

ADOPTED

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Gaston County Board
of Commissioners

GASTON COUNTY

COMMISSIONER'S COURT

NORTH CAROLINA

MARCH 25, 2025

The Gaston County Board of Commissioners (BOC) met in Regular Session at 6:00 pm on March 25, 2025 in The Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse.

Chairman Chad Brown presided with Commissioners Cathy Cloninger, Vice-Chair; Jim Bailey, Allen R. Fraley, Bob Hovis, Tom Keigher and Scott Shehan in attendance.

Others present included Matthew Rhoten, County Manager; David Goldberg, County Attorney; and Donna S. Buff, Clerk to the Board.

Upon request of Chairman Brown, Commissioner Hovis led those assembled in the Invocation and Commissioner Bailey led in the Pledge of Allegiance.

Chairman Brown announced the Public Hearings as advertised, explained the procedures to be used, and called for the motion to enter into Public Hearing.

On motion introduced by Commissioner Hovis and seconded by Commissioner Shehan, the BOC unanimously entered into Public Hearing.

Public Hearing - RE: Commissioner Cloninger - Building & Development Services - Zoning Map Change: Conditional District REZ-24-09-20-00192, Century Communities Southeast, LLC (Applicant); Property Parcels: 169881, 169933, 169880, 169883, 169934, 169945, 169884, 169878, 169879, Located on Dallas Stanley Hwy. between Evans Lake Rd. and Kiser Dairy Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the CD/(RS-8) Conditional Zoning District with (US) Overlay

Chairman Brown advised that this item was continued from the February 25, 2025, BOC meeting. He introduced Mrs. Jamie Kanburoglu, Director of Planning and Zoning – Building and Development Services, for comments.

Mrs. Kanburoglu advised subject conditional rezoning request from Century Communities Southeast, LLC is to rezone property parcels 169881, 169933, 169880, 169883, 169934, 169945, 169884, 169878, 169879 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the CD/(RS-8) Conditional Zoning District with (US) Overlay.

The properties total 49.64 acres and are currently vacant; the Applicant's team is proposing to do a planned residential development consisting of 138 single-family homes; the site is located outside of the Dallas city limits along Dallas Stanley Rd. and Kiser Dairy Rd.

She reviewed vicinity, orthophoto, zoning and adjacent property owners' maps and advised the *vicinity map* depicts two nearby developments under construction under the Town of Dallas' zoning jurisdiction (Wintergreen Apartments – a 126-unit development; Davis Hills Subdivision – an 88 single-family homes development; west of this subdivision is a proposed rezoning for industrial uses).

The *orthophoto* depicts the site is currently vacant and has two natural ponds that will be maintained by a Homeowners Association (HOA) if the development is approved; some agricultural buildings on the site will be removed during development.

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The *zoning map* depicts the area is zoned (R-1) with US Overlay and scattered commercial/industrial districts; the *adjacent property owners map* depicts all properties within a 200' buffer of the site for which information was pulled to send mailed notices for the public information meetings and tonight's Public Hearing.

Mailed notices and signs were placed on the site and advertised for tonight's Public Hearing on February 11th per NCGS; staff received a few calls for general information about the request.

She reviewed the proposed Site Plan and advised it consists of 138 lots equating to roughly 2.73 dwelling units/acre and two entrances into the development (off Stanley Dallas Hwy. and Kiser Dairy Rd.); the Applicant's team incorporated the existing ponds into the common open space areas; planned amenities include a walking trail and playground.

The Town of Dallas agreed to provide water/sewer services to the development; it would be the developer's responsibility to extend, construct and petition the lines over to Dallas for ownership and maintenance; the County will not bond the water and sewer infrastructure per internal policies, which means it must be installed, tested and approved prior to staff signing any final plats; this is included in the recommended conditions of approval.

All new roads must be built to NCDOT standards; the developer would petition and request that NCDOT take over the roads for ownership and maintenance; if NCDOT declines, the development's HOA would be responsible for maintenance, as the County does not maintain roads.

The Development Team completed a Traffic Impact Analysis (TIA) last Fall, which NCDOT reviewed and approved; since then, the proposed 155 single-family homes development decreased to the current proposed 138 lots; the Applicant has agreed to install the recommended turn lane on Dallas Stanley Hwy., as detailed in the TIA.

The developer is proposing 22.32 acres of open space, of which three acres will be improved open space and will include walking trails and a park; the Unified Development Ordinance (UDO) only requires 20% of the site to be dedicated towards open space (this development is double what is required).

The UDO allows eight dwelling units/acre in the (RS-8) zoning district via the conditional district process; the proposed density for the development is 2.73; however, the developer is seeking relief from the 8,000SF minimum lot size requirement and is proposing a minimum of 6,600SF lots. She noted this is similar to requests they have seen in the last few years, including Riverbend Preserve, which had a minimum lot size of 6,000SF, Autumn Ridge in High Shoals at 6,032SF, and Mills approved at 6,000SF.

Staff forwarded the project to the Technical Review Committee (TAC); the Schools, a contact on that group, provided a letter stating it is prepared to accommodate and adjust to meet the needs of a changing population; the development's assigned schools would be Carr Elementary, W.C. Friday Middle School and North Gaston High; this afternoon staff received and distributed an updated letter from the Schools to the BOC; based on information in letter and student population data from the NC School Report Card site for the 2023-24 academic year, Carr is operating at 82.7% capacity, W.C. Friday is at 83.5% capacity and North Gaston is at 92% capacity.

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The TRC received another comment from GEMS advising this would increase the load of call volume relative to available resources (estimated at 312 calls per thousand population).

Per Census data, the County's average household population is 2.47; if 2.47 is multiplied by the number of proposed lots in the subdivision, the estimated population would be 341 residents.

She reviewed renderings provided by the Development Team and advised there are additional notes regarding art texture on the Site Plan and include proposed materials of brick, stone, precast stone, cementitious fiber board, stucco, EIFS, decorative block and/or vertical/horizontal shake style or similar vinyl; the front of homes shall have a mix of two materials; front porches will be a minimum of 4' in depth opposed to 8' required by UDO; local governments cannot regulate architecture of single-family homes unless it is through the conditional rezoning process and the conditions are mutually agreed upon.

She reviewed slides containing the areas of relief as follows:

- **Section A. 4 – Allowed/Required Housing:** The PRD use requires at least two housing types; Applicants have proposed only the single-family detached residential building type
- **Section A. 8 – Off-street parking (at Administrator's Discretion):** Applicants are proposing hard-surfaced driveways with a minimum one-car garage and two-car driveway for onsite parking for each home; a staff proposed condition of approval includes a requirement of no parking signage throughout the development on one side of the street; the signs would be reviewed during construction document review
- **(RS-8) Lot requirements (minimum lot size: 8,000SF; Front: 30'; Side: 7' and Rear: 20'):** Applicants are proposing a 6,600SF minimum lot size; and setbacks of 20' front, 6' side, 16' corner lot, and 20' rear.

For the record, staff recommends the following conditions of approval:

1. All proposed streets shall be built to NCDOT standards and petitioned to be turned over to NCDOT for maintenance upon completion. If NCDOT does not accept the roads, then all roads will be recorded as private roads with maintenance to be overseen and executed by the development's Homeowners Association.
2. All site improvements (utilities, streets, sidewalks, and identified traffic mitigation infrastructure) shall be completed, inspected, and approved by the necessary agencies prior to final plat approval. Infrastructure may be bonded in order to receive approval on a final plat, however water and sewer infrastructure are not subject to bonding. All necessary utility lines and infrastructure shall be underground and their easements shall be shown on all final plats.
3. All roads and driveways and sidewalks shall be paved. Gravel may not be used for driveways on roads and/or streets. The Administrator may approve a gravel drive for the proposed walking trail and access drives if needed for utilities or right-of-way/easement access to identified open areas.
4. The Developer shall apply for and acquire all permits from NCDOT and other state and local permits.
5. The Development Team shall establish a Homeowner's Association and submit the Covenant's Codes and Restrictions document to the County's Planning and Zoning staff for review prior to the construction documents being approved.
6. All designated open spaces, areas, ponds, street lighting, signage, easement accesses, etc. shall be maintained by the Homeowner's Association.
7. The Administrator shall be allowed to approve minor changes to the site plan during construction review process so long as the changes are minor in nature and the number of lots in the overall development are not increased.

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8. Signage shall be placed throughout the community that restricts parking to one side of the road to allow for adequate access by the residents, service providers, and emergency vehicles.
9. Construction drawings shall be submitted to the County for review within 24 months of final approval of the rezoning request.

For the record, she noted staff talked with the Applicants team about removing this condition so that there isn't a timeline on those documents being submitted.

10. Each lot shall have one tree planted in the front yard. All trees shall be out of the right-of-way.

She noted this was at the request of NCDOT.

11. All notes included on the site plan shall be considered conditions of approval for the development.

The project is in *(Small) Area 2: North 321Gaston/North Central Gaston* of the Comprehensive Land Use Plan (CLUP); key issues for citizens in the area include preservation of open space, road improvements, more transportation alternatives, and steering development towards existing infrastructure and areas immediately surrounding towns and cities.

The future land use designation is *Rural* (rural areas are characterized as having plenty of open space along with farmstead style housing. *(This was the default land use designation for the County when the CLUP was implemented.)*

The site is outside of municipal limits and has access to public utilities which positions the land for development with a higher cluster-type density.

Per UDO requirement, the Applicants held public information meetings on January 8th and 9th; the sign-in sheet and questions asked by those in attendance (a total of ten people) were included in BOC's staff packets.

The request was presented to the Planning Board at its February 3rd meeting and the Board recommended approval, as amended, by a 7-1 vote; the Planning Board recommended the following additional conditions:

1. *Each home shall have a minimum two-car garage in addition to a two-car parking pad or driveway.*
2. *Residential neighborhood ground signs may be up to 8' tall, and the sign area be limited to 25 SF.*
3. *Vinyl siding shall only be used for trimming and soffits and shall not be an approved siding material for the proposed homes.*

Chairman Brown called for comments from the Applicants.

Mr. Brice Dimitruck, Century Communities Southeast (CCS) LLC, 7401 Carmel Executive Park Dr., (Ste 310), Charlotte, NC, advised CCS is a national builder and one of the top 10 in the USA working in 40 markets throughout 17 states; CCS provides complete packages; accept land acquisitions, entitlements and development plans and sell homes and title insurance via loans; their division entered the market in 2017; is currently active with 15 communities; has closed over 23 to date.

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He reviewed slides, and displayed a site aerial photo of the project location along Dallas Stanley Highway – Evans Lake Rd. to the rear, and Kiser Dairy, to the Northeast – centrally located to access multiple roads; site plan slide depicted 49 acres total per site plan; 2.73 units/acre with 138 lots (about 44% will be retained as open space) that will include an amenity package and other unique features to help residents enter/exit the community.

A TIA was conducted this past year and was responsible for looking at three intersections (Dallas Stanley Hwy.; Kiser Dairy Rd.; one access along Dallas Stanley; another access along Kiser Dairy) with NCDOT's coordination; initially projected 155 units; are now down to 138 units; they kept the original 155 units and followed the TIA's recommended 50' worth of storage on the left turn lane into the site; NCDOT recommended doing 100' of storage to allow cars to get off Dallas Stanley Hwy., into the site quicker and we are following this recommendation; amenities include 44% open space, a playground, walking trails and keeping the natural feel off backside of property.

He reviewed renderings of houses built in Lincoln Meadows (Lincolnton); asked if BOC had any questions.

Chairman Brown called for citizen comment.

Ms. Crystal Jenkins, 253 Kiser Dairy Rd., Dallas, NC, voiced concerns about another development already built adjacent to this proposed project, stating it is an eye sore and has increased traffic and noise; noted there is also a concern that the dense residential area will bring crime and places burden on fire, rescue, police, trash, water, septic and schools; North Gaston High School is already at 92% capacity; urged BOC to keep Dallas a small, quaint, welcoming town and to avoid bending to pressure from individuals whose purpose is financial gain and greed.

Chairman Brown called for comments or questions from the BOC.

Chairman Brown advised that the project's density is overwhelming; recently, another community was developed on the other side of the proposed project. He noted that he does not understand how parking will work with two-car garages; the lots are smaller than what the County usually uses; he inquired if it could be changed to a smaller project under the conditions.

Mr. Dimitruck responded that they are looking at two-car garages with two-car-wide driveways; everything will stay within, past the sidewalk.

Chairman Brown asked if staff had addressed the Evans Lake Dam issue with NCDOT.

