprised of leadership from all of the departments that have been meeting monthly, which gives the opportunity to review and revise ordinances such as this one. Mr. Beal stated that this ordinance was originally adopted in 1999 and requires developers to bury the lines and install decorative lights. Mr. Beal stated that the City does not subsidize any development nor does the City pay for items on behalf of the community or the developer. Mr. Beal stated that this has been standard practice for the City for the last 30 years. Mr. Beal stated that the decorative lights are to be funded by the developer. Mr. Beal stated that the City will only pay the power bill once it is accepted for maintenance. Mr. Beal explained that there was a developer that tried to pass off some costs to the HOA. Mr. Beal stated that this ordinance would target that all lighting construction costs would need to be paid before the City will assume the lighting contract. Mr. Beal stated that the City would only pay for public lighting energy costs. Mr. Beal stated that once the new poles have been installed, any relocation or modification to the installation will be at the expense of the HOA or developer not at the expense of the City. Mr. Beal stated that adding these blue and red lines at the suggestion of the various departments will make this requirement clearer to any future developers. Mr. Beal stated that the Planning Commission heard this case at their August 4, 2025 meeting and voted unanimously (9-0) to recommend approval. Mr. Beal stated that City staff recommends approval and that he is happy to answer any questions.

Motion: Councilman Hough made a motion to come out of the regular meeting and go into the public hearing. Councilman Craig seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

Mayor Moore stated that there is no one that signed up to speak at this public hearing.

Motion: Councilman Meadows made a motion to come out of the public hearing and go back into the regular meeting. Councilman Craig seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

Motion: Councilman Hough made motion to approve an update to Sections 159.059 & 153.082-C of the Subdivision & Land Development Ordinance to Make Regulations Regarding Street Lights Clearer. Case # TA-25-8. Councilman Craig seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

PUBLIC COMMENT- Three (3) Minute Limit

1. Mark Gee- 561 Deerfield Drive: Mr. Gee expressed concerns over speeding in the neighborhood and that there are no sidewalks at the beginning of the subdivision.
2. Robert Sanders- 288 Payne Street: Mr. Sanders requested that the garbage that is dumped on the property behind him be cleaned up. Mr. Sanders stated that Holly Hills dumps trash over their fence on to their property which backs up to his.
3. Corrine Kay- 818 S. Main Street: Arts on the Greenway President, Ms. Kay informed the Council that their fundraiser called the Buccaneer's Ball will be held on October 11, 2025. Ms. Kay stated that this will be a pirate theme ball with special entertainment and food. Ms. Kay mentioned that this will be a ticketed event for 120 guests.
4. Jerry Facchino-157 Oakland Street: Mr. Facchino stated that his wife does the planning for the Community Relief Organization , and the upcoming Taste of the Town event and he wanted to encourage everyone to come out.

OLD BUSINESS

1. ~~Discussion of proposed development agreement and sales contract and call for a public hearing to consider the conveyance of 131 South Main Street for redevelopment pursuant to NCGS 158-7.1. Marie Anders~~

NEW BUSINESS

1. Discussion of the Wastewater Decommissioning and Budget Amendment

Jonathan Blanton

Mr. Blanton stated that the bid opening was today for the decommissioning of the wastewater treatment plant. Mr. Blanton stated that it was scheduled for a couple of weeks ago, but the City did not receive the three bids that we were legally required to receive so the City advertised and resumed that bid opening today. Mr. Blanton stated that we received one qualified bid in the amount of $9,913,000.00 for PC Construction. Mr. Blanton stated that before the Council tonight is that bid and that this is for the actual decommissioning of the wastewater treatment plant. Mr. Blanton stated that the City received a $15,000,000.00 direct allocation from the State of North Carolina for this project. Mr. Blanton stated that to date, the City has spent roughly $18,000,000.00 with running the new sewer lines to the City of Charolotte through a state revolving fund loan. Mr. Blanton stated that this project will start the process of the decommissioning of the wastewater treatment plant. Mr. Blanton stated that the City is looking forward to our decommissioning ceremony on September 16, 2025 that will officially turn over our wastewater to the City of Charlotte.

Motion: Mayor Pro Tem Shoemaker made a motion to award the bid to PC Construction and approve the budget amendment. Councilman Craig seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

2. City Manager Report ***Jonathan Blanton***

Mr. Blanton stated that the paving project downtown has been completed and expressed gratitude to everyone for their patience. Mr. Blanton stated that the City is moving forward with the South Gateway Connector Road which will be Kemp A. Michael Way. Mr. Blanton stated that the City is taking on a lot of infrastructure projects. Mr. Blanton recognized Arts on the Greenway and stated that Council approved some renovations for the facility. Mr. Blanton stated that the construction for the new museum continues to be on schedule for the September 30, 2025 deadline. Mr. Blanton stated that he and Mayor Moore attended the County Commissioners' meeting regarding the Holly Springs project. Mr. Blanton stated that the City is working with the attorneys for that project. Mr. Blanton stated that the Wetland Project continues to come to life on Central Avenue. Mr. Blanton stated that this project is to prevent flooding in the area. Mr. Blanton stated that the City will be holding a Legislative Day at the Holland

Restaurant on August 20, 2025. Mr. Blanton stated that Montcross will be having their annual member event on August 21, 2025 at Muddy River. Mr. Blanton stated that we are tentatively planning our ribbon cutting for Ransom Hunter Park on September 13, 2025.

Mayor Moore thanked Mr. Blanton and asked if the Council had any comments.

Councilman Meadows requested formally that a speed study be conducted in the Deerfield Subdivision. Councilman Reeves agreed.

Councilman Meadows requested that there be a study done on the downtown lighting to improve uniformity.

<u>CLOSED SESSION</u>

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

Mayor Moore entertained a motion to go out of the regular meeting and into closed session.

<u>Motion:</u> Councilman Reeves made a motion to go out of the regular meeting and into closed session at 7:34 PM. Councilman Meadows seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

<u>Motion:</u> Councilman Hough made a motion to go out of closed session and back into the regular meeting at 9:01. Councilman Craig seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

<u>Motion #1:</u> Councilman Hough made a motion to approve Resolution 08112025A calling for a public hearing for 131 S. Main street to be held at the August 25, 2025 work session meeting. Councilman Meadows seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

<u>Motion #2:</u> Councilman Hough made a motion to increase City Manager Jonathan Blanton's salary to $230,000.00 per year retroactive to July 1, 2025. Councilwoman Harris seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

ADJOURN

Motion: Mayor Pro Tem Shoemaker made a motion to adjourn the August 11 , 2025 City Council Meeting at 9:02 PM. Councilman Craig seconded the motion.

All Council members present and voting, voted in favor 6-0. (Motion Carried)

The meeting adjourned at 9:02 PM