

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, April 13, 2026
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 Phyllis Harris	Brian DuPont, Assistant City Manager
Councilman Ivory Craig	Alexis Hines, Human Resources Director
Councilman Jeff Meadows	Brian Reagan, Police Chief
Councilman William Brooks	Greg Beal, Planning Director
Councilwoman Lauren Shoemaker	Ryan Baker, Fire Chief
Councilman Kenneth Reeves	Robert Stewart, Deputy Utilities Director
Marie M. Anders, City Attorney	Eric Smallwood, Parks and Recreation Director
Tara Douglas, City Clerk	Ashley Whetstine Finance Director
	Matt Black, Economic Development Director
	Jason Green, Public Works Director

INVOCATION

Evangelist June Barker 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 requested that the following changes be made to the agenda:

Presentation #5 will be moved to item # 3, Presentation # 3 will be moved to item # 4, and Presentation # 4 will be moved to item # 5.

Mayor Moore entertained a motion to set the agenda as amended.

Motion: Mayor Pro Tem Harris made a motion to approve the agenda as amended.

Councilwoman Shoemaker seconded the motion.

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

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CONSENT AGENDA

1. Proclamation for Arbor Day
2. Budget Amendment for Lead and Copper replacement project.
3. Letter of intent for property acquisition from Gaston County Schools
4. Resolution opposing limiting local authority on property tax.
5. Approval of City Council Meeting Minutes – March 23, 2026
6. Approval of City Council Meeting Minutes- Closed Session- March 23, 2026
7. Approval of Site Access Agreement for Verizon Wireless to the Stanley Taank for Maintenance and Use of Communications Facility.

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

Motion: Councilman Craig made a motion to approve the Consent Agenda as presented. Councilman Meadows seconded the motion.

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

PRESENTATIONS

1. Presentation from Miss Mount Holly and Miss Teen Mount Holly 2026
Taylor Foley, Miss Mount Holly
Haniska Nasanalley, Miss Teen Mount Holly

Miss Haniska Nasanalley presented her non-profit organization named Undeniably Me which is dedicated to promoting inclusivity, self-confidence and empowerment among young women.

Miss Taylor Foley presented her initiative named SMILE, which stands for Sharing Moments Inspiring and Loving Elders.

2. Swearing in for Fire Captain Chris Ohlin, Fire Captain Kieran Burke, Firefighter Ben Haynes, and Firefighter Jacob Hovis.

Fire Chief Ryan Baker

Mayor Moore administered the Oath of Office to Fire Captain Chris Ohlin, Fire Captain Kieran Burke, Firefighter Ben Haynes, and Firefighter Jacob Hovis.

3. Proclamation recognizing April 18, 2026 as National Line Workers Appreciation Day

Mayor Moore

Martha Wagner from Duke Energy stated that she is proud of the relationship that Duke Energy has with Mount Holly and to represent the Linemen standing behind her. Mayor

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Moore read the proclamation recognizing April 18, 2026 as National Line Workers Appreciation Day.

4. Presentation of Eagle Scout Projects for Catawba Heights Neighborhood Park and Tuckasee Park

Mark Jusko

Aiden Eubanks and Troy Matthews from Boy Scout Troop 59

Mr. Jusko introduced Boy Scout Troop #59 members Aiden Eubanks and Troy Matthews and stated that they will be presenting their special projects. Mr. Jusko stated that these projects were approved by the Parks and Recreation Commission at their February 24, 2026 meeting.

Aiden Eubanks presented his Eagle Project as an A-frame swing that will be put in the Catawba Heights Neighborhood Park.

Troy Matthews stated that he will be building 3 wooden trash can covers for his Eagle Project. Mr. Matthews stated that these will be located at Tuckasee Park.

Motion: Mayor Pro Tem Harris made a motion to approve the Eagle Scout Project for Catawba Heights Neighborhood Park and Tuckasee Park. Councilman Brooks seconded the motion.