Mrs. Kanburoglu advised that staff discussed and the issue would not be addressed until the developer starts construction drawings; NCDOT and Army Corps of Engineers will review that to determine if the road can sustain the development.

Mr. Dimitruck advised that they would not access the back road at all; currently, the apartments are working on that back road; they are draining part of the lake to install a waterline and upgrade/repave that section. They will also install a storm drain system to handle water coming from the lake, and there should be no more over-topping water across the road.

Chairman Brown advised that County had this same issue in a different community; he would like to see 10,000SF lots, and cannot see supporting the project with the proposed density at 138 lots. He asked staff if this could be looked into as a condition.

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Mrs. Kanburoglu responded that the conditions must be agreed upon by BOC and the development team, and would assume the development team would have to determine if those numbers would be feasible for the project; probably not a decision they could make this evening.

Commissioner Cloninger stated she lives in Dallas; advised traffic is highly impacted coming to/from Gastonia and Dallas, and on Dallas Stanley Hwy. She noted residents must take side streets to avoid a lot of that traffic. She noted that she wasn't sure that the subject road could handle any more traffic.

Commissioner Shehan asked how many citizens attended the public meetings and about the feedback.

Mr. Dimitruck responded that four or five attended the first meeting; five attended the second meeting; most of the feedback was questions about what was going to happen to the two lakes.

Commissioner Shehan asked if there were any plans about how to secure the ponds (barriers or fencing) to keep non-residents from accessing them.

Mr. Dimitruck responded that they have not looked at securing the ponds via those methods, but will look into some type of fencing or berm; they must look at the true condition of the ponds and make sure what they do will not impact the ponds and be detrimental to the residents.

Commissioner Shehan asked if a left-hand turn lane was the only addition NCDOT requested in the traffic study.

Mr. Dimitruck responded "that is correct."

Commissioner Shehan noted agreement with Commissioner Cloninger; stated that between 3 pm and 6 pm, Dallas is highly congested in that community; any development that increases traffic is detrimental.

Chairman Brown reiterated his preference for 10,000SF lots vs 6,600SF as a condition to maintain the County's standard square footage. He reiterated his concerns with density and the Evans Lake Dam.

Mrs. Kanburoglu asked if the BOC wanted to give the development team time to discuss, assuming they would be amenable to that.

Chairman Brown asked if they wanted to do it tonight or come back.

Mr. Dimitruck responded he preferred to come back.

Mr. Brian Sciba, Assistant County Manager, recommended that the Board of Commissioners present all conditions to the development team at once, allowing them to review and evaluate to determine what they are willing to agree to, and then report back.

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Commissioner Keigher suggested that BOC advise staff of any concerns by the end of the week so that Mr. Sciba can communicate them to the developer, and to add the request on the April 22nd Agenda.

Chairman Brown asked the BOC to submit any conditions to Mr. Sciba or Mrs. Kanburoglu by Friday, March 28th.

Chairman Brown called for a motion to continue the hearing until the next meeting.

On motion introduced by Commissioner Keigher and seconded by Commissioner Fraley, the BOC unanimously continued the public hearing until the April 22nd meeting.

Public Hearing - RE: Commissioner Fraley - Building & Development Services - Zoning Map Change: REZ-25-01-17-00207, Jordan Demers (Applicant); Property Parcel: 162981, Located at 3002 Tryon Courthouse Rd., Bessemer City, NC, Rezone from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts to the (R-2) Single Family Moderate Zoning District

Chairman Brown introduced Mrs. Peyton Wiggins, Planner II – Building & Development Services, for comments.

Mrs. Wiggins advised subject rezoning request is for parcel 162981 or 3002 Tryon Courthouse Rd. owned by Jordan Demers (Applicant); Applicant is requesting to rezone the .09 acre parcel from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts to the (R-2) Single Family Moderate Zoning District; the parcel is in the northwestern quadrant of County, close to Cherryville city limits.

She reviewed orthophoto, zoning and adjacent property owners' maps and advised the *orthophoto* depicts the parcel is vacant (just the corner of Tryon Courthouse Rd. and County Line Rd.); the location is primarily residential with different housing types and styles and pockets of industrial and commercial scattered throughout area; previously per aerial photos a single-wide manufactured home and two structures were on the property and were removed between 2022 and 2023; the property has a small portion across Tryon Courthouse Rd. totaling .09 acres; per tax documents and prior deeds, this parcel has existed like this since 1963; the small portion falls under the (I-2) and the larger portion falls under the (R-1) zoning districts.

The *zoning map* depicts the area is zoned (R-1) with chunks of (I-2), (R-2), and (C-1) throughout the immediate vicinity; if approved, any uses allowed in the (R-2) zoning district would be permitted per standards/regulations adopted in the UDO.

The *adjacent property owners' map and list* depict those notified of the Public Hearing; mailed notices were sent out, and a sign was placed on site on March 10th per NCGS; staff have not received any calls about the request.

The site will be served by a private well and septic system; the roads it fronts upon are both NCDOT-maintained roads.

The site is in *Area 1: Rural Gaston/Northwest Gaston* of the Comprehensive Land Use Plan; key issues for citizens in the area include preservation of open space, road improvements, and better

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connectivity to other areas of the County, preservation of agriculture, and maintaining the rural "feel" of the community.

The future land use designation is *Rural Center*, defined as rural community areas that serve a specific purpose for the immediate area.

Staff forwarded the request to the Technical Review Committee on February 19th and received no comment.

The Gaston-Cleveland-Lincoln Metropolitan Planning Organization provided a letter stating there are no funded transportation improvement projects within the immediate area of the site.

In conclusion, she stated the Planning Board heard the request at its March 3rd meeting and recommended approval via a unanimous (7-0) vote.

Chairman Brown called for comments from the Applicant and for citizen comment, questions from the BOC, and any additional comments; hearing none, declared the Public Hearing closed.

Chairman Brown recapped the Planning Board's recommended approval via a 7-0 vote and called for a motion to approve.

On motion introduced by Commissioner Fraley and seconded by Commissioner Hovis, the BOC unanimously approved **2025-063**, upon consideration of the map change application, public hearing comment, and recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will keep the parcel residential in nature and maintain the rural "feel" of the community, as envisioned by the Rural Gaston small area plan.

The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: 162981, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-2) Single Family Moderate Zoning District.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

Chairman Brown directed the County Attorney to provide the Consistency Statement to the Clerk for the record.

Public Hearing - RE: Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-25-01-21-00208, Stephen Newman (Applicant); Property Parcel: a portion of 169894, Located at 160 Evans Lake Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

Chairman Brown introduced Mrs. Peyton Wiggins, Planner II – Building & Development Services, for comments.

Mrs. Wiggins advised the above-mentioned request is for a portion of parcel 169894 located at 160 Evans Lake Rd., Dallas, NC; Stephen and Vanessa Newman, Property Owners/Applicants, are

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requesting to rezone .73 of the 1.51 acre parcel from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay; the parcel is in the central portion of the County just outside the Dallas town limits.

She reviewed orthophoto, zoning and adjacent property owners' maps and advised the *orthophoto* depicts the entire parcel; currently one manufactured home is on northern side of property and the southern portion is vacant; there is a mix of housing types throughout the area; the *zoning map* depicts the area is zoned (R-1) with chunks of (I-2), (R-2) and (C-1) zoning districts.

The *adjacent property owners map* depicts those notified of the Public Hearing; a sign was placed on site and notices were mailed out on March 10th per NCGS; staff has not received any calls about the request; referenced slide providing information of adjacent property owners that received mailed notices.

Earlier this year, the Applicants subdivided the property, leaving the existing manufactured home on lot 1 and keeping lot 2 vacant; the rezoning request is only for lot 2; the Tax Mapping Department has not mapped this new parcel, which is why the rezoning is still tied to the mother parcel.

The site will be served by a private well/septic system and accessed off Evans Lake Rd., a NCDOT-maintained road.

The project falls within *Area 2: North 321 Gaston/North Central Gaston* of the Comprehensive Land Use Plan; key issues for citizens in area include preservation of open space, road improvements and better connectivity to other areas of County, preservation of agricultural and steering development towards existing infrastructure and areas immediately surrounding towns and cities.

The future land use designation is *Rural*, which is characterized by green rolling hills and plenty of open space along with farmstead style housing; this designation exemplifies the County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are set back from the roads they front upon. It's understood that this is the default use designation for the County.

The request was submitted to the Technical Review Committee on February 19th, and no comments were received.

The Gaston-Cleveland-Lincoln Metropolitan Planning Organization provided their standard review letter stating there are no funded transportation improvement projects within the immediate vicinity.

In conclusion, she stated the Planning Board heard the request on March 3rd and recommended approval by a 7-0 vote.

Chairman Brown called for comments from the Applicants and for citizen comments; hearing none, called for questions from the BOC.

Chairman Brown recalled the statement that there were no transportation issues in the foreseeable future, but reiterated the situation with the earlier case as an example of what could occur and stated he wants to be consistent on those issues.

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Chairman Brown called for any additional comments; hearing none, declared the Public Hearing closed.

Chairman Brown recapped the Planning Board's recommended approval via a 7-0 vote and called for a motion to approve.

On motion introduced by Commissioner Keigher and seconded by Commissioner Hovis, the BOC unanimously approved **2025-064**, upon consideration of the map change application, public hearing comment, and recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will keep the parcel residential in nature and maintain the rural "feel" of the community, as envisioned by the North 321 Gaston small area plan.

The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: a portion of 169894, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-2) Single Family Moderate Zoning District.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

Chairman Brown directed the County Attorney to provide the Consistency Statement to the Clerk for the record.

Public Hearing - RE: Commissioner Keigher - EDC - To Approve a Gaston County Level One Incentive Grant Pursuant to N.C.Gen.Stat. §158-7.1 and To Authorize Gaston County to Enter Into an Economic Development Agreement (EDA) with Project Peacock

Chairman Brown introduced Mrs. Alisha Summey, Economic Development Commission (EDC) Assistant Director, for comments.

Mrs. Summey advised Project Peacock is already established in the USA and hope to expand into NC; they love the County, especially Gastonia; is looking to create 25 new jobs at an average annual County wage of \$52,000/year; to invest \$2M in machinery at the Gaston Commerce Center; the facility is about 280,000SF; is looking to start at about 70,000SF and expand to 150,000SF; this will be a multi-tenant building; may double amount of jobs if they end up expanding.

Project Peacock manufactures products seen in grocery stores or pharmacies (mostly display and racking systems); they have had much success in the USA and want to be on the East Coast.

EDC is requesting BOC to approve a Level One Grant (five-year grant); the issue will go before the Gastonia City Council next week.

Chairman Brown called for citizen comment and for questions from the BOC; hearing none and no additional comments, declared the Public Hearing closed.

Chairman Brown called for a motion to approve.

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On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC unanimously approved **2025-065** as follows:

WHEREAS, Project Peacock is considering a total investment of \$2,000,000 in Machinery & Equipment in Gaston County; and,

WHEREAS, North Carolina General Statute §158-7.1 authorizes a County to undertake an economic development project by providing grants for the location of industry; and,

WHEREAS, Gaston County developed an economic grant policy to provide global advanced manufacturing companies and distribution facilities with incentives to develop high quality industries in Gaston County; and, Project Peacock plans to create 25 new job opportunities at or above the County average wage; and,

WHEREAS, it is anticipated that the Company's capital investment in and at the Property and its operations thereat will generate significant ad valorem tax, sales tax and other revenues to the County and will qualify for a Level One Incentive Grant; and,

WHEREAS, the County will prepare a detailed Economic Development Agreement (EDA), between Project Peacock and the County, so as to induce the company to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners approves a Level One Incentive Grant and authorizes the Chairman, or the Vice-Chairman or the County Manager to execute any documents necessary to complete an Economic Development Agreement for Project Peacock.

Chairman Brown announced the Public Hearings was concluded.

Agenda Revision/Approval

On motion introduced by Commissioner Keigher and seconded by Commissioner Hovis, the BOC unanimously approved the Agenda of March 25, 2025.

Approval of Minutes

On motion introduced by Commissioner Hovis and seconded by Commissioner Shehan, the BOC unanimously approved the Minutes of the Regular Meeting of February 25, 2025.

Citizen Recognition

No request.

Consent Agenda

On motion introduced by Commissioner Hovis and seconded by Commissioner Fraley, the BOC unanimously approved the Consent Agenda as follows:

2025-066 Commissioner Keigher - BOC - Commendation - To Recognize the 75th Anniversary of The Epsilon Upsilon Chapter of The Omega Psi Phi Fraternity, Inc.

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- 2025-067 Commissioner Brown - BOC - To Revise the Gaston County Board of Commissioners' Regular Meeting Schedule for April 2025 to Reschedule the April 8th Work Session to Precede the April 22nd Regular Meeting - 6:00 P.M. as follows:**

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners, in accordance with N.C.G.S §143-318.12(a), hereby revises the 2025 BOC Meeting Schedule to RESCHEDULE the April 8th Work Session to precede the April 22nd Regular Meeting at 6:00 P.M.

- 2025-068 Board of Commissioners - Ratification of Employment Contract of Martha Thompson for the Position of Executive Legal Counsel**

- 2025-069 Commissioner Brown - Building & Development Services - To Appropriate Restricted Building Inspections Fund Balance to Support the "Get to Know Gaston" Public Engagement Event and Building and Development Services Renovation (\$39,750) per Budget Change Request:**

Account Description	Account Number	Amount
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(39,750)
Other Services	1000-MGR-100-00000-000000-0000000-0000-01-530015-	5,000
Professional Services	1000-BDS-230-00000-000000-0000000-0000-02-530010-	34,750

- 2025-070 Commissioner Brown - County Attorney - To Approve Settlement to the Estate of Randall Lynn Herring (\$50,000) per Budget Change Request:**

Account Description	Account Number	Amount
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(50,000)
Uninsured Cost	1000-NDP-000-00000-InsSet-LegalEx-0000-01-530025-	50,000

- 2025-071 Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information as follows:**

ENTRY DATE	DEPT NAME	ACCOUNT	DR/CR	AMOUNT
02/03/2025	Health	1000-HLT-254-00000-000000-0000000-0000-05-520015-GMTRN	D	15,000
02/03/2025	Health	1000-HLT-254-00000-000000-0000000-0000-05-520005-GMTRN	D	3,000
02/03/2025	Health	1000-HLT-254-00000-000000-0000000-0000-05-520002-GMTRN	C	17,279
02/03/2025	Health	1000-HLT-254-00000-000000-0000000-0000-05-530027-GMTRN	C	721
02/03/2025	Sheriff	1000-SHF-000-00000-000000-0000000-0000-02-520004-G0090	C	3,685
02/03/2025	Sheriff	1000-SHF-000-00000-000000-0000000-0000-02-520011-G0090	C	8,000
02/03/2025	Sheriff	1000-SHF-000-00000-000000-0000000-0000-02-520015-G0090	C	10,000
02/03/2025	Sheriff	1000-SHF-000-00000-000000-0000000-0000-02-530015-G0090	C	25,000
02/03/2025	Sheriff	1000-SHF-000-00000-000000-0000000-0000-02-530029-G0090	C	20,000
02/03/2025	Sheriff	1000-SHF-210-00000-000000-0000000-0000-02-530010-G0090	D	32,000
02/03/2025	Sheriff	1000-SHF-210-00000-000000-0000000-0000-02-510002-G0090	D	34,685
02/03/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-510001-G0109	D	57,200
02/03/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-510100-G0109	D	4,376
02/03/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-510101-G0109	D	7,779
02/03/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-510102-G0109	D	2,860
02/03/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-510103-G0109	D	12,000
02/03/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-510104-G0109	D	300
02/03/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-510105-G0109	D	200
02/03/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-520001-G0109	D	100
02/03/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-520010-G0109	D	402
02/03/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-520011-G0109	D	2,071
02/03/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-520013-G0109	D	240
02/03/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-520020-G0109	D	1,500
02/03/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-530015-G0109	D	4,400
02/03/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-510001-G0109	C	57,200

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02/03/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-510100-G0109	C	4,376
02/03/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-510101-G0109	C	7,779
02/03/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-510102-G0109	C	2,860
02/03/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-510103-G0109	C	12,000
02/03/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-510104-G0109	C	300
02/03/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-510105-G0109	C	200
02/03/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-520001-G0109	C	100
02/03/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-520010-G0109	C	402
02/03/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-520011-G0109	C	2,071
02/03/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-520013-G0109	C	240
02/03/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-520020-G0109	C	1,500
02/03/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-530015-G0109	C	4,400
02/03/2025	Health	1000-HLT-250-00000-000000-0000000-Year002-0000-05-410000-G0109	C	93,428
02/03/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-410000-G0109	D	93,428
02/03/2025	Library	1000-LIB-000-00000-000000-0000000-0000-04-520020-G0040	C	67,561
02/03/2025	Library	1000-LIB-000-00000-000000-0000000-0000-04-520018-G0040	D	67,561
02/04/2025	Public Works	1000-PWK-191-00000-000000-0000000-0000-01-520006-	C	8,000
02/04/2025	Public Works	1000-PWK-191-00000-000000-0000000-0000-01-510002-	D	8,000
02/04/2025	Sheriff	1000-SHF-210-00000-000000-0000000-0000-02-520020-	C	28,000
02/04/2025	Sheriff	1000-SHF-210-00000-000000-0000000-0000-02-530030-	D	28,000
02/05/2025	Solid Waste	6000-SWS-380-00000-000000-0000000-0000-08-520020-	C	12,000
02/05/2025	Solid Waste	6000-SWS-380-00000-000000-0000000-0000-08-540002-	D	12,000
02/07/2025	Solid Waste	6000-SWS-380-00000-000000-0000000-0000-08-530021-	C	50,000
02/07/2025	Solid Waste	6000-SWS-380-00000-000000-0000000-0000-08-530023-	C	50,000
02/07/2025	Solid Waste	6000-SWS-380-00000-000000-0000000-0000-08-530012-	D	100,000
02/11/2025	BOE	1000-BOE-000-00000-000000-0000000-0000-01-520007-	C	4,000
02/11/2025	BOE	1000-BOE-000-00000-000000-0000000-0000-01-520001-	D	4,000
02/11/2025	BOE	1000-BOE-000-00000-000000-0000000-0000-01-530002-	C	30,000
02/11/2025	BOE	1000-BOE-000-00000-000000-0000000-0000-01-520014-	D	20,000
02/11/2025	BOE	1000-BOE-000-00000-000000-0000000-0000-01-520020-	D	10,000
02/11/2025	Health	1000-HLT-253-00000-FamPln-0000000-0000-05-520002-17255	C	12,000
02/11/2025	Health	1000-HLT-253-00000-FamPln-0000000-0000-05-520020-17255	D	12,000
02/11/2025	Public Works	4005-PWK-000-00000-000000-0000000-0000-01-540006-P2504	C	161,257
02/11/2025	Public Works	4005-PWK-000-00000-000000-0000000-0000-01-540016-P2504	D	161,257
02/12/2025	Solid Waste	6000-SWS-381-00000-000000-0000000-0000-08-530023-	C	20,000
02/12/2025	Solid Waste	6000-SWS-381-00000-000000-0000000-0000-08-540002-	D	20,000
02/12/2025	Public Works	4005-PWK-192-00000-000000-0000000-0000-01-540006-G0028	C	190,662
02/12/2025	Public Works	4005-PWK-192-00000-000000-0000000-0000-01-540016-G0028	D	190,662
02/13/2025	Social Services	1000-DSS-000-00000-000000-0000000-0000-05-520015-	C	3,000
02/13/2025	Social Services	1000-DSS-271-00000-000000-0000000-Witness-0000-05-530011-	D	3,000
02/13/2025	Comm Svces	1000-CSS-272-00000-AdltDC-0000000-0000-05-520010-	C	500
02/13/2025	Comm Svces	1000-CSS-272-00000-AdltDC-0000000-0000-05-520011-	D	500
02/13/2025	Comm Svces	1000-CSS-293-00000-000000-0000000-0000-05-560001-	C	5,000
02/13/2025	Comm Svces	1000-CSS-293-00000-000000-0000000-0000-05-520007-	D	2,000
02/13/2025	Comm Svces	1000-CSS-293-00000-000000-0000000-0000-05-530015-	D	2,000
02/13/2025	Comm Svces	1000-CSS-293-00000-HnrGrd-0000000-0000-05-520007-	D	1,000
02/14/2025	Building Services	1000-BDS-232-00000-000000-0000000-0000-07-520011-	C	5,000
02/14/2025	Nat Resources	1000-NAT-000-00000-000000-0000000-0000-07-520020-	C	5,000
02/14/2025	Building Services	1000-BDS-230-00000-000000-0000000-0000-02-520010-	C	5,000
02/14/2025	Parks and Rec.	1000-PRK-360-00000-000000-0000000-0000-01-520011-	C	4,000
02/14/2025	Manager's Office	1000-MGR-000-00000-000000-0000000-0000-01-520011-	D	19,000
02/14/2025	Police Dept.	1000-GPD-200-00000-000000-0000000-0000-02-530010-	D	52,000
02/14/2025	Police Dept.	1000-GPD-200-00000-000000-0000000-0000-02-510001-	C	52,000
02/17/2025	Public Works	1000-PWK-191-00000-000000-0000000-0000-01-540003-	C	92,000
02/17/2025	Public Works	1000-PWK-191-00000-000000-0000000-0000-01-530023-	D	92,000
02/17/2025	Public Works	1000-PWK-191-00000-000000-0000000-0000-01-530020-	C	3,000
02/17/2025	Public Works	1000-PWK-191-00000-000000-0000000-0000-01-530021-	D	3,000
02/17/2025	Attorney	1000-ATY-000-00000-000000-0000000-0000-01-530010-	D	60,000
02/17/2025	Attorney	1000-ATY-000-00000-000000-0000000-0000-01-510001-	C	60,000
02/17/2025	Public Works	1000-PWK-192-00000-000000-0000000-0000-01-530023-18084	C	500
02/17/2025	Public Works	1000-PWK-192-00000-000000-0000000-0000-01-520006-	D	500

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02/17/2025	Comm Svces	1000-CSS-000-00000-000000-000000-0000-05-510002-	C	10,000
02/17/2025	Grants	1000-GRT-000-00000-000000-000000-0000-01-510002-	D	10,000
02/17/2025	Comm Svces	1000-CSS-000-00000-000000-000000-0000-05-520001-	C	2,206
02/17/2025	Grants	1000-GRT-000-00000-000000-000000-0000-01-520001-	D	2,206
02/17/2025	Comm Svces	1000-CSS-000-00000-000000-000000-0000-05-520005-	C	1,000
02/17/2025	Grants	1000-GRT-000-00000-000000-000000-0000-01-520005-	D	1,000
02/17/2025	Comm Svces	1000-CSS-000-00000-000000-000000-0000-05-520007-	C	3,355
02/17/2025	Grants	1000-GRT-000-00000-000000-000000-0000-01-520007-	D	3,355
02/17/2025	Comm Svces	1000-CSS-000-00000-000000-000000-0000-05-520010-	C	602
02/17/2025	Grants	1000-GRT-000-00000-000000-000000-0000-01-520010-	D	602
02/17/2025	Comm Svces	1000-CSS-000-00000-000000-000000-0000-05-520011-	C	10,665
02/17/2025	Grants	1000-GRT-000-00000-000000-000000-0000-01-520011-	D	10,665
02/17/2025	Comm Svces	1000-CSS-000-00000-000000-000000-0000-05-520012-	C	296
02/17/2025	Grants	1000-GRT-000-00000-000000-000000-0000-01-520012-	D	296
02/17/2025	Comm Svces	1000-CSS-000-00000-000000-000000-0000-05-520013-	C	1,230
02/17/2025	Grants	1000-GRT-000-00000-000000-000000-0000-01-520013-	D	1,230
02/17/2025	Comm Svces	1000-CSS-270-00000-WIOA00-000000-0000-05-520012-	C	250
02/17/2025	Comm Svces	1000-CSS-270-00000-WIOA00-WIOAdit-0000-05-530029-	D	125
02/17/2025	Comm Svces	1000-CSS-270-00000-WIOA00-WIODWkr-0000-05-530029-	D	125
02/19/2025	Tax Dept.	2010-TAX-000-00000-000000-000000-0000-01-530010-	C	27,400
02/19/2025	Tax Dept.	2010-TAX-000-00000-000000-000000-0000-01-530013-	D	27,400
02/20/2025	Public Works	4005-PWK-000-00000-WSLLine-HSHIdal-0000-01-540019-AG015	D	31,000
02/20/2025	Public Works	4005-PWK-000-00000-WSLLine-HSHIdal-0000-01-540007-AG015	C	31,000
02/24/2025	Parks and Rec.	4005-PRK-000-00000-CatCvP-000000-0000-07-540016-P2203	C	388,565
02/24/2025	Parks and Rec.	4005-PRK-000-00000-SoPAcs-000000-0000-04-540005-P2412	D	388,565
02/26/2025	Health	1000-HLT-253-00000-000000-000000-0000-05-520005-15239	C	1,000
02/26/2025	Health	1000-HLT-253-00000-000000-000000-0000-05-520020-15239	D	1,000
02/27/2025	Social Services	1000-DSS-000-00000-000000-000000-0000-05-520007-	C	5,000
02/27/2025	Social Services	1000-DSS-000-00000-000000-000000-0000-05-520015-	D	5,000

2025-072 Commissioner Keigher - DHHS - Social Services Division - To Accept and Appropriate Funds from Partners Behavioral Health Management for Reimbursement of Foster Care Placement Costs in the Amount of \$124,299 per Budget Change Request:

Account Description	Account Number	Amount
Other Revenue: Partners	1000-DSS-271-00000-FostCr-Partner-0000-05-445006-L0016	(124,299.00)
Public Asst: Partners Foster Care payments	1000-DSS-271-00000-FostCr-Partner-0000-05-560008-L0016	124,299.00

2025-073 Commissioner Keigher - DHHS - Social Services Division - Proclamation - To Proclaim the Month of March 2025 as *National Social Work Month*

2025-074 Commissioner Keigher - DHHS - Social Services Division - To Amend Budgets for NCDHHS Disaster Rental Assistance Grant Funds Accepted and Appropriated in Resolution 2025-010 (\$30,000 Reduction) per Budget Change Request:

Account Description	Account Number	Amount
State Grant Rev-DisasterRental	1000-DSS-270-00000-DtrRnt-PAPayts-0000-05-410001-G0139	30,000.00
PublAssistPynt-Disaster Rental	1000-DSS-270-00000-DtrRnt-PAPayts-0000-05-560008-G0139	(30,000.00)

2025-075 Commissioner Keigher - DHHS - Social Services Division - To Amend Budgets for NCDHHS Essential Services Grant Funds Accepted and Appropriated in Resolution 2024-451 (\$75,000 Reduction) per Budget Change Request:

Account Description	Account Number	Amount
APS Essential Services	1000-DSS-272-00000-Adtsvc-000000-0000-05-410001-G0137	25,000.00
Prog Supplies: APS Essent	1000-DSS-272-00000-AdtSvc-000000-0000-05-520002-G0137	(2,500.00)
F/E<\$5K: APS Essential Svc	1000-DSS-272-00000-AdtSvc-000000-0000-05-520020-G0137	(2,500.00)

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Utilities: APS Essential	1000-DSS-272-00000-AdtSvc-0000000-0000-05-530000-G0137	(2,500.00)
Other Svcs: APS Essential	1000-DSS-272-00000-AdtSvc-0000000-0000-05-530015-G0137	(2,500.00)
Repairs:APS Essential Svc	1000-DSS-272-00000-AdtSvc-0000000-0000-05-530023-G0137	(3,500.00)
Transit Hsg: APS Essential	1000-DSS-272-00000-AdtSvc-0000000-0000-05-530053-G0137	(2,000.00)
Medical Care:APS Essential Services	1000-DSS-272-00000-AdtSvc-Medical-0000-05-560008-G0137	(4,000.00)
Clothing and Personal Hygiene:APS Essent Svc	1000-DSS-272-00000-AdtSvc-Clth&Pr-0000-05-560008-G0137	(3,000.00)
Food and Provisions:APS Essent Svc	1000-DSS-272-00000-AdtSvc-EmgFood-0000-05-560008-G0137	(2,500.00)
CPS Essential Services	1000-DSS-271-00000-FostCr-0000000-0000-05-410001-G0137	50,000.00
Prog Supplies: CPS Essent Svc	1000-DSS-271-00000-FostCr-0000000-0000-05-520002-G0137	(5,000.00)
F/E<\$5K: CPS Essential Svc	1000-DSS-271-00000-FostCr-0000000-0000-05-520020-G0137	(5,000.00)
Utilities: CPS Essential	1000-DSS-271-00000-FostCr-0000000-0000-05-530000-G0137	(5,000.00)
Other Svcs: CPS Essent Svc	1000-DSS-271-00000-FostCr-0000000-0000-05-530015-G0137	(5,000.00)
Repairs: CPS Essential Svc	1000-DSS-271-00000-FostCr-0000000-0000-05-530023-G0137	(5,000.00)
Transit Hsg: CPS Essential Svc	1000-DSS-271-00000-FostCr-0000000-0000-05-530053-G0137	(10,000.00)
Medical Care:CPS Essent Svc	1000-DSS-271-00000-FostCr-Medical-0000-05-560008-G0137	(5,000.00)
Clothing and Personal Hygiene:CPS Essent Svc	1000-DSS-271-00000-FostCr-Clth&Pr-0000-05-560008-G0137	(5,000.00)
Food and Provisions:CPS Essent Svc	1000-DSS-271-00000-FostCr-EmgFood-0000-05-560008-G0137	(5,000.00)

2025-076 Commissioner Keigher - EDC - To Approve a Resolution Declaring Intent of the County of Gaston, North Carolina to Participate in the Commercial Property Assessed Capital Expenditure (C-PACE) Program, and to Schedule a Public Hearing as follows:

WHEREAS, Article 10B of Chapter 160A of the General Statutes of North Carolina, as amended (the "C-PACE Act"), authorizes the establishment of a statewide commercial property assessed capital expenditure (C-PACE) program (the "C-PACE Program") that local governments may voluntarily join; and,

WHEREAS, the C-PACE Act authorizes the North Carolina Department of Commerce (the "Program Sponsor") to oversee the C-PACE Program and requires the Economic Development Partnership of North Carolina, Inc., a North Carolina nonprofit corporation (the "Statewide Administrator"), to administer the C-PACE Program and, in support thereof, provide certain administrative services described in N.C. Gen. Stat. § 160A-239.14; and,

WHEREAS, the C-PACE Act and C-PACE Program permit willing owners of commercial, industrial, or agricultural real property, or residential real property with five or more dwelling units located in the jurisdictional boundaries of participating local governments ("Qualifying Commercial Property") to obtain direct financing ("C-PACE Financing") from a "capital provider" (as further defined in N.C. Gen. Stat. § 160A-239.12(1), "Capital Provider") for "qualifying improvements" (as further defined in N.C. Gen. Stat. § 160A-239.12(14), "Qualifying Improvements") approved by the Program Sponsor, including energy efficiency measures, resiliency measures, renewable energy measures, and water conservation measures; and,

WHEREAS, under the C-PACE Act, C-PACE Financing shall be secured by a (a) voluntary assessment imposed on Qualifying Commercial Property by a local government for the total amount of such financing (the "C-PACE Assessment") and (b) lien on such Qualifying Commercial Property until the financing is paid in full (the "C-PACE Lien"); and,

WHEREAS, the County of Gaston, North Carolina (the "County"), acting by and through its Board of Commissioners, desires to participate in the C-PACE Program and, in support thereof, adopt a Resolution setting forth the items required by N.C. Gen. Stat. § 160A-239.15(a).

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the County of Gaston, North Carolina as follows:

Section 1. The County hereby declares its intent to authorize (a) the C-PACE Program to operate within its jurisdictional boundaries and (b) the Statewide Administrator to provide the administrative services described in N.C. Gen. Stat. § 160A-239.14.

Section 2. The County intends to (a) authorize C-PACE Financing within the jurisdictional boundaries of the County, (b) authorize the imposition of C-PACE Assessments to secure repayment of C-PACE Financing, (c) assign the CPACE Lien to Capital

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Providers providing C-PACE Financing and (d) delegate billing, collection, and enforcement duties for the C-PACE Assessment and C-PACE Lien to Capital Providers.

- Section 3. The amount of any C-PACE Financing and related C-PACE Assessment repayment terms shall be pursuant to an agreement by and among County, the Statewide Administrator, a "property owner" (as defined in the C-PACE Act, a "Property Owner") and Capital Provider (an "Assessment Agreement") and a financing agreement between a Property Owner and a Capital Provider in which a Property Owner agrees to repay a Capital Provider for the C-PACE Financing provided, including, but not limited to, any finance charges, fees, debt servicing, accrual of interest and penalties, and any terms relating to the treatment of prepayment and partial payment, and the billing, collection, and enforcement of the C-PACE Financing.
- Section 4. The Gaston County Management and Financial Services Director shall, upon receipt from the Statewide Administrator of an approved project application for C-PACE Financing within the jurisdictional boundaries of the County, execute an Assessment Agreement, a Notice of C-PACE Assessment, and an Assignment of C-PACE Lien.
- Section 5. The County shall be reimbursed by the Statewide Administrator for the actual and reasonable costs associated with the performance of the duties described in Section 4 hereof.
- Section 6. A public hearing on the C-PACE Program will be held at the Harley B. Gaston Jr., Public Forum in the Gaston County Courthouse, 325 Dr. Martin Luther King Jr. Way, Gastonia, North Carolina, on Tuesday, April 22, 2025 at 6:00 p.m.
- Section 7. Nothing in this Resolution shall be interpreted as authorizing the County to pledge, offer, or encumber its full faith and credit, and the County shall not pledge, offer, or encumber its full faith and credit in connection with any C-PACE Financing.
- Section 8. Should any provision or provisions of this Resolution be declared invalid or unenforceable in any respect by final decree of any court of competent jurisdiction, the invalidity or unenforceability of any such provisions shall not affect the remaining provisions of such Resolution.
- Section 9. All Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.
- Section 10. This Resolution shall take effect upon its adoption.

* * * * *

ADOPTED AND APPROVED this 25th day of March, 2025.

* * * * *

I, Donna S. Buff, Clerk to the Board of Commissioners for the County of Gaston, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a Resolution adopted by the Board of Commissioners of the County at a regular meeting duly called and held on March 25, 2025.

WITNESS my hand and the official seal of the County this 25th day of March, 2025.

_____, Clerk
Board of Commissioners
County of Gaston

(SEAL)

2025-077 Commissioner Hovis - Emergency Management and Fire Services - To Approve a Certificate of Need (CON) for Lucia Riverbend Fire Department in the Amount of \$74,585.72 for Purchase of a Deep Trekker Pivot ROV (Remotely Operated Vehicle) and Appropriate \$49,585.72 from the Unified Fire District Capital Fund per Budget Change Request:

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Account Description	Account Number	Amount
Additional Subsidies	2036-000-000-00000-000000-LuciaRi-0000-02-570011-	\$49,585.72
Fund Balance Appropriated	2036-NDP-000-00000-FBApro-0000000-0000-99-490000-	(\$49,585.72)

2025-078 Commissioner Hovis - Emergency Management and Fire Services - To Approve a Certificate of Need (CON) for Union Road Fire Department in the Amount of \$310,200.00 for the Purchase of Scott Airpacks (State Grant Funded)

2025-079 Commissioner Hovis - Emergency Management and Fire Services - To Approve a Certificate of Need (CON) for Crowders Mountain Fire Department in the Amount of \$160,000.00 for Purchase of (2) Ford F-350 Brush Units and 1 Skid Unit

2025-080 Commissioner Hovis - Emergency Management and Fire Services - To Approve a Certificate of Need (CON) for Alexis Fire Department in the Amount of \$59,505.00 for Concrete Work and Appropriate \$50,000.00 from the Unified Fire District Fund per Budget Change Request:

Account Description	Account Number	Amount
Additional Subsidies	2036-000-000-00000-000000-AlexisF-0000-02-570011-	\$50,000.00
Fund Balance Appropriated	2036-NDP-000-00000-FBApro-0000000-0000-99-490000-	(\$50,000.00)

2025-081 Commissioner Hovis - Emergency Management and Fire Services - To Approve a Certificate of Need (CON) for Agriculture Center Fire Department in the Amount of \$304,236.29 for the Purchase of MSA Airpacks (State Grant Funded)

2025-082 Commissioner Hovis - Financial and Management Services - Finance - To Appropriate Accumulated Investment Earnings from October 1, 2024, through December 31, 2024 (\$58,762.88) in FY25 per Budget Change Request:

Account Description	Account Number	Amount
Interest Earnings	4096-NDP-000-00000-School-BondInt-0000-03-444001-	(459.87)
2016 GO School Bonds	4096-000-000-00000-GO Bond-Sch2016-0000-03-540100-16283	214.26
2018 GO School Bonds	4096-000-000-00000-GO Bond-Sch2018-0000-03-540100-19040	245.61
Interest Earnings - Treasury	2020-GPD-000-00000-000000-0000000-0000-02-444001-	(3,750.81)
Asset Forfeitures - Treasury	2020-GPD-000-00000-000000-0000000-0000-02-530043-AFTPD	3,750.81
Interest Earnings - Justice	2020-GPD-000-00000-000000-0000000-0000-02-444001-	(3,366.65)
Asset Forfeitures - Justice	2020-GPD-000-00000-000000-0000000-0000-02-530043-AFJPD	3,366.65
Interest Earnings - Drug Supplies	2020-GPD-000-00000-000000-0000000-0000-02-444001-	(25.14)
Asset Forfeitures - Drug Supplies	2020-GPD-000-00000-000000-0000000-0000-02-530048-	25.14
Interest Earnings - Treasury	2020-SHF-000-00000-000000-0000000-0000-02-444001-	(698.98)
Asset Forfeitures - Treasury	2020-SHF-000-00000-000000-0000000-0000-02-530043-AFTSH	698.98
Interest Earnings - Justice	2020-SHF-000-00000-000000-0000000-0000-02-444001-	(30.32)
Asset Forfeitures - Justice	2020-SHF-000-00000-000000-0000000-0000-02-530043-AFJSH	30.32
Interest Earnings	2025-GPD-000-00000-000000-0000000-0000-02-444001-	(3,977.64)
Controlled Substance Tax	2025-GPD-000-00000-000000-0000000-0000-02-530045-CSTPD	3,977.64
Interest:Courthouse Renovation	4005-NDP-000-00000-NCOSBM-0000000-0000-02-444001-G0054	(45,041.56)
ProfSvcCapProj: NCOSBM CntyCH	4005-PWK-192-00000-CourtF-0000000-0000-01-540016-G0054	45,041.56
Interest Earnings	1000-NDP-000-00000-ROAPAc-0000000-0000-05-444001-	(898.78)
Transportation of Clients	1000-CSS-290-29001-000000-0000000-0000-05-560001-	898.78
Interest Earnings	2025-SHF-000-00000-000000-0000000-0000-02-444001-	(513.13)
Controlled Substance Tax	2025-SHF-000-00000-000000-0000000-0000-02-530045-CSTSH	513.13

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2025-083 Commissioner Hovis - Financial and Management Services - Finance - To Accept as Information the February 2025 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$1,556.49) as follows:

TAXPAYER NAME	AMOUNT	TAXPAYER NAME	AMOUNT
FEBRUARY 2025 REFUNDS			
ANDREA, STACEY ANN	\$ 28.17	LAWLESS, EDWARD JAMES	\$ 66.23
ARENZ, RACHELLE ANN	\$ 37.70	LAYNE, MARY HELEN	\$ 27.00
ASPHALT & CONCRETE REPAIRINC	\$ 48.49	LEWIS, JOHN LAWRENCE	\$ 32.48
BARTLETT, JADA MICHELLE	\$ 45.87	LINCOLN COUNTY TAX DEPARTMENT	\$ 18.99
BELL, HUGH EDWIN	\$ 44.26	LLUMIPANTA CHICAIZA, LUIS OSWALDO	\$ 56.12
CARPENTER, DEBORAH MOSS	\$ 7.39	MITCHELL, MERISSA LEIGH	\$ 61.32
FALLS, BOYCE PALMER	\$ 39.20	NAGLE, JOHN LINDSAY	\$ 12.17
FALLS, BOYCE PALMER	\$ 38.70	NGUYEN, YVONNE	\$ 26.64
FOREMAN, ANGELA SIMS	\$ 99.21	NORRIS, DONALD RICHARD JR	\$ 36.21
FOSTER, PAULA ANN	\$ 60.19	PATEL, SHITAL DHIRUBHAI	\$ 39.61
FOSTER, STANLEY CHARLES	\$ 68.30	POMPEII, MARK PATRICK	\$ 18.65
GENTRY, PAULA CANDACE	\$ 13.16	REAVIS, MICHELLE LEE	\$ 4.56
GINGLES, DARLENE YOUNG	\$ 28.52	ROGERS, TIMOTHY FITZGERALD	\$ 34.32
GRANSON, MICHAEL ALLAN	\$ 4.91	SIMMONS, BRIAN DAVID	\$ 30.81
GREEN, STEVEN JASON	\$ 60.39	STEPHENS, COLBY ALAN	\$ 29.05
GREGORY, STEPHANIE LOUISE	\$ 15.44	STROUPE, CAROLYN KITCHEN	\$ 74.59
HAWES, BAILEY JERAN	\$ 26.60	TORO, JASON ENRIQUE	\$ 59.58
HILTON, SHEILA ANN	\$ 70.68	WALTER, RICHARD BRUCE	\$ 90.02
HOLLIDAY, COY BLACKBURN	\$ 11.75	WELTER, BRENDA HARRISON	\$ 15.80
HORTON, DAVASHA LANAE	\$ 6.32	YARNELL, SANDRA CANADAY	\$ 18.09
JACKSON, GREGORY MARTIN	\$ 49.00	TOTAL	\$1,556.49

2025-084 Commissioner Brown - Financial and Management Services - Grants - To Accept and Appropriate Additional FY25 FVPSA Core Federal Grant Funds for The Cathy Mabry Cloninger Center (One Year Grant: \$78,706.10) (Match \$15,741.22) per Budget Change Request:

Account Description	Account Number	Amount
Federal Grant Rev FY25 FVPSA	1000-CSS-291-29102-000000-0000000-0000-05-410000-G0144	(\$78,706.10)
Salaries-FY25 FVPSA Core Award	1000-CSS-291-29102-000000-0000000-0000-05-510001-G0144	\$65,116.03
FICA-FY25 FVPSA Core Award	1000-CSS-291-29102-000000-0000000-0000-05-510100-G0144	\$3,777.17
Retirement-FY25 FVPSA Core Award	1000-CSS-291-29102-000000-0000000-0000-05-510101-G0144	\$6,729.80
401K-Contr-FVPSA Core Award	1000-CSS-291-29102-000000-0000000-0000-05-510102-G0144	\$1,490.35
Health Insur-FY25 FVPSA Core Awd	1000-CSS-291-29102-000000-0000000-0000-05-510103-G0144	\$8,084.47
Dental Insur-FY25 FVPSA Core Awd	1000-CSS-291-29102-000000-0000000-0000-05-510104-G0144	\$213.10
Life Insur--FY25 FVPSA Core Award	1000-CSS-291-29102-000000-0000000-0000-05-510105-G0144	\$95.09
Furn/Equip<\$5K-FY25 FVPSA Core	1000-CSS-291-29102-000000-0000000-0000-05-520020-G0144	\$8,941.31
Salaries	1000-CSS-291-29102-000000-0000000-0000-05-510001-	(\$15,741.22)

2025-085 Commissioner Brown - Financial and Management Services - Grants - To Accept and Appropriate Additional Federal Grant Funds for FY25 for Hope United Survivor Network (1 Year: Total \$123,346.27) per Budget Change Request:

Account Description	Account Number	Amount
Federal Grant Rev-FY25 HUSN SA	1000-CSS-291-29101-000000-0000000-0000-05-410000-G0145	(\$28,361.27)
Program Supplies-25 HUSN SA	1000-CSS-291-29101-000000-0000000-0000-05-520002-G0145	\$7,313.27
Furn/Equip<\$5K-FY25 HUSN SA	1000-CSS-291-29101-000000-0000000-0000-05-520020-G0145	\$4,360
Software Rental-FY25 HUSN SA	1000-CSS-291-29101-000000-0000000-0000-05-530029-G0145	\$13,688
Vehicle Prep-FY25 HUSN SA	1000-CSS-291-29101-000000-0000000-0000-05-530052-G0145	\$3,000
Federal Grant Rev-FY25 HUSN SA	4000-CSS-291-29101-000000-0000000-0000-05-410000-G0145	(\$94,985)
Furn/Equip>\$5,000-FY25 HUSN SA	4005-CSS-291-29101-000000-0000000-0000-05-540002-G0145	\$47,985
Motor Vehicles-FY25 HUSN SA	4005-CSS-291-29101-000000-0000000-0000-05-540003-G0145	\$47,000
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	\$94,985
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(\$94,985)

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2025-086 Commissioner Brown - Financial and Management Services - Grants (Hope United Survivor Network) - To Approve Fernico as a Sole Source Provider for the Purchase of Cortexflo Medical Equipment (Total Cost \$34,075 with \$23,485 from GCC SA Grant)

2025-087 Commissioner Cloninger - Parks and Recreation - To Accept and Appropriate Funds from Senior Games Entry Fees (\$3,645) per Budget Change Request:

Account Description	Account Number	Amount
Event Fees	1000-CSS-292-00000-SrGame-0000000-0000-04-430021-	(\$3,645)
Program Supplies	1000-CSS-292-00000-SrGame-0000000-0000-04-520002-	\$3,645

2025-088 Commissioner Cloninger - Parks and Recreation - To Accept and Appropriate Centralina Senior Center General Purpose Grant Funds (Grant: \$11,100 / County Match: \$3,700) per Budget Change Request:

Account Description	Account Number	Amount
State Grant Rev Centralina Sr.	1000-CSS-292-00000-GenPur-0000000-0000-04-410001-GSrGP	(\$11,100)
Program Supplies	1000-CSS-292-00000-SrPrgm-0000000-0000-04-520002-	(\$3,700)
Prog Suppl Centralina Sr Gener	1000-CSS-292-00000-GenPur-0000000-0000-04-520002-GSrGP	\$14,800

2025-089 Commissioner Cloninger - Police Department - To Authorize the Transfer of \$29,363.75 from General Fund to the General Government Capital Fund, via the Community Investment Fund (CIF) for the Purchase of Radios for the Mobile Command Unit per Budget Change Request:

Account Description	Account Number	Amount
Furn/Equip<\$5k	1000-GPD-000-00000-0000000-0000000-0000-02-520020-	(\$29,363.75)
Transfer to CIF Fund	1000-NDP-000-00000-TrfxTo-0000000-0000-98-584000-	\$29,363.75
Transfer from General Fund	4000-NDP-000-00000-TrfxFr-0000000-0000-98-481000-	(\$29,363.75)
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	\$29,363.75
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(\$29,363.75)
Furn/Equip>\$5,000	4005-GPD-000-00000-Annual-PayAsGo-0000-02-540002-P2501	\$29,363.75

2025-090 Commissioner Hovis - Police Department (Animal Care and Enforcement) - To Accept and Appropriate Donations Received from The Bissell Pet Foundation for "Empty the Shelters" Event in the Amount of \$1,450.00 per Budget Change Request:

Account Description	Account Number	Amount
Donations and Gifts	1000-GPD-200-00000-0000000-0000000-0000-02-445004-	(1,450.00)
Miscellaneous Supplies/Expense	1000-GPD-200-00000-0000000-0000000-0000-02-520007-	1,450.00

2025-091 Commissioner Keigher - Public Works - To Approve the Sale of Surplus County Vehicle #800 to Alternative Community Penalties Program Inc. (A.C.P.P.)

