

ADOPTED

MAR 25 2025

Gaston County Board
of Commissioners

553

GASTON COUNTY

COMMISSIONER'S COURT

NORTH CAROLINA

FEBRUARY 25, 2025

The Gaston County Board of Commissioners (BOC) met in Regular Session at 6:33 pm on February 25, 2025, immediately following its Rescheduled Work Session, 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 Max Howard Planer, a 5th grade student at The John Crosland School, Charlotte, NC, led in the Pledge of Allegiance during the preceding Work Session.

Prior to the Invocation, Commissioner Hovis requested a *Moment of Silence in memory of Mr. Otis (Abel) Whitehurst*, a community leader and business owner in Bessemer City, NC, who passed away earlier in the day.

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

Commissioner Cloninger ***introduced a motion to postpone the Conditional District request until the March 25th BOC meeting*** at the request of a developer, and to prevent staff from readvertising the Public Hearing. Commissioner Bailey provided the second and the motion carried unanimously.

Public Hearing - RE: Commissioner Bailey - Building & Development Services - Zoning Map Change: Conditional District REZ-24-10-11-00193, Mehta Pranav (Applicant); Property Parcel: 181746, Located at 813, 819, 825, 831, 837 Cason St., Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/RS-8) Single Family 8,000 Square Feet Conditional District with (US) Urban Standards Overlay

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

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Mrs. Wiggins advised subject request involves parcel 181746 on Cason St., Belmont, NC; the Applicant is Mehta Pranav; the property owner is TMB Realty, LLC; the request is to conditionally rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/RS-8) Single Family 8,000 Square Feet Conditional District with (US) Urban Standards Overlay; the property is located between Belmont and Mount Holly city limits in the northeastern portion of County.

She reviewed orthophoto, zoning, and adjacent property owners maps and advised the *orthophoto map* depicts the current parcel as .8 acres and has five existing residential dwellings on site; per County Tax records, each house was built in 1942 and is considered a legal non-conforming site; all of the homes are on one single parcel and have existed like this since the 1963 tax maps; the surrounding area consists mostly of single family homes; there are some mixed industrial uses; the Piedmont and Northern Railroad is located along the western side of the parcel.

The *zoning map* depicts the parcel and surrounding parcels are zoned (R-1) with some (RS-20) across the street; some of the parcels fall under the City of Belmont or City of Mount Holly zoning districts.

The *adjacent property owners' map and list slides depict those notified of tonight's Public Hearing; mailed notices and a sign were placed on the site on February 10th per NC General Statutes (NCGS); staff has not received any calls or inquiries about the request.*

She reviewed the proposed Site Plan and advised the current property owner wants to subdivide the lot into five individual lots; with the current (R-1) zoning, the new lots would not meet the Unified Development Ordinance (UDO) minimum standards; the Applicant is pursuing a Conditional rezoning district to accommodate the existing features on the site while balancing the new district requirements of the (RS-8) Single Family 8,000SF district.

If Applicant subdivided under the current (R-1) zoning district, the minimum lot size requirement would be 20,000SF if each home is served by one public utility; with the proposed (RS-8), the minimum lot size is 8,000SF; the Applicant is proposing a 7,387SF minimum lot size in the proposed Conditional District as an area of relief.

The minimum setbacks required in the (RS-8) district is a 30' front setback, 7' side setback and 20' rear setback; the Applicant is proposing to utilize the current front setback of the home closest to the right-of-way (row) line as the district's front setback which is 14 feet; the Applicant strategically placed all side lot lines to 7' side setbacks for the homes and for all of the properties to meet the 20' required rear yard setback.

She reviewed the table depicting the four *Relief Requests* as follows:

UDO Section	Required	Proposed
Section 7.5 – Table 7.1-2(A) Minimum Lot Area	8,000 square feet	7,387 square feet
Section 7.5 – Table 7.1-2(B) Minimum Lot Width	60 feet	50 feet
Section 7.5 – Table 7.1-2(C) Minimum Front Setback	30 feet	14 feet
Section 7.5 – Table 7.1-2(D) Minimum Side Setback	17 feet (includes the additional 10 feet to the required 7 feet for any side yards that abut a public street)	0 feet

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The site is served by the City of Mount Holly for water and is on private septic systems; if approved, staff will work with Environmental Health to determine the exact location for septic systems; septic easements may be required to be added to the final plat dependent upon their locations; staff sees this often when septic systems cross property lines and have added this as a condition of approval for the request; the sites front Cason St., a NCDOT maintained street.

The *Gaston-Cleveland-Lincoln Metropolitan Planning Organization (G-C-L MPO)* reviewed the project on January 15th and advised there are no funded transportation improvement projects in the immediate vicinity according to the *State Transportation Improvement Program (STIP)*, *Metropolitan Transportation Plan (MTP)* and *Comprehensive Transportation Plan (CTP)*. The CTP shows recommended multi-use path facilities improvements along the Piedmont & Northern Railway and pedestrian facilities improvements along Cherry St. and Cason St. which are all unfunded at this time. The *Technical Review Committee (TRC)* reviewed the project on January 15th and had no comments.