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

5. Presentation from the Mount Holly Community Development Foundation

Jeff Lee

Mr. Lee requested approval of installation of professional gallery rail hanging for artwork in the Grand Hall. Mr. Lee stated that the Grand Hall located inside the Municipal Complex is uniquely positioned to serve as a premier exhibition venue for local and regional artists. Mayor Pro Tem Harris inquired about the cost required from the City. Mr. Blanton stated that the estimated cost listed in Mr. Lee's proposal was \$3500.00. Mr. Blanton stated that staff at the Council's request can vet this proposal further and come back with a recommendation based on what staff can and cannot do. Councilman Meadows requested that staff explore uplighting as well.

Motion: Councilwoman Shoemaker made a motion for staff to continue exploring this request and bring back recommendations to the Council. Seconded by Councilman Meadows.

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

Mayor Moore called for a 5-minute recess.

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PUBLIC HEARING

1. Continuation of a public hearing to consider a rezoning of Tax Parcel #'s 177847, 177844, 177594, 177846, and 218371 from R-1 (Gaston County) and R-12 (City) to City CD-MF (Conditional District Multifamily) for the Holly Heights Townhome Development, Case R-26-1.

Brandon Livingston

Mr. Livingston stated that the Planning Department staff has been working with representatives from Moore & VanAllen for the proposed 207, formerly 220, unit townhome subdivision to be called Holly Heights since December 2024. Mr. Livingston stated that the applicant wishes to rezone the entire 34.35 acres to a conditional district zoning for multifamily townhomes and amenities from the Gaston County R1 zoning district. Mr. Livingston stated that the Planning Commission heard this conditional rezoning case at their regular meeting on March 2, 2026 where members voted to recommend that the City Council table the consideration of this case until the April 6, 2026 Planning Commission meeting as well as to tonight's meeting. Mr. Livingston stated that the applicant considered reducing the number of units from the proposed 220 units to 207 or less units as well as better management of the traffic that could be generated by the proposed development. Mr. Livingston stated that staff also ran the cost-benefit analysis to reflect the reduced number of units with the development still showing a positive value. Mr. Livingston stated that staff met with the City's traffic engineering consultant Kimley-Horn on March 10, 2026 and they confirmed that there would not be any negative impacts to adjacent property owners as a result of traffic mitigation improvements. Mr. Livingston stated that the applicant is still proposing the 207 units that were discussed at the March 2, 2026 Planning Commission meeting. Mr. Livingston stated the revised plan showing the 207 units is included in the agenda packet. Mr. Livingston stated that Kimley-Horn was present at the Planning Commission meeting on April 6, 2026 and answered questions regarding the potential traffic impact. Mr. Livingston stated that the Planning Commission members noted that vinyl siding should not be used and should be removed from their approved materials. Mr. Livingston stated that the developer noted that vinyl would only be used on windows and soffits. Mr. Livingston stated that staff met with the developer to ensure that all mitigation improvements would be satisfied through the annexation agreement and a money in lieu option for the multipurpose path and crosswalk. Mr. Livingston stated that the Planning Commission voted in favor with members discussing concerns about the traffic generated with this project. Mr. Livingston stated that the applicant is proposing units that would feature three bedrooms and would range in size from 1200 to 1600 square feet. Mr. Livingston stated that the applicant is proposing 9.46 acres of usable open space, which exceeds the required minimum of 9.44 acres. Mr. Livingston stated that the applicant is also proposing to retain at least 23% or 7.97 acres of the site in pre-construction condition. Mr.

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Livingston stated that the number of units did trip the threshold for requiring a Traffic Impact Analysis (TIA) under the City's ordinance. Mr. Livingston stated that based on the TIA and scoping meetings held, the applicant is accepting the responsibility for making the improvements listed in the packet. Mr. Livingston stated that the development scored a 114 out of 200 points, which is considered a good score using the best practice scoring methodology. Mr. Livingston stated that a public involvement meeting was held on September 25, 2025 and 22 people were in attendance raising concerns over the traffic and impacts to the character of the community. Councilman Meadows suggested specifying material usage in the plan notes so there is clear communication as to where the different materials are allowed to be used. Mr. Livingston stated that this would be added.

Mayor Moore entertained a motion to go out of the Regular Meeting and into the continuation of the Public Hearing.