2025-092 Commissioner Keigher - Public Works - To Approve the Transfer of Funds from the General Fund to the General Government Capital Fund, via the Community Investment Fund (\$16,000) for the Purchase of Equipment for the New Fleet Services Facility per Budget Change Request:

Account Description	Account Number	Amount
Motor Vehicles	1000-PWK-191-00000-0000000-0000000-0000-01-540003-	(16,000.00)
Transfer to CIF Fund	1000-NDP-000-00000-TrfxTo-0000000-0000-98-584000-	16,000.00
Transfers from General Fund	4000-NDP-000-00000-TrfxFr-0000000-0000-98-481000-	(16,000.00)
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	16,000.00
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(16,000.00)
Furn/Equip>\$5k	4005-PWK-191-00000-Annual-PayAsGo-0000-01-540002-	16,000.00

2025-093 Commissioner Brown - Register of Deeds - To Approve Transfer of Funds for the Purpose of Purchasing New IT Network Equipment and Wi-Fi Access Points for

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Automation of Systems within the Register of Deeds Office (\$12,500) per Budget Change Request:

Account Description	Account Number	Amount
Prof Svcs (Automtn Fds)	1000-ROD-000-00000-AutoFd-0000000-0000-01-530010-	(12,500.00)
Transfer to CIF	1000-NDP-000-00000-TrfxTo-0000000-0000-98-584000-	12,500.00
Transfers from General Fund	4000-NDP-000-00000-TrfxFr-0000000-0000-98-481000-	(12,500.00)
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	12,500.00
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(12,500.00)
Furn/Equip>\$5K (Automtn Fds)	4005-ROD-000-00000-AutoFd-0000000-0000-01-540002-	12,500.00

2025-094 Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the February 2025 Tax Refunds be Made. (Releases and Refunds - \$445.95; Overpayments - \$35,860.93; VTS Refunds - \$786.83; Grand Total - \$37,093.71) as follows:

TAXPAYER NAME	AMOUNT
February 2025 RELEASES AND REFUNDS	
Drennan, Karen E	\$219.97
Drennan, Karen E	\$225.98
TOTAL	\$445.95
February 2025 OVERPAYMENTS	
ADT Pizza LLC	\$6,115.75
Banker, Scott L.	\$115.73
Beverly Knits INC.	\$1,710.61
Corelogic	\$500.00
Cunningham, Suzanne B	\$18,616.63
Curry, Mary Lynn	\$291.54
Dewulf, Evan	\$4,828.65
Hance & Hance, PA	\$141.73
Lowrance, Samuel Brian	\$104.83
Owens, Sandra Shea	\$310.00
Patterson, Aliene Carswell	\$700.00
Poteat, Ella F	\$135.36
Simmons, Marcus B	\$224.42
Singh, Chandra Sandhia	\$302.64
Singh, Chandra Sandhia	\$331.73
Singh, Chandra Sandhia	\$351.93
Singh, Chandra Sandhia	\$372.14
Singh, Chandra Sandhia	\$392.35
Stott, Hollowell, Windham & Stancil, PLLC	\$201.24
Turlington, W Dennis Jr.	\$113.65
TOTAL	\$35,860.93
February 2025 VTS REFUNDS	
Austin, Melissa Ann	\$105.05
Beam, Gary Wesley	\$169.64
Colvard, Barry Lee	\$129.99
Thompson, Ronnell	\$279.80
Wooten, Patricia Cobb	\$102.35
TOTAL	\$786.83
GRAND TOTAL	\$37,093.71

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Non-Consent**2025-095 Commissioner Hovis - Financial and Management Services - Finance - To Approve a Resolution Authorizing the Issuance of General Obligation School Bonds for School Capital Needs**

On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC unanimously approved **2025-095** as set forth herewith and therein as follows:

EXTRACTS FROM MINUTES OF BOARD OF COMMISSIONERS

A meeting of the Board of Commissioners for the County of Gaston, North Carolina, was held at the Harley B. Gaston, Jr. Public Forum on the second floor of the Gaston County Courthouse located at 325 Dr. Martin Luther King, Jr. Way, in Gastonia, North Carolina, at 6:00 P.M. on March 25, 2025.

Present: Chairman Chad Brown, Commissioners Cathy Cloninger, Vice-Chair: Jim Bailey, Allen R. Fraley, Bob Hovis, Tom Keigher and Scott Shehan.

Absent: None.

Also present: Matthew Rhoten, County Manager; David Goldberg, County Attorney and Donna S. Buff, Clerk to the Board.

Commissioner Hovis introduced the following resolution, a copy of which has been provided to each Commissioner:

* * *

**RESOLUTION AUTHORIZING ISSUANCE OF
GENERAL OBLIGATION SCHOOL BONDS, SERIES 2025**

WHEREAS, the bond order hereinafter described has taken effect, and it is desirable to make provision for the issuance of bonds authorized thereby;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for the County of Gaston, North Carolina (the "Issuer"), as follows:

1. An order authorizing \$250,000,000 of general obligation school bonds was adopted by the Board of Commissioners for the Issuer (the "Board of Commissioners") on February 27, 2018 (the "Bond Order"), which Bond Order was approved by the vote of a majority of the qualified voters of the Issuer who voted thereon at a referendum duly called and held on May 8, 2018.

2. Pursuant to the Bond Order, the Issuer issued its \$60,000,000 General Obligation School Bonds, Series 2018 (the "2018 Bonds") on November 15, 2018 and its \$80,000,000 General Obligation School Bond Anticipation Notes, Series 2023 (the "2023 Notes") on July 11, 2023.

3. Other than the 2018 Bonds and the 2023 Notes, no bonds authorized by the Bond Order have been issued and no notes have been issued in anticipation of the receipt of the proceeds of the sale of such bonds.

4. It is necessary to issue not to exceed \$190,000,000 of such bonds at this time in order to (i) pay the outstanding principal amount of the 2023 Notes, (ii) pay or reimburse the Issuer for payment of school project costs authorized under the Bond Order and (iii) pay or reimburse the Issuer for payment of costs incurred by the Issuer in connection with the authorization, sale or issuance of such bonds.

5. Pursuant to and in accordance with the Bond Order, the Issuer shall issue its bonds in the aggregate principal amount not to exceed \$190,000,000. The period of usefulness of the capital projects to be financed and refinanced by the issuance of the bonds is a period of 40 years, computed from the date of issuance of the bonds.

6. The bonds to be issued pursuant to the Bond Order shall be issued as one bond issue in the principal amount not to exceed \$190,000,000 and designated "General Obligation School Bonds, Series 2025" (the "Bonds"). The Board of Commissioners has ascertained and hereby determines that the average period of usefulness

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declared in Section 5 is not less than 40 years computed from the date of the Bonds. The Bonds shall be dated their date of issuance, and shall bear interest (computed on the basis of a 360-day year consisting of twelve 30-day months) from their date at a rate or rates that shall be determined upon the public sale of the Bonds, and interest shall be payable on September 1, 2025 and semi-annually thereafter on March 1 and September 1. Subject to the approval of the Finance Director of the Issuer in connection with the sale of the Bonds pursuant to Section 13 hereof, the Bonds shall mature annually on March 1 in the years 2026 through 2045, inclusive, and in the amounts as determined upon the public sale of the Bonds.

Each Bond shall bear interest from the interest payment date next preceding the date on which it is authenticated unless it is (a) authenticated on an interest payment date, in which event it shall bear interest from that interest payment date, or (b) authenticated prior to the first interest payment date, in which event it shall bear interest from its date; provided, however, that if at the time of authentication interest is in default, such Bond shall bear interest from the date to which interest has been paid.

The principal of and the interest on the Bonds shall be payable in any coin or currency of the United States of America that is legal tender for the payment of public and private debts on the respective dates of payment thereof. Debt service will be payable to the owners of Bonds shown on the records of the hereinafter designated Bond Registrar (as defined herein) of the Issuer on the record date, which shall be the fifteenth day of the calendar month (whether or not a business day) next preceding a debt service payment date.

7. The Bonds will be issued in fully registered form by means of a book entry system with no physical distribution of bond certificates made to the public. One bond certificate for each maturity will be issued to and registered in the name of The Depository Trust Company, a New York corporation ("DTC") or its nominee and immobilized in its custody. The book entry system will evidence beneficial ownership of the Bonds in the principal amounts of \$5,000 or integral multiples thereof, with transfers of beneficial ownership effected on the records of DTC and its participants pursuant to rules and procedures established by DTC. Interest on and principal of the Bonds will be payable at the times described above, in clearinghouse funds to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants of DTC will be the responsibility of those participants and other nominees of beneficial owners. The Issuer will not be responsible or liable for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through participants.

In the event that (a) DTC determines not to continue to act as securities depository for the Bonds, or (b) the Issuer determines that continuation of the book entry system of evidence and transfer of ownership of the Bonds would adversely affect the interests of the beneficial owners of the Bonds, the Issuer will discontinue the book entry system with DTC in a manner consistent with DTC's rules and procedures. If the Issuer fails to arrange for another qualified securities depository to replace DTC, the Issuer will authenticate and deliver replacement Bonds in the form of fully registered certificates in denominations of \$5,000 or integral multiples thereof.

8. The Bonds shall bear the manual or facsimile signatures of the Chairman of the Board of Commissioners and the Clerk to the Board of Commissioners of the Issuer, and the official seal or a facsimile of the official seal of the Issuer shall be impressed or imprinted, as the case may be, on the Bonds.

The certificate of the Local Government Commission of North Carolina to be endorsed on all Bonds shall bear the manual or facsimile signature of the Secretary of that Commission or of a representative designated by that Secretary, and the certificate of authentication of the Bond Registrar to be endorsed on all Bonds shall be executed as provided below.

In case any officer of the Issuer or the Local Government Commission of North Carolina whose manual or facsimile signature appears on any Bonds shall cease to be that officer before the delivery of those Bonds, that manual or facsimile signature shall nevertheless be valid and sufficient for all purposes the same as if he had remained in office until delivery, and any Bond may bear the manual or facsimile signatures of such persons as at the actual time of the execution of the Bond shall be the proper officers to sign the Bond although at the date of the Bond those persons may not have been such officers.

No Bond shall be valid or become obligatory for any purpose or be entitled to any benefit or security under this resolution until it has been authenticated by the execution by the Bond Registrar of the certificate of authentication endorsed thereon.

9. The Bonds and the endorsements thereon shall be in substantially the following form:

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Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to issuer or its agent for registration of transfer, exchange, or payment and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

NO. R-

\$ _____

United States of America
State of North Carolina

COUNTY OF GASTON

GENERAL OBLIGATION SCHOOL BOND, SERIES 2025

INTEREST RATE	MATURITY DATE	DATE OF BOND	CUSIP
	March 1, 20__	April __, 2025	367298__

REGISTERED OWNER: CEDE & CO.

PRINCIPAL SUM: _____ DOLLARS

The County of Gaston (the "County"), a county of the State of North Carolina, acknowledges itself indebted and for value received hereby promises to pay to the registered owner named above, on the date specified above, upon surrender hereof, at the office of the Finance Director of the County, 128 W. Main Avenue, P.O. Box 1578, Gastonia, NC 28053-157802 (the "Bond Registrar"), the principal sum shown above and to pay to the registered owner hereof, by check mailed to the registered owner at its address as it appears on the bond registration books of the County, interest (computed on the basis of a 360-day year consisting of twelve 30-day months) on that principal sum from the date of this bond or from the March 1 or September 1 next preceding the date of authentication to which interest shall have been paid, unless the date of authentication is a March 1 or September 1 to which interest shall have been paid, in which case from that date, interest to the maturity hereof being payable on September 1, 2025, and semi-annually thereafter on March 1 and September 1 of each year, at the rate per annum specified above, until payment of the principal sum. The interest so payable on any interest payment date will be paid to the person in whose name this bond is registered at the close of business on the record date for that interest, which shall be the fifteenth day of the calendar month (whether or not a business day) next preceding that interest payment date. Both the principal of and the interest on this bond shall be paid in any coin or currency of the United States of America that is legal tender for the payment of public and private debts on the respective dates of payment thereof.

This bond is issued in accordance with the Registered Public Obligations Act, Chapter 159E of the General Statutes of North Carolina, and pursuant to The Local Government Bond Act of the State of North Carolina, as amended, a bond order adopted by the Board of Commissioners of the County on February 27, 2018 (the "Bond Order"), and a resolution adopted by that Board on March 25, 2025 (the "Resolution") providing for the issuance of this bond. The issuance of this bond and the contracting of the indebtedness evidenced hereby have been approved by a majority of the qualified voters of the County, voting at elections held in the County.

The bonds maturing on and after March 1, 2036, shall be subject to redemption prior to their stated maturities at the option of the County on or after March 1, 2035 in whole or in part at any time at a redemption price equal to 100% of the principal amount of each bond to be redeemed, together with accrued interest thereon to the redemption date. If less than all the bonds are called for redemption, the County shall determine the maturities and the amounts thereof of the bonds to be redeemed. If less than all the bonds of any one maturity are called for redemption, the bonds of such maturity to be redeemed shall be selected by lot; provided, however, that the portion of any bond to be redeemed shall be in the principal amount of \$5,000 or an integral multiple thereof and that, in selecting bonds for redemption, the Bond Registrar shall treat each bond as representing that number of bonds which is obtained by dividing the principal amount of such bond by \$5,000. For so long as a book-entry system is used for determining beneficial ownership of the bonds, if less than all of the bonds within a maturity are to be redeemed, The Depository Trust Company ("DTC") shall determine by lot the amount of interest of each Direct Participant in the bonds to be redeemed.

