



September 14, 2026 City Council Regular Meeting

Mayor David Moore
Mayor Pro-Tem Phyllis Harris
Councilman William T. Brooks
Councilman Ivory Craig
Councilman Jeff Meadows
Councilman Kenneth Reeves
Councilwoman Lauren Shoemaker
Marie M. Anders, City Attorney
Jonathan Blanton, City Manager



City of Mount Holly City Council Regular Meeting

September 14, 2026 | 7:00 PM
Municipal Complex - Council Chambers
400 East Central Avenue
Mount Holly, NC 28120

CALL TO ORDER

INVOCATION:

PLEDGE OF ALLEGIANCE: Boy Scout Troop #59

SET THE AGENDA

CONSENT AGENDA

1. Call for a public hearing to consider closing a portion of N. Alexander Street and Patterson Avenue
2. Approval of an Agreement with Gaston County Board of Elections regarding the usage of the Grand Hall for Early Voting Elections.
3. Approval of Minutes -City Council Meeting: August 24, 2026.

PUBLIC HEARING

1. Public hearing to consider petitions for annexation submitted by Dean V. Tran, Triple Crown LLC by Chad Abernethy, Gail J. Grice, Sheila Ann Huff, and Lora M. Jones, for approximately 67.605 acres of land located at Parcel #'s 177881, 177882, 177886, 177889, 177890, 203426, 203427, 208874, 177891, 214300, 312234, & 178009.
Marie Anders
2. Public Hearing to consider a Resolution authorizing the filing of an application for approval of a financing agreement authorized by NC General Statute 160A-20.

Ashely Whetstine

PUBLIC COMMENT –Three (3) Minute Limit

NEW BUSINESS

1. City Manager Report

Jonathan Blanton

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11(a) (3 and 5)

ADJOURN



Regular Meeting Agenda Action Form

Meeting Date

September 14, 2026

From

Marie Anders, City Attorney
Planning

CONSENT AGENDA Item # 1

Call for a public hearing to consider closing a portion of N. Alexander Street and Patterson Avenue

Will this require a public hearing?

Yes

Background/Purpose of Request

Planning staff received a right-of-way closure petition from a broker, who is looking to develop three existing lots of record in the River Street Park neighborhood. There is an unopened portion of N. Alexander Street and unopened portion of Patterson Avenue, commonly referred to as "paper streets," which the applicant is petitioning City Council to close.

Fiscal Impact

Will Item affect current budget? No
Reviewed by Finance Director? N/A
Preaudit Certification Required? N/A
Capital Project Ordinance Required? N/A
Budget Transfer Required? N/A
Total City Dollars:
Budget Code:
Reviewed by City Attorney? Yes

Manager/Staff Recommendation

Staff recommends calling for the public hearing to be held at the October 12th City Council meeting.

Attachments

1. Patterson Rd. and N. Alexander Rd. street closing petition, maps, and resolution of intent

PETITION TO THE MOUNT HOLLY CITY COUNCIL

REQUEST TO VACATE AND REMOVE UNOPENED (“PAPER”) ROAD RIGHTS-OF-WAY FROM THE RECORDED PLAT

The undersigned Petitioner(s) respectfully petition the City Council of the City of Mount Holly, North Carolina, to approve the vacation and removal of the unopened (“paper”) road rights-of-way affecting the following parcels:

Parcel ID 123337

Parcel ID 123331

Parcel ID 123338

PAPER ROADS AFFECTED

The request pertains to the applicable unopened portions of Patterson Road and N. Alexander Road that are shown on the recorded plat but have not been opened or developed as public streets.

PURPOSE OF PETITION

The Petitioner(s) request that the City of Mount Holly formally permanently close and vacate the unopened paper road rights-of-way, pursuant to N.C.G.S. §160A-299, so that those paper road rights-of-way may be removed from future development plans for the affected property.

The intent of this request is not to close or interfere with any existing, improved, or actively traveled portion of Patterson Road or N. Alexander Road.

This petition applies only to the portions of the rights-of-way that are presently shown as unopened or “paper” roads affecting or adjoining Parcel IDs 123337, 123331, and 123338, as more particularly identified on Exhibit A.

The Petitioner(s) intend to develop the affected parcels following removal of the paper road rights-of-way, subject to applicable City of Mount Holly zoning, subdivision, access, utility, and development requirements.

REQUEST

1. Initiate the statutory procedure necessary to permanently close the applicable unopened portions of Patterson Road and N. Alexander Road;
2. Determine that removal of the unopened paper road rights-of-way is not contrary to the public interest and will not deprive any property owner of reasonable ingress or egress;
3. Adopt an order permanently closing and vacating the identified unopened rights-of-way; and
4. Permit the approved road closure/vacation to be reflected on subsequent surveys, plats, and development plans affecting Parcel IDs 123337, 123331, and 123338.

The exact portions of the paper road rights-of-way requested for vacation and removal are depicted on the attached Exhibit A – Survey/Plat of Paper Road Vacation.

A legal description prepared by a licensed surveyor may be attached as Exhibit B – Legal Description of Paper Road Rights-of-Way to Be Vacated.

Submitted this 28 day of July, 2026.

PETITIONER(S)

Petitioner 1

Printed Name: Aaryn Barnes

Signature:

<i>Aaryn Barnes</i>	dotloop verified 07/27/26 10:50 PM EDT TYUX-SV53-Z5NY-MSPT
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Address: 9711 Spring Park Dr

City/State/ZIP: Charlotte, NC 28269

Petitioner 2

Printed Name: Doraine Barnes

Signature:

<i>Doraine Barnes</i>	dotloop verified 07/27/26 10:50 PM EDT WZEH-DKKO-PQ3T-BZBS
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Address: 9711 Spring Park Dr

City/State/ZIP: Charlotte, NC 28269

Petitioner 3

Printed Name: Anthony Green

Signature:

<i>Anthony Green</i>	dotloop verified 07/27/26 10:44 PM EDT DBWJ-S9V0-HDZL-KHNG
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Address: 226 Lacewing

City/State/ZIP: Charlotte, NC 28214

EXHIBIT A

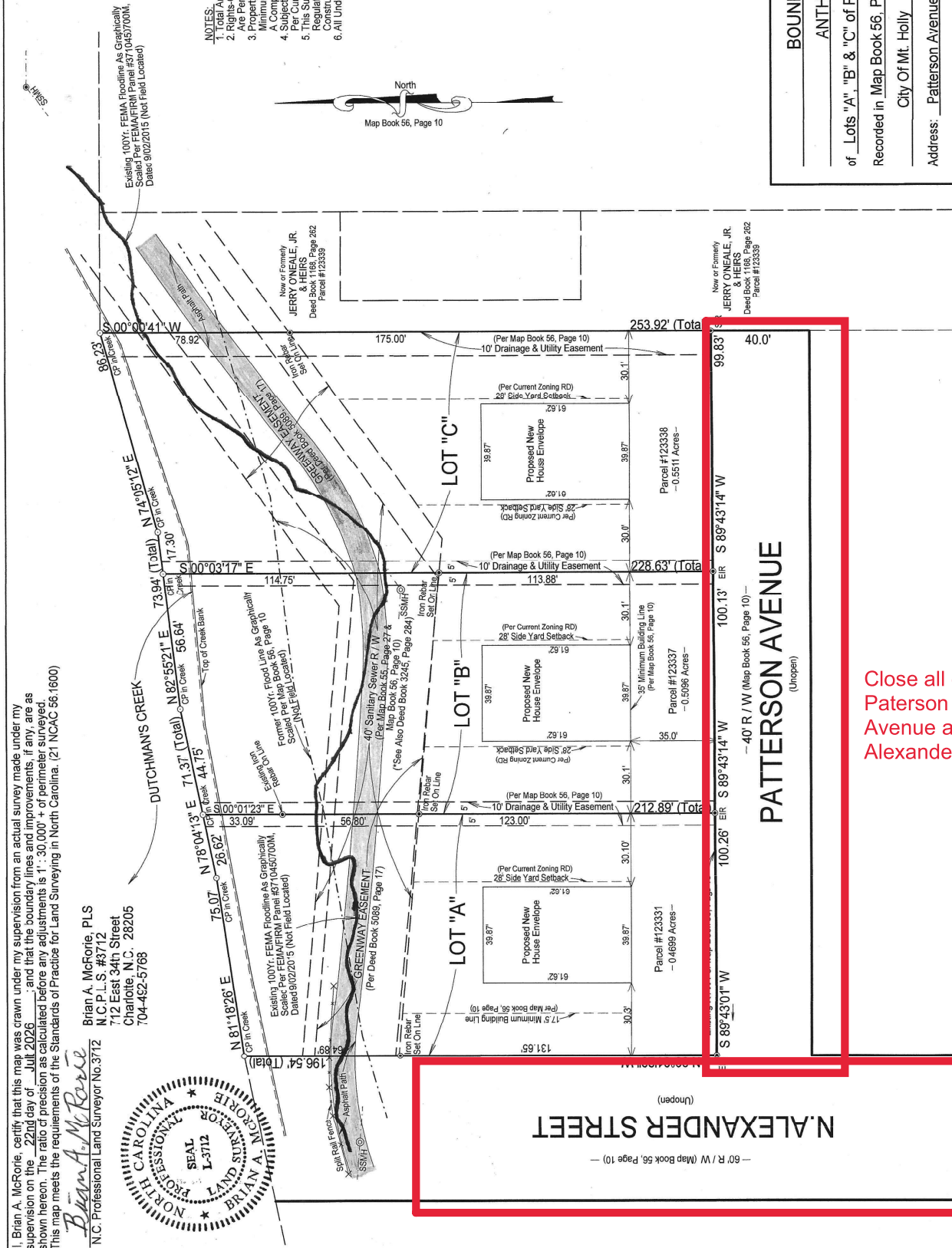
SURVEY / PLAT OF PAPER ROAD VACATION

Attach a survey or plat clearly identifying:

- Parcel IDs 123337, 123331, and 123338
- Existing property boundaries
- Patterson Road
- N. Alexander Road
- The exact unopened/paper road portions requested to be vacated
- Existing improved streets/access, where applicable

EXHIBIT B
LEGAL DESCRIPTION OF PAPER ROAD RIGHTS-OF-WAY TO BE
VACATED

Attach the surveyor-prepared legal description of the portions of the unopened rights-of-way proposed for vacation, if required.



NOTES:
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LEGEND

EUR = Existing Iron Rebar
EIP = Existing Iron Pipe
EIR = Existing Reinforced Concrete
ECM = Existing Concrete Monolith
ESC = Existing Set Iron Rebar
CIP = Completed Concrete
R/W = Right-of-Way
B/C = Back of Concrete Curb/Barrier
EPC = Edge of Asphalt Pavement
C/L = Centerline
P/P = Power Pole
UGU = Underground Utilities (Gas, Water, Sewer, etc.)
OUL = Overhead Utility Services
OUL = Overhead Utility Lines
Telecomm. = Telecommunications
Property Line
Street R/W
Adjoining Property
Broken Scale
Easement / Rights of Way
RCP = Reinforced Concrete Pipe
DES = Overhead Electric Service
SMWH = Sanitary Sewer Manhole

BOUNDARY & PLOT PLAN Survey for _____

ANTHONY GREEN

of lots "A" "B" & "C" of PATTERSON SUBDIVISION

Recorded in	Map Book 56	Page 10	Deed Book	3072	Page 692
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City Of Mt Holly
Gaston
County
State of North Carolina

City of Ivry, Caston
County, State of North Carolina
123331, 123337 &
123338

Address: Patterson Avenue Tax Parcel No. 123338

Now or Formerly The Property Of Glenn L. Roberts

Graphic Scale: 1" = 40'

40	80	120	160	200
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I, Brian A. McRorie, certify that this map was drawn under my supervision from an actual survey made under my supervision on the 22nd day of July 2026, and that the boundary lines and improvements, if any, are as calculated before any adjustments is 1' : 30,000' + of perimeter surveyed. The ratio of precision as stated herein. This map meets the requirements of the Standards of Practice for Land Surveying in North Carolina(21 NCAC 56.1600)

Diana McForie
N.C. Professional Land Surveyor No. 3712

Brian A. McRae
N.C. Professional Land Surveyor No. 3712

Close all of
Paterson
Avenue and N.
Alexander Street

RESOLUTION OF INTENT

A RESOLUTION declaring the intention of the City Council of the City of Mount Holly to consider the closing of Patterson Road and a portion of N. Alexander Road.

WHEREAS, G. S. 160A-299 authorizes the City Council to close public streets and alleys; and,

WHEREAS, the City Council considers it advisable to conduct a public hearing for the purpose of giving consideration to the closing of Patterson Road and a portion of N. Alexander Road as shown and described in a certain Petition filed by Aaryn Barnes, Doraine Barnes, and Anthony Green dated July 28, 2026 (the "Petition").

NOW, THEREFORE, BE IT RESOLVED by the City Council that:

1. A public hearing will be held at 7:00 PM on October 12, 2026, in the Mount Holly Municipal Complex to consider a resolution closing Patterson Road and a portion of N. Alexander Road described in the Petition.
2. The City Clerk is hereby directed to publish this Resolution of Intent once a week for four successive weeks in The Gaston Gazette, or another newspaper of general circulation in the area.
3. The City Clerk is further directed to transmit by registered or certified mail to each owner of property abutting upon Patterson Road and that portion of N. Alexander Road a copy of this Resolution of Intent.
4. The City Clerk is further directed to cause adequate notices of this Resolution of Intent and the scheduled public hearing to be posted as required by G.S. 160A-299.

Upon motion duly made of Councilperson _____ and duly seconded by Councilperson _____, the above resolution was duly adopted by the City Council at the meeting held on September 14, 2026, at the Mount Holly Municipal Complex. Upon a call for a vote the votes were unanimous in the affirmative.



Regular Meeting Agenda Action Form

Meeting Date

September 14, 2026

From

Tara Douglas, City Clerk
City Clerk

CONSENT AGENDA Item # 2

Approval of an Agreement with Gaston County Board of Elections regarding the usage of the Grand Hall for Early Voting Elections

Will this require a public hearing?

No

Background/Purpose of Request

The Clerk's Office has been collaborating with Gaston BOE to create an agreement stating the terms of their usage of the Grand Hall during the early voting election cycles. This document has been reviewed and approved by City Management and the City Attorney. This agreement will streamline the early voting rental process for the Gaston BOE staff.

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?
Capital Project Ordinance
Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation

Staff recommends approval.

Attachments

1. 9-14-2026 Agreement City of Mount Holly_Gaston BOE Early Voting GH Rental

COUNTY OF GASTON

STATE OF NORTH CAROLINA

LICENSE AGREEMENT

THIS AGREEMENT is made the day it is fully executed by all parties, by and between Gaston County, hereinafter "COUNTY" and the City of Mount Holly, hereinafter "CITY."

WHEREAS, CITY owns and operates a facility located at the Grand Hall and Training Room within the Mount Holly Municipal Complex, 400 East Central Avenue, Mount Holly, North Carolina (hereinafter, the "Premises"); and

WHEREAS, COUNTY requests the temporary use of the Premises, which CITY agrees to allow under such terms and conditions as set forth herein.

WHEREAS, the COUNTY is authorized under N.C. Gen. Stat. § 163-129 and § 163-166.35 to request and use State, county, and municipal buildings supported in whole or in part by tax revenues for the conduct of registration and voting, including early voting, and the COUNTY's use of the Premises as an early voting site is subject to approval by the North Carolina State Board of Elections as part of the COUNTY's Plan for Implementation adopted for each election; and

NOW, THEREFORE, for and in consideration of the terms and conditions hereinafter contained and the agreements made, and for other good and valuable consideration, the receipt and sufficiency of which is hereby specifically acknowledged, the parties hereto agree as follows:

1. Term. This Agreement shall commence on the date it is fully executed by all parties and shall continue in effect on a recurring basis to govern the COUNTY's use of the Premises for each Primary Election and each General Election held in even-numbered years, together with any related second primary or runoff and any rescheduled election arising therefrom. This Agreement shall renew automatically for each such even-numbered year election cycle without further action by the parties, unless sooner terminated as provided herein.

2. Use of the Premises

- a. The CITY agrees to allow COUNTY to use the Premises as an early voting site for each Primary Election and each General Election held in even-numbered years. COUNTY's use of the Premises as an early voting site is contingent upon approval by the North Carolina State Board of Elections as part of the COUNTY's Plan for Implementation adopted for each such election. The dates and hours of use shall be those established in the COUNTY's Plan for Implementation, which shall provide for uniform days and hours among the early voting sites in the county as required by N.C. Gen. Stat. § 163-166.35(d). COUNTY's use shall include reasonable access to the Premises for the delivery, setup, testing, securing, and removal of voting equipment and supplies for a

2026-212

reasonable period before and after each early voting period. Setup shall occur on the setup weekend defined in Section 3. COUNTY shall remove its voting equipment, supplies, ballots, and related materials from the Premises no later than the Wednesday following the last day of the early voting period for that election; such removal may occur on the first business day following the last day of the early voting period but in no event later than that Wednesday. COUNTY's use and occupancy of the Premises shall be continuous from the setup weekend for each election through the day COUNTY removes its equipment as provided above, including the early voting period and any day falling within that period on which the early voting site is closed to voting. On any such closed day, the COUNTY's voting equipment, supplies, ballots, and related materials shall remain in place and secured within the Premises, and the CITY shall not schedule, permit, or make any other use of the Premises on such day.

- b. COUNTY specifically acknowledges that any and all licenses granted herein do not limit the rights of the CITY to enter, control, or use the Premises. Notwithstanding the foregoing, from the setup weekend for each election through the day COUNTY removes its equipment, including the early voting period and any day within that period on which the site is closed to voting, the portion of the Premises used for voting shall be under the control and direction of the COUNTY and its election officials, and the CITY shall not enter, use, or control that portion in any manner that interferes with voting or election-related activities. The parties acknowledge that, during such times, the Premises and the surrounding area are subject to N.C. Gen. Stat. § 163-166.4, which applies to early voting sites pursuant to subsection (e) of that section, and to other applicable election laws, including restrictions on hindering access, campaigning, and other election-related activity within the voting place and within the buffer zone prescribed by the COUNTY around the voting place.
- c. The COUNTY shall provide to the CITY the early voting schedule, including the dates and hours of operation for the Premises, for each Primary Election and each General Election at least ninety (90) days before the start of early voting for that election, consistent with N.C. Gen. Stat. § 163-166.35(c).

3. Payment. As consideration for the use of the Premises, COUNTY shall pay to CITY the sum of Six Thousand Seven Hundred and 00/100 Dollars (\$6,700.00) for each election, in accordance with the CITY's approved fee schedule, itemized as set forth in the table below. This amount is payable separately for each election, such that COUNTY shall pay Six Thousand Seven Hundred and 00/100 Dollars (\$6,700.00) for the Primary Election and Six Thousand Seven Hundred and 00/100 Dollars (\$6,700.00) for the General Election in each even-numbered year, for a total of Thirteen Thousand Four Hundred and 00/100 Dollars (\$13,400.00) per even-numbered year in which both elections are held. Payment for each election shall be due not less than ninety (90) days prior to the first day of the early voting period for that election; provided, however, that if fewer than ninety (90) days remain between the date this Agreement is fully executed and the first day of the early voting period for the next such election, payment for that election shall be due within thirty (30) days after the date of execution. The Five Hundred

and 00/100 Dollars (\$500.00) security deposit is refundable and shall be refunded to COUNTY, less the cost of repairing any damage to the Premises beyond normal wear and tear, within thirty (30) days after the last day of the early voting period for that election. The weekend use fee is charged at One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) per weekend (Friday, Saturday, and Sunday) for four (4) weekends, consisting of one (1) setup weekend preceding the early voting period and the three (3) weekends occurring within the early voting period. The setup weekend for each election shall be the weekend (Friday, Saturday, and Sunday) immediately preceding the first day of the early voting period and shall not fall within the early voting period. For purposes of the weekend use fee, a weekend that is only partially included within the early voting period, whether by reason of the statutory start or end of that period or otherwise, shall be counted as one (1) full weekend. The fees set forth in this Section, exclusive of the refundable security deposit, represent negotiated consideration for, and reimbursement of the CITY's costs associated with, the COUNTY's use of the Premises. The security deposit is not consideration for the use of the Premises and shall be held by the CITY as security against damage to the Premises and refunded as provided herein. Nothing in this Section shall be construed to create a lease, tenancy, or possessory interest in the Premises. In the event the Premises are not used as an early voting site for an election for which payment has been made, whether due to non-approval of the site by the North Carolina State Board of Elections, termination of this Agreement, or any other reason, CITY shall refund the full amount paid for that election to COUNTY within thirty (30) days after the first day of the early voting period for that election. All payment obligations of the COUNTY under this Agreement are subject to the appropriation of funds by the Gaston County Board of Commissioners for the applicable fiscal year, and nothing in this Agreement shall be construed as a pledge of the COUNTY's faith and credit or as creating an obligation in violation of the Local Government Budget and Fiscal Control Act, N.C. Gen. Stat. Chapter 159, Article 3.

Cost Item per Election	Amount
Weekend use fee: \$1,500.00 × 4 weekends (1 setup + 3 voting)	\$6,000.00
Refundable security deposit	\$500.00
Cleaning fee	\$200.00
Total per election	\$6,700.00
Primary Election	\$6,700.00
General Election	\$6,700.00
Total per even-numbered year	\$13,400.00

4. Acceptance of the Premises; Modifications. COUNTY has examined the Premises prior to execution and is satisfied with the physical condition and suitability of the Premises. Any proposed changes, permanent or temporary, to the Premises must be pre-approved by the CITY in writing. CITY represents that the Premises are accessible to voters with disabilities consistent with applicable federal and State law, including the Americans with Disabilities Act and the Help America Vote Act, and the parties shall cooperate to address any accessibility needs identified for the Premises' use as an early voting site.

5. Destruction of the Premises. In the event the Premises is damaged or destroyed during the term of this Agreement, the same may be promptly repaired or rebuilt by CITY at its

expense as soon as funds are available. CITY may elect, at its sole option, not to repair or reconstruct the Premises or any portion of thereof and upon written notice of such election from CITY to COUNTY, this License shall thereupon terminate.

6. Behavior and Damages. COUNTY will take reasonable measures to ensure that the Premises are not damaged beyond normal wear and tear. COUNTY agrees to be responsible for any damage to the Premises beyond normal wear and tear.

7. Insurance. COUNTY will maintain commercial general liability insurance in the amount of \$1,000,000.00, unless otherwise specified, per occurrence for claims of bodily injury or property damages which arise during the COUNTY's use of the Premises pursuant to this Agreement.

8. Termination. The parties may terminate this Agreement upon 30 days' written notice to the other party. Notwithstanding the foregoing, no termination by either party shall take effect during the period beginning ninety (90) days before the first day of the early voting period for any Primary Election or General Election and ending on the day after the last day of that early voting period, and this Agreement shall remain in full force and effect as to that election. Any notice of termination given during such period shall take effect on the first day following the end of that early voting period. This limitation is necessary because the Premises are designated as an early voting site in the COUNTY's Plan for Implementation approved by the North Carolina State Board of Elections pursuant to N.C. Gen. Stat. § 163-166.35, and the site may not be changed without approval of that Board.

9. Assignment. This Agreement is not assignable.

10. No Lease or Partnership Created. It is mutually agreed and understood that nothing contained in this Agreement is intended, or shall be construed, as in any way creating or establishing a lease or the relationship of partners or joint ventures between the parties for any purpose or in any manner whatsoever.

11. Entire Agreement. This License constitutes the entire agreement between the parties and no warranties, inducements, considerations, promises, or other inferences shall be implied or impressed upon this Agreement that are not set forth herein.

12. Other Laws and Regulations. COUNTY must comply with any and all applicable federal, state and local standards, regulations, laws, statutes and ordinances.

13. Special or Consequential Damages. Neither party will be liable to the other party for any consequential, indirect, or special damages or lost profits related to this Agreement.

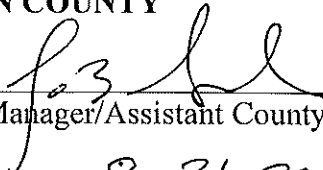
14. Governing Law. All of the terms and conditions contained herein must be interpreted in accordance with the laws of the State of North Carolina without regard to any conflicts of law principles and subject to the exclusive jurisdiction of federal or state courts within the State of North Carolina.

15. Immunity Not Waived. This Agreement is governmental in nature, for the benefit of the public. The parties reserve all immunities and defenses arising out of their sovereign statuses under applicable law. No waiver of any such immunities or defenses is implied by entry into this Agreement.

SIGNATURE PAGE TO FOLLOW

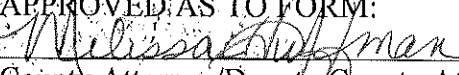
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date of the last signature set forth below.

GASTON COUNTY

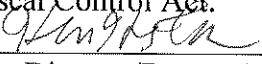
BY: 
County Manager/Assistant County Manager

DATE: 8-31-25

ATTEST:  9/1/24
Clerk to the Board/Deputy Clerk to the Board

APPROVED AS TO FORM:

County Attorney/Deputy County Attorney

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.


Finance Director/Deputy Finance Officer

CITY OF MOUNT HOLLY

BY: _____
City Manager/Assistant City Manager

DATE: _____

ATTEST: _____
City Clerk/Deputy City Clerk

APPROVED AS TO FORM:

City Attorney

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Director/Deputy Finance Director

ADDITIONAL CONTRACT TERMS/CONDITIONS AND SIGNATURE PAGE

1. NON-APPROPRIATION

In the event funds are not appropriated during the term of this Agreement for the subject matter herein described, this Agreement is terminated. This Agreement will be deemed terminated on the last day of the fiscal period for which appropriations were received without penalty or expense, except to the portion of payment for which funds have been appropriated and budgeted.

2. DIVESTMENT ACTS

The undersigned certifies that it is not designated as a company engaged in the boycott of Israel by the State Treasurer nor is the company on the Final Divestment List (Iran Divestment Act) created by the State Treasurer pursuant to Chapter 147 of the North Carolina General Statutes.

3. NORTH CAROLINA E-VERIFY CERTIFICATION

By signing and entering into this Agreement, pursuant to Article 2 of Chapter 64 of the N.C. General Statutes, I hereby certify that I comply with E-Verify, the Federal program used to verify the work authorization of newly hired employees working in North Carolina. If applicable, I am also certifying that any subcontractor hired or used by me will comply with E-Verify, as described herein.

4. ADA AND CIVIL RIGHTS CERTIFICATION OF COMPLIANCE

I hereby certify that I comply with all applicable federal civil rights laws, including the applicable provisions of the Americans with Disabilities Act.

5. RIGHT FOR COUNTY TO AUDIT

During the term of this Agreement and for one (1) year after termination, the County has the right to audit all books and records pertaining to this Agreement as needed to evaluate compliance with the terms and conditions of the Agreement. The County shall pay its own expenses for such audit but not pay any expenses or additional costs of the vendor associated with such audit. The County has the right to seek remittance for overpayment arising from the vendors' non-compliance or irregularities with the performance of the Agreement. Specific audit provisions established in the Agreement will supersede this paragraph.

6. CONFLICT OF INTEREST

Gaston County's Conflict of Interest Policy relative to contracts and subawards supported by federal financial assistance can be found at this link:

<https://www.gastongov.com/DocumentCenter/View/3821/Conflict-of-Interest-Policy-PDF> . This Policy is applicable to County public officials and employees involved in making or administering contracts or subawards, and the Contractor receiving a contract or subaward from Gaston County.

7. IMMUNITY NOT WAIVED

This Agreement is governmental in nature, for the benefit of the public, and is not intended to be for private profit or gain.

8. THIRD PARTY BENEFICIARIES

Nothing in this Agreement shall convey any rights upon any person or entity which is not a party or a successor or permitted assignee of a party to this Agreement

9. CONTRACTS WITH FORUM SELECTION PROVISIONS

North Carolina General Statute 22B-3 states that a contract provision requiring prosecution of any action or arbitration of a dispute arising from the contract to be heard in another state is against public policy, void, and unenforceable.

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, AUGUST 24, 2026
COUNCIL CHAMBERS
6:30 PM

CALL TO ORDER

Mayor Moore called the meeting to order at 6:33 pm. The following were present:

Mayor David Moore	Jonathan Blanton, City Manager
Mayor Pro Tem Phyllis Harris	Brian DuPont, Assistant City Manager
Councilman Ivory Craig	Ashley Whetstine, Finance Director
Councilman Jeff Meadows	Alexis Hines, Human Resources Director
Councilman William Brooks	Brian Reagan, Police Chief
Councilwoman Lauren Shoemaker	Ryan Baker, Fire Chief
Councilman Kenneth Reeves	Greg Beal, Planning Director
Marie M. Anders, City Attorney	Eric Smallwood, Parks and Recreation Director
	Jason Green, Public Works Director
Tara Douglas, City Clerk	Robert Stewart, Deputy Utilities Director

INVOCATION

Councilman Reeves led the Council, Staff, and attendees in prayer.

PLEDGE OF ALLEGIANCE

Councilman Craig led the Council, Staff, and attendees in the Pledge of Allegiance.

SET THE AGENDA

Mayor Moore entertained a motion to approve the agenda as presented.

Motion: Councilman Reeves made a motion to approve the agenda as presented. Councilman Meadows seconded the motion.

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

CONSENT AGENDA

1. Approval of City Council Meeting Minutes – August 10, 2026
2. Approval of City Council Closed Session Minutes- August 10, 2026

CITY OF MOUNT HOLLY
CITY COUNCIL MEETING MINUTES
MONDAY, AUGUST 24, 2026
COUNCIL CHAMBERS
6:30 PM

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

Motion: Mayor Pro Tem Harris made a motion to approve the Consent Agenda as presented. Councilwoman Shoemaker seconded the motion.

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

PRESENTATIONS

1. Presentation on Development and the City's Annexation Process

Greg Beal

Mr. Beal presented an overview of the history and growth of Mount Holly via annexation. Mr. Beal reported that the City of Mount Holly has an approximate 2.7% annual growth rate. Mr. Beal stated that the development build out cycle spike occurs approximately every 5 years and the Mount Holly is currently in that spike. Mr. Beal presented a graph showing the top 10 municipalities according to growth percentages and Mount Holly was at #7 on the list with a 2.7% growth rate. Mr. Beal reviewed the City of Mount Holly's land use plan and discussed how staff collaborated to determine serviceable boundaries. Mr. Beal discussed that the goal was to create a diverse housing portfolio. Mr. Beal stated that Plan Mount Holly included intensive community engagement citing 950+ touchpoints, 30,000+ data points, and 1,400 +comments. Mr. Beal discussed the multi-phase vision process that resulted in a growth plan. Mr. Beal stated that the plan included a vision, principles, and five core values. Mr. Beal explained the five core values citing multiple centers, corridors and gateways, infill opportunities, housing portfolio, and design and identity. Mr. Beal explained the conceptual growth strategy citing the northwest corridor. Mr. Beal stated that it was important for the plan to preserve the small town feel. Mr. Beal stated that the North Carolina Department of Transportation (NCDOT) has a seat at the table for every traffic impact analysis we conduct. Mr. Beal stated that there is a thoughtful Parks and Recreation Master Plan that ties into this plan. Mr. Beal stated that the City of Mount Holly utilizes an 11-step annexation process from the land use plan. Mr. Beal stated that the Planning Department staff and Technical Review Committee enforce the rules universally. Mr. Beal stated that applicants cannot skip steps or bypass standard procedures via circumventing established processes. Mr. Beal stated that no project is brought forward to the Planning Commission and City Council until every technical milestone is completed. Mr. Beal reviewed the mandatory evaluation metrics and stated that projects must score a 90 or above with approximately 898 potential homes being recently denied or withdrawn from the annexation process due to the City's high standards. Mr. Beal stated that City Staff is starting to see a trend toward developers becoming more competitive in the scoring process. Mr. Beal stated that the City has a strict Traffic Impact Analysis (TIA) Traffic Ordinance that require a TIA at a threshold of 1000

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vehicles per day compared to the state standard of 3000 vehicles per day. Mr. Beal stated that the developers are not required to solve all of the traffic problems in the region, but they are to mitigate their traffic impacts. Mr. Beal explained that the Gaston-Cleveland-Lincoln MPO handles the traffic planning for this three-county region. Mr. Beal stated that widening Highway 273 has long been on their Comprehensive Transportation Plan. Mr. Beal stated that according to Kimley-Horn, there is approximately 12,000 vehicles that travel Highway 273 with 15,000 vehicles needed to make it a candidate for road widening. Mr. Beal stated that it is competing against local and regional projects. Mr. Beal reiterated that the widening of Highway 273 has been in the state process for years and that it is up to NCDOT to fund it. Mr. Beal reviewed the impact on the school system and cited that the Mount Holly schools are maintaining a steady growth and are generally under capacity according to Gaston County Schools. Mr. Beal stated that developers are required to contact Gaston County Schools during the annexation process to gain feedback on their proposed subdivision. Mr. Beal stated that the City maintains strict protection over its water supply watershed and floodplains, mandating 100-foot buffers and a minimum of 10% natural space preservation without allowing design trade-offs. Mr. Beal reviewed housing affordability dynamics in Mount Holly. Mr. Beal reviewed the current annexation overview citing five developments totaling 1152 homes. Mr. Beal stated that the City has worked with developers to increase lot sizes. Mr. Beal stated that the Council wanted to stick to an R8 standard. Mr. Beal stated that this Council is being very selective with what moves forward citing that approximately 898 potential homes that were not approved for annexation.

Councilman Brooks asked Mr. Beal to explain the process for development selection. Mr. Beal explained the process citing the Land Use Plan and the scoring process.

Councilman Meadows asked Mr. Beal to discuss the cost of a Traffic Impact Analysis (TIA) for developers. Mr. Beal stated that a TIA cost is approximately \$40,000 citing that the developer pays all costs.

Councilman Meadows asked for how the TIA process worked with NCDOT prior versus now. Mr. Beal explained that the process would stop at the public hearing if concerns were raised and the study would be based on the NCDOT standard that was less strict. Mr. Beal stated that now there is a scoping meeting where a methodical process is in place and a recommendation is given ahead of time.

Mr. Beal cited the Powell Bill Map on the website for showing City maintained roads versus NCDOT maintained roads.

Councilwoman Shoemaker asked about the review process regarding the number of developments coming online at the same time and the impacts to traffic. Mr. Beal stated that the

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City and Kimley-Horn look at the big picture when considering these developments. Mr. Beal restated that we will continue to work with NCDOT, but ultimately the City is at the mercy of NCDOT to fund the projects.

Councilman Meadows inquired as to how long a project typically takes to occur once it is on the list. Mr. Beal stated that it varies and that the City is fortunate that Highway 273 is still on the list given that some projects have been removed.

Mayor Moore stated that he would like to see great quality homes built on the properties downtown. Mr. Beal mentioned having realtor round tables for us to introduce ourselves.

Councilman Meadows inquired about how many cities or towns inquire about the City's development standards. Mr. Beal stated that other municipalities inquire about our cost benefit analysis.

NEW BUSINESS

1. City Manager Report

Jonathan Blanton

City Manager Blanton thanked those who attended the opening of the Dutchman's Creek Bridge and Greenway Extension. City Manager Blanton highlighted the 10 creative art initiatives that have recently been unveiled. City Manager Blanton commended our Public Art Advisory Council (PAAC) and Assistant Planning Director Lowe for their hard work on this initiative. City Manager Blanton stated that the future park survey that Parks and Recreation Director Smallwood discussed will go live on September 1, 2026. City Manager Blanton stated that there will be an Echo Suites groundbreaking on Thursday, September 3, 2026 at 5:05 pm. City Manager Blanton stated that the next Mini Makers Event will be at the Grand Hall on September 10, 2026 from 9:00am to 10:30 am. City Manager Blanton stated that on Friday, September 11, 2023 we will have our next Mount Holly Nights where we will be showcasing a special drone show honoring September 11, 2026 and the America 250 Celebration. City Manager Blanton stated that the Community Relief Organization will be having their Taste of the Town event on Saturday, September 12, 2026 from 5:30 pm to 8:30 pm. City Manager Blanton stated that the City has received three bids for phase two of the South Gateway Connector Road Kemp A. Michael Way with the lowest of those bids being \$6,153,691.00, the second lowest at \$6,941,320.00, and the highest at \$8,735.496.00. City Manager Blanton commended Planning Director Beal for his presentation tonight and the Planning Department Staff for the incredible job that they have done putting this information together at the direction of the Mayor and Council. City Manager Blanton stated that Staff will continue to evaluate the questions that were posed to us tonight, provide updates, and command the best here in the City. City Manager

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Blanton stated that the Administrative Offices will be closed on Monday, September 7, 2026 and there will be no delay for garbage pickup.

Councilman Meadows stated that he would like to see a landscaping package required for the infill lot development that Mayor Moore spoke of. Councilman Meadows requested an update on the bridge from Tuckasee Park into the Riverfront Community. City Manager Blanton stated that this project is one of three that was put on the bond in 2021. City Manager Blanton stated that the City is making substantial progress on the downtown park and the City has completed the Dutchman's Creek extension. City Manager Blanton stated that Staff will provide an update on this project as well as a comprehensive overview of all of those projects that came out of the 2018 Strategic Vision Plan.

Mayor Pro Tem Harris asked City Manager Blanton if he could confirm that Duke Energy has begun to move forward with clearing the land that they offered to the City of Mount Holly for lease. City Manager Blanton confirmed that Duke Energy had indeed begun clearing the land, but that the City had not received a formal update as yet. City Manager Blanton stated that he will reach out to Duke Energy for an updated timeline on this project. Mayor Pro Tem Harris inquired as to who will manage the property. City Manager Blanton stated that he will find out and that his understanding is that Duke Energy was looking for someone to manage that property when the City of Mount Holly denied that option earlier this year. City Manager Blanton stated that he will confirm what conversations are still active.

Councilman Reeves inquired about a 2018 discussion for a multi-use facility and asked that Staff reevaluate this project and bring back a plan for the Council to review. City Manager Blanton stated that Staff can pair this along with Councilman Meadows request and bring back a comprehensive overview of those projects.

Mayor Moore revisited the infilling downtown and inquired about holding builders accountable.

ADJORN

Motion: Mayor Pro Tem Harris made a motion to adjourn the August 24, 2026 City Council Meeting at 7:38 pm. Councilwoman Shoemaker seconded the motion.

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

The meeting adjourned at 7:38 pm.



Regular Meeting Agenda Action Form

Meeting Date

September 14, 2026

From

Brandon Livingston, Planner II
Planning

PUBLIC HEARING Item # 1

Public hearing to consider petitions for annexation submitted by Dean V. Tran, Triple Crown LLC by Chad Abernethy, Gail J. Grice, Sheila Ann Huff, and Lora M. Jones, for approximately 67.605 acres of land located at Parcel #'s 177881, 177882, 177886, 177889, 177890, 203426, 203427, 208874, 177891, 214300, 312234, & 178009.

Will this require a public hearing?

Yes

Background/Purpose of Request

Planning staff has been working with representatives of Abernethy Construction and the Timmons Group for the proposed 1714 North Main Street Mixed Use Site. This planned mixed use community will have up to 129 townhomes, up to 330,000 square feet of light industrial space, and up to 71,000 square feet of commercial space which seeks to be annexed into the City under a conditional zoning district. The parcels (Parcel #'s 177881, 177882, 177886, 177889, 177890, 203426, 203427, 208874, 177891, 214300, 312234, & 178009) are contiguous to the existing City limits. The applicant wishes to rezone the approximately 70.96 acres from City R-12 and County R-20 to City Conditional District (B-3, L-I, and R-8MF).

As you know, the City adopted an official Annexation Policy in June 2020, which is located in Appendix C of Plan Mount Holly, the Comprehensive Land Use Plan for the City. There are eleven (11) outlined steps in the Annexation Policy for Development Review, which includes a Design Guideline Scoring Matrix, as well as a Cost Benefit Analysis (CBA). Another critical piece of the annexation review process is working through our contracted traffic-engineering-consulting firm, Kimley Horn, on a required Traffic Impact Analysis, commonly referred to as a TIA. During the initial TIA scoping meeting between Abernethy Construction and the Timmons Group, City staff and Kimley Horn traffic engineers, it was agreed upon that the City wanted to conduct a detailed traffic impact analysis for the mixed use site. The TIA, which is entirely paid for by the developer/applicant, has been approved by City staff, NCDOT, and has been signed and sealed by Brady Finklea, P.E., Kimley Horn. The traffic mitigation requirements that must be funded by the developer, can be found in the annexation agreement and CD rezoning plan.

In regard to other items in the Annexation Policy, it is important to note that the Technical Review Committee (TRC) supports the plan and Abernethy Construction have worked closely with the TRC, especially Utilities, Planning, Engineering, Streets, Police and Fire, in addressing concerns from each respective department.

In regard to the Design Scoring Matrix, the 1714 N. Main St. mixed-use project received a score of 142 points. This would make this the highest scoring development. Southaven by NVR scored 126 points, which was the highest-rated development. Prior annexations have scored in the 90's, which is considered a Very Good rating.

As a note, Mount Holly is the only municipality in the entire region, and possibly the State, that conducts such a thorough analysis, based on consultant feedback. This has been a valuable tool in ensuring the City's cost-to-serve is not higher than the revenue from a proposed annexation. The review, the Cost Benefit Analysis or CBA found a positive generation of revenue after considering multiple factors including City budgets, various line items, requested positions that would be needed to serve this proposed development, and lastly projected tax revenues. The positive outlook is mostly the result of the commercial and industrial features of this plan, which when reviewing relatable comps found that both of these property types generated approximately fifteen million dollars in taxable value. Staff endeavored to be conservative in including comps that met the spirit and character of the proposed development, and looked at/considered factors such as gross square footage, year built, location in the County, proximity to roads and rail, and similarities in site layout-including planned parking. In conclusion on this note, staff feel confident that this proposed development along Hall Avenue will generate positive revenue at buildout, and will not be a burden for the City financially. Depending on the values used to generate the overall public benefit, either the sixteen million from the comps or sixty six million from the CBA, which is a projection of values, based on the comps entered into the system, and other factors, including departments costs to serve and multiple data points from the City's FY 26-27 operating budget, the development is projected to generate between \$65,000 to \$267,000 dollars a year in taxes for the City. This figure will depend largely on the assessed value of the final facilities that are built at the site, but the comps reviewed provides a solid baseline for revenue projection, but as previously stated this figure will depend on the uses/operators that build in the development. Figures from the completed CBA are provided below.

Cost Benefit Analysis Overview			
Year of Initial Homes Const.:	2	Year of Final Home Const.:	16
# of Homes in Initial Year:	27	# of Homes in Final Year:	25
GF Benefit through Build-Out:	\$ 96,327,023	GF Benefit at Build-Out:	\$ 8,964,067
EF Benefit through Build-Out:	\$ 365,123	EF Benefit at Build-Out:	\$ (153,248)
Total Benefit (Loss) through BO:	\$ 96,362,146	Design Guideline Score:	0

Comparable Projects:				
Name:	Average:	Smith Farm Parc	Ballantown Town Center/Gale	The Oaks Parkway Ind
Number of Homes:	44	44.00		
Sales Value:	\$10,450,333	\$305,000	\$5,676,000	\$25,250,000
Tax Value:	\$5,162,100	\$272,719	\$2,019,940	\$13,197,630
Lot Size(Acre):	0.06	0.06		
Sq. Footage:	80,853	1,700	11,189	229,964
Front Setback:	5.00	5.00		
Side Setback:	5.00	0.00		
Rear Setback:	15.00	15.00		
Lot Width:	25.00	25.00		
# Bedrooms:	3	3.00		
# Bathrooms:	2.5	2.5		
Year Built:	N/A	2023	2024	2022
Parcel #		309066	302317 305810	

The City Council unanimously approved the rezoning for this project in August. The public hearings for the annexation were continued to the September 14th meeting based on the meeting in August. Staff can provide an update on the annexation agreement during the September 14th meeting, but is continuing to work with the developer on remaining terms in the final draft, which will be brought back to the Council at an upcoming meeting.

Fiscal Impact

Will Item affect current budget? No.
 Reviewed by Finance Director? No.
 Preaudit Certification Required? No.
 Capital Project Ordinance Required? No.

Budget Transfer Required?	No.
Total City Dollars:	N/A.
Budget Code:	N/A.
Reviewed by City Attorney?	Yes.

Manager/Staff Recommendation

The 174 North Main Street Mixed Use Site, consisting of up to 129 townhomes, up to 330,000 square feet of light industrial space, and up to 71,000 square feet of commercial space, has met all obligations of the City of Mount Holly's Annexation Policy, adopted in June 2020 by City Council, as part of the Comprehensive Land Use Plan. These steps include 1) certification from the City's Technical Review Committee (TRC), composed of various representatives from all City Departments, stating that the proposed development meets the City's Subdivision Ordinance and Land Development Guidelines; 2) the required Traffic Impact Analysis, conducted by the City's on-call transportation engineering firm, Kimley-Horn, and resulting traffic mitigation outlined in the CD rezoning plan, approved by the City's TRC and NCDOT Division 12; 3) the completed Cost Benefit Analysis, which shows a positive financial benefit to the City; and 4) a Design Matrix Score of 142, which shows a "Very Good" development proposal under the current scoring guidelines.

Staff recommendation is to hold the public hearing for this annexation matter and defer to the City Attorney's recommendation to bring back the final version of the annexation agreement at the next possible meeting, potentially the September 21st work session.

Attachments

1. MEMOTO~2
2. Annexation plat (08.18.26)
3. 1714 N. Main St. project final annexation petitions

MEMORANDUM

TO: Mayor and City Council

FROM: Marie M. Anders, City Attorney

RE: Proposed annexation of "1714 N. Main St. Project"

DATE: September 8, 2026

In response to petitions for annexation of approximately 67.6056 acres in the aggregate from Triple Crown LLC, Dean V. Tran, Gail J. Grice, Sheila Ann Huff, and Lora M. Jones, the City Council approved a resolution directing the clerk to investigate the petitions. The petitions were found to be sufficient, and the Council further called for a public hearing on the question of annexation to take place at the September 14, 2026, 2026, regular meeting. The public hearing was advertised in the Gaston Gazette on August 31, 2026. The City Council voted to approve the rezoning of the property at the August 10, 2026, regular meeting contingent upon the successful annexation of the property.

Included with this memo is a copy of the annexation petitions and the annexation survey showing the location of the property to be annexed.

Triple Crown LLC, the proposed developer, owns some of the parcels and is also under contract to purchase the remaining parcels from the remaining petitioners. The developer team has been working with staff on the terms of the annexation agreement. Greg Beal and the planning department have coordinated with staff from the utilities, parks and recreation, and fire departments as well as City Engineer Jon Ford to confirm that all necessary terms are included in the final annexation agreement. As of the date of this memo, staff is continuing to work diligently with the developer to finalize some of the terms regarding the infrastructure that the developer will construct to serve the proposed development. Therefore, although the proposed development is supported by staff, staff does not recommend approval of the annexation ordinance until the final draft of the annexation agreement is confirmed by the developer and signed by the developer and the petitioners to present to the City Council.

OWNERS: RETURN TO
DEAN V. TRAN
114 DAVENPORT ROAD
CITY OF MOUNT HOLLY, NC, 28120

GARY JONES & GRICE GAIL
(JUDSON JONES JUNIOR HEIRS)
205 OAKWOOD DR
CITY OF MOUNT HOLLY, NC, 28120

TRIPLE CROWN, LLC
3604 BLANDWOOD DR
CONCORD, NC, 28025

DEVELOPER:
ABERNETHY GROUP
9824 BROOKFORD STREET
CHARLOTTE, NC 28273
CONTACT: SCOTT TWIDDY
PHONE: 803.389.3387
EMAIL: SCOTT.TWIDDY@ABERNETHYGROUP.COM

ANNEXATION MAP 1714 NORTH MAIN STREET

114 DAVENPORT ROAD & 1706, 1714 NORTH MAIN
STREET & 190 HALL AVENUE
CITY OF MOUNT HOLLY, RIVERBEND TOWNSHIP,
GASTON COUNTY, NC
DEED REFERENCE: 2E-1265, 12E-999, 702-88,
1152-143, 2697-942, 4347-1473, 5464-1975
MAP REFERENCE: 70-80
TAX PARCEL NO: 177882, 177886, 177890,
177891, 178009, 208874, 214300, 312234

EXEMPTION CERTIFICATE

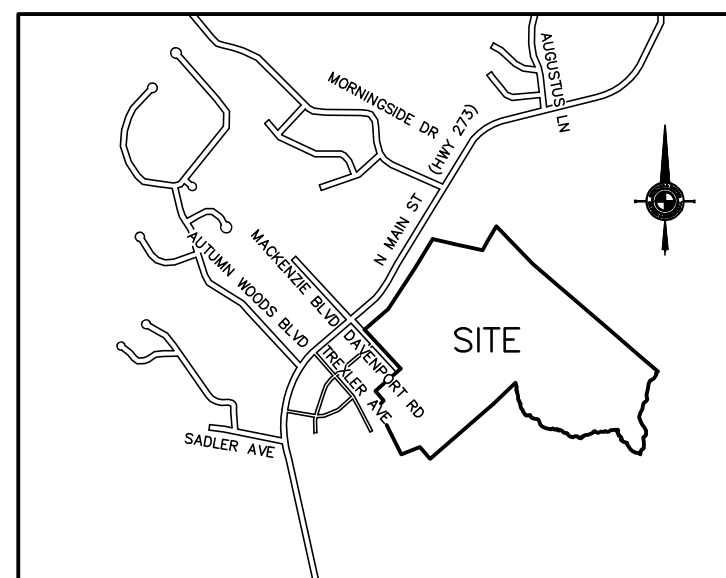
I HEREBY CERTIFY THAT THIS PLAN IS EXEMPT IN
ACCORDANCE WITH SECTION 1.3 OF THE CITY OF
MOUNT HOLLY'S SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE AND MAY BE RECORDED WITH THE GASTON
COUNTY REGISTER OF DEEDS OFFICE.

PLANNING AND DEVELOPMENT DIRECTOR

CERTIFICATE OF CITY COUNCIL APPROVAL

APPROVED FOR THE RECORDING BY THE CITY OF
MOUNT HOLLY, NC CITY COUNCIL ON THE _____ DAY
OF _____, 20____. PURSUANT TO AUTHORITY OF
ARTICLE II OF THE SUBDIVISION ORDINANCE, MUST BE
RECORDED WITHIN THIRTY (30) DAYS OF THIS DATE.

CITY CLERK



VICINITY MAP
NOT TO SCALE

THE PROPERTY SHOWN HEREON WAS VOLUNTARILY ANNEXED BY THE
CITY OF MT. HOLLY BY ORDINANCE DATED _____, RECORDED IN
DATED _____ PAGE _____. THE OWNER(S) OF THE PROPERTY WHO
PETITIONED FOR ANNEXATION CONSIST OF DEAN V. TRAN, GARY JONES
& GRICE GAIL (HEIRS OF JUDSON JONES JUNIOR) & TRIPLE CROWN LLC.

AREA TO BE ANNEXED TO THE CITY OF MT. HOLLY,
NORTH CAROLINA, DATE _____

OWNERS CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND
DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF
GASTON COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF ANNEXATION WITH
MY FREE CONSENT.

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

LINE	BEARINGS	DISTANCE
L1	S52°02'10"W	21.69
L2	S01°22'41"E	12.41
L3	S29°32'58"W	37.60
L4	S53°35'49"W	23.95
L5	S74°05'57"W	14.98
L6	S28°16'59"W	30.21
L7	S09°12'58"W	42.15
L8	S1°09'29"W	61.88
L9	S08°36'13"E	37.55
L10	S32°04'24"W	20.02
L11	S58°21'03"W	20.52
L12	S23°39'29"W	17.40
L13	S1°48'19"W	45.05
L14	S29°51'38"W	35.34
L15	S15°15'04"W	40.75
L16	S20°58'59"E	59.27
L17	S34°14'09"E	44.64
L18	S27°29'53"E	28.76
L19	S32°42'41"E	9.93
L20	S05°10'16"E	18.07
L21	S18°06'43"W	16.77
L22	S51°50'46"W	26.63
L23	S07°18'00"E	46.00
L24	S02°32'03"W	44.56
L25	S19°34'48"W	12.97
L26	S75°01'18"W	14.57
L27	S20°56'16"E	20.01
L28	S09°15'12"W	26.11
L29	S50°47'55"W	22.72
L30	S8°705'12"W	19.97
L31	N64°44'53"E	30.89
L32	N50°34'13"W	26.50
L33	N31°18'57"E	49.99
L34	N05°00'16"E	5.81
L35	N7°19'35"W	32.89
L36	N60°35'29"W	26.02
L37	N16°09'00"W	6.26
L38	N42°30'40"W	11.21
L39	N27°38'50"W	19.84
L40	N61°10'53"W	20.78
L41	N07°28'49"E	16.01
L42	N50°24'22"W	15.96
L43	N04°17'39"E	9.73
L44	N52°12'49"E	11.69
L45	N52°42'55"E	9.32
L46	N85°51'52"W	21.28
L47	S80°48'43"W	24.63
L48	N8°48'31"W	15.11
L49	S48°56'10"W	19.19
L50	S80°17'50"W	17.16
L51	N72°19'18"W	20.29
L52	S65°27'22"W	16.40
L53	N78°28'48"W	16.51
L54	S81°41'31"W	9.17
L55	S65°37'45"W	25.98
L56	N65°16'10"W	24.70
L57	N28°23'52"W	8.29
L58	S66°25'58"W	10.28
L59	S47°33'23"W	23.23
L60	S70°11'52"W	36.73
L61	S85°56'46"W	19.03
L62	S71°17'38"W	15.10
L63	S37°42'55"E	11.21
L64	N88°55'03"W	10.52
L65	S25°19'03"W	11.35
L66	S57°25'42"W	9.67
L67	N64°42'47"W	9.71
L68	S65°07'44"W	4.37
L69	N71°17'38"W	5.07
L70	N1°40'19"W	7.48
L71	N62°37'23"W	16.44
L72	S75°17'09"W	6.88

LINE	BEARING	DISTANCE
L73	N79°26'56"W	9.20
L74	S89°49'41"W	24.10
L75	N71°09'56"W	9.50
L76	N84°48'48"W	8.17
L77	N60°16'38"W	17.16
L78	N32°35'56"W	18.46
L79	N66°46'59"W	5.41
L80	N1°40'15"W	6.09
L81	N67°33'41"W	5.41
L82	N86°48'24"W	18.38
L83	N47°45'15"W	24.81
L84	N63°18'32"W	23.47
L85	S59°31'22"W	12.14
L86	N35°29'18"W	16.17
L87	N84°00'54"W	6.65
L88	S07°17'00"W	5.41
L89	N87°56'03"W	19.27
L90	N87°36'04"W	7.64
L91	N33°40'28"W	9.85
L92	N84°25'58"W	6.47
L93	S57°12'50"W	14.48
L94	N76°27'04"W	47.55
L95	N65°46'11"W	38.79
L96	N36°01'00"W	24.63
L97	N02°23'10"E	8.05
L98	N35°26'49"W	8.63
L99	N07°07'51"W	16.09
L100	N28°20'05"W	19.28
L101	N61°58'34"W	17.92
L102	N89°18'47"W	17.16
L103	N65°45'11"W	8.99
L104	N80°10'37"W	12.36
L105	N40°14'26"W	19.61
L106	N1°22'07"W	12.94
L107	N80°42'07"W	9.39
L108	S70°01'38"W	8.00
L109	S89°22'44"W	12.45
L110	S51°07'24"W	3.74
L111	N55°50'11"W	14.13
L112	N35°56'54"W	17.74
L113	N53°05'56"W	7.17
L114	N15°41'48"W	15.89
L115	N03°37'06"E	4.89
L116	N46°54'51"W	20.34
L117	N53°05'56"W	16.83
L118	N25°27'19"W	10.63
L119	N03°32'06"W	9.69
L120	N30°09'32"E	8.13
L121	N35°50'49"W	17.34
L122	N08°35'53"W	10.67
L123	N43°39'31"W	9.95
L124	N30°09'32"E	8.99
L125	N06°59'55"W	14.26
L126	N05°20'57"W	18.51
L127	N26°44'17"W	18.04
L128	N06°59'55"W	14.26
L129	N66°39'52"W	5.55
L130	N08°46'55"W	17.51
L131	N15°06'56"W	15.71
L132	N1°34'33"W	42.26
L133	S51°33'46"W	43.38
L134	N45°45'44"E	25.35
L135	N43°44'04"E	176.82
L136	N49°23'59"E	35.37
L137	N49°27'05"E	41.61
L138	S47°16'18"W	39.73
L139	S45°48'24"W	35.00
L140	N43°50'53"W	160.07
L141	N47°19'44"E	100.45
L142	N37°13'44"E	76.58
L143	N37°14'55"E	82.44
L144	N32°33'29"E	99.87
L145	N31°16'48"E	100.10

ANNEXATION AREA TABLE

PARCEL # 177891 - 1,442,229 SQ. FT. OR 33.1091 ACRES
PARCEL # 214300 - 162,758 SQ. FT. OR 3.7364 ACRES
PARCEL # 312234 - 192,223 SQ. FT. OR 4.4128 ACRES
PARCEL # 177882 - 19,727 SQ. FT. OR 0.4529 ACRES
PARCEL # 177890 - 638,928 SQ. FT. OR 14.6678 ACRES
PARCEL # 177886 - 28,996 SQ. FT. OR 0.6657 ACRES
PARCEL # 178009 - 13,166 SQ. FT. OR 0.3022 ACRES
PARCEL # 208874 - 68,147 SQ. FT. OR 1.5644 ACRES
PARCEL # 178009 - 378,724 SQ. FT. OR 8.6943 ACRES
TOTAL ANNEXATION AREA - 2,944,898 SQ. FT. OR 67.6056 ACRES

REMAINING LAND AREA ALREADY WITHIN THE CITY LIMITS
PARCEL # 312234 - 48,662 SQ. FT. OR 1.1171 ACRES
PARCEL # 312234 (R/W) - 5,613 SQ. FT. OR 0.1288 ACRES
PARCEL # 177881 - 21,155 SQ. FT. OR 0.4857 ACRES
PARCEL # 177881 (R/W) - 524 SQ. FT. OR 0.0120 ACRES
PARCEL # 203427 - 14,255 SQ. FT. OR 0.3272 ACRES
PARCEL # 177886 - 4,711 SQ. FT. OR 0.1081 ACRES
PARCEL # 177889 - 25,976 SQ. FT. OR 0.5963 ACRES+/-
PARCEL # 203426 - 20,481 SQ. FT. OR 0.4702 ACRES+/-
TOTAL REMAINING AREA - 141,377 SQ. FT. OR 3.2454 ACRES+/-

OVERALL TOTAL AREA - 3,086,275 SQ. FT. OR 70.8510 ACRES+/-

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA

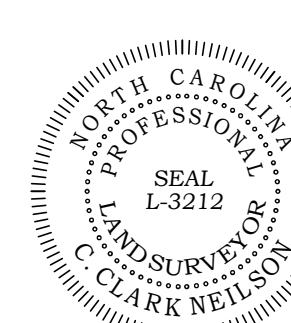
COUNTY OF GASTON

I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(DEED REFERENCE: 12E-999, 702-88, 1152-143, 2697-942, 4347-1473, 5464-1975, 5893-213).
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM
INFORMATION AS REFERENCED ON THE FACE OF THIS PLAN. THAT THE RATIO OF
PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET. THAT THIS PLAN WAS
PREPARED IN ACCORDANCE WITH G.S. 17-30 AS AMENDED. WITNESS MY ORIGINAL
SIGNATURE, LICENSE NUMBER AND SEAL THIS 8TH DAY OF SEPTEMBER, 2025.

THAT THIS PLAN IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE
RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER
EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.

C. Clark Neilson
C. CLARK NEILSON, NCEPS L-3212
email: cneilson@rpharr.com

08-18-2026
DATE



GRAPHIC SCALE



(IN FEET)

1 inch = 120 ft.

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
SEPTEMBER 2, 2015
MAP NUMBER: 3710450700M; ZONE "AE" & "X"

R.B. PHARR & ASSOCIATES, P.A.

SURVEYING & MAPPING
969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL (704) 376-2186
SCALE: DATE: JOB NO.
1" = 120' OCT 22, 2025 96976

CREW: MMH DJJ CMW
DRAWN: DJJ
PLOT: CMW

RZ-0.1

PLOTTED: 8/18/2026
G:\BY PROJECT NAME\TRIPLE CROWN - MOUNT HOLLY\86976.DWG Page 29 of 39



CITY of MOUNT HOLLY

David Moore, Mayor
Lauren Shoemaker, Mayor Pro Tem
Bryan Hough, Councilman
Jeff Meadows, Councilman
Phyllis Harris, Councilwoman
Ivory Craig, Jr., Councilman
Kenneth Reeves, Councilwoman
Jonathan Blanton, City Manager

400 East Central Ave. Post Office Box 406, Mount Holly, NC 28120 704-827-3931 704-822-2933 fax www.mtholly.us

PETITION REQUESTING ANNEXATION FOR A
CONTIGUOUS PROPERTY

Date: 8/9/2025

To the City Council of the City of Mount Holly:

1. The undersigned owner(s) of real property hereby petition for annexation to the City of Mount Holly of that area described on the Gaston County Tax Map as Parcel (s) 178009, and as shown on the attached survey, if any. (The survey is not required at the time that the petition is filed, but must be supplied prior to the Call For Annexation Public Hearing. The survey must show the current city limits of the City of Mount Holly.)

2. The area to be annexed is contiguous to the City of Mount Holly.

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for this property. (If zoning vested rights are claimed, indicate below and attach proof.)

Property Owner Name	Property Owner Address	Vested Rights Declared? (yes or no)	Signature
Dean V. Tran	1031 S. 38th St. Milwaukee, WI 53215	No	

WARNING: THE TITLE TO THE SUBJECT PROPERTY CANNOT BE TRANSFERRED PRIOR TO THE COMPLETION OF THE ANNEXATION PROCESS (which is the Annexation Order adopted by the City Council) OR THE PROCEDURE WILL HAVE TO BE DONE OVER FROM THE BEGINNING.

Signature of Property Owner

Signature of Property Owner

Print Name: Dean V. Tran

Printed Name: _____

Phone Number: 414-899-3091

Phone Number: _____

Email: Deanvtran@yahoo.com

Email: _____

Note: If there are more than two (2) property owners, please attach additional signature pages. If property owner is an entity, please ensure the appropriate individual signs this petition on behalf of the entity and includes his or her title. Contact information for each property owner must be provided.



CITY of MOUNT HOLLY

David Moore, Mayor
 Lauren Shoemaker, Mayor Pro Tem
 Bryan Hough, Councilman
 Jeff Meadows, Councilman
 Phyllis Harris, Councilwoman
 Ivory Craig, Jr., Councilman
 Kenneth Reeves, Councilwoman
 Jonathan Blanton, City Manager

400 East Central Ave. Post Office Box 406, Mount Holly, NC 28120 704-827-3931 704-822-2933 fax www.mtholly.us

PETITION REQUESTING ANNEXATION FOR A
CONTIGUOUS PROPERTY

Date: 10/23/2025

To the City Council of the City of Mount Holly:

1. The undersigned owner(s) of real property hereby petition for annexation to the City of Mount Holly of that area described on the Gaston County Tax Map as Parcel (s) 208874, and as shown on the attached survey, if any. (The survey is not required at the time that the petition is filed, but must be supplied prior to the Call For Annexation Public Hearing. The survey must show the current city limits of the City of Mount Holly.)
2. The area to be annexed is contiguous to the City of Mount Holly.
3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for this property. (If zoning vested rights are claimed, indicate below and attach proof.)

Property Owner Name	Property Owner Address	Vested Rights Declared? (yes or no)	Signature
Triple Crown LLC	3604 Blandwood Dr Concord, NC 28025	No	

WARNING: THE TITLE TO THE SUBJECT PROPERTY CANNOT BE TRANSFERRED PRIOR TO THE COMPLETION OF THE ANNEXATION PROCESS (which is the Annexation Order adopted by the City Council) OR THE PROCEDURE WILL HAVE TO BE DONE OVER FROM THE BEGINNING.

Signature of Property Owner

Print Name: Chad Abernethy, Member

Phone Number: 980-722-0924

Email: chad.abernethy@abernethygroup.com

Signature of Property Owner

Printed Name: _____

Phone Number: _____

Email: _____

Note: If there are more than two (2) property owners, please attach additional signature pages. If property owner is an entity, please ensure the appropriate individual signs this petition on behalf of the entity and includes his or her title. Contact information for each property owner must be provided.



CITY of MOUNT HOLLY

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PETITION REQUESTING ANNEXATION FOR A CONTIGUOUS PROPERTY

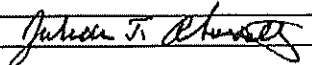
Date: 5/30/2025 (amended 8/6/26)

To the City Council of the City of Mount Holly:

1. The undersigned owner(s) of real property hereby petition for annexation to the City of Mount Holly of that area described on the Gaston County Tax Map as Parcel (s) *177891, 214300, 312234,*, and as shown on the attached survey, if any. (The survey is not required at the time that the petition is filed, but must be supplied prior to the Call For Annexation Public Hearing. The survey must show the current city limits of the City of Mount Holly.) *177891, and 177889

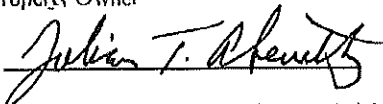
2. The area to be annexed is contiguous to the City of Mount Holly.

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for this property. (If zoning vested rights are claimed, indicate below and attach proof.)

Property Owner Name	Property Owner Address	Vested Rights Declared? (yes or no)	Signature
Triple Crown LLC	3604 Blandwood Dr Concord, NC 28025	No	

WARNING: THE TITLE TO THE SUBJECT PROPERTY CANNOT BE TRANSFERRED PRIOR TO THE COMPLETION OF THE ANNEXATION PROCESS (which is the Annexation Order adopted by the City Council) OR THE PROCEDURE WILL HAVE TO BE DONE OVER FROM THE BEGINNING.

Signature of Property Owner



Print Name: Julian Thomas Abernethy Manager, Triple Crown LLC

Phone Number: 704-201-0520

Email: Tommy.Abernethy@Abernethygroup.com

Signature of Property Owner

Printed Name: _____

Phone Number: _____

Email: _____

Note: If there are more than two (2) property owners, please attach additional signature pages. If property owner is an entity, please ensure the appropriate individual signs this petition on behalf of the entity and includes his or her title. Contact information for each property owner must be provided.



CITY of MOUNT HOLLY

David Moore, Mayor
 Lauren Shoemaker, Mayor Pro Tem
 Bryan Hough, Councilman
 Jeff Meadows, Councilman
 Phyllis Harris, Councilwoman
 Ivory Craig, Jr., Councilman
 Kenneth Reeves, Councilwoman
 Jonathan Blinton, City Manager

400 East Central Ave. Post Office Box 406, Mount Holly, NC 28120 704-827-3931 704-822-2933 fax www.mtholly.us

PETITION REQUESTING ANNEXATION FOR A
CONTIGUOUS PROPERTY

Date: 6/10/2025 (amended 8-6-26) 205 Oakwood Dr Mount Holly NC 28120

To the City Council of the City of Mount Holly:

1. The undersigned owner(s) of real property hereby petition for annexation to the City of Mount Holly of that area described on the Gaston County Tax Map as Parcel (s) 177888 177890, 203427, 177881, 177882, 177889, * and as shown on the attached survey, if any. (The survey is not required at the time that the petition is filed, but must be supplied prior to the Call For Annexation Public Hearing. The survey must show the current city limits of the City of Mount Holly.) *203426

2. The area to be annexed is contiguous to the City of Mount Holly.

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for this property. (If zoning vested rights are claimed, indicate below and attach proof.)

Property Owner Name	Property Owner Address	Vested Rights Declared? (yes or no)	Signature
Gail J. Grice	205 Oakwood Dr., Mount Holly, NC	No	
Sheila Ann Huff	235 Hickory Lane Dr., Mount Holly, NC		
Lora M. Jones	1708 N. Main St., Mount Holly, NC		

WARNING: THE TITLE TO THE SUBJECT PROPERTY CANNOT BE TRANSFERRED PRIOR TO THE COMPLETION OF THE ANNEXATION PROCESS (which is the Annexation Order adopted by the City Council) OR THE PROCEDURE WILL HAVE TO BE DONE OVER FROM THE BEGINNING.

Signature of Property Owner

Gail J. Grice
 dotloop verified
 08/06/26 1:30 PM EDT
 JSXY-4QDP-43GH-HAOC

Print Name: Gail J. Grice

Phone Number: 704-827-5804

Email: gailgrice42@gmail.com

Signature of Property Owner

Sheila Ann Huff
 dotloop verified
 08/06/26 1:30 PM EDT
 JSXY-4QDP-43GH-HAOC

Printed Name: Sheila Ann Huff

Phone Number: _____

Email: _____

Note: If there are more than two (2) property owners, please attach additional signature pages. If property owner is an entity, please ensure the appropriate individual signs this petition on behalf of the entity and includes his or her title. Contact information for each property owner must be provided.

Lora Mayfield Jones
 dotloop verified
 08/06/26 1:30 PM EDT
 HQ KULY-KOCE Y100

Lora M. Jones
 Phone Number: _____

Email: _____

0008335

rev 8/23/23



Regular Meeting Agenda Action Form

Meeting Date

September 14, 2026

From

Ashley Whetstone, Finance Director
Finance

PUBLIC HEARING Item # 2

Public Hearing to consider a Resolution authorizing the filing of an application for approval of a financing agreement authorized by NC General Statute 160A-20

Will this require a public hearing?

Yes

Background/Purpose of Request

Resolution to apply to LGC for South Gateway Financing

Fiscal Impact

Will Item affect current budget? no
Reviewed by Finance Director? yes
Preaudit Certification Required? yes
Capital Project Ordinance
Required? no
Budget Transfer Required? no

Total City Dollars:

Budget Code:

Reviewed by City Attorney?

Manager/Staff Recommendation

Attachments

1. LGC Resolution
2. publishers aff.

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR APPROVAL OF A FINANCING AGREEMENT AUTHORIZED BY NORTH CAROLINA GENERAL STATUTE 160A-20

WHEREAS, the City of Mount Holly, North Carolina desires to finance the South Gateway Phase II Project through an installment financing contract in the amount not to exceed \$6,000,000 for a term of 10 years.

WHEREAS, The City of Mount Holly desires to finance the Project by the use of an installment contract authorized under North Carolina General Statute 160A, Article 3, Section 20; and

WHEREAS, findings of fact by this governing body must be presented to enable the North Carolina Local Government Commission to make its findings of fact set forth in North Carolina General Statute 159, Article 8, Section 151 prior to approval of the proposed contract;

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Mount Holly, North Carolina, meeting in regular session on the 14th day of September 2026 make the following findings of fact:

1. The proposed contract is necessary or expedient because Phase two of South Gateway is necessary for traffic patterns and improvements intended to enhance infrastructure, accessibility, and economic development along the southern entry corridor to the City.
2. The proposed contract is preferable to a bond issue for the same purpose because the South Gateway project has a two-year timeline that needs to be expedited and the proposed contract gives the City more flexibility.
3. The city recommends financing installation due to the project's expedited two-year timeline and the competitive fixed interest rate. This option provides a more efficient financing process with lower issuance costs and fewer administrative requirements than General Obligation Bonds.
4. The sums to fall due under the contract are adequate and not excessive for the proposed purposes because the financing amount is based on the estimated project cost and is limited to the funds needed to complete the project.
5. The City's current tax rate of \$0.405 per \$100 valuation is sufficient to meet the debt service requirements. There will be no increase in taxes necessary to meet the debt obligation under the terms of the proposed installment financing agreement
6. The City of Mount Holly's debt management procedures and policies are good because the City carries out its policies in strict compliance with law, as evidenced by the information found in the annual auditor's report. The City of Mount Holly will continue to maintain adequate debt management procedures and policies as directed by the Local Government Commission.
7. The City of Mount Holly is not in default in any of its debt service obligations.
8. The attorney for the City of Mount Holly will render an opinion that the proposed Project is authorized by law and is a purpose for which public funds may be expended pursuant to the Constitution and laws of North Carolina.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Finance Officer is hereby authorized to act on behalf of the City of Mount Holly in filing an application with the North Carolina Local Government Commission for approval of the Project and the proposed financing contract and other actions not inconsistent with this resolution.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute any financing documents necessary to complete the proposed financing, consistent with the terms of this Resolution and any required approval of the North Carolina Local Government Commission.

This resolution is effective upon its adoption on this 14th day of September 2026.

The motion to adopt this resolution was made by Council _____, and seconded by _____
and passed by a unanimous vote

[Mayor/Chairman]

ATTEST:

[Clerk/Secretary]

This is to certify that this is a true and accurate copy of Resolution No. _____ Adopted by the
City of Mount Holly Council on the _____ day of
_____, 20____.

[Clerk/Secretary]

Date

USA TODAY CO.



PO Box 631697 Cincinnati, OH 45263-1697

AFFIDAVIT OF PUBLICATION

Tara Douglas
Douglas
400 East Central Ave.
Mount Holly NC 28120

STATE OF NORTH CAROLINA, COUNTY OF GASTON

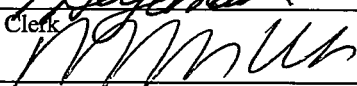
The Gaston Gazette, a newspaper printed and published in the city of Gastonia, and of general circulation in the County of Gaston, State of North Carolina, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

GAS gastongazette.com 09/02/2026
GAS The Gaston Gazette 09/02/2026

and that the fees charged are legal.
Sworn to and subscribed before on 09/02/2026



Legal Clerk



Notary, State of WI, County of Brown

8.25.30

My commission expires

Publication Cost:	\$120.00	
Tax Amount:	\$0.00	
Payment Cost:	\$120.00	
Order No:	12600493	# of Copies:
Customer No:	511857	1
PO #:	LWLM0587597	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING
CITY OF MOUNT HOLLY,
NORTH CAROLINA
PROPOSED INSTALLMENT
FINANCING – SOUTH
GATEWAY PHASE II PROJECT

Notice is hereby given that the City Council of the City of Mount Holly, North Carolina, will conduct a public hearing on September 14, 2026, regarding a proposed installment financing agreement pursuant to N.C.G.S. § 160A-20. The City proposes to finance an amount not to exceed \$6,000,000 for a term not to exceed ten (10) years to finance costs associated with the South Gateway Phase II Project. The proposed financing may be secured by a security interest in certain real or personal property of the City, as permitted by North Carolina law. The taxing power of the City will not be pledged to secure the financing. The purpose of the public hearing is to receive public comments regarding the proposed financing. All interested persons will be given an opportunity to be heard. The public hearing will be held during the regular meeting of the Mount Holly City Council as follows:

Date: Monday, September 14, 2026

Time: 7:00 p.m.

Location: Mount Holly
Municipal Complex, Council
Chambers 400 East Central
Avenue Mount Holly, North
Carolina 28120

September 2 2026

LWLM0587597