Motion: Councilman Reeves made a motion to go out of the regular meeting and into the continuation of the Public Hearing. Councilwoman Shoemaker seconded the motion.

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

Public Hearing Speakers:

1. Sheri Costa: 116 St. Vincent Place- Ms. Costa stated that she is in favor of development, but not the Holly Heights development. Ms. Costa stated that there are no amenities for the community. Ms. Costa stated that the Traffic Impact Study is not reality. Ms. Costa stated that this development is not in line with the Strategic Vision Plan. Ms. Costa stated that the outreach for these developments do not go the extra mile and that hearings are not community engagement.
2. Darlene Nussbaum: 120 N. Canyon Ridge Drive- Ms. Nussbaum stated that she lives 25 feet from this development. Ms. Nussbaum stated that reading the information does not show an understanding of the impact on the neighbors.
3. Ruxandra Davis: 113 Lassiter Court- Ms. Davis stated that she is not opposed to development, citing the growth in Wake Forrest and how it was done well. Ms. Davis stated that she cannot see how 200+ houses will not affect the traffic on a 2-way road. Ms. Davis stated the reduction in the number of houses was minimal by the developer. Ms. Davis encouraged the appropriate infrastructure to support this level of growth.
4. Rebecca den Butter: 1711 N. Main Street- Ms. den Butter stated that the traffic study falls short on accurate current information and realistic planning. Ms. den Butter stated that she has witnessed multiple severe accidents with the increased traffic daily. Ms. den Butter stated that the studies do not include future growth. Ms. den Butter stated that her concern is that the Council is being asked to approve dense development without the appropriate infrastructure in place to support it. Ms. den Butter stated that the study is accepting

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congestion and safety risks as the outcome and that this is not a solution. Ms. den Butter stated that this area is already appropriately zoned for 100 single-family units and should remain zoned as such.

5. Joey den Butter: 1711 N. Main Street- Mr. den Butter stated that he is not opposed to growth but that this proposal represents unreasonable growth that outpaces our infrastructure, alters the character of this community and places burdens on current residents. Mr. den Butter stated that turning 30 acres of forest into 207 homes is not a small change. Mr. den Butter stated that there are 5 housing developments that have already been approved, but not started in Mount Holly, and 7 others that have active annexation petitions with all of the traffic being directed to North Main Street. Mr. den Butter stated that these projects will impact the same stretch of North Main Street, yet they are being treated as if they are completely unrelated. Mr. den Butter recommended a coordinated infrastructure plan by the City to minimize the impact of overlapping construction to the residents. Mr. den Butter stated that we have learned that NCDOT funding is not possible until at least 2050. Mr. den Butter stated that the City should be evaluating the infrastructure prior to these new developments.

Mayor Moore entertained a motion to come out of the Public Hearing and back into the Regular Meeting.

Motion: Councilman Craig made a motion to come out of the Public Hearing and back into the Regular Meeting. Councilman Meadows seconded the motion.

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

Mayor Moore recognized Bridget Grant from Moore & Van Allen to present for this public hearing item. Ms. Grant stated that she is a land use consultant with Moore & Van Allen on behalf of Marquee Homes. Ms. Grant reviewed the process to get here citing meetings with staff, a community meeting, and presenting before the Planning Commission. Ms. Grant stated that they have received positive recommendations from staff as well as the Planning Commission. Ms. Grant reviewed the aerial site context and highlighted the specifications of the project stating that it is approximately 34 acres and is adjacent to Mountain Island Village. Ms. Grant stated that the project is directly across the street from the proposed Abernathy rezoning and that they are working in collaboration with them to consider how each project's transportation improvements can make a better intersection overall. Ms. Grant stated that this project is consistent with the City's Land Use Plan, which is why they have the City staff's support in this location. Ms. Grant stated that the location is currently zoned as R-1 and under Gaston County and R12 in Mount Holly for a small portion of it. Ms. Grant stated that their proposed zoning is R8MF to allow development of townhome style residential that is consistent with what is directly adjacent to the

