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**Gaston County Board  
of Commissioners**

GASTON COUNTY

COMMISSIONER'S COURT

NORTH CAROLINA

OCTOBER 28, 2025

The Gaston County Board of Commissioners (BOC) met in Regular Session at 6:00 pm on October 28, 2025, in The Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse.

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

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

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

Commissioner Brown - Veterans Services - Proclamation - To Proclaim November 4th through November 11th as Operation Green Light for Veterans in Gaston County, in Recognition of Veterans Day, November 11, 2025, and in Honor of All Who Have Served Our Country in the United States Armed Forces (Adopted under Consent Agenda)

Chairman Brown advised the Veterans Day Parade will be held in Dallas (NC) to honor all veterans and deferred to Commissioner Bailey.

Commissioner Bailey asked the veterans in attendance to stand to be recognized. He read and presented the Proclamation.

Mr. Joseph Stepney, Veterans Services Administrator, accepted and thanked the BOC for the Proclamation.

Chairman Brown thanked Mr. Stepney for his continued efforts and commitment to the County's veterans.

Commissioner Keigher - BOC - Commendation - To Commend the Knights of Columbus, St. Gregory Council, No. 6700 on its 50th Anniversary (Adopted under Consent Agenda)

Commissioner Keigher advised that PGK Johan Menting, (Mr.) James Roberts and his mother, Ms. Ellen Roberts and (Mr.) John Krumpos were in attendance. He read and presented the Proclamation.

Commissioner Keigher - Hope United Survivor Network - Proclamation - To Proclaim October as Domestic Violence Awareness Month (Adopted under Consent Agenda)

Chairman Brown announced that Hope United Survivor Network - Family Justice Center earned its affiliation status with the *Alliance of Hope International* (one of 73 in the world) which represents the County's commitment to leveraging resources while strengthening community response to violence, hope and creating safer communities; Department of Advancing Offender Accountability grant funding will equip Hospitals with an evidenced advanced camera for emergency rooms; soon all law enforcements in County will be equipped with thermal imaging cameras to detect

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bruises/injuries that are not visible to the naked eye; Hope United is improving outcomes in survivors, families and the systems that serve them by removing silos, leveraging funding sources and fostering cross-sectors collaboration.

Commissioner Keigher presented the Proclamation.

Ms. Tara Joyner, Director of the Hope United Survivor Network (HUSN) – Family Justice Center (FJC), accepted the Proclamation and provided brief remarks. She noted that the FJC is an affiliated center, one of 73 worldwide; has served more than 4,000 clients; brings together a coordinated response involving over 350 of the County's key partners. She thanked the BOC for its support and then deferred to the District Attorney for additional comments.

The Honorable Travis Page, District Attorney, thanked the Board for its continued support in addressing domestic violence. He noted that the District Attorney's Office prioritizes domestic violence, impaired driving, and the prosecution of violent offenders and drug traffickers. He remarked that domestic violence affects the courthouse, homes, schools, and healthcare systems, and that its long-term effects are generational and can lead to significant health consequences. He acknowledged the collaborative efforts made possible through the Board's support, including work with County Police, GEMS, and court services. He then deferred to Ms. Andrea Wyatt, Domestic Violence Shelter Administrator, for additional comments.

Ms. Wyatt thanked the BOC for its continued support of the Domestic Violence Shelter and Commissioner Cloninger for dedicating her life's work to serving survivors.

Chairman Brown thanked the speakers and remarked that they represent the impact of the County's response efforts.

Commissioner Hovis - Emergency Management/Fire Services - Proclamation - To Proclaim the Week of October 5-11, 2025 Fire Prevention Week (Adopted under Consent Agenda)

Commissioner Hovis invited Mr. Vincent Wong, Emergency Management/Fire Services Director, and firefighters being recognized tonight to the podium and read the Proclamation.

Mr. Wong, on behalf of career/volunteer firefighters, Fire Marshal's Office, 911 Telecommunicators, and Emergency Management Team, accepted and thanked BOC for the Proclamation; advised prevention is the front line of public safety; reminded everyone to: 1) test smoke alarms monthly; 2) plan and practice two ways out of every room; 3) stay in kitchen when cooking; 4) give heaters 3 feet of space; 5) safely charge lithium-ion batteries which is one of the fastest growing fire risks in homes. He thanked the Schools, community partners and local media for helping to spread this message and BOC for its continued support of prevention, training and outreach; reminded that prevention starts with all of us.