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Not more than sixty (60) days nor less than thirty (30) days before the redemption date of any bonds to be redeemed, whether the redemption be in whole or in part, the County shall cause a notice of redemption to be mailed, postage prepaid, to the registered owner of each bond to be redeemed in whole or in part to his or her address appearing on the registration books of the County, provided that such notice to Cede & Co. shall be given by certified or registered mail or otherwise as prescribed by DTC. Failure to mail such notice or any defect therein shall not affect the validity of the redemption with regard to registered owners to whom such notice was properly given.

On the date fixed for redemption, that notice having been given, the bonds or portions thereof so called for redemption shall be due and payable at the redemption price provided for the redemption of those bonds or portions thereof on that date and, if moneys for payment of the redemption price and the accrued interest are held by the Bond Registrar as provided in the Resolution, interest on the bonds or the portions thereof so called for redemption shall cease to accrue. If a portion of this bond shall be called for redemption, a new bond or bonds in principal amount equal to the unredeemed portion hereof will be issued to DTC or its nominee upon the surrender hereof.

The notice of redemption may state that the County retains the right to rescind such notice on or prior to the scheduled redemption date, and such notice and redemption shall be of no effect if such notice is rescinded. Any redemption may be rescinded in whole or in part at any time prior to the scheduled redemption date if the County gives notice thereof on or prior to the scheduled redemption date in the manner provided above for redemptions. Any bonds as to which redemption has been rescinded shall remain outstanding.

The bonds will be issued in fully registered form by means of a book entry system with no physical distribution of bond certificates made to the public. One bond certificate for each maturity will be issued to and registered in the name of DTC or its nominee and immobilized in its custody. The book entry system will evidence beneficial ownership of the bonds in principal amounts of \$5,000 or integral multiples thereof, with transfers of beneficial ownership effected on the records of DTC and its participants pursuant to rules and procedures established by DTC. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants of DTC will be the responsibility of participants and other nominees of beneficial owners. The County will not be responsible or liable for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through participants.

The Bond Registrar shall keep at its office the books of the County for the registration of transfer of bonds. The transfer of this bond may be registered only upon those books and as otherwise provided in the Resolution upon the surrender hereof to the Bond Registrar together with an assignment duly executed by the registered owner hereof or his attorney or legal representative in form satisfactory to the Bond Registrar. Upon any registration of transfer, the Bond Registrar shall deliver in exchange for this bond a new bond or bonds, registered in the name of the transferee, in authorized denominations, in an aggregate principal amount equal to the unredeemed principal amount of this bond, of the same maturity and bearing interest at the same rate.

The Bond Registrar shall not be required to exchange or register the transfer of any bond during a period beginning at the opening of business fifteen (15) days before the day of the mailing of a notice of redemption of bonds or any portion thereof and ending at the close of business on the day of such mailing or of any bond called for redemption in whole or in part pursuant to the Resolution.

It is hereby certified and recited that all conditions, acts and things required by the Constitution or statutes of the State of North Carolina to exist, be performed or happen precedent to or in the issuance of this bond, exist, have been performed and have happened, and that the amount of this bond, together with all other indebtedness of the County, is within every debt and other limit prescribed by said Constitution or statutes. The faith and credit of the County are hereby pledged to the punctual payment of the principal of and interest on this bond in accordance with its terms.

This bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Bond Order or the Resolution until this bond shall have been endorsed by the authorized representative of the Local Government Commission of North Carolina and authenticated by the execution by the Bond Registrar of the certificate of authentication endorsed hereon.

IN WITNESS WHEREOF, the County has caused this bond [to be manually signed by] [to bear the facsimile signatures of] the Chairman of the Board of Commissioners and the Clerk to the Board of Commissioners and [a facsimile of] its official seal to be [imprinted] [impressed] hereon, and this bond to be dated April __, 2025.

(SEAL)

Chairman of the Board of Commissioners

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Clerk to the Board of Commissioners

CERTIFICATE OF LOCAL GOVERNMENT COMMISSION

The issuance of the within bond has been approved under the provisions of The Local Government Bond Act of North Carolina.

Deputy Secretary,
Local Government Commission

CERTIFICATE OF AUTHENTICATION

This bond is one of the Bonds of the issue designated herein and issued under the provisions of the within-mentioned Bond Order and Resolution.

COUNTY OF GASTON
FINANCE DIRECTOR, as Bond Registrar

By: _____
Authorized Signature

Date of Authentication: April __, 2025

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

the within Bond and irrevocably appoints _____
attorney-in-fact, to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without any alteration whatsoever.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

10. Subject to the approval of the Finance Director of the Issuer in connection with the sale of the Bonds pursuant to Section 13 hereof, the Bonds maturing on and after March 1, 2036 shall be subject to redemption prior to their stated maturities at the option of the Issuer on or after March 1, 2035, in whole or in part at any time at a redemption price equal to 100% of the principal amount of each Bond to be redeemed, together with accrued interest thereon to the redemption date. If less than all the Bonds are called for redemption, the Issuer shall determine the maturities and the amounts thereof of the Bonds to be redeemed. If less than all the Bonds of any one maturity are called for redemption, the Bonds of such maturity to be redeemed shall be selected by lot; provided, however, that the portion of any Bond to be redeemed shall be in the principal amount of \$5,000 or an integral multiple thereof and that, in selecting Bonds for redemption, the Bond Registrar shall treat each Bond as representing that number of Bonds which is obtained by dividing the principal amount of such Bond by \$5,000. For so long as a book-entry system is used for determining beneficial ownership of the Bonds, if less than all of the Bonds within a maturity are to be redeemed, DTC shall determine by lot the amount of interest of each Direct Participant in the Bonds to be redeemed.

Not more than sixty (60) days nor less than thirty (30) days before the redemption date of any Bonds to be redeemed, whether the redemption be in whole or in part, the Issuer shall cause a notice of redemption to be mailed, postage prepaid, to the registered owner of each Bond to be redeemed in whole or in part to his or her address appearing on the registration books of the Issuer, provided that such notice to Cede & Co. shall be given by certified

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or registered mail or otherwise as prescribed by DTC. Failure to mail such notice or any defect therein shall not affect the validity of the redemption with regard to registered owners to whom such notice was properly given. Each notice shall identify the Bonds or portions thereof to be redeemed by reference to their numbers and shall set forth the date designated for redemption, the redemption price to be paid and the maturities of the Bonds to be redeemed. If any Bond is to be redeemed in part only, the notice of redemption shall also state that on or after the redemption date, upon surrender of the Bond, a new Bond or Bonds in principal amount equal to the unredeemed portion of the Bond will be issued.

The notice of redemption may state that the Issuer retains the right to rescind such notice on or prior to the scheduled redemption date, and such notice and redemption shall be of no effect if such notice is rescinded. Any redemption may be rescinded in whole or in part at any time prior to the scheduled redemption date if the Issuer gives notice thereof on or prior to the scheduled redemption date in the manner provided above for redemptions. Any Bonds as to which redemption has been rescinded shall remain outstanding.

On or before the date fixed for redemption, moneys shall be deposited with the Bond Registrar to pay the principal of the Bonds or portions thereof called for redemption, as well as the interest accruing thereon to the redemption date.

On the date fixed for redemption, notice having been given in the manner and under the conditions provided above, the Bonds or portions thereof called for redemption shall be due and payable at the redemption price provided therefor, plus accrued interest to the redemption date. If moneys sufficient to pay the redemption price of the Bonds or portions thereof to be redeemed, plus accrued interest thereon to the date fixed for redemption, are held by the Bond Registrar in trust for the registered owners of Bonds or portions thereof called for redemption, such Bonds or portions thereof shall cease to be entitled to any benefits or security under this resolution or to be deemed outstanding, and the registered owners of such Bonds or portions thereof shall have no rights in respect thereof except to receive payment of the redemption price thereof, plus accrued interest to the date of redemption.

If a portion of a Bond shall be selected for redemption, the registered owner thereof or his attorney or legal representative shall present and surrender that Bond to the Bond Registrar for payment of the principal amount thereof so called for redemption and the Bond Registrar shall authenticate and deliver to or upon the order of such registered owner or his legal representative, without charge therefor, for the unredeemed portion of the principal amount of the Bond so surrendered, a Bond or Bonds of the same maturity, of any denomination or denominations authorized by this resolution, and bearing interest at the same rate.

11. Bonds, upon surrender thereof at the office of the Bond Registrar together with an assignment duly executed by the registered owner or his attorney or legal representative in form satisfactory to the Bond Registrar, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of Bonds of the same maturity, of any denomination or denominations authorized by this resolution, and bearing interest at the same rate.

The transfer of any Bond may be registered only on the registration books of the Issuer upon the surrender thereof to the Bond Registrar together with an assignment duly executed by the registered owner or his attorney or legal representative in form satisfactory to the Bond Registrar. Upon any registration of transfer, the Bond Registrar shall authenticate and deliver in exchange for the Bond a new Bond or Bonds, registered in the name of the transferee, of any denomination or denominations authorized by this resolution, in an aggregate principal amount equal to the unredeemed principal amount of the Bond so surrendered, of the same maturity, and bearing interest at the same rate.

In all cases in which Bonds shall be exchanged or the transfer of Bonds shall be registered hereunder, the Bond Registrar shall authenticate and deliver at the earliest practicable time Bonds in accordance with the provisions of this resolution. All Bonds surrendered in any exchange or registration of transfer shall forthwith be cancelled by the Bond Registrar. The Issuer or the Bond Registrar may make a charge for shipping and out-of-pocket costs for every exchange or registration of transfer of Bonds sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to the exchange or registration of transfer, but no other charge shall be made for exchanging or registering the transfer of Bonds under this resolution. The Bond Registrar shall not be required to exchange or register the transfer of any Bond during a period beginning at the opening of business fifteen (15) days before the day of the mailing of a notice of redemption of Bonds or any portion thereof and ending at the close of business on the day of that mailing or of any Bond called for redemption in whole or in part pursuant to this Section.

As to any Bond, the person in whose name the same shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal or redemption price of any Bond and the interest on any Bond shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon that Bond including the interest thereon, to the extent of the sum or sums so paid.

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The Issuer shall appoint such registrars, transfer agents, depositaries or other agents and make such other arrangements as may be necessary for the registration, registration of transfer and exchange of Bonds within a reasonable time according to commercial standards then applicable and for the timely payment of principal and interest with respect to the Bonds. The Finance Director of the Issuer is hereby appointed the registrar, transfer agent and paying agent for the Bonds (the "Bond Registrar"), subject to the right of the governing body of the Issuer to appoint another Bond Registrar, and as such shall keep at his/her office as Finance Director of the Issuer, 128 W. Main Avenue, P.O. Box 1578, Gastonia, NC 28053-157802, the books of the Issuer for the registration, registration of transfer, exchange and payment of the Bonds as provided in this resolution.

12. The actions of the Finance Director of the Issuer and others in applying to the Local Government Commission of North Carolina to advertise and sell the Bonds and the action of the Local Government Commission of North Carolina in asking for sealed and electronic bids for the Bonds by publishing notices and printing and distributing the Preliminary Official Statement and the Official Statement relating to the Bonds are hereby ratified and approved. That Preliminary Official Statement is hereby approved, and the Chairman of the Board of Commissioners, the County Manager and the Finance Director of the Issuer are each hereby authorized to approve changes in the Preliminary Official Statement, to approve the Official Statement, and to execute the Official Statement for and on behalf of the Issuer. The Preliminary Official Statement is deemed to be a final official statement within the meaning of Rule 15c2-12 of the Securities and Exchange Commission, except for the omission of certain pricing and other information to be specified in the Official Statement.

13. The Finance Director of the Issuer is hereby authorized to determine and approve any details necessary in connection with the sale of the Bonds, including without limitation, the principal amount of the Bonds, the interest rates, redemption provisions, and maturity years and amounts. Such details shall be reflected in the Bond certificates.

14. The Chairman of the Board of Commissioners and the Clerk to the Board of Commissioners and the Finance Director of the Issuer are hereby authorized and directed to cause the Bonds to be prepared and, when they shall have been duly sold by the Local Government Commission, to execute the Bonds and have the Bonds endorsed and authenticated as provided herein and to deliver the Bonds to the purchaser or purchasers to whom they may be sold by the Local Government Commission.

15. The Issuer covenants to comply with the provisions of the Internal Revenue Code of 1986, as amended (the "Code"), to the extent required to preserve the exclusion from gross income of interest on the Bonds for federal income tax purposes.

16. The Chairman of the Board of Commissioners and the Clerk to the Board of Commissioners, the Finance Director and other officers of the Issuer are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any and all financing statements, certificates, documents or other papers and to perform any and all acts they may deem necessary or appropriate in order to carry out the intent of this resolution and the matters herein authorized.