The Applicant advertised and held two public information meetings per Section 5.16 of the UDO on January 13th and 15th; one attendee at the January 13th meeting had general questions about the case but raised no concerns; no residents attended the second meeting.

She reviewed the list of staff-recommended Conditions of Approval (included in the staff packet) and noted that the conditions are septic easement agreements:

1. Septic easement agreements must be recorded and shown on the final plat prior to final approval.
2. Any uses allowed in the (RS-8) Single Family 8,000 Square Feet would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).
3. Accessory structures are permitted in accordance with Section 9.9 of the UDO.
4. Minor modifications are permitted in accordance with Section 5.15 of the UDO.

This property falls under *Area 3: Riverfront Gaston/Northeast Gaston* small area plan of the Comprehensive Land Use Plan (CLUP); key issues for citizens in area include preservation of open space, road improvements, increased job opportunities and maintaining the rural "feel" of the area.

The future land use is *Suburban Development* which consists of significant single family residential areas that exist around commercial pockets representing a standard suburban center.

The Planning Board heard the request at its February 3rd meeting and recommended approval by a unanimous 8-0 vote based on *this is a reasonable request and in the public interest, and it's consistent with the goals of the CLUP as it maintains the single family residential area as envisioned by the Suburban Development land use designation*; this concludes the presentation.

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

Chairman Brown recapped that the Planning Board unanimously recommended approval and called for a motion to approve.

On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC unanimously approved **2025-038**, upon consideration of the map change application, public hearing comment, and recommendation from the Planning Board and Planning staff, finds:

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- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will maintain the single family residential area as envisioned by the Suburban Development land use designation.

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: 181746, is hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance to be rezoned to the (CD/RS-8) Single Family 8,000 Square Feet Conditional District with (US) Urban Standards Overlay.

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

Exhibit A
Conditions of Approval
REZ-24-10-11-00193

1. Septic easement agreements must be recorded and shown on the final plat prior to final approval.
2. Any uses allowed in the (RS-8) Single Family 8,000 Square Feet would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).
3. Accessory structures are permitted in accordance with Section 9.9 of the UDO.
4. Minor modifications are permitted in accordance with Section 5.15 of the UDO.

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

Chairman Brown announced the Public Hearing was concluded.

Agenda Revision/Approval

- **WITHDRAWN/** *Commissioner Hovis - Information Technology - To Approve the Transfer of \$63,123 from the General Fund to the General Government Capital Fund via the Community Investment Fund – IV., Q.*

On motion introduced by Commissioner Hovis and seconded by Commissioner Fraley, the BOC unanimously approved the Agenda of February 25, 2025 with changes as noted above.

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 December 10, 2024, Closed Session of January 7, 2025 – NCGS 143-318.11(a)(3), Regular Meeting of January 28, 2025, Closed Session of January 28, 2025 - NCGS 143-318.11(a)(1), (a)(3), and (a)(6) and Closed Session of February 11, 2025 - NCGS 143-318.11(a)(3).

Citizen Recognition

The following individuals spoke about homelessness/unhoused situation in Gaston County and spoke in support of numerous recommendations, including the establishment of a 24/7/365 permanent shelter and the need for affordable/attainable housing: Ms. Sallie Hendrick, 3580

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Lismore Ln., Gastonia, NC; Ms. Michele Jarbeau, 1845 Chapman Wyant Ln., Lincolnton, NC; Mr. Seth Pliz, 2820 Union Rd., Gastonia, NC; Ms. Becca Hurd, 654 Harper Ln, Gastonia, NC.

Consent Agenda

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

2025-039 Commissioner Keigher - BOC - Commendation - To Commend the Heart Society of Gaston County and to Proclaim February as American Heart Month in Gaston County

2025-040 Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information as follows:

ENTRY DATE	DEPT NAME	ACCOUNT	DR/CR	AMOUNT
01/02/2025	Comm Svces	1000-CSS-292-00000-000000-000000-0000-04-520020-	C	7,000
01/02/2025		1000-CSS-292-00000-000000-000000-0000-04-520010-	C	500
01/02/2025		1000-CSS-292-00000-000000-000000-0000-04-530010-	C	1,000
01/02/2025		1000-CSS-292-00000-SrGame-0000000-0000-04-520002-	D	8,500
01/03/2025	Public Works	1000-PWK-191-00000-000000-000000-0000-01-540003-	C	25,000
01/03/2025		1000-PWK-191-00000-000000-000000-0000-01-520020-	D	25,000
01/06/2025	Comm Svces	1000-CSS-272-00000-AdtNut-Title3B-0000-05-530010-AG009	C	0
01/06/2025		1000-CSS-272-00000-AdtNut-Title3B-0000-05-530013-AG009	C	750
01/06/2025		1000-CSS-272-00000-AdtNut-Title3B-0000-05-530029-AG009	C	1
01/06/2025		1000-CSS-272-00000-AdtNut-Title3B-0000-05-510006-AG009	D	751
01/06/2025	Social Services	1000-DSS-271-00000-000000-000000-0000-05-530013-	C	60,000
01/06/2025		1000-DSS-271-00000-FostCr-DrugScr-0000-05-530010-	D	60,000
01/07/2025	Comm Svces	1000-CSS-292-00000-SrPrm-0000000-0000-04-520002-	C	2,500
01/07/2025		1000-CSS-292-00000-000000-000000-0000-04-530015-	D	2,500
01/10/2025	EDC	1000-EDC-000-00000-000000-000000-0000-07-520013-	C	1,500
01/10/2025		1000-EDC-000-00000-000000-000000-0000-07-520005-	D	1,500
01/10/2025		1000-EDC-000-00000-000000-000000-0000-07-520013-	C	200
01/10/2025		1000-EDC-000-00000-EventS-0000000-0000-07-520005-	D	200
01/10/2025		1000-EDC-000-00000-000000-000000-0000-07-530010-	C	1,000
01/10/2025		1000-EDC-000-00000-000000-000000-0000-07-530015-	D	1,000
01/13/2025	Public Works	4005-PWK-192-00000-000000-000000-0000-01-540006-	C	43,000
01/13/2025		4005-HLT-000-00000-000000-000000-0000-05-540016-P2512	D	43,000
01/13/2025		1000-PWK-000-00000-000000-000000-0000-01-520011-	C	100
01/13/2025		1000-PWK-000-00000-000000-000000-0000-01-520014-	D	100
01/14/2025	Comm Svces	1000-CSS-292-00000-SrGame-0000000-0000-04-520002-	C	4,500
01/14/2025		1000-CSS-292-00000-SrPrm-0000000-0000-04-520002-	C	2,500
01/14/2025		1000-CSS-292-00000-000000-000000-0000-04-520020-	D	7,000
01/14/2025	BOE	1000-BOE-000-00000-000000-000000-0000-01-530013-	C	48,800
01/14/2025		1000-BOE-000-00000-000000-000000-0000-01-520013-	D	45,000
01/14/2025		1000-BOE-000-00000-000000-000000-0000-01-530030-	D	1,500
01/14/2025		1000-BOE-000-00000-000000-000000-0000-01-520010-	D	300
01/14/2025		1000-BOE-000-00000-000000-000000-0000-01-530027-	D	1,000
01/14/2025		1000-BOE-000-00000-000000-000000-0000-01-520001-	D	1,000
01/15/2025	Comm Svces	1000-CSS-292-00000-SrPrm-0000000-0000-04-520002-	C	2,037
01/15/2025		1000-CSS-292-00000-SrGame-0000000-0000-04-520002-	D	1,746
01/15/2025		1000-CSS-292-00000-SrGame-0000000-0000-04-530015-	D	291
01/16/2025	Landfill	6000-SWS-380-00000-000000-000000-0000-08-540002-	C	1,095,133
01/16/2025		6000-SWS-380-00000-000000-000000-0000-08-540012-	D	1,095,133
01/16/2025	Health	1000-HLT-255-00000-000000-000000-0000-05-530029-	C	12,575

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01/16/2025		1000-HLT-250-00000-000000-0000000-0000-05-530029-	D	12,575
01/21/2025	EDC	1000-EDC-000-00000-000000-0000000-0000-07-530010-	C	8,000
01/21/2025		1000-EDC-000-00000-000000-0000000-0000-07-540002-	D	8,000
01/23/2025	Manager	1000-MGR-103-00000-000000-0000000-0000-01-530010-	C	4,390
01/23/2025		1000-MGR-103-00000-000000-0000000-0000-01-530005-	D	4,390
01/24/2025	Public Works	1000-PWK-191-00000-000000-0000000-0000-01-530023-	C	4,500
01/24/2025		1000-PWK-191-00000-000000-0000000-0000-01-530005-	D	4,500
01/28/2025	IT	1000-ITS-000-00000-000000-0000000-0000-01-520020-	C	31,210
01/28/2025		1000-ITS-000-00000-000000-0000000-0000-01-530030-	D	31,210
01/29/2025	Tourism	2005-TRM-000-00000-Mrktng-FencPad-0000-07-540002-	C	8,000
01/29/2025		2005-TRM-000-00000-000000-0000000-0000-07-540002-	D	8,000
01/29/2025	HR	1000-HRM-000-00000-000000-0000000-0000-01-530013-	C	20,000
01/29/2025		1000-HRM-000-00000-FamFun-0000000-0000-01-530015-	D	20,000
01/30/2025	Comm Svces	1000-CSS-270-00000-WIOA00-WIOYuth-0000-05-560001-	C	1,000
01/30/2025		1000-CSS-270-00000-WIOA00-WIOYuth-0000-05-520002-	D	1,000
01/30/2025		1000-CSS-270-00000-WIOA00-WIOASpG-0000-05-530015-G0094	C	550
01/30/2025		1000-CSS-270-00000-WIOA00-WIOASpG-0000-05-520002-G0094	D	550
01/30/2025	Health	1000-HLT-253-00000-HHCntr-0000000-0000-05-530002-	D	2,680
01/30/2025		1000-HLT-253-00000-HHCntr-0000000-0000-05-520020-	C	2,680
01/30/2025	Library	1000-LIB-000-00000-000000-0000000-0000-04-520020-22548	C	5,410
01/30/2025		1000-LIB-000-00000-000000-0000000-0000-04-520018-22548	D	5,410

