

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, AUGUST 25, 2025
COUNCIL CHAMBERS
6:30 PM

CALL TO ORDER

Mayor Moore called the meeting to order at 6:30 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

Councilman Reeves led the Council, Staff, and attendees in prayer.

PLEDGE OF ALLEGIANCE

Councilwoman Harris led the Council, Staff, and attendees in the Pledge of Allegiance.

SET THE AGENDA

Mayor Moore entertained a motion to approve the agenda.

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

All Council members present and voting, voted in favor 5-0. (Motion Carried).

CONSENT AGENDA

1. Approval of Budget Amendment- Ransom Hunter Park
2. Approval of Budget Amendment- Riverfront Sewer Improvement/Lift Station Upgrade
3. Resolution to Ratify Existing City Policy Regarding Extension of Water and Sewer Service to Proposed Residential Subdivisions Outside the City Limits

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4. Digital Sign Usage Policy
5. Acceptance of Lead and Copper Grant Award and Agreement with Harvin Engineering
6. Call for a public hearing to consider approval of a fourth amendment to the development agreement with OMBMH, LLC.
7. Call for a public hearing to consider an update to section 153.056 of the Subdivision and Land Development ordinance to create safer standards for trail construction and emergency response. TA-25-9
8. Call for a public hearing to consider and update to Chapter 3, Section 3.11 of the Zoning Ordinance to provide more detailed regulations of accessory buildings and structures. Case4 # TA-25-10.
9. Approval of Minutes- City Council Meeting-August 11, 2025.
10. Approval of Minutes -Closed Session- August 11, 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. Councilman Craig seconded the motion.

All Council members present and voting, voted in favor 5 -0. (Motion Carried)

Note: Councilman Meadows arrived at 6:33 pm after the previous voting took place and after the below presentation began.

PRESENTATIONS

1. Update and Discussion of potential changes to the Mobile, Coexisting and Temporary Use (Good Truck) Ordinance. ***Greg Beal***

Mr. Beal stated that this presentation on the Coexisting, Mobile and Temporary Use Ordinance was a continuation from the discussion and direction provided by City Council at the 2025 Annual Retreat. Mr. Beal noted that there were five items that City Council wanted staff to research, which are the following:

1. Allow administrative permit approvals vs Special Use Permits for mobile or temporary uses.
2. Require permits for on-street parking of mobile uses.
3. Require business owner information, if sponsoring a mobile or temporary use.
4. Require display of proper permits from Gaston County Health Department.
5. Explore options for reserving public parallel parking spaces.

Mr. Beal noted that Planning staff had prepared red lines in the current ordinance, adopted in 2003, in the agenda packet, to address all the items requested from Council. Mr. Beal stated that

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Council could decide whether or not they want to allow a mobile vendor to block off up to two parking spaces in the City's public parallel parking spaces in downtown. Mr. Beal stated that he staff suggested language that would allow for such no more than two hours before the scheduled start of business for that vendor each day. Mr. Beal also noted that staff wanted to make it clear, as they routinely receive questions from the public, that City-sponsored events and one-time special events on private property, such as a church having a food truck for Vacation Bible School, would be exempt from the requirements of the ordinance.

Councilman Meadows stated that while it may be tough to enforce, having standards to reflect that a vendor cannot block off more than two spaces, two hours ahead of their start time provided good guidance. Councilman Hough noted that an example like Local Logic, not serving food, would want a sponsored food truck in front of their business, so he added that this does make sense.

Mr. Beal asked Council for permission to have the public hearings in October, due to a busy schedule for the September Planning Commission meetings. The City Council came to a unanimous consensus to have the hearings in October before the Planning Commission and City Council.

Councilwoman Harris concluded by stating that these proposed changes are a step in the right direction, as she receives questions on food trucks parking along the street. She added that if these changes are adopted, it would require a permit from vendors in the future and a response to such could be given to people asking these questions.

PUBLIC HEARINGS

1. Public Hearing to consider the conveyance of 131 South Main Street for redevelopment pursuant to NCGS 158-7.1 ***Jonathan Blanton and Marie Anders***

Mr. Blanton stated that at the August 11, 2025 meeting, Council called a public hearing for the August 25, 2025 meeting on the question of conveying the property owned by the City located at 131 S. Main Street to RTR Property Management, LLC through private negotiations as economic development property under NCGS 158-7.1. Mr. Blanton stated that before Council is the proposed resolution, proposed purchase and sale agreement, development agreement, and special warranty deed with restrictive covenants. Mr. Blanton stated that the development agreement contains an 'Optional Alternative Section A' noting that Mr. Rick has requested that in the event that he is required to upsize the water and/or sewer lines serving the building, that the City waive any water tap fee, sewer tap fee, and system development fee.