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site today. Ms. Grant gave an overview of the proposed plan's evolution and highlighted the changes made after the community meeting, citing a reduction in the total number of units from 220 to 207, a dwelling unit per acre reduction from 6.4 to 6, and an increase in tree save from 7.69 acres to 7.97 acres. Ms. Grant stated that the community's concerns about the 25-foot southern buffer was doubled to 50 feet. Ms. Grant highlighted that the Mountain Island Village site has 12 units per acre and that this project is a less dense development on a larger site. Ms. Grant stated that there are pockets of open space throughout. Ms. Grant address Councilman Meadows earlier request regarding material specification in the notes by stating that there are development standards spelling out the specifics on the building materials. Ms. Grant reviewed the school and utilities impact stating that this project is under capacity for both topics. Ms. Grant reviewed the Traffic Impact Analysis stating that it is fair and takes into consideration projected growth models, approved projects, and everything that is happening along the corridor and adjacent intersections. Ms. Grant reviewed the transportation improvements stating that they have overlaid their development with all of the anticipated lane changes and improvements just to demonstrate that it has been a collaborative and coordinated effort. Ms. Grant reviewed the community benefits citing an integrated open space with 9 acres of open space and greenway connections, amenities for residents, multi-use path and crosswalk at N. Main Street, tree preservation, community corridor adjacency supporting access to retail, and street improvements.

Councilman Meadows inquired about the traffic study and if there were any considerations included regarding lowering the speed limit on N. Main Street. Planning Director Greg Beal stated that this did not come up at any prior discussion. Mr. Beal reminded the Council of the City's stringent Traffic Impact Analysis (TIA) ordinance. Mr. Beal discussed what the City's TIA ordinance requires and stated that if the City did not have this ordinance, this traffic study would not be required. Mr. Beal stated that Kimley- Horn represents the City not the developer to ensure the City's best interest is protected. Councilman Meadows confirmed with Mr. Beal that the traffic consultant, Kimley-Horn, works for the City of Mount Holly and not the developer. Mr. Beal stated that the fees for the traffic study are paid by the developer with the average cost ranging from \$30-\$50K. Councilman Brooks asked the Kimley-Horn representative about the specifics around the timing of the study. Brady Finlea from Kimley-Horn stated that this study was done on Tuesday, May 7, 2024 and is always performed between Tuesday through Thursday. Councilman Craig confirmed this project would have its own entrance with no access through Mountain Island Village. Councilman Craig inquired about what the next steps would be if this request is denied. Ms. Grant stated that the property owner's son is here and could speak to this question. The property owner's son stated that his intention is to see his this through and they have not thought about other options if denied.

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2. Continuing of a public hearing to consider a petition for annexation, submitted by Alissa Grice and William Stewart Jr., for a 34.35-acre tract of land, located at Parcel #'s 177847, 177844, 177594, 177846, and 218371.

Marie Anders

Ms. Anders stated that this annexation was initiated by petitions from December 2024 for these two adjacent properties and was revised and resubmitted by Mr. Stewart's company, SJS of NC LLC, in February of 2026. Ms. Anders stated that tonight is a continuation of the public hearing that was advertised for the March 9, 2026 meeting. Ms. Anders stated that upon conclusion of the public hearing, the request for the Council is to allow staff to continue to work with the developer on the finalization of an annexation agreement to bring back at a future meeting. Councilman Meadows asked Ms. Anders to specify a timeline for this to be brought back for consideration. Ms. Anders deferred to Mr. Beal to speak to the timeline. Mr. Beal stated that this could be brought back for the Council's consideration at the May 11, 2026 meeting. Mr. Beal clarified that the Planning Commission does not hear matters relating to annexation petitions.

Mayor Moore entertained a motion to go out of the regular meeting and into the continuation of the public hearing.

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

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

With no one signed up to speak at the Public Hearing, Mayor Moore entertained a motion to come out of the Public Hearing and back into the Regular Meeting.

Motion: Councilwoman Shoemaker made a motion to go out of the Public Hearing and back into the Regular Meeting. Councilman Meadows seconded the motion.