2025-041 Commissioner Brown - DHHS - Public Health Division - To Accept and Appropriate Federal Grant Funds Received from the Centers for Disease Control and Prevention Passed Through the North Carolina Department of Health and Human Services - Local and Community Support Section (\$13,265) per Budget Change Request:

Account Description	Account Number	Amount
Professional Serv-InvstmtPrfMg	1000-HLT-255-00000-000000-0000000-0000-05-530010-G0141	\$13,265.00
Federal Grant Rev-InvstmtPrfMg	1000-HLT-255-00000-000000-0000000-0000-05-410000-G0141	(\$13,265.00)

2025-042 Commissioner Brown - DHHS - Social Services Division - To Accept and Appropriate Donated Funds Received During the Second Quarter of FY25 for the Nutrition Program in the Amount of \$610.41 per Budget Change Request:

Account Description	Account Number	Amount
Adult Nutrition donations	1000-CSS-272-00000-AdtNut-HmDelMI-0000-05-445004-	(610.41)
Adult Nutrition donations	1000-CSS-272-00000-AdtNut-0000000-0000-05-520019-15259	610.41

2025-043 Commissioner Brown - DHHS - Social Services Division - To Accept and Appropriate a Gift Distribution from Meals on Wheels of America for the Nutrition Program in the Amount of \$3,670.67 per Budget Change Request:

Account Description	Account Number	Amount
MOW Gift - Other Grant Revenue	1000-CSS-272-00000-AdtNut-MealsWh-0000-05-445006-L0015	(3,670.67)
MOW Gift- Furniture/Equipment<\$5,000	1000-CSS-272-00000-AdtNut-MealsWh-0000-05-520020-L0015	3,670.67

2025-044 Commissioner Hovis - Emergency Management and Fire Services - To Approve a Certificate of Need for Community Fire Department in the Amount of \$168,303.00 and Appropriate \$50,000.00 from the Unified Fire District Reserve Fund for the Purchase of a Sprinkler and Fire Alarm System Installation per Budget Change Request:

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

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2025-045 Commissioner Brown - Financial and Management Services - Budget (Building and Development Services) - To Appropriate Restricted Building Inspections Fund Balance to Fund Four (4) New Vehicle Purchases, Professional Services, and Software Rental (\$516,600) per Budget Change Request:

Account Description	Account Number	Amount
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-00000000-0000-99-490000-	(516,600.00)
Software Rental	1000-BDS-230-00000-0000000-00000000-0000-02-530029-	27,600.00
Professional Services	1000-BDS-231-00000-0000000-00000000-0000-07-530010-	272,800.00
Vehicle Prep	1000-BDS-230-00000-Fleet1-00000000-0000-02-530052-	6,000.00
Vehicle Prep	1000-BDS-231-00000-Fleet1-00000000-0000-07-530052-	200.00
Transfer to CIF	1000-NDP-000-00000-TrfxTo-00000000-0000-98-584000-	210,000.00
Transfer from General Fund	4000-NDP-000-00000-TrfxFr-00000000-0000-98-481000-	(210,000.00)
Transfer to Capital Fund	4000-NDP-000-00000-TrfxTo-00000000-0000-98-584005-	210,000.00
Transfer from CIF	4005-NDP-000-00000-TrfxFr-00000000-0000-98-484000-	(210,000.00)
Motor Vehicles	4005-BDS-230-00000-Annual-PayAsGo-0000-02-540003-P2501	165,000.00
Motor Vehicles	4005-BDS-231-00000-Annual-PayAsGo-0000-07-540003-P2501	45,000.00

2025-046 Commissioner Brown - Financial and Management Services - Budget - To Transfer Budgeted Vehicle Funds from the Emergency Management/Fire Services Capital Fund to General Fund via CIF per Budget Change Request:

Account Description	Account Number	Amount
Motor Vehicles	4005-EMG-000-00000-Annual-PayAsGo-0000-02-540003-P2501	(15,000.00)
Transfer to CIF Fund	4005-NDP-000-00000-TrfxTo-00000000-0000-98-584000-	15,000.00
Transfers from Gen Gov Capital	4000-NDP-000-00000-TrfxFr-00000000-0000-98-484005-	(15,000.00)
Transfer to General Fund	4000-NDP-000-00000-TrfxTo-00000000-0000-98-581000-	15,000.00
Transfers from CIF	1000-NDP-000-00000-TrfxFr-00000000-0000-98-484000-	(15,000.00)
Motor Vehicles	1000-NDP-000-00000-0000000-00000000-0000-01-540003-	15,000.00

2025-047 Commissioner Hovis - Financial and Management Services - Finance - To Accept as Information the January 2025 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$1,493.79) as follows:

TAXPAYER NAME	AMOUNT	TAXPAYER NAME	AMOUNT
JANUARY 2025 REFUNDS			
AL SHUKOOR, HAIDER TAWFEEQ			
SALIH	\$ 62.05	MESSER, BARBER JAMES	\$ 11.19
ALEGE, OLAYINKA ADEOLU	\$ 68.22	MIDKIFF, LYNN ELLSWORTH III	\$ 55.82
BARTLETT, WYNDAL JAMES	\$ 82.59	MOSES, DEBORAH MESSER	\$ 38.74
BROOKS, JOSHUA EDWARD	\$ 27.09	NEKOOASL, NEIL HASAN	\$ 45.64
BROOKS, MADISON LARHE	\$ 36.51	PILLEY, WALTER LEE	\$ 59.54
CHANDLER, JOHN ETHAN	\$ 10.53	RASH, PATRICIA FLEMING	\$ 44.02
COOPER, JERRY LEE JR	\$ 25.13	RAY, DORIS BRANDON	\$ 81.53
DEWOSKY, JEFFREY LAWRENCE	\$ 64.92	ROBINSON, BILLY LEON	\$ 4.78
EL-KHOURY, ROLA EID	\$ 29.04	ROOF, CARL AL	\$ 32.13
FORCADE, ADAM WAYNE	\$ 45.65	SCOTT, AUSTIN LAWELL	\$ 6.21
HALE, PAULETTE EDWARDS	\$ 12.57	SETZER, CLINTON DARREL	\$ 31.19
		SOUTHERN ELECTRICAL	
		CONTRACTORS OF CHARLOTTE	
HOWARD, MARK CLIFTON	\$ 90.12	INC	\$ 46.13
KESSEL, WILLIAM RICHARD	\$ 26.02	STANFORD, BRANDY BOONE	\$ 7.33
LOCKETT, SANTANA THORNWELL	\$ 94.60	WASHINGTON, JOSEPH DANIEL	\$ 60.76
MARTIN, BARBARA	\$ 20.48	WILLIAMS, DANTE OBRIEN	\$ 29.92
MATTHEWS, RYAN ALEXANDER	\$ 47.75	WILLIAMS, STUART CRAIG	\$ 10.37
MCCOY, KIMBERLY LADONNA	\$ 49.72	WILLIAMS, SUSAN SANFORD	\$ 59.80
MCNAIRY, ANDREA COLLEEN	\$ 50.64	ZVEZDOV, SERGEY	\$ 25.06
		TOTAL	\$ 1,493.79

2025-048 Commissioner Hovis - Financial and Management Services - Finance - To Approve the Continuing Disclosure Compliance and Tax-Exempt Post-Issuance Compliance Policies and Procedures

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2025-049 Commissioner Hovis - Financial and Management Services - Finance - To Approve the Current Year Audit Contract with Martin Starnes & Associates, CPAs, P.A. (Base Contract of \$110,650 and Includes Additional \$37,500 for Potential Major Programs Over 2 Included in the Base Contract) (Total Contract \$150,150)

2025-050 Commissioner Brown - Financial and Management Services - Grants - To Accept and Appropriate Federal State Criminal Alien Assistance Program (SCAAP) Reimbursement Funds for the Sheriff's Office for Federal FY2024 (\$67,850) per Budget Change Request:

Account Description	Account Number	Amount
Federal Grant Rev-FY24SCAAP Re	4000-SHF-000-00000-000000-000000-0000-02-410000-G0142	(\$28,559.12)
Furn/Equip>\$5000-FY24SCAAP Re	4005-SHF-000-00000-000000-000000-0000-02-540002-G0142	\$28,559.12
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	\$28,559.12
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(\$28,559.12)
Overtime-FY24SCAAP Reimb	1000-SHF-000-00000-000000-000000-0000-02-510002-G0142	\$39,290.88
Federal Grant Rev-Fy24SCAAP Reim	1000-SHF-000-00000-000000-000000-0000-02-410000-G0142	(\$39,290.88)

2025-051 Commissioner Brown - Financial and Management Services - Grants - To Accept and Appropriate Additional Governor's Crime Commission (GCC) Federal Grant Funds for a 3rd Year Extension for Enhanced Services at The Lighthouse (\$18,693.54) per Budget Change Request:

Account Description	Account Number	Amount
FedGrtRev: 2022 CAC LH Enhncd	1000-CSS-291-29103-000000-0000000-0000-05-410000-G0059	(\$18,693.54)
ProfSvcs: 2022 CAC LH Enhncd	1000-CSS-291-29103-000000-0000000-0000-05-530010-G0059	\$18,693.54

2025-052 Commissioner Brown - Financial and Management Services - Grants (Hope United Survivor Services) - Administrative Correction - To Correct the Budget Change Request for Resolution 2024-315 Adopted at the 9/19/2024 BOC Meeting per Budget Change Request:

Account Description	Account Number	Amount
Salaries-FY25 NCCFW SA	1000-CSS-291-29101-000000-0000000-0000-05-510001-G0124	60.80
Salaries (Match)	1000-CSS-291-29101-000000-0000000-0000-05-510001-	(60.80)

2025-053 Commissioner Brown - Financial and Management Services - Grants (Hope United Survivor Services) - Administrative Correction - To Correct the Budget Change Request for Resolution 2024-316 Adopted at the 9/19/2024 BOC Meeting per Budget Change Request:

Account Description	Account Number	Amount
Retirement-FY25 NCCFW DV	1000-CSS-291-29102-000000-0000000-0000-05-510101-G0125	114.09
Retirement-(Match)	1000-CSS-291-29102-000000-0000000-0000-05-510101-	(114.09)

2025-054 Commissioner Brown - Financial and Management Services - Grants (Sheriff's Office) - To Accept and Appropriate Additional Grant Funds from the NC Office of Budget and Management Grant #20854 for the Sheriff's Office (\$100,000) per Budget Change Request:

Account Description	Account Number	Amount
State Grant Rev-NC OSBM SHF Gr	1000-SHF-000-00000-000000-0000000-0000-02-410001-G0143	(\$44,180)
Furn/Equip<\$5K-NC OSBM SHF Gr	1000-SHF-000-00000-000000-0000000-0000-02-520020-G0143	\$27,646
State Grant Rev-NC OSBM SHF Gr	4000-SHF-000-00000-000000-0000000-0000-02-410001-G0143	(\$55,820)
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	\$55,820
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(\$55,820)
Furn/Equip>\$5,000-NC OSBM SHF	4005-SHF-000-00000-000000-0000000-0000-02-540002-G0143	\$55,820
Software Rental-NC OSBM SHF Gr	1000-SHF-000-00000-000000-0000000-0000-02-530029-G0143	\$5,000
Uniforms-NC OSBM SHF Grant	1000-SHF-000-00000-000000-0000000-0000-02-520006-G0143	\$11,534

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2025-055 Commissioner Cloninger - Parks and Recreation - To Accept and Appropriate \$2,000 in Senior Games Sponsorships for the 2025 Greater Gaston Senior Games per Budget Change Request:

Account Description	Account Number	Amount
Sponsorships	1000-CSS-292-00000-SRGAME-0000000-0000-04-445005-	(\$2,000.00)
Program Supplies	1000-CSS-292-00000-SRGAME-0000000-0000-04-520002-	\$2,000.00

2025-056 Commissioner Cloninger - Parks and Recreation - To Accept and Appropriate Fees Collected from the 2024 Cotton Ginning Days Kids Area (\$4,070) per Budget Change Request:

Account Description	Account Number	Amount
Recreation Fees	1000-PRK-000-00000-0000000-0000000-0000-04-430050-	(\$4,070.00)
Program Supplies	1000-PRK-000-00000-RECPRG-0000000-0000-04-520002-	\$4,070.00

2025-057 Commissioner Shehan - Sheriff's Office - Retirement Commendation - To Award the Service Side Arm and Badge to Retired Sergeant Yasma Mackey**2025-058 Commissioner Bailey - Sheriff's Office - Retirement Commendation - To Award the Service Side Arm and Badge to Retired Sergeant Jackie Hughes****2025-059 Commissioner Bailey - Sheriff's Office - Retirement Commendation - To Award the Service Side Arm and Badge to Retired Sergeant Tommy (Shane) Farmer****2025-060 Commissioner Shehan - Sheriff's Office - To Accept County MOE Funds from Partners Health Management to Purchase a Vehicle to be Used for the Sheriff's Office New K-9 Program to Reduce Opioid Use in the Gaston County Jail (\$52,535.00) per Budget Change Request:**

Account Description	Account Number	Amount
Other Grant Revenue	4000-000-000-00000-PartnR-0000000-0000-01-445006-	(52,535.00)
Motor Vehicles	4005-SHF-000-00000-PartnR-0000000-0000-02-540003-	52,535.00
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	52,535.00
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(52,535.00)

2025-061 Commissioner Brown - Tax Collections - Uncollected Real Estate Taxes and Lien Advertisment (\$12,309,952.53) as follows:

District	Description	Taxes Uncollected
00	COUNTY FUNDS	8,012,067.04
001	BELMONT CITY	434,909.65
002	BESSEMER CITY	213,522.89
004	CHERRYVILLE CITY	217,854.36
005	CRAMERTON CITY	90,321.01
006	TOWN OF DALLAS	114,680.09
008	GASTONIA CITY	1,897,654.90
009	HIGH SHOALS CITY	17,947.94
010	KINGS MTN CITY	35,661.47
011	LOWELL CITY	70,680.22
012	MCADENVILLE CITY	9,628.22
013	MOUNT HOLLY CITY	303,386.30
014	RANLO CITY	74,091.85
016	STANLEY CITY	106,285.00
021	GAST DOWNTOWN SD	23,789.04
040	AG CENTER FD - GCF	65,147.71
041	ALEXIS FD - GCF	33,147.53
042	CHAPEL GROVE FD - GCF	47,282.17
043	CHEST RIDGE FD - GCF	13,352.39
044	COMMUNITY FD - GCF	53,691.98
045	CROUSE FD - GCF	13,551.22

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046	EAST GASTON FD - GCF	45,996.81
047	HIGH SHOALS FD - GCF	25,201.13
048	HUGHS POND FD - GCF	15,925.51
049	LONG SHOALS FD - GCF	7,198.72
050	LUCIA-RIVERBEND FD - GCF	34,720.81
051	NEW HOPE FD - GCF	44,238.80
052	RANLO FD - GCF	27,759.37
054	S. GASTONIA FD - GCF	64,124.63
055	SOUTH POINT FD - GCF	31,465.89
056	SPENCER MTN FD - GCF	46,834.14
057	TRYONOTA FD - GCF	36,867.52
058	UNION ROAD FD - GCF	51,212.40
059	WACO FD - GCF	4,230.88
061	LOWELL FD - GCF	25,522.94
Total Taxes		12,309,952.53

2025-062 Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed January 2025 Tax Refunds be Made. (Releases and Refunds - \$306.66; Overpayments - \$588,801.75; VTS Refunds - \$922.24; Grand Total - \$590,030.65) as follows:

TAXPAYER NAME	AMOUNT
JANUARY 2025 RELEASES AND REFUNDS	
Andy Ratchfords Tractor Repair	\$306.66
TOTAL	\$306.66

JANUARY 2025 OVERPAYMENTS	
Adams, Susan C	\$279.17
Ahold Delhaize USA, INC	\$482.72
Ajao, Olufolarin A	\$3,000.00
Ajao, Olufolarin A	\$445.43
American Honda Motor CO., INC	\$1,541.39
Amity Medical Group	\$272.03
Balatsias LLC	\$229.42
Barney, Sharon	\$2,046.71
Barros, Amanda	\$160.91
Barros, Amanda	\$194.72
Bigger, Katherine Henkle	\$1,722.90
Brafford, James	\$298.51
Branch, Benjamin Russell	\$328.83
Bywaters, Tracey Lineberger	\$1,174.55
Campbell, Aleece M	\$1,697.46
Charter Communications	\$2,061.99
Cloninger, Alan Glenn	\$497.77
Cloninger, Jennifer L.	\$100.00
Copeland, Michael	\$806.83
Copeland, Patricia	\$500.00
Corelogic	\$951.20
Corelogic	\$827.24
Corelogic	\$894.16
Corelogic	\$3,250.34
Corelogic	\$2,068.62
Corelogic	\$2,416.23
Corelogic Commercial Tax	\$229.77
Corelogic Commercial Tax	\$132,943.51
Costner Law Office, PLLC	\$6,875.14
Crypton LLC	\$28,464.34

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Currence, Christopher Weston	\$181.46
Currence, Christopher Weston	\$270.50
Davenport, Betty	\$2,630.17
Duke Energy Carolinas, LLC	\$310,419.81
Duncan, Judy	\$127.15
EAR III LLC	\$135.60
Emeterio, Nick S	\$4,048.20
Estate Of Larry Jesse Stevens	\$236.41
Ford, Kenneth H	\$299.74
Foster, Beth McConnell	\$1,204.51
Galbreath Costner, LLC	\$106.90
Granny's Self Storage, LLC	\$2,674.64
Grier, Lenell Crawford	\$397.07
Gross, Jacqueline C	\$130.07
Helms, Priscilla B	\$394.47
Hester, Carl Shane	\$259.95
Hoyle, Joyce Ann	\$155.97
Huffman, Dean A.	\$745.84
Ivernizzi, Javier	\$986.98
Humphrey, Robert	\$605.48
J&M Holdings, LLC	\$121.03
James McCurry Tree Service	\$200.00
Jenny P. Holman	\$158.07
Johannesmeyer and Sawyer PLLC	\$3,080.84
Jon Walker Stables, INC	\$999.51
Lennar Corporation	\$374.15
Lenoch, Leslee	\$5,819.31
Lenoch, Leslee	\$193.79
Lereta	\$1,244.00
Lereta	\$1,387.87
Lereta	\$2,451.43
LKI Realty	\$347.82
Mannington Mills	\$4,578.83
McNeely Realty	\$1,180.53
Meritage Homes Of The Carolinas INC	\$647.96
Meritage Homes Of The Carolinas INC	\$647.96
Meritage Homes Of The Carolinas INC	\$647.66
Milwood, Douglas V	\$745.52
Moss, Warren	\$1,419.85
Murphy, Luther M.	\$130.88
National Jewelry & Pawn, INC	\$771.98
NC Asset Management, LLC	\$862.64
Olds, Gilbert Lee	\$2,094.02
Parfitt, William Eugene	\$638.67
Piedmont Lithium INC	\$532.38
Pineda, Juan Carlos	\$112.42
Pineda, Juan Carlos	\$141.37
Pineda, Juan Carlos	\$148.30
Pineda, Juan Carlos	\$166.63
Pineda, Juan Carlos	\$126.97
Pineda, Juan Carlos	\$190.15
Pitsonis, Konstantinos L	\$732.65
Ramsey, Gerald Carroll	\$1,174.11
Realeo, INC	\$1,614.64
Reg Robinson Real Estate, INC	\$154.09
RMJ Development LLC	\$301.20
RT Rental Properties LLC	\$2,333.30