Commissioner Hovis - Emergency Management/Fire Services - Presentation of Certificates to Gaston County Volunteer Fire Fighters and Rescue Squad Members

Commissioner Hovis presented certificates to Ms. Elizabeth Isler, Mr. Les Frady and Mr. Jeff Hovis, who were in attendance and announced certificates would be forwarded to the remaining recipients:

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Names	Years of Service	Agency
Elizabeth Isler	10	Dallas Rescue Squad
Steven Lambert	50	Dallas Fire Department
Jeff Hovis	40	East Gaston Fire Department
Les Frady	40	East Gaston Fire Department
Lamar Lee	40	East Gaston Fire Department
Cory Jonas	20	East Gaston Fire Department
Todd Lewis	30	Ranlo Fire Department
Doug Moore	30	Ranlo Fire Department
Matt Gosnell	30	Ranlo Fire Department
Scott Rice	30	Ranlo Fire Department
Carl Moore	30	Ranlo Fire Department

Chairman Brown noted that each year the Board recognizes the County's volunteer firefighters and rescue squad members who have reached service milestones of 10, 20, 30, and 40-plus years. He acknowledged the rigorous training required of these volunteers and thanked them for their dedicated service to the community.

Commissioner Hovis - Police Department - Retirement Commendation - To Award the Service Side Arm and Badge to Retired Master Police Officer Douglas Alexander Hord (Adopted under Consent Agenda)

Commissioner Hovis invited Officer Hord and family to the podium and read the Commendation.

Officer Hord accepted the Commendation and thanked the Board for its support. He remarked that he has enjoyed a rewarding career with the Police Department, noting that his work allowed him to travel across the country for training and to instruct other agencies. He stated that the County has "a hidden gem" in its Police Department and described it as one of the most professional agencies in the field.

Chairman Brown thanked Officer Hord for his service.

Commissioner Keigher noted that Officer Hord spent much of his career piloting the Police boat and regularly pulling it in Christmas parades throughout the County.

Commissioner Hovis - Police Department - Retirement Commendation - To Award the Service Side Arm and Badge to Retired Master Police Officer Scotty Allen Daves (Adopted under Consent Agenda)

Commissioner Hovis invited Officer Daves and family to the podium and read the Commendation.

Officer Daves accepted the Commendation and thanked the Board for its support. He stated that he is grateful to have spent his entire career working alongside "the best guys in the world."

Chairman Brown thanked Officer Daves for his service and the tremendous job he done.

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Presentation – Proposed Conservation Easement Fund Program

Mr. Will Wier, Natural Resources Director, advised the County is experiencing significant growth and development which brings opportunities and challenges; one challenge is the rapid loss of farmland which supports the agricultural economy and protects natural resources, rural character and quality of life.

The Gaston Soil & Water Conservation District Gaston Soil & Water Conservation District and Natural Resources Department operate together to strike a balance between necessary development and protecting agricultural land.

Currently landowners face challenges of existing revenue streams to create sustainable programs for farmland conservation.

A Conservation Easement's (*voluntary legal agreement between a private landowner and land trust or government agency*) primary purpose is to permanently protect open space by limiting certain kinds of development while allowing the landowner to retain ownership to operate the farm; the easement ensures the land cannot be developed in ways that compromise its conservation values.

Currently the Gaston Soil & Water Conservation District holds three agricultural conservation easements and Natural Resources staff helps inspect for compliance.

Farmers grow food, provide open space, help maintain the rural character and protect natural resources; healthy soils, clean water and wildlife are supported by well-managed farmlands. Economically, agricultural is a major driver that supports local jobs, contributes to agribusiness and brings in tourism dollars via farmer markets, you-pick operations and events. He noted that once farmland is developed, it is gone, underscoring the importance of conservation efforts to protect land base needed for food production and rural economies in the future.

He reviewed a slide presentation and noted projections from a study led by the American Farmland Trust indicating that North Carolina may lose nearly 1.2 million acres of farmland by 2040, representing about 20% of the state's agricultural land. Gaston County could lose more than 11,000 acres—over 30% of its remaining farmland. While development is necessary to support the County's growth and the need for housing, infrastructure, and services, these projections underscore the importance of maintaining a balance between development and agricultural conservation. He emphasized that development is currently outpacing agriculture.