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Motion: Mayor Pro Tem Shoemaker 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 no one 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. Mayor Pro Tem Shoemaker seconded the motion.

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

Mayor Moore stated that he knows that Mr. Rick will do a good job rehabbing this building. Mayor Moore wanted the following points noted:

- RTR Property is purchasing the property for \$600,000
- City rejected the Historical Society's offer of \$815,000 which is a difference of \$215,000
- City is paying \$787,784 to relocate the museum
- City rejected J&M Holding's offer of \$762,500 which is a difference of \$162,500.
- Costs of \$21,500 to remove and relocate electrical hookups for downtown events.
- Loss of public restrooms, space for staff meals during events, and space for bands to change/prepare for concerts.
- Loss of revenue by leasing new location for Historical Society = At least \$30,000/year

Mayor Moore stated that he believes in the end, the City will regret selling this building. Mayor Moore stated that in his view, the City could have renovated this building for much less than the proposed \$3 million, kept the historical society in place, and leased out the remainder of the building.

Councilman Reeves thanked Mayor Moore for his statement and reiterated his concerns for the event staff and band needs during downtown events. Councilman Reeves stated that in addition to the costs that Mayor Moore listed, the City has spent \$68,000.00 in design expenses, \$94,449.00 in demolition expenses, \$2500.00 for a previous appraisal, \$3495.00 in marketing expenses, and \$12,501.00 for an environmental review.

Councilman Reeves asked Mrs. Anders about Option A.

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Mrs. Anders explained that Mr. Rick has requested that in the event that he is required to upsize the water and/or sewer lines serving the building, that the City waive any water tap fee, sewer tap fee, and system development fee. Mrs. Anders stated that she did not think that the City had the legal authority to waive these fees.

Councilwoman Harris stated that this proposal had a restaurant as part of the submission that the City did not require.

Councilman Hough stated that the City should help businesses be successful.

Mrs. Anders stated that the City could investigate Economic Development Incentives.

Motion: Mayor Pro Tem Shoemaker made motion to approve the conveyance of 131 South Main Street and investigate Option A further as outlined in the development agreement pursuant to NCGS 158-7.1. Councilman Hough seconded the motion.

All Council members present and voting, voted in favor 5-1. (Motion Carried)

Councilman Reeves voted no.

NEW BUSINESS

1. City Manager Report

Jonathan Blanton

Mr. Blanton stated that the Second Annual Legislative Day was held at The Holland Restaurant and was a great success. Mr. Blanton stated that Tim Moore and Centralina held a Town Hall at The Grand Hall on August 15, 2025. Mr. Blanton noted that OMB is requesting a fourth extension to their development agreement, and the public hearing will be held on September 22, 2025. Mr. Blanton stated that the Small Business Networking Event will be held on Thursday August 28, 2025 at Local Logic. Mr. Blanton stated that the City offices are closed for Labor Day on September 1, 2025. Lastly, Mr. Blanton stated that Mount Holly Nights will be on September 12, 2025. Mr. Blanton noted that the Decommissioning Ceremony will be on September 16, 2025. Mr. Blanton stated that the Ransom Hunter Ribbon Cutting will be on September 20, 2025. Mr. Blanton stated that the CRO Taste of the Town will be held on September 13, 2025. Mr. Blanton gave thanks to the police and fire departments for their assistance during several difficult recent events.

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CLOSED SESSION

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.

Motion: Councilman Hough made a motion to go out of the regular meeting and into closed session at 7:28 PM. Councilman Reeves seconded the motion.

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

Motion: Councilman Craig made a motion to go out of closed session and back into the regular meeting at 8:51 PM. Councilman Hough seconded the motion.

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

ADJOURN

Motion: Councilman Hough made a motion to adjourn the August 25 , 2025 City Council Meeting at 8:52 PM. Councilman Craig seconded the motion.

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

The meeting adjourned at 8:52 PM

NOTE: Technical IT difficulties prevented this meeting from being streamed and recorded live.