CITY OF MOUNT HOLLY

CITY COUNCIL MEETING MINUTES

MONDAY, MARCH 10, 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	Robert Stewart, Deputy Utilities Director
Marie M. Anders, City Attorney	Eric Smallwood, Parks and Recreation Director
Tara Douglas, City Clerk	Michelle Wood, Finance Director
	Matt Black, Economic Development Director
	Jason Green, Public Works Director

INVOCATION

Pastor Mark Massey led the Council, Staff, and attendees in prayer.

PLEDGE OF ALLEGIANCE

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

SET THE AGENDA

Mayor Moore announced that the agenda would not include closed session as part of the meeting tonight and would need to be removed. Mayor Moore entertained a motion to set the agenda as presented after the stated change.

Motion: Councilman Hough 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. Budget amendment for Powell Bill Project and Award Bid to Quinn Sales, Inc.

2. Budget Amendment and Approval to add additional street lighting along Woodlawn Ave and Horseshoe Bend Beach Rd.
3. Capital Project Ordinance-South Gateway Road Project/Budget Amendment
4. Approval of Audit Contract FY Ending 6-30-2025
5. Approval to Apply for the NCDOT Multimodal Planning Grant Program (MMPG).
6. Call for a Public Hearing for a text amendment to update the Zoning Ordinance-Chapter 7-Section 7.1 Note 5 to rework the standards associated with townhomes, and to make this Section clearer, and to update Chapter 6, Table of Permitted Uses, Section 6.6 & Section 7.1, as well as Chapter 3, Section 3.26 to provide updated definitions for multifamily uses. The latter update would provide buffer standards for utility equipment and storage yards, and provide a new note for this use, Note # 39. Case #TA-25-2.
7. Call for a Public Hearing for a text amendment to update the Subdivision and Land Development Ordinance Sections 153.059 and 153.082C to ensure that streetlights are provided every 200 feet and provided from the entrance of developments. Case #TA-25-1.
8. Approval of Minutes from the February 10, 2025 Council Meeting
9. Approval of Minutes from the February 10, 2025 Closed Session

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

<u>Motion:</u> Mayor Pro Tem Shoemaker made a motion to approve the Consent Agenda as presented. Councilman Craig seconded the motion.

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

<u>PRESENTATIONS</u>

1. Consideration & Approval of the Final Design Associated with the Ida Rankin Elementary Mural Project. ***Paul Lowe***

Mr. Lowe stated that the Ida Rankin Mural project is one of Public Arts Advisory Commission's (PAAC) six priority projects for the year. Mr. Lowe stated that the PAAC selected Hand in Hand Creative of Elkin after a very competitive RFQ process and have been working with the two artists, Sarah and Andrew Wilson, on the proposed design. Mr. Lowe advised that at their February 19, 2025 meeting, the PAAC reviewed the proposed design, and voted unanimously to recommend approval. Mr. Lowe stated that if the art is approved by the City Council, the art will also need to be approved by the School Board. Mr. Lowe stated that staff are actively working on the latter by sharing the design with both Ida Rankin School staff and Central Office staff. Mr. Lowe stated that if both approvals are granted, the project is scheduled to be completed by the end of May 2025.

<u>Motion</u>: Mayor Pro Tem Shoemaker made a motion to approve the final design associated with the Ida Rankin Elementary School Mural Project. Councilman Meadows seconded the motion.

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

2. Consideration & Approval of the Final Design Associated with the Rankin Avenue Mural Project. ***Paul Lowe***

Mr. Lowe stated that the Rankin Avenue Mural project is one of Public Arts Advisory Commission's (PAAC) six priority projects for the year. Mr. Lowe advised that the PAAC selected artist Johari Huggins of Charlotte after a month-long RFQ process and have been working with her on the proposed design. Mr. Lowe stated that at their February 19, 2025 meeting, the PAAC reviewed the proposed design, and voted unanimously to recommend approval. Mr. Lowe stated that if the art is approved by the City Council, staff will work to have the site prepped for the artist, who is scheduled to complete this project by the end of May 2025. Mr. Lowe advised that this section of Rankin Avenue is a City-maintained road, so staff will not be required to obtain approvals from the North Carolina Department of Transportation (NCDOT). Mr. Lowe stated that staff have been keeping Streets and Public Works staff members aware of the project. Mr. Lowe advised that the closer to when the prep work is scheduled, that staff will work with the Police Department to ensure the safety of both contractors and artists alike. Mr. Lowe stated that staff recommends approval.

<u>Motion:</u> Councilwoman Harris made a motion to approve the final design associated with the Rankin Avenue mural project. Councilman Hough seconded the motion.

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

3. Presentation by the Mount Holly Community Development Foundation
Members of Mount Holly Community Development Foundation

Janice McRorie who is the former Treasurer of the Mount Holly Community Development Foundation stated that Christy Reeves will be taking over that position. Ms. McRorie stated that her last official act as treasurer is to present the City of Mount Holly with a check for $20,000 for greenway amenities. Stephanie McLoughlin stated that June 7, 2025 is scheduled for the Arts Mount Holly event and invited everyone to come and participate. Mayor Moore thanked the Mount Holly Community Development Foundation for the money and for all they do for the community.

<u>PUBLIC HEARING</u>

1. Public Hearing to Consider a Rezoning Request, Initiated by Staff, to Rezone Parcel #s 218759 & 218760 from HI to B-3. Case # R-25-2. ***Paul Lowe***

Mr. Lowe stated that staff has initiated this rezoning request, Case #R-25-2, to rezone parcel numbers 218759 and 218760 from HI (Heavy Industrial) to B-3 (General Business), which are approximately 18.15 acres. Mr. Lowe stated that these two parcels are located along a very busy and important entranceway into the City. Mr. Lowe stated that staff feels that having both of these properties zoned commercial would best position the City to attract new development, while preserving the visual appeal of a major gateway. Mr. Lowe stated that this rezoning would also achieve many goals of the future land use plan. Mr. Lowe stated that these properties are partially located in the Community Corridor use type, which seeks to encourage the development of retail and service uses with limited residential development. Mr. Lowe stated that the uses that are 241 allowed uses in the B-3 District & 156 in the HI District provided in the Table of Permitted Uses in the Zoning Ordinance. Mr. Lowe advised that the B-3 District offers 85 additional uses than the HI District allows, or 54% more uses. Mr. Lowe noted that both property owners, OMB Property Holdings, LLC and 801 W Central Ave, LLC were notified by regular and certified mail of the rezoning, as well as the properties being posted and adjacent property owners being notified by first class mail. John Marrino of Olde Mecklenburg Brewery (OMB) contacted staff and said that he has no issues with the proposed rezoning. Mr. Lowe stated that staff has not received any feedback from the owner of the Old Burlington Plant and that they are in the process of demolishing the building, which appears to end their use of the site as a commercial scrap metal recycling business. Mayor Moore entertained any questions for Mr. Lowe prior to going into the public hearing. There were no questions for Mr. Lowe from the Council.

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

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

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

<u>Public Hearing Speakers:</u>

1. Chris Hargett: 801 W. Central Avenue- Mr. Hargett stated that he has the largest property in the H-1 district. Mr. Hargett stated that the property has been on the market for quite some time. Mr. Hargett stated that he would like to keep open communication. Mr. Hargett requested that the property be left as unconditional with the understanding that they would work with the City. Mr. Hargett stated that he does not want to limit the property to B3 because B3 could hinder some businesses.
2. Zack Simpson: 801 W. Central Avenue-Mr. Simpson stated that he is Mr. Hargett's Real Estate Broker. Mr. Simpson stated that B3 is the right option to protect the corridor but wants to work with the City on the corridor. Mr. Simpson stated that he gets a lot of inquiries for this property. Mr. Simpson stated that he would like to be able to continue to work with the Planning Department to create a master plan.

Mr. Beal stated that he has known Mr. Hargett since he purchased this property. Mr. Beal stated that this is the first piece to protecting the corridor and that collaboration is the key. Mr. Beal stated that the City has done the same with the Gateway Center and that it has brought in $150 million in private investment. Mr. Beal mentioned projects such as Woodlawn Mill, Mount Holly Cotton Mill and OMB where the City collaborated on a plan that was good for everyone. Mr. Beal stated that Woodlawn Mill just received funding for $17 million from Bank of America. Mr. Beal stated that the Land Use Plan calls for this area to be mixed use.

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

<u>Motion:</u> Councilman Meadows made a motion to go out of the public hearing and 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)

<u>Motion:</u> Councilman Meadows made a motion to approve the Request, Initiated by Staff, to Rezone Parcel #s 218759 & 218760 from HI to B-3. Case # R-25-2. Mayor Pro Tem Shoemaker seconded the motion.

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

2. Public Hearing to consider rezoning a portion of a 2.13-acre tract of land, located at 501 Belmont-Mount Holly Road, Tax Parcel # 183899, from R-12 Single Family to B-3 General Business, as submitted by Billy Rick. Case # R-25-3. ***Greg Beal***

Councilman Craig recused himself from voting on this matter due to a conflict of interest.

Mr. Beal stated that this application, Case # R-25-3, was submitted by Billy Rick to rezone a portion, approximately 0.2971 acres of Parcel # 183899 from R-12-SF to B-3 (General Business). Mr. Beal stated that at the January 2025 City Council meeting, Council, by unanimous vote, approved a rezoning of a portion of this 2.13-acre tract of land to create three (3) residential lots, located in the rear of the existing home, which will be remodeled into a commercial office space for a business. Mr. Beal stated that at the conclusion of the meeting, the potential business owner, who is under contract with Mr. Rick, noted that he wanted to buy Lot 3 on the attached survey for business use. Mr. Beal advised that this proposed amendment would lessen the amount of R-12 SF zoning and increase the amount of B-3 zoning in this area by about 0.2971 acres and require an additional rezoning case to be held. Mr. Beal stated that the rezoning request would see Lot 3 rezoned to B-3, from R-12, and recombined with Lot 4 (existing home) for business use. Mr. Beal stated that Lot 1 and Lot 2 will remain residential with plans underway to construct nice in-fill housing. Mr. Beal stated that staff supports the rezoning.

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

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

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

Public Hearing Speakers:

1. Mr. Billy Rick: 324 Riverside Drive Mount Holly- Mr. Rick stated that Mr. Beal covered everything that he was going to say. Mr. Rick stated that he is adding 800 square feet to the back of the existing structure so there is a need to have more room in the back part of the parcel for parking and the addition.

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

Motion: Councilman Hough made a motion to go out of the public hearing and back into the regular meeting. Mayor Pro Tem Shoemaker seconded the motion.

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

Motion: Councilwoman Harris made a motion to approve the rezoning a portion of a 2.13-acre tract of land, located at 501 Belmont-Mount Holly Road, Tax Parcel # 183899, from R-12 Single Family to B-3 General Business, as submitted by Billy Rick. Case # R-25-3. Councilman Reeves seconded the motion.

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

PUBLIC COMMENT- Three (3) Minute Limit

1. Garrie Brinkley:176 Tom Sawyer Lane- Mr. Brinkley stated that no means no and what part of no do you not understand? Mr. Brinkley stated that both of these statements apply to the redevelopment of Veterans Park. Mr. Brinkley stated that he has not seen those stated to be in favor of the proposed development coming forward to speak. Mr. Brinkley restated his personal objections concerning traffic, parking, and school impact with no one reaching out to him about his concerns. Mr. Brinkley referenced the Council Retreat and that it was stated that this project would not increase taxes. Mr. Brinkley stated that having received no feedback that he must conclude that there is no feedback. Mr. Brinkley stated that citizens needed to be told of monies spent prior. Mr. Brinkley stated that the Council is selling 131 S. Main Street property that has environmental issues while buying property that with environmental issues.
2. Steve D'Avria: 1024 Heather Loch Drive Gastonia- Mr. D'Avria stated that he is here on behalf of the One Gaston 2040 Committee -Making Gaston Great. Mr. D'Avria stated that they will be having their elected official's event here in the Grand Hall on April 9, 2025. Mr. D'Avria stated that this is One Gaston 2040 week and is powered by public private collaboration with Gaston Together being the nonprofit while Gaston County being the funding agency. Mr. D'Avria stated that they have been using qualitative and quantitative data review processes and focused in five different areas. Mr. D'Avria stated that those five are One Gaston Cares, One Gaston Connects, One Gaston Grows, One Gaston Works, and One Gaston Shines. Mr. D'Avria encouraged everyone to get involved and support.
3. Glenda Painter: 404 Timberlane Drive Dinner-Ms. Painter stated that she is here to represent the Community of Mount Holly Awards Dinner Committee. Ms. Painter thanked the City for including the notice in the water bill. Ms. Painter stated that this dinner is a part of Springfest week with this being their 73rd year of having the dinner. Ms. Painter stated that dinner will be in the Grand Hall on Thursday, May 1, 2025 with tickets costing $15. Ms. Painter asked for nominations for the 2025 Man and Woman of

the Year to be submitted by April 14, 2025 to PO Box 336 Mount Holly. Ms. Painter invited the Council and citizens to an amazing dinner with door prizes.

4. Rodney Williams:315 S. Main Street- Mr. Williams stated that the City does not need this $3 million contaminated property, nor do the citizens want this property. Mr. Williams explained that the City just stated that they want to control what is allowed but that the Council just rezoned two properties to control what is allowed. Mr. Williams stated that the City does not own that property, but the Council rezoned the property and now controls what goes on that property. Mr. Williams stated that rezoning is the right process to use and is a process that Council is familiar with. Mr. Williams stated that there were contaminations found at one of the two properties tested. Mr. Williams stated that the estimate for this remediation is for one small piece, but there are six total parcels and five structures. Mr. Williams stated that there is no way that you are going to have a cleanup cost without further tests. Mr. Williams stated that the cost of this land, including minimum environmental cleanup, is over $ 4 million and could exceed $6 million. Mr. Williams stated that the Council's average home value is $462,000 and that the Council's social media shows them enjoying cruises, concerts, sporting events and dining out. Mr. Williams stated that $500- $600 a year tax increases in water bills is not a big deal for the Council but some of our citizens are not that fortunate. Mr. Williams stated that the City needs to give our senior citizens a discount on their water bill or use the Homestead Act. Mr. Williams stated that the citizens elected the Council to be financially responsible with the City's tax dollars. Mr. Williams suggested that the City use rezoning to control this property.
5. Bob Henricks: 122 Creekside Drive-Mr. Henricks stated that he is here tonight to discuss perspective. Mr. Henricks stated that the City is no longer interested in pursuing the historical society due to the contamination and the expense, yet here we are looking to purchase more contamination. Mr. Henricks suggested a phase 2 and see if it isn't a little deeper that what we probably think. Mr. Henricks stated that attending the City Council Retreat revealed that there are so many good things going on in Mount Holly. Mr. Henricks restated that no means no and that there should be some items dropped from the Strategic Vision plan. Mr. Henricks stated that if Council has a personal agenda that they should drop it since that is not why they were elected. Mr. Henricks stated that the City needs to reconsider the property for the Veterans Park Project. Mr. Henricks stated that his next statement is not intended at any one person sitting on the City Council, but there is term called negligence. Mr. Henricks stated that the City Council could be held negligent for not listening to the citizens.

6. Clyde Davis:308 Piedmont Ave-Mr. Davis spoke regarding the approximate $3 million property. Mr. Davis stated that when you are a buyer and you hire an inspector and that inspector finds a material defect in the property, the responsibility to correct that material defect is with the seller. Mr. Davis stated that he is confused by the keystone cop activity going on in this meeting regarding how much it could potentially cost to remove the waste. Mr. Davis reiterated that this is not the City's responsibility. Mr. Davis stated that the City could find out the cost and renegotiate having the seller pay for the cost. Mr. Davis stated that if the City backs out, that material fact never goes away and will ultimately have to be dealt with. Mr. Davis stated that from a real estate perspective, it is just a deal that could always be brought back. Mr. Davis stated that he thinks that it is better to know what the City is buying than to add more risk. Mr. Davis stated that it is best to wait since no one else can purchase it with the material defect.
7. Correen Kay:818 S. Main Street- Ms. Kay stated that she moved here 2 years ago and loves Mount Holly. Ms. Kay stated that she is the President of Arts on the Greenway. Ms. Kay stated that she would like to extend a personal invitation for everyone to come and visit. Ms. Kay discussed some upcoming events. Ms. Kay stated that they care about becoming a vital part of the community and to be a service. Ms. Kay thanked the Mayor, Council, and Management.