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

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PUBLIC COMMENT

1. Johnny Piercy Mount Holly: 911 Timberlane Drive- Mr. Piercy spoke regarding Veterans Park. Mr. Piercy stated that he is not in favor of the rental townhomes as part of this development. Mr. Piercy stated that he feels as though the park would be an amenity for the townhomes and not for the residents. Mr. Piercy stated that he feels the parking is inadequate.
2. David Berg: 711 North Main Street- Mr. Berg spoke against the Veteran's Park/StreetLights agreement. Mr. Berg stated that handicap parking is inadequate.
3. Jeff Lee: Vintage Nest Owner located at 119 South Main Street- Mr. Lee expressed support for the StreetLights development agreement. Mr. Lee stated that this would create a connection between residents and business owners. Mr. Lee stated that the development would bring economic vitality along with thoughtful design that reinforces the spirit of Mount Holly.
4. Glenda Painter: 404 Timberlane Drive- Ms. Painter stated that she is not in favor of the Veterans Park expansion, citing that the current plan does not support the core value of keeping the small-town feel. Ms. Painter mentioned the lack of benches, parking, open spaces, and a Veteran's monument.
5. Rodney Williams: 315 S. Main Street- Mr. Williams stated that he opposes the Veteran's Park expansion project. Mr. Williams stated that it does not adhere to the strategic vision plan, is not aligned with core values, has no public parking and looks like it is just an amenity for the new apartments. Mr. Williams recommended the City pay for an architect that would build what the City would want and would find developers that would support this project.
6. Chris Harget: was not present when he was called.
7. Jerry Facchino: 157 Oakland Street- Mr. Facchino stated that he is in support of the Veteran's Park expansion project.
8. Jim Hope: 104 Clover Street- Mr. Hope stated that he is not for the Veteran's Park expansion project. Mr. Hope stated that he wants the best for what the City could be. Mr. Hope stated that Mount Holly does not need more people. Mr. Hope stated that he served Mount Holly for 31 years.
9. Billy Rick- 125 S. Main Street- Mr. Rick expressed his support of the StreetLights/Veteran's Park development project. Mr. Rick stated that he is excited for the City to finally get the park that everyone has wanted. Mr. Rick stated that this project will add approximately 37 more public parking spaces. Mr. Rick stated that the downtown tenants are excited about the potential residents within walking distance to the downtown businesses.

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OLD BUSINESS

1. Update on StreetLights residential development agreement

Jonathan Blanton

City Manager Blanton updated the Council on the StreetLights residential project. Mr. Blanton reviewed the timeline stating that the public hearing on the question of a joint development project conveying real estate on East Catawba Avenue, East Central Avenue, and Municipal lane was held 2 weeks ago. Mr. Blanton clarified that this has been commonly referred to as the Veteran’s Park expansion and the downtown redevelopment project. Mr. Blanton explained that typically after a public hearing, the City Council moves forward with action following the question on the subject of the public hearing, but due to outstanding negotiations of a technical nature surrounding certain provisions of the agreement, the Council did not take action 2 weeks ago. Mr. Blanton apologized for any public confusion surrounding this issue and stated that it could have been made clearer at the meeting 2 weeks ago that the closed session was added to that agenda in order to finalize this discussion and that the agreements were not ready for the Council’s approval. Mr. Blanton gave further clarification of the actions that the Council took at the last meeting citing that closing the public hearing was required in order for the Council to take action to approve or deny these agreements. Mr. Blanton explained that a vote to close the public hearing was statutorily required and constituted a vote to move forward with considering and holding a vote on the proposed agreements at a future date.

Mr. Blanton stated that over the last 2 weeks, the City Attorney and staff have been finalizing the purchase and sale agreement, the development agreement, and the escrow agreement for the City Council’s consideration. Mr. Blanton stated that there have been no material changes to the information that he presented 2 weeks ago as it pertains to the townhome project or the public amenities. Mr. Blanton explained that the issues that were finalized were of a legal and technical nature and the agreements are available in full on the City’s website.

Mr. Blanton reminded everyone that the City has been working with StreetLights residential since last year and highlighted some of their projects, citing the Bowl at Ballantyne and a vast portfolio of residential projects across the country. Mr. Blanton stated that the City staff has been working with StreetLights to discuss a mixed-use product that consists of townhomes, a public park, an amphitheater, and open space products. Mr. Blanton recapped the Mount Holly Matters community forum event held in the latter part of 2025 that was facilitated by our partners at the Mount Holly Community Development Foundation. Mr. Blanton stated that the development renderings were presented to the community. Mr. Blanton stated that discussions with City staff and StreetLights continued which led to the purchase and sale agreement, the development agreement, and the escrow agreement that is before the Council tonight.

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Mr. Blanton reviewed the townhome park project renderings and stated that the agreements provide that between 96 and 120 townhomes be built on the site west of the creek downtown. Mr. Blanton stated that the agreements further require the developer to conduct any required feasibility analysis, which are deemed reasonably necessary in the planning of this project to include infrastructure capacity analysis, traffic and parking analysis, and utilities and stormwater analysis. Mr. Blanton stated that the project would provide approximately 130 parking spaces for the residential units, approximately 37 surface spaces, and additional approximately 50 on-street parking spaces totaling around 217 parking spaces for the townhome park project. Mr. Blanton stated that it provides for 2 entrances with the hope that a 3rd entrance will be possible off of Catawba Avenue. Mr. Blanton stated that the agreement requires that 15,000 square feet of commercial space to be built, with the proposed Farmer’s Market and renovations at 131 S. Main Street will yield over 60,000 square feet of new commercial space in this particular area if approved over the next 3 years. Mr. Blanton reviewed the park property renderings stating that the park is 2.73 acres, and the agreements require that it be built and turned back over to the City of Mount Holly. Mr. Blanton stated that the agreement requires a stage with attached restrooms, a playground, pickleball courts, and lawn space to be constructed. Mr. Blanton explained that the North Carolina General Statutes provide for specific steps to be taken in order to utilize these provisions stating that the first is that an advertisement for the public hearing occur leading up to the hearing which the City fulfilled. Mr. Blanton stated that the second requirement is to state the appraised value and proposed consideration in question. Mr. Blanton reviewed the appraised value and proposed consideration listing the appraised value at \$2,540,000.00, the proposed consideration at \$3,150,000.00, the escrow amount at \$4,150,000.00, and the public improvements at \$1,050,000.00 with a total public benefit of \$5,200,000.00. Mr. Blanton stated that should the Council proceed with these agreements in the future and upon adoption, the next steps and the tentative timeline regarding the purchase and sale agreement, the development agreement, and the escrow agreement would be the following:

1. Within 6 months after the effective date, the developer shall have satisfied the due diligence review.
2. Within 12 months after the expiration date of the due diligence period, the developer shall have finalized all plans, specifications, and permits for the project.
3. Within 30 days after the issuance of all permits for the project, the City and the developer shall close on the Townhome property.
4. Within 18 months after the closing described in subsection, the developer shall have achieved substantial completion of the public park.
5. Within 30 months, after closing, a Certificate of Occupancy is required.

Mr. Blanton opened the floor for any questions from the Council.

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Councilman Brooks inquired about the provisions for the City to opt out of the deal if things are not looking favorable for the City. Mr. Blanton explained that should the developer not meet the agreed-upon tenants throughout the due diligence period then the City would have options if the parties are not acting in good faith. Councilman Reeves inquired about where the possible entrance off Catawba Avenue would be. Mr. Blanton stated that the hope is to have an additional entrance near where the proposed new Farmer’s Market would be.

Motion: Councilman Craig made a motion to approve the StreetLights residential agreements. Councilman Meadows seconded the motion.

Councilman Brooks requested that the Council slow down and get through the question period. Mrs. Anders addressed Councilman Brooks stating that he is allowed to continue to ask any questions that he would like during this discussion period on the motion.

Mayor Moore read a statement that he had prepared that stated the following:

“This is a monumental decision for the City, and as Mayor, I think we need to pause before making a final decision on this issue. The City Manager provided the final agreements to the City Council for their consideration yesterday afternoon and the City Attorney has provided changes to the agreement this afternoon. There is no rush to make a decision on these agreements. We have to make sure that we get it right because there is no turning back once we commit ourselves to this deal. I think we have options and we need to take a hard look at the terms of these agreements. I appreciate StreetLights and I appreciate staff working to get these agreements ready for review, but I have a few reservations. Among these, that we do not have the right of first refusal. Once we agree to the deal, the purchaser can walk away for any reason while the City can only terminate for certain reasons during the due diligence and I do not believe the public has had ample time to review these full agreements. Again, there is no rush, and we are not bound to take any action on this tonight. We should treat this project the same as we do with any annexation. I think we need a full cost benefit analysis to see what this is going to cost the City of Mount Holly in the long term. The City has spent over 6 million dollars, and we have to be responsible stewards to our residents. I believe evaluating all options is a big part of that. Just today, I was talking about getting an architect involved to perhaps put a better RFP (Request for Proposals) out that shows numerous options for what this project could be. This is going to affect Mount Holly for generations, and we have to think about the next 50 to 100 years. Council, again, there’s no rush, and I think we need to pause a decision on this resolution until we have more time to review these documents and give the public more time to review these documents.”

Councilman Craig stated that even though the Council just got the revision today, this conversation has been ongoing for almost a year, so it is nothing new. Councilman Craig stated

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that this is not being rushed and that there has been a lot of due diligence without actually being in a due diligence period.

Mayor Moore addressed Councilman Craig stating that 35 pages were given yesterday and today. Councilman Craig stated that of those 35 pages that were originally given in previous months, that there were only a couple of revisions made.

With no other questions or discussion, Mayor Moore restated the motion made by Councilman Craig and seconded by Councilman Meadows.

Motion Tied 3-3. Mayor Moore broke the tie with a vote of Nay. (Motion Fails 3-4).

Yay: Councilman Meadows, Councilwoman Shoemaker, Councilman Craig

Nay: Councilman Brooks, Councilman Reeves, Mayor Pro Tem Harris, Mayor Moore as the tie breaker.

NEW BUSINESS

1. City Manager Report

Jonathan Blanton

Mr. Blanton highlighted the artwork changed at the pergola outside of the Municipal Complex. Mr. Blanton stated that a formal event to showcase the artist will be scheduled. Mr. Blanton thanked the Planning Department and the Public Arts Advisory Committee for their contributions to this project. Mr. Blanton highlight the completion of the AccuVision mural. Mr. Blanton highlighted the change of the leased art. Mr. Blanton stated that the City received great news that Duke Energy has approved the lease to put the River Street Bridge over the waterway. Mr. Blanton is hopeful that this project will be completed by early summer. Mr. Blanton stated that we continue to make progress on the Kemp A. Michael Way. Mr. Blanton highlighted the success of the recent Chalk-the-Walk event and thanked the Parks and Recreation staff as well as the elected officials in attendance. Mr. Blanton stated the our Get to Know Gaston event will be on Wednesday, April 15, 2026 at Tuckasee Park. Mr. Blanton stated that there will be Small Business Networking event Thursday evening at 6:00 pm at Muddy River Distillery. Mr. Blanton Reminded everyone about the RiverHawk Races happening Saturday, April 18, 2026 at the Municipal Complex. Mr. Blanton reminded everyone about the Merry Market event happening on April 25, 2025. Mr. Blanton stated that staff is prepping for the budget and will be bringing a recommendation to the Council in May.

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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 pursuant to NCGS 143-318.11(a)(3 and 5).

Motion: Mayor Pro Tem Harris made a motion to go out of the regular meeting and into closed session at 9:14 pm. Councilman Reeves seconded the motion.

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

Motion: Councilman Meadows made a motion to come out of closed session and back into the regular meeting at 9:20 pm. Councilman Brooks seconded the motion.

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

ADJORN

Motion: Mayor Pro Tem Harris made a motion to adjourn the April 13, 2026 City Council Meeting at 9:20 pm. Councilman Craig seconded the motion.

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

The meeting adjourned at 9:20 pm.