

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, MARCH 25, 2024
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 *Absent*	Brian DuPont, Assistant City Manager
Councilman Ivory Craig	Brian Reagan, Police Chief
Councilman Jeff Meadows *Absent*	Ryan Baker, Fire Chief
Councilman Bryan Hough	Greg Beal, Planning Director
Councilwoman Phyllis Harris	Tony Walker, Streets and Solid Waste Director
Councilman Kenneth Reeves	Robert Stewart, Deputy Utilities Director
Marie M. Anders, City Attorney	Mark Jusko, Recreation Supervisor
Danny Jackson, Consultant	Michelle Wood, Finance Director
Tara Douglas, City Clerk	Alexis Hill, Human Resources Director

INVOCATION

Councilman Craig led the Council, staff, and attendees in prayer.

PLEDGE OF ALLEGIANCE

Mayor Moore led the Council, staff, and attendees in the pledge of allegiance.

SET THE AGENDA

Mayor Moore entertained a motion to approve the agenda as presented. Councilman Hough made a motion to approve the agenda as presented. Councilwoman Harris seconded the motion.

All Council members present voted in favor. (Motion Carried)

CONSENT AGENDA

1. Call for a Public Hearing regarding the Ransom Hunter Park naming application
2. Approval of updated Bee Art Project locations
3. Approval of updated concrete pad sizes to support the leased art program in River Street Park
4. Approval of Duke Energy Franchise Agreement
5. Approval of the Mount Holly Code of Conduct

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6. Approval of Minutes from the March 1, 2024 City Council Retreat
7. Approval of Minutes from the March 11, 2024 Council Meeting
8. Approval of Minutes from the March 11, 2024 Closed Session

Mayor Moore entertained a motion to approve the consent agenda as presented. Councilman Hough made a motion to approve the consent agenda. Councilman Reeves seconded the motion.

All Council members present voted in favor. (Motion Carried)

PRESENTATIONS

1. Update on bike trails at Mountain Island Park at Mount Holly

Bruce Euler (Tarheel Trailblazers)

Mr. Euler gave an update on the Tarheel Trailblazers. Mr. Euler stated that he has been the trail coordinator for Mountain Island Park since 2018. Mr. Euler stated that the Tarheel Trailblazers is a 501 (C) (3) organization. Mr. Euler stated that the organization has over 650 members. Mr. Euler stated that the Tarheel Trailblazers have created and maintained close to seven miles of single trails, raised over \$5,000.00 in local donations, volunteered over 5000 hours, and provided active stewardship of the park. Mr. Euler stated that the long-range goals and projects were to increase the park mileage by expanding into areas that do not have trails. Mr. Euler stated that another long-range goal would be to hire a professional trail builder or consultant to provide a master mountain bike plan for the park and other areas. Mr. Euler stated that the organization would like to work with City staff to increase awareness of the trail and fundraising opportunities. Mr. Euler thanked the Mayor and Council. The Council thanked Mr. Euler for his dedication and hard work.

PUBLIC HEARING

1. Continuation of a Public Hearing from the March 11, 2024 meeting to consider approval of a third amendment to the development agreement with OMBMH, LLC ***Marie Anders***

Mrs. Anders stated that the Public Hearing for this item was opened at the 3/11/2024 City Council Meeting. Mrs. Anders stated that Mr. Marrino appeared at the March 11, 2024 Council meeting for the advertised public hearing and gave the Council and update of the progress and next steps for this project. Mrs. Anders stated that the updated timeline that Mr. Marrino presented showed

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construction is now estimated to be completed by August 31, 2025. Mrs. Anders stated that this would put the project beyond the deadline in the Development Agreement to receive a certificate of occupancy within 36 months of purchasing the property, which is March 31, 2025, and would also make it difficult for the project to meet the timeline to hold a grand opening of the proposed brewery restaurant and biergarten within 6 months of issuance of the certificate of occupancy, which is September 30, 2025. Mrs. Anders stated that the Council continued the public hearing to the March 25, 2024 Council meeting to give Mr. Marrino time to request an extension to the timeline to receive a certificate of occupancy and hold a grand opening. Council has before them a proposed resolution and a proposed agreement with a modification that would extend the construction financing deadline to September 30, 2024, the certificate of occupancy deadline to September 30, 2025, and the grand opening deadline to December 31, 2025.

Mayor Moore entertained a motion to continue the public hearing from the March 11, 2024 Council Meeting. Councilman Hough made a motion to continue the public hearing. Councilman Craig seconded the motion.

All Council members present voted in favor. (Motion Carried)

Mr. John Marrino stated that he is appreciative of the City's willingness to work with him and this project.

With no one signed up to speak at the public hearing, Mayor Moore entertained a motion to come out of the public hearing and go back into the regular meeting. Councilman Hough made a motion to come out the of the public hearing and go back into the regular meeting. Councilman Craig seconded the motion.

All Council members present voted in favor. (Motion Carried)

Councilman Hough made a motion to approve Resolution 03252024A for the third amendment to the development agreement regarding 725 Elm Street, Mount Holly, NC. Councilman Craig seconded the motion.

All Council members present voted in favor. (Motion Carried)

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NEW BUSINESS

1. City Manager Report

Jonathan Blanton

Mr. Blanton highlighted the great work of the Police Department. Mr. Blanton stated the Police Department went through their Public Safety Answering Point (PSAP) report and our 911 center and had no findings identified for the first time. Mr. Blanton stated that he wanted to provide an update on some items that had been brought to the Council's attention. Mr. Blanton stated that the Belmont Mount Holly Road sidewalk installation is coming along well. Mr. Blanton stated that these sidewalks were Department of Transportation (DOT) and City initiated and were approved for 5 ½ feet and there were no issues regarding how that would adversely affect developers going forward. Mr. Blanton stated that there is an 8-foot requirement for private development. Mr. Blanton stated that there have been a lot of questions and comments regarding traffic congestion. Mr. Blanton stated that the City has a very rigorous cost-benefit analysis that developers are required to go through when we are looking at these new developments. Mr. Blanton stated that staff and Council have done an excellent job putting safeguards in place to ensure that we are evaluating all aspects when it comes to the traffic impact analysis of the community. Mr. Blanton stated that we had an excellent Legislative Day last week to tour the Muddy River Distillery. Mr. Blanton stated that Representative John Torbet, Senator Brad Overcash, and Senator Ted Alexander attended the event and were excited to see the progress. Mr. Blanton stated that Community Coffee will be tomorrow morning here at the Municipal Complex and that the Better City team will be here. Mr. Blanton stated that he spoke with Congressman Jeff Jackson and Mount Holly will be receiving approximately \$1,000,000.00 in federal funding that was requested last year.

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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 N.C.G.S 143-318.11 (a) (3, and 5). Councilman Reeves made a motion to go out of the regular meeting and into closed session at 6:58 pm . Councilman Craig seconded the motion.

All Council members present voted in favor. (Motion Carried)

Mayor Moore entertained a motion to come out of closed session and back into the regular meeting. Councilman Hough made a motion to come out of closed session and back into the regular meeting at 7:01 pm. Councilman Craig seconded the motion.

All Council members present voted in favor. (Motion Carried)

ADJOURN

With no additional items for discussion, Mayor Moore entertained a motion to adjourn the March 11, 2024 Council meeting. Councilwoman Harris made a motion to adjourn the March 25, 2024 Council Meeting at 7:02 pm. Councilman Reeves seconded the motion.

All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 7:02 pm.