He explained the difficult position many landowners face, noting that for families who have farmed for generations, their land often serves as both their retirement plan and most valuable asset. While many do not wish to see their land developed, offers from developers often exceed what the land can generate through farming, making it difficult to refuse. Conservation easement payments provide an alternative by compensating landowners at fair market value for the development rights they relinquish, allowing them to preserve their land while securing their family's financial future.

He proposed allocating funds to establish a dedicated reserve supporting the acquisition of conservation easements (a permanent endowment and long-term investment that will protect farmlands over time) to be held at *Gaston Community Foundation* or in a new account to allow the

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County to leverage matching state/federal/private dollars (i.e., NC Agricultural Development; Farmland Preservation Trust; USDA's NRCS Agricultural Conservation Easement Program).

The County would focus on high quality farms and those with prime farmland soils located in priority conservation areas to help preserve working lands while keeping them privately owned and actively farmed; will fund the endowment with revenues generated currently via farmland loss and will reinvest a portion of existing revenues tied to land conversion into protecting remaining farmlands.

The breakdown of proposed funding sources involve using 10% of revenues from natural resources fees which would generate around \$100,000 annually; 20% of civil penalties levied through the Erosion and Sedimentation Control Regulatory Program totaling about \$10,000/year; funds collected via Present Use Value rollback taxes when farmland is converted to development at \$65,000 annually; together this will provide a strong foundation for a self-sustaining conservation easement fund while aligning funding sources with impact of land loss.

Conservation easements provide families with real options by allowing them to stay on the land, continue producing food and plan for future without being pressured to sell for development.

The Gaston Soil & Water Conservation District and Natural Resources Department revamped the conservation easement program recently; updated the Farmland Protection Plan last year; now looking for funding to utilize matching funds available for farmland protection at state/federal levels; with some investment, the County can help leverage outside funding, preserve working farms and protect the soil, water and rural heritage that helps define its identity; it is a way to support smart growth, protect natural resources and keep agricultural as part of our future; he concluded the presentation to take comments and questions.

Chairman Brown called for questions from the BOC.

Commissioner Shehan inquired whether the County currently holds two conservation easements and requested information on their locations.

Mr. Wier responded there are three; South Gastonia off Union-New Hope Rd.; another is past Cherryville on the Gaston/Cleveland County line; and one is between Cherryville and Dallas.

Commissioner Shehan asked about the feedback from landowners in the program.

Mr. Wier advised the feedback has been good; the original landowners who put them in the conservation easements have passed away; they were inherited by others that continue to work the land.

Commissioner Bailey asked how it affects the easement when the primary property owner passes away.

Mr. Weir advised the easement would stay; still could not develop land per rules in place; it would be the heirs' responsibility at that point.

Commissioner Bailey asked if the heirs were required to uphold the easement.

Mr. Weir responded "yes".

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Commissioner Bailey asked if staff contact the farmers or if farmers contact staff.

Mr. Weir responded the farmers have approached staff in the past since County didn't have a revenue source; the three conservation easements were donated to County for free; they covered the closing costs, etc.; with funding, the County could target some prime farms in areas it would like to conserve.

Commissioner Cloninger asked how many acres the easements had saved in the County.

Mr. Weir responded "about 210 acres."

Chairman Brown thanked Mr. Wier for the presentation and moved to the next item of business.

#### Presentation - Courthouse Parking Review

Mr. Dan Ziehm, Public Works Director, advised the BOC requested an overview on past and present courthouse parking operations' which is overseen by the Public Works Department; introduced Mr. Wilson Lemly, Assistant Director of Public Works Auxiliary Services, for comments.

Mr. Lemly presented a slide presentation and advised Public Works operates a south and north lot; south lot has 233 spaces (171 are opened to public; 62 are reserved for police officers, jurors or public when jury is not in session); north lot off Walnut St. has 805 spaces; currently have 16 of 30 spaces that are paid permanent spaces purchased by courthouse employees; any unoccupied space is opened to the public; there are 20 other additional spaces for magistrates, court reporters, public defenders, etