

Town of Taylorsville



# TOWN COUNCIL REGULAR MEETING

Town Council Chambers  
Tuesday, February 3, 2026 at 5:30 p.m.  
Prepared by: Nicole Mayes

**Present:** Mayor George Holleman  
Mayor Pro Tem Eric Bumgarner  
Councilwoman Tamara Odom  
Councilwoman Kim Brown

**Absent:** Councilman Jack Simms

## Call to Order, Invocation, Pledge of Allegiance

George B. Holleman, Mayor

The regular meeting of the Town Council was called to order by Mayor George Holleman on February 3, 2026, at 5:30 pm. Invocation was given by Mayor George Holleman followed by the Pledge of Allegiance led by Councilmember Kim Brown.

## Adjustment and Approval of the Agenda:

George B. Holleman, Mayor

Mayor Holleman requested any necessary adjustments to the agenda. Hearing no requests for modifications, a motion was presented to approve the agenda as presented.

*A motion to approve the agenda as presented was made by Councilmember Tamara Odom, seconded by Councilmember Kim Brown, and approved unanimously.*

## Consent Agenda

### Approval for Minutes:

George B. Holleman, Mayor

- a. January 6, 2026, Regular Meeting
- b. January 20, 2026 Work Session

*A motion to approve the minutes as presented was made by Councilmember Eric Bumgarner, seconded by Councilmember Tamara Odom, and approved unanimously.*

## Request to Speak/Opportunity for Public Comment

Mayor Holleman opened the public comment period by reminding everyone that this was an opportunity for citizens to express items of interest to the Mayor and Town Council. He clarified that this is not a time

for the Council to respond or take action, as any necessary follow-up would be taken under advisement. The mayor also asked speakers to maintain proper decorum and to limit their comments to no more than three minutes.

No citizens came forward to speak.

## **1. Economic Development Strategic Plan Adoption**

**N. Hester, Town Manager**

Town Manager Nathan Hester introduced Phil Boggan from the NC Department of Commerce to present the final draft of the Town of Taylorsville Economic Development Strategic Plan.

Mr. Boggan opened by noting the visible progress already occurring within the community. He explained that the draft was the culmination of a year-long process initiated by a Memorandum of Understanding (MOU) between the Town and the Department of Commerce to develop a five-year strategic plan.

### **Key Highlights of the Planning Process:**

- Steering Committee: The project was guided by a dedicated steering committee led by Town Manager Nathan Hester. The committee included Councilmembers Kimberly Brown and Tamara Odom, along with representatives from the County and local community members: Connie Kincaid, Dwaine Coley, Ashley Lineberger, Micah Henry, Katie Dawnn, Lynn Reese, Lisa McLain, and Stacy Sipes.
- SWOT Analysis: The group identified local assets, drivers, strengths, weaknesses, and external threats to overcome.
- Public Engagement: The process included a public meeting and a community survey. Mr. Boggan noted that while most communities receive 50–150 responses, Taylorsville received over 500 survey responses, signaling high community engagement.
- Implementation: Mr. Boggan emphasized that his role does not end with the plan's adoption; he will continue to assist with the implementation and work-plan phases.

### **The Five-Year Vision**

The plan establishes a vision for Taylorsville as a destination where "heritage meets opportunity," focusing on a walkable downtown, diverse housing, and support for small businesses and manufacturing. To achieve this, five core strategies were identified:

1. Position Taylorsville as a premier place to live, work, and visit.
2. Create a dynamic downtown.
3. Invest in recreation, wellness, and cultural tourism.
4. Strengthen infrastructure to support long-term growth.
5. Position Taylorsville to become a NC Main Street Community.

Each strategy is supported by three specific goals, objectives, and recommended projects. Mr. Boggan noted that the plan includes AI-generated visualizations to provide conceptual ideas for streetscapes, building renovations, and public art.

## Council Discussion

Mayor George Holleman and Mr. Boggan discussed the reliability of the cell-phone "ping" data used to track visitor traffic. Mr. Boggan confirmed the data is scientifically adjusted via algorithms to ensure accuracy, providing valuable insights for local businesses regarding peak traffic times.

Councilmember Eric Bumgarner expressed surprise at the "leakage" of local revenue to surrounding areas. He noted that the data is already being used to recruit businesses that see Taylorsville as a central hub between larger neighbors like Hickory and Statesville.

Councilmember Kim Brown thanked Mr. Boggan for the comprehensive appendix, noting that the plan clearly outlines the town's shortfalls and the specific types of businesses the community needs to attract.

*A motion to adopt the Economic Development Strategic Plan was made by Councilmember Tamara Odom, seconded by Councilmember Eric Bumgarner, and approved unanimously.*

### 2. Establish a Public Hearing

**N. Hester, Town Manager**

The Town Council discussed establishing a public hearing for the adoption of a new sign ordinance, tentatively scheduled for March 3, 2026.