<u>OLD BUSINESS</u>

1. Update on the Veterans Park Expansion ***Jonathan Blanton***

Mr. Blanton reviewed the update that was presented approximately one month ago regarding the Veterans Park Expansions, property acquisitions, and a phase 1 environmental study. Mr. Blanton apologized to the Council and the public if there was some confusion about what exactly we would be undertaking and any findings of the environmental study. Mr. Blanton reviewed the map presented previously and reminded everyone that everything in yellow is property that the City of Mount Holly has acquired and owns along Catawba Avenue. Mr. Blanton stated that everything in blue are properties that we currently have under contract with Dean Stroupe and Steve Sisk totaling approximately $3.4 million. Mr. Blanton restated that the City was set to close on these properties in the fall, but Council approved a six-month extension which brought the City to May. Mr. Blanton stated that for those of you who were not at the City Council Retreat, the Council approved a 10-day extension at no cost which brought us to March 12, 2025. Mr. Blanton explained that this was done because the City had not received the final environmental reports that we were hoping to have by the City Council Retreat. Mr. Blanton reviewed the results from the phase 1 environmental assessment that the City has which were received on February 19, 2025 and indicated that there needed to be further review of 122 and 206 East Central Avenue. Mr. Blanton stated that 122 East Central Avenue was determined to have been an auto repair shop in the late 40's and 206 East Central Avenue is not property that the City is currently acquiring but testing indicated that this was an abutting property that at one time in the late 1950's to early 1960's was a laundromat. Mr. Blanton stated that the assessment indicated that the City would need to install two monitoring wells to access the extent of any potential contamination on the site. Mr. Blanton discussed the map location of where the monitoring wells were installed. Mr. Blanton stated that the results were received on March 3, 2025 and showed that there was soil contamination adjacent to 122 East Central Avenue which is the property of the former auto repair shop in the 1940's. Mr. Blanton stated that the situation was evaluated to see exactly what would be needed and to determine the seriousness of the situation. Mr. Blanton stated that he had received two quotes ranging from $14,000.00 to $29,000 for the cleanup. Mr. Blanton stated that the assessment went 3 to 5 feet down and found potential contamination, but when they went down further, they found no additional contamination. Mr. Blanton stated that these results were forwarded to a couple of contractors and out of an abundance of caution, the City did a full environmental assessment on all of the properties that the City currently owns on Catawba, including 206 Catawba, which is the property most recently acquired as well as these properties that are under contract. Mr. Blanton stated that the only noted issue that came back was the issue next to the former auto repair shop at 122 East Central Avenue. Mr. Blanton stated that the City's examination period for these properties under contract with Dean Stroupe and Steve Sisk will end on March 12, 2025.

With no additional questions from the Council for Mr. Blanton, Mayor Moore stated that he would like to make a statement. Mayor Moore stated that before the Council tonight is the last opportunity to cancel the contracts owned by Dean Stroupe and Steve Sisk. Mayor Moore stated that these contracts total over $3.4 million with no appearance of a clear path forward. Mayor Moore stated that to date the City has spent over $3.5 million on what was supposed to be the Veterans Park Expansion and of that over $2.6 million has been spent on property acquisition on Catawba Avenue. Mayor Moore stated that the original plan was for the City to purchase these properties and immediately sell them to a developer, which has not happened. Mayor Moore stated that we do not have a development agreement and had only one proposal from North State Development that indicated an $8 to $15 million funding gap based on plans that the City provided. Mayor Moore stated that the City has received input from numerous consultants, none of which have provided a viable path forward. Mayor Moore stated that the last consultant indicated that it would be 2046 before the City recouped the $3.5 million investment on the Dean Stroupe and Steve Sisk properties. Mayor Moore stated that to move forward with these purchases means millions of taxpayer dollars will have to be spent to subsidize the development potentially of 250 homes downtown and even that is uncertain since no development agreement has been reached. Mayor Moore stated that as Mayor, I am not in favor of continuing on this path and would prefer the $3.5 million be used towards the development of a park on land that is already owned on Catawba Avenue. Mayor Moore requested that the Council cancel these two contracts and get back to where we started, which is to build a park.

Motion: Councilman Reeves made a motion to terminate the two properties and sale contracts between Dean Stroupe family limited partnership and the purchase and sale agreement with Steve Sisk SPCS Properties for properties located from 120 East Central Avenue to 140 East Central Avenue. Councilwoman Harris seconded the motion.

Mayor Moore called for a vote resulting in Councilman Reeves and Councilwoman Harris voting in favor of the motion and Councilman Hough, Councilman Craig, Councilman Meadows and Mayor Pro Tem Shoemaker voting against the motion.

The motion failed with 4 against and 2 in favor.

Mr. Blanton stated that unless the Council takes additional action on these properties, the City is set to move forward with the examination period ending on March 12, 2025. Mr. Blanton that at Councils direction, he and the City Attorney will move toward scheduling a closing for these properties.

2. Consideration of a Resolution to accept the offer of $762,500.00 and initiate Upset Bid Process for 131 South Main Street. ***Jonathan Blanton/Marie Anders***

Mr. Blanton stated that at the City Council Retreat on February 28, 2025 he reported the City had received an offer to purchase 131 S. Main Street for $762,500.00 from Logan Abrams and Trisha Scott of Realty One Group. Mr. Blanton stated that at that time it was directed by Council that we move forward with confirming this offer and taking the necessary steps to initiate the upset bid process. Mrs. Anders stated that the offer has a 30-day due diligence period with a closing to occur on or before 60 days from the end of the due diligence period. Mrs. Anders stated that she has prepared a proposed addendum to the contract adding additional terms for the City to include. Mrs. Anders stated that this addendum included that the City would reserve at closing an easement for the Armed Forces emblem that is located on the northern wall of the building, an easement sufficient to keep the utility equipment currently installed on the property that serves downtown streets and festival lights, and clarity around that this sale is as is where is and the buyer would pay closing costs and the cost of publication. Mrs. Anders stated that this addendum was sent to the bidders on Thursday with no expression of any objections to those changes. Mrs. Anders stated that their proposed bid with the addendum is what is before the Council today for approval if the Council chooses. Mrs. Anders stated that the statutory process under North Carolina General Statue 160A-269 is for the Council to first adopt a resolution accepting the offer with the addendum and authorizing the upset bid procedure. Mrs. Anders stated that upon approval, the bidder has indicated that they would deposit the 5% of the bid offer as required by law tomorrow. Mrs. Anders stated that once the 5% is received, the City Clerk Tara Douglas will run a notice in the Gaston Gazette newspaper proposing a 10-day upset bid period. Mrs. Anders stated that once the 10-day period is over, the City Clerk would open any upset bids that she may receive and if there were none, then this sale would be final. Mrs. Anders stated that if there are no additional qualifying upset bids that are received then by approving this resolution tonight, the Council would be approving this bid to move forward and at that point the bidders would move forward with their due diligence.

Councilman Meadows addressed Mrs. Anders and stated that she has previously counseled them that they had the ability to cancel this contract if something were to change and the Council decides not to move forward. Mrs. Anders stated that this is correct during the 10-day upset bid period and if the City receives any further upset bids, the Council could come back at that point but cautions the Council that the way that the resolution is written currently that if accepted and there are no further upset bids that the City would be in a contract. Councilman Meadows stated that his understanding was that the City could exit at any time and that Mrs. Anders stance is different than what had been previously discussed. Mrs. Anders stated that the City Council can exit at any during the negotiation of the process, during the upset bid period and if there are any upset bids the Council can reject any and all offers instead of accepting another one, but the only point of clarification is once the upset procedure is complete, and the City is in a contract then at that point the City can no longer back out. Councilman Meadows asked for clarification as to the meaning of the upset bid period completed. Mrs. Anders stated that if the 10-day period is up and there are no further upsets then the way that this resolution is written there is no requirement to come back and be confirmed a second time.