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Ryan, LLC Paying For 7-11/Speedway	\$4,155.31
Ryan, LLC Paying For 7-11/Speedway	\$8,239.64
Ryan, LLC Paying For Ingles Markets, INC	\$229.09
Ryan, LLC Paying For Ingles Markets, INC	\$267.32
Ryan, LLC Paying For Ingles Markets, INC	\$451.85
Ryan, LLC Paying For The Boyd Group US, INC	\$126.46
Sandra L. Knox, P.C.	\$121.22
Sigman, Berle John III	\$171.57
Sigman, Berle John III	\$134.95
Simmons, Marcus B	\$224.42
Sosebee, Daryl S	\$779.91
Stott, Hollowell, Windham & Stancil, PLLC	\$228.91
Stott, Hollowell, Windham & Stancil, PLLC	\$161.13
Stott, Hollowell, Windham & Stancil, PLLC	\$2,355.21
Strishak, Jon	\$2,499.43
Summer, Carolyn T	\$1,298.18
Tindall Law Firm PLLC	\$1,434.61
Waddell, Valerie	\$200.00
Watwood, Pamela Newton	\$123.71
Webb Custom Kitchen LLC	\$2,153.18
Wiseman, Doug G	\$1,422.63
Wright, Julian H JR	\$173.29
Wykle, Pamela	\$604.39
TOTAL	\$588,801.75
JANUARY 2025 VTS REFUNDS	
Bouras, Stephanie Howe	\$235.75
Ceide, Anderson	\$106.72
Parker, Tammy Renee	\$177.93
Partin, Ernest Lee JR	\$206.49
Taylor, Rene Mosley	\$195.35
TOTAL	\$922.24
GRAND TOTAL	\$590,030.65

Appointments

On motions introduced and seconded, the following individuals were unanimously appointed/reappointed to the ***Gaston County Housing Board***:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Fraley	Commissioner Keigher	Ms. Jamie Kanburoglu	
Commissioner Bailey	Commissioner Hovis	Mr. Chuck Ballard	February 29, 2028

On motion introduced by Commissioner Shehan and seconded by Commissioner Hovis, the BOC unanimously reappointed Ms. Renae Coleman to the ***Animal Care and Enforcement Advisory Board*** to a term ending February 28, 2029.

On motions introduced and seconded, the following individuals were unanimously reappointed to the ***Gaston County Board of Adjustment***:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Shehan	Commissioner Hovis	Mr. Tim Bolynn	February 29, 2028
Commissioner Bailey	Commissioner Hovis	Mr. Chuck Ballard	February 29, 2028

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On motion introduced by Commissioner Cloninger and seconded by Commissioner Hovis, the BOC unanimously reappointed Mr. Michael Magee to the **Planning Board** to a term ending January 31, 2028.

On motions introduced and seconded, the following individuals were unanimously appointed to the **Transportation Advisory Board**:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Fraley	Commissioner Keigher	Ms. Claudette Argabrite	October 31, 2026 (Unexpired Term)
Commissioner Brown	Commissioner Keigher	Mr. Billy Marsh	October 31, 2026 (Unexpired Term)

On motion introduced by Commissioner Brown and seconded by Commissioner Keigher, the BOC unanimously appointed Mr. Robert Buckles to the **Quality of Natural Resources Committee** to an unexpired term ending October 31, 2027.

On motion introduced by Commissioner Brown and seconded by Commissioner Hovis, the BOC unanimously reappointed Commissioner Bob Hovis to the **North Carolina Association of County Commissioners (NCACC)** to a term ending November 30, 2026.

Commissioners Committee Reports

Commissioner Shehan reported attendance to the **2/22 Polar Plunge at Lineberger Park** to benefit the Special Olympics; **Camp Centurion's Open House**; encouraged BOC to tour their remodeled facility; it is a fantastic organization that provides interim housing for our County veterans; they plan to expand it to include women in the future.

Commissioner Bailey reported that he had recently received various communications expressing concern about the new administration and the status of immigration in Gaston County. He noted his support for legal immigration but echoed the administration's request that those currently here illegally should return to their country of origin and start the legal process. He stated that he personally contacted the Department of Homeland Security (DHS) and was advised that they have no desire to enter any school unless they have proper documentation. He asked that County staff, and all County law enforcement abide by the State and Federal laws and to work with DHS at all levels.

Commissioner Keigher reported that several Commissioners attended the **2025 (Gaston GOP) Lincoln Day Dinner** (held February 22nd at the Loray Mills Event Center, Gastonia, NC); the national GOP Chairman (Michael Whatley) was the keynote speaker; the event was attended by about 230 people.

Chairman Brown thanked staff for their hard work and diligence on the budget thus far and stated the County will continue to strive to be efficient. He pointed out that the BOC has met three times already on the budget and there will be more discussions that occur before the Manager presents the budget to the BOC in May for consideration.

County Manager's Report

The County Manager advised the City and County are co-sponsoring a **Get to Know Gaston Event at the Rotary Pavilion on April 3rd from 4 pm - 8 pm**, which is an opportunity for citizens to come

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out and learn about projects and services offered by the City and County – how they can connect, get involved, and access and utilize those services. There will be food, music, and kids' activities, etc.

County Attorney's Report

The County Attorney requested a Closed Session pursuant to NCGS 143-318.11 (a)(1), (3), & (6).

On motion introduced by Commissioner Fraley and seconded by Commissioner Bailey, the BOC unanimously entered into Closed Session at 7:16 pm.

On motion introduced by Commissioner Keigher and seconded by Commissioner Bailey, the BOC unanimously reentered Open Session at 8:12 pm.

Chairman Brown reported that no action was taken in Closed Session.

Other Matters

None.

Adjournment

By unanimous consent, Chairman Brown adjourned the Regular Meeting of February 25, 2025 at 8:13 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