Town Manager Nathan Hester noted that the draft had been reviewed during the previous work session. He informed the Council that he is scheduled to meet with the County Planning Department this week, with a follow-up meeting planned prior to the March session. Mr. Hester confirmed he will incorporate the recommendations provided by the Council during the work session into the final draft, ensuring the updated ordinance is ready for formal consideration and adoption in March.

*A motion to establish a public hearing was made by Councilmember Kim Brown, seconded by Councilmember Eric Bumgarner, and approved unanimously.*

### 3. Establish a Public Hearing

**N. Hester, Town Manager**

The Town Council considered scheduling a public hearing for March 3, 2026, to begin the application process for a Community Development Block Grant (CDBG).

Town Manager Nathan Hester explained that the CDBG application requires two distinct public hearings: an initial broad-scope hearing to adopt a resolution of intent to apply for funds, followed by a second, project-specific hearing focused on the final grant application.

Mr. Hester stated that the primary objective is to secure funding for the demolition of the hospital. This project will be a collaborative effort involving the property owner and the town's new economic development non-profit, the Taylorsville Development Alliance. The goal is to transition the site into a community asset, marking it as one of the town's first major economic development initiatives.

*A motion to establish a public hearing was made by Councilmember Eric Bumgarner, seconded by Councilmember Kim Brown, and approved unanimously.*

### 4. Offer to Purchase Real Property

**N. Hester, Town Manager**

The Town Council considered an offer from Xiong Rentals, LLC in the amount of \$375,000 for the purchase of town-owned property located at 60 2nd Avenue SW (Alexander County PIN #0006894).

Town Manager Nathan Hester noted the former Urgent Care building is intended for a medical office with potential after-hours and weekend services. Under the agreement, the Town is obligated to patch the parking lot asphalt and repair a stone column damaged during previous drainage work. The buyer must deposit \$18,750 in earnest money within five days of contract execution, followed by a 30-day examination period, with closing to occur no later than March 31, 2026.

Town Attorney Monroe Pannell addressed a clerical correction on page 2 of the contract, noting that references to The Williams Law Firm will be stricken as the Town of Taylorsville—not the firm—will hold the earnest money. Mr. Pannell further explained that the upset bid notice will be published in the Taylorsville Times, with a minimum qualifying bid threshold of \$393,800. Due to the 10th day falling on a weekend, the final deadline for submitting an upset bid is set for 4:30 PM on Monday, February 16, 2026.

Council was asked to approve the resolution of intent to sell, subject to the corrected earnest money provision.

*A motion to approve the resolution to accept the offer for the sale of real property was made by Councilmember Tamara Odom, seconded by Councilmember Kim Brown, and approved unanimously. (See [attachment A](#), which is hereby incorporated and made a part of these minutes.)*

## **5. Streets & Sidewalks Change Order**

### **A. Wike, Public Works**

The Town Council considered a change order for the ongoing Streets & Sidewalks project to include additional asphalt removal and paving at the entrance of Green Meadows Drive.

Public Works Manager Aaron Wike presented the request, noting that the original contract only specified milling around the curb and gutter at the Green Meadows entrance. Since the initial inspection a year ago, the asphalt has significantly deteriorated. To ensure the longevity and quality of the project, the change order proposes removing all old asphalt and replacing it with new paving.

The change order increases the contract price by \$38,500.00, bringing the total to \$1,158,802.50. However, Mr. Wike explained that this is offset by approximately \$60,000.00 in previously planned patching work that is no longer required; consequently, while this specific line item increases, the overall project cost is expected to remain below the original budget.

Mr. Wike confirmed that the project engineer initiated this change order to address the updated site conditions.

*A motion to approve the streets and sidewalks change order was made by Councilmember Eric Bumgarner, seconded by Councilmember Tamara Odom, and approved unanimously. (See [attachment B](#), which is hereby incorporated and made a part of these minutes.)*

## **6. Staff Reports:**

### **Staff Department Heads**

#### *Police Department Reports*

Chief Mike Millsaps presented the Police Department's statistics for the month of January 2026.

- Calls for Service: 876
- Reports Filed: 54

Chief Millsaps noted that due to recent system downtime, some data points were unavailable, though the figures provided offer a consistent overview of the month's activity.

The Chief reported that there were no major incidents during the recent snowstorm. He highlighted a specific community assistance call involving a woman and her dogs stranded in a van. Officers successfully transported the individual and her pets to a local motel to ensure their safety and shelter during the inclement weather.

Regarding department readiness, Chief Millsaps noted that the majority of the patrol fleet is equipped with all-wheel drive, which allowed for uninterrupted service during the storm. While some older, two-wheel-drive vehicles remained stationary, the department's overall mobility was not hindered by the road conditions.

#### *Finance Department Report*

Interim Finance Director Angela Wagoner provided an update on the status of the annual audit.

Ms. Wagoner reported that she has been in communication with the town's auditing firm, Martin Starnes & Associates. The process has experienced minor delays this week due to recent inclement weather and the firm's commitment to other statutory reporting deadlines.

Interim Finance Director Angela Wagoner reported that the auditors expect to complete the financial statements for review by the end of next week. The Finance Department is currently fulfilling additional information requests and uploading documentation to the firm's portal. Pending the firm's final review, the department aims to finalize the audit by the end of February 2026.

#### *Public Works Report*

Public Works Manager Aaron Wike provided a report on the department's response to the recent winter storms.

Mr. Wike commended the Public Works crew for their extensive efforts over the past two weekends, noting that staff worked approximately 10 hours each Saturday and Sunday to manage road conditions. He explained that although the Town typically relies on the State for salt, State reserves were exhausted during the ice storm, limiting application primarily to major highways. In response, the Town utilized its own remaining reserves for hills and critical areas, with favorable temperatures and existing salt residue ultimately clearing the streets.

Mr. Wike confirmed there were no town-side utility issues or major incidents; while four residents reported frozen pipes, these were identified as private-side issues rather than Town infrastructure failures.

Councilmember Tamara Odom expressed her gratitude to the Public Works team for their hard work and dedication during the inclement weather.

Mayor George Holleman shared a commendation from Lynn Reese of the Economic Development Committee. Mr. Reese reported that after flying into Charlotte after the winter storm, the roads in Taylorsville and Alexander County were significantly better maintained than those in surrounding areas, allowing for a safe return home.

The Mayor concluded by thanking the crew for their exceptional performance and for ensuring that the operations were completed without injury.

### **Town Managers Report**

**N. Hester, Town Manager**

Town Manager Nathan Hester presented his report, beginning with recognition of the Public Works Department. He expressed his pride in the team's hard work and dedication to ensuring safe travel for residents during the recent winter storms.

Mr. Hester reported that the Town expects to receive funding recommendations from the Department of Environmental Quality (DEQ) staff by February 18, 2026. Following these recommendations, the applications will move to the DEQ Board for a final vote, providing a clearer picture of the total funding awarded.

Mr. Hester and Public Works Manager Aaron Wike are continuing to pursue additional opportunities. This includes a scheduled meeting with the Council of Governments (COG) to discuss a potential Building Reuse Grant, further infrastructure grants, and specialized funding for the Town's new 501(c)(3) non-profit, the Taylorsville Development Alliance.

Mr. Hester outlined a multifaceted funding strategy for the Town's new 501(c)(3) nonprofit, the Taylorsville Development Alliance. In addition to the CDBG application discussed earlier, the Town is seeking grants specifically to bolster the Alliance's capacity. The Town plans to utilize proceeds from the proposed sale of the former Urgent Care building to provide the Alliance with capital. These funds will allow the Alliance to launch independent projects and partner with the Town on major community growth initiatives.

Town Manager Nathan Hester provided a final reminder regarding the upcoming Town Council Budget Retreat scheduled for February 17, 2026. The session will be held from 9:00 AM to 4:00 PM in the downstairs conference room of the bank located adjacent to Town Hall.

### **Council General Discussion**

Councilmember Eric Bumgarner opened the discussion by expressing his sincere appreciation for the Public Works Department, noting that he personally witnessed the crews clearing the streets. He remarked that the quality of work performed by the Town was highly visible, stating that the transition into Taylorsville was noticeably well-maintained compared to surrounding areas. He requested that his thanks be shared with the entire staff for their performance during the snowstorm.

Councilmember Bumgarner also extended his gratitude to Chief Millsaps and the Police Department for their dedication during the winter weather emergency, noting that while the staff's daily efforts are sometimes taken for granted, they are essential to the Town's operations.

Chief Millsaps added that a couple of officers demonstrated exceptional commitment by staying overnight at the department to ensure they were available for their shifts the following day. Councilmember Tamara Odom commended this as an example of staff going "above and beyond" for the community.

Councilmember Kim Brown concurred with the previous praises and specifically recognized Town Manager Nathan Hester for his leadership. She noted that the Town is currently managing numerous complex projects and making significant headway due to his guidance. Furthermore, Councilmember Brown highlighted the visibility of the Public Works crew's efforts, mentioning that she witnessed staff clearing the police department's lot on Sunday to ensure emergency vehicle mobility. She offered specific praise for a female member of the Public Works crew, noting her strong work ethic and leadership during both the storm cleanup and the recent street sign replacement project. Councilmember Brown concluded by stating that the hard work of the entire staff is making a visible and positive difference within the community.

**Next Meeting:**

**Work Session** – Tuesday, February 17<sup>th</sup>, 2026, from 9:00 A.M. to 4:00 P.M. in the board conference room at Taylorsville Savings Bank.

**Regular Meeting** – Tuesday, March 3<sup>rd</sup>, 2026, at 5:30 P.M. in the Town Council Chambers.

**Adjournment**

*Motion was made to adjourn by Councilmember Eric Bumgarner, seconded by Councilmember Kim Brown, and approved unanimously.*

With no further business to discuss the meeting was adjourned at 6:20 pm.

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Mayor

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Councilmember

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Attest: \_\_\_\_\_

Nicole Mayes, Town Clerk