Motion: Councilman Meadows made a motion to approve a Resolution to accept the offer of $762,500.00 and initiate Upset Bid Process for 131 South Main Street. Councilman Craig seconded the motion. *All Council members present and voting, voted in favor 6-0. (Motion Carried)*

NEW BUSINESS

CITY OF MOUNT HOLLY

CITY COUNCIL MEETING MINUTES

MONDAY, MARCH 10, 2025

COUNCIL CHAMBERS

7:00 PM

1. Review, consider, and provide feedback concerning a draft ordinance to regulate dead, dangerous and diseased trees. ***Josh Blackwell***

Mr. Blackwell stated this item was presented to the City Council at the Monday, August 26, 2024 meeting. Mr. Blackwell stated that the consensus of the Council was to continue to review the ordinance with the City Attorney and bring back a final draft ordinance for review. Mr. Blackwell stated that after consultation with the City Attorney, it was determined that this ordinance could fit into Section 50.035 of the City Code of Laws under a new section and could be enforced using the procedures for nuisance abatement as described in Sections 50.036-50.040. Mr. Blackwell stated that violators of this ordinance will be sent a violation notice and an order to abate. Mr. Blackwell stated that the violator would have 14 days to comply with the order to abate and could appeal the order to the Board of Adjustment within that 15-day time period. Mr. Blackwell stated that code enforcement staff would work with the property owners on a schedule to abate the nuisance and that a request can be made for the City to abate the nuisance. Mr. Blackwell stated that if the nuisance remains unabated, then the City would hire a contractor to address the matter and send a bill to the property owner for the cost of abatement. Mr. Blackwell stated that if the bill is not paid, then the cost will be recorded as a lien against the property.

Motion: Councilman Meadows made a motion to approve the draft ordinance to regulate dead, dangerous and diseased trees. Councilman Reeves seconded the motion.

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

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

Mr. Blanton thanked our community partners Arts on the Greenway and the Community Development Foundation for being here tonight and for their continued support and collaboration with the City of Mount Holly. Mr. Blanton reiterated that the $20,000 donation from the Community Development Foundation will be going towards the Dutchman Creek Bridge. Mr. Blanton stated that this project was approved at the City Council Retreat and was awarded to J.D. Goodrum. Mr. Blanton stated that this project has been a long time in the making and will be building the bridge at River Street Park connecting that segment of greenway. Mr. Blanton stated that this project will take 8 to 9 months once we break ground. Mr. Blanton stated that another project approval at the City Council Retreat was the Gateway Connector Road which will eventually become the Kemp A. Michael Way located behind the Fairfield Inn connecting

YMCA Drive and Caldwell Drive. Mr. Blanton stated that this project was awarded to Red Clay and has been another project a long time in the making. Mr. Blanton stated that the City is looking forward to breaking ground on that project to open up the hundreds of millions of dollars of development in the South Gateway behind the Fairfield Inn. Mr. Blanton stated that a contract for repaving around Hawthorne and across downtown was awarded to Quinn Sales to be worked on throughout the next few months in order to spend some of the City's Powell Bill money before our June 30th deadline. Mr. Blanton stated that as you came into the Grand Hall, you may have noticed that the sound upgrades have been completed and is an exciting amenity towards making the event space here in Mount Holly the best in Gaston County. Mr. Blanton commented on the progress at Ransom Hunter Park and that it should be completed in the next couple of months. Mr. Blanton commented that March 11, 2025 marks 146 years of incorporation for the City of Mount Holly and it is an exciting time to be here. Mr. Blanton thanked the Council and the citizens for their support.

Motion: Mayor Pro Tem Shoemaker made a motion to adjourn the March 10, 2025 City Council meeting at 8:01 pm. Councilman Reeves seconded the motion.

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

The meeting adjourned at 8:01 pm.

Draft: 3/10/2025_td
Approved: 3/24/2025