17. The Issuer hereby undertakes, for the benefit of the beneficial owners of the Bonds, to provide to the Municipal Securities Rulemaking Board (the "MSRB"):

(a) by not later than seven months from the end of each fiscal year of the Issuer, beginning with the fiscal year ending June 30, 2025, audited financial statements of the Issuer for such fiscal year, if available, prepared in accordance with Section 159-34 of the General Statutes of North Carolina, as it may be amended from time to time, or any successor statute, or, if such audited financial statements of the Issuer are not available by seven months from the end of such fiscal year, unaudited financial statements of the Issuer for such fiscal year to be replaced subsequently by audited financial statements of the Issuer to be delivered within 15 days after such audited financial statements become available for distribution;

(b) by not later than seven months from the end of each fiscal year of the Issuer, beginning with the fiscal year ending June 30, 2025, (i) the financial and statistical data as of a date not earlier than the end of the preceding fiscal year for the type of information included under the headings "The County—Debt Information" and "The County—Tax Information" in Appendix A to the Official Statement relating to the Bonds (excluding any information on overlapping or underlying units) and (ii) the combined budget of the Issuer for the current fiscal year, to the extent such items are not included in the audited financial statements referred to in (a) above;

(c) in a timely manner, not in excess of ten business days after the occurrence of the event, notice of any of the following events with respect to the Bonds:

(1) principal and interest payment delinquencies;

(2) non-payment related defaults, if material;

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- (3) unscheduled draws on debt service reserves reflecting financial difficulties;
 - (4) unscheduled draws on any credit enhancements reflecting financial difficulties;
 - (5) substitution of any credit or liquidity providers, or their failure to perform;
 - (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
 - (7) modification to the rights of the beneficial owners of the Bonds, if material;
 - (8) call of any of the Bonds, if material, and tender offers;
 - (9) defeasances;
 - (10) release, substitution or sale of any property securing repayment of the Bonds, if material;
 - (11) rating changes;
 - (12) bankruptcy, insolvency, receivership or similar event of the Issuer;
 - (13) the consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
 - (14) the appointment of a successor or additional trustee or the change of name of a trustee, if material;
 - (15) incurrence of a financial obligation (as defined below) of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Issuer, any of which affect beneficial owners of the Bonds, if material; and
 - (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Issuer, any of which reflect financial difficulties; and
- (d) in a timely manner, notice of a failure of the Issuer to provide required annual financial information described in (a) or (b) above on or before the date specified.

The Issuer shall provide the documents referred to above to the MSRB in an electronic format as prescribed by the MSRB and accompanied by identifying information as prescribed by the MSRB. The Issuer may discharge its undertaking described above by transmitting the documents referred to above to any entity and by any method authorized by the U.S. Securities and Exchange Commission.

For the purposes hereof, "financial obligation" means a debt obligation, a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or a guarantee of either. The term "financial obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c2-12 issued under the Securities Exchange Act of 1934 ("Rule 15c2-12").

If the Issuer fails to comply with the undertaking described above, any beneficial owner of the Bonds then outstanding may take action to protect and enforce the rights of all beneficial owners with respect to such undertaking, including an action for specific performance; provided, however, that failure to comply with such undertaking shall not be an event of default and shall not result in any acceleration of payment of the Bonds. All actions shall be instituted, had and maintained in the manner provided in this paragraph for the benefit of all beneficial owners of the Bonds.

The Issuer reserves the right to modify from time to time the information to be provided to the extent necessary or appropriate in the judgment of the Issuer, provided that:

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(a) any such modification may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the Issuer;

(b) the information to be provided, as modified, would have complied with the requirements of Rule 15c2-12 as of the date of the Official Statement relating to the Bonds, after taking into account any amendments or interpretations of Rule 15c2-12, as well as any changes in circumstances; and

(c) any such modification does not materially impair the interests of the beneficial owners, as determined either by parties unaffiliated with the Issuer (such as bond counsel), or by the approving vote of the registered owners of a majority in principal amount of the Bonds then outstanding pursuant to the terms of this resolution, as it may be amended from time to time, at the time of the amendment.

Any annual financial information containing modified operating data or financial information shall explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

The provisions of this Section shall terminate upon payment, or provision having been made for payment in a manner consistent with Rule 15c2-12, in full of the principal of and interest on all of the Bonds.

14. This resolution shall take effect upon its passage.

The motion was adopted by the following vote:

AYES: Commissioners Brown, Cloninger, Bailey, Fraley, Hovis, Keigher and Shehan

NAYS: None

* * *

STATE OF NORTH CAROLINA)
) ss.:
COUNTY OF GASTON)

I, Donna S. Buff, Clerk to the Board of Commissioners for the County of Gaston, DO HEREBY CERTIFY as follows:

1. A meeting of the Board of Commissioners for the County of Gaston, located in the State of North Carolina, was duly held March 25, 2025, such meeting having been noticed, held and conducted in accordance with all requirements of law (including open meetings requirements), and minutes of that meeting have been or will be duly recorded in the Minute Book kept by me in accordance with law for the purpose of recording the minutes of the Board.

2. The attached extract accurately reflects the actions taken by the Board of Commissioners with respect to the matters therein.

3. That extract correctly states the time when the meeting was convened and the place where the meeting was held and the members of the Board who attended the meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and have hereunto affixed the seal of the County as of _____, 2025.

(SEAL)

Clerk to the Board of Commissioners

2025-096 Commissioner Hovis - Public Works - To Authorize the Filing of Condemnation Proceedings for Acquisition of Easements for the Dallas High Shoals Infrastructure Project

The County Attorney requested a motion to go into Closed Session pursuant to NCGS **143-318.11(a)(3), (a)(4) and (a)(5)**.

Chairman Brown called for a motion to enter into Closed Session.

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On motion introduced by Commissioner Fraley and seconded by Commissioner Shehan, the BOC unanimously entered into Closed Session at 6:48 pm.

Chairman Brown called for a motion to reenter Open Session.

On motion introduced by Commissioner Hovis and seconded by Commissioner Bailey, the BOC unanimously reentered Open Session at 7:53 pm.

Chairman Brown announced no action was taken during the Closed Session.

Chairman Brown pointed out that Board members were given a copy of a revised Resolution that includes an amended Exhibit A reflecting the revised number of properties reduced from 21 to 15.

Chairman Brown called for a motion to approve.

On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC approved **2025-096** follows:

WHEREAS, in September 2022, the NC Division of Water Infrastructure awarded Gaston County \$5,478,000 in federal grant funds to meet urgent community needs in the wake of COVID-19. On September 27, 2022, Board Resolution 2022-294 approved and appropriated funds for the Dallas High Shoals Infrastructure Project (hereinafter, the "Project"). On March 28, 2023, Resolution 2023-114 appropriated an additional \$2,375,000 of gap funding from the Division of Water Infrastructure to cover a funding shortfall in the Project; and,

WHEREAS, on January 23, 2024, Resolution 2024-035 authorized the execution of interlocal agreements with the City of High Shoals and the Town of Dallas to set the terms and conditions by which the County will construct, and High Shoals and Dallas will operate and maintain the infrastructure; and,

WHEREAS, all the necessary easements have been acquired to construct the Project with the exception of 15 properties, as identified in attached Exhibit A; and,

WHEREAS, County staff will continue to work with the remaining property owners to reach an agreement as to the total compensation and terms of the easement agreements; and,

WHEREAS, if the County and the property owners are unable to reach agreements, the County may initiate proceedings to acquire the such easements through its power of eminent domain.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners authorizes the County Manager and County Attorney, or their designees, to initiate condemnation proceedings, deposit the estimated fair market values of the properties with the Gaston County Clerk of Superior Court, and take other actions necessary to allow the County's acquisition of the necessary easements.

EXHIBIT A

	TAX PARCEL ID	PROPERTY ADDRESS	MAILING ADDRESS	VALUATION
WATER INTERCONNECT				
Christopher Bumgarner and April Bumgarner	227617	4711 Dallas High Shoals Hwy	4711 Dallas High Shoals Hwy	\$ 200.00
Stephen Wright and Melinda Wright	213574	106 Miers Rd	106 Miers Rd	\$ 1,500.00
Nollie Clemmer	199130	4605 Dallas High Shoals Hwy	4605 Dallas High Shoals Hwy	\$ 2,050.00
Vernon Clemmer and Wanda Clemmer	307556	Dallas High Shoals Hwy	853 Ashelbrook Park Rd, Dallas, NC 28034	\$ 725.00
Richard Cloninger and Loretta Cloninger Life Estate	307555	Dallas High Shoals Hwy	4609 Dallas High Shoals Rd, Dallas, NC 28034	\$ 800.00
Richard Cloninger Life Estate and Mark Cloninger Life Estate	202969	4601 Dallas High Shoals Hwy	4603 Dallas High Shoals Rd, Dallas, NC 28034	\$ 925.00
Nathan Sientz and Anna Sientz	168497	4603 Dallas High Shoals Hwy	4603 Dallas High Shoals Rd, Dallas, NC 28034	\$ 1,750.00
Teresa Rhyne	213517	Dallas High Shoals Hwy	142 Old Tram St, Lincolnton, NC 28087	\$ 2,570.00
Hamam LLC	215535	5030 Dallas High Shoals Hwy	9015 Wing Pointe Dr, Belmont, NC 28012	\$ 1,975.00
Mark Brown and Andrea Lynn Brown	309862	5034 Dallas High Shoals Hwy	5034 Dallas High Shoals Hwy	\$ 2,375.00
SEWER				
Hardin Community Baptist Church	165453	548 Hardin Rd, Dallas, NC 28034	1177 Hardin Rd, Dallas, NC 28034	
Hardin Community Baptist Church	165964	Hardin Rd, Dallas, NC 28034	1177 Hardin Rd, Dallas, NC 28034	
Hardin Community Baptist Church	217188	603 Hardin Rd, Dallas, NC 28034	1177 Hardin Rd, Dallas, NC 28034	\$ 12,877.00
Vulcan Lands Inc.	165499	405 Hardin Road	PO Box 4900 Somerset, AZ 85361	\$ 650.00
Natawarthai Patel	165581	Dallas High Shoals Hwy	3562 Fieldstone Dr, Gastonia, NC 28056	\$ 2,150.00

The vote carried as follows:

Ayes: Commissioners Bailey, Cloninger, Fraley, Hovis, Keigher and Shehan

Nay: Commissioner Brown

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Appointments

On motion introduced by Commissioner Fraley and seconded by Commissioner Keigher, the BOC unanimously reappointed Ms. Lorna Ross to the ***Animal Care and Enforcement Advisory Board*** to an unexpired term ending August 31, 2026.

On motion introduced by Commissioner Cloninger and seconded by Commissioner Hovis, the BOC unanimously reappointed Mr. Harold J. Hoyle to the ***Gaston County Board of Adjustments*** to a term ending January 31, 2028.

On motion introduced by Commissioner Cloninger and seconded by Commissioner Hovis, the BOC unanimously reappointed Mr. Monte Monteleone to the ***Gaston County Board of Adjustment/Gaston County Housing Board*** to a term ending January 31, 2028.

On motion introduced by Commissioner Cloninger and seconded by Commissioner Hovis, the BOC unanimously reappointed Mr. Robert Lancaster to the ***Gaston County Housing Board*** to a term ending January 31, 2028.

On motion introduced by Commissioner Cloninger and seconded by Commissioner Hovis, the BOC unanimously appointed Ms. Crystal Walls to the ***Health and Human Services Board*** to an unexpired term ending June 30, 2027.

On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC unanimously reappointed Mrs. Sharon Padgett to the ***Personnel Advisory Board*** to a term ending March 31, 2028.

Commissioners Committee Reports

No reports.

County Manager's Report

No report.

County Attorney's Report

No report.

Other Matters

Chairman Brown announced the three Special Budget Meetings scheduled for April 1st in the Gaston County Administration Building, 3rd Floor, Conference Room 3A, as follows:

- Joint BOC/Board of Education Special Meeting from 10 am – 11:30 am
- Joint BOC/Gaston College Board of Trustees Special Meeting from 12:15 pm – 1 pm
- Budget Work Session from 1 pm – 3 pm.

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Adjournment

By unanimous consent, Chairman Brown adjourned the Regular Meeting of March 25, 2025 at 7:57 pm.

(All aforementioned documents are on file with the Clerk to the Board.)

Chad Brown, Chairman
Gaston County Board of Commissioners

Donna S. Buff
Clerk to the Board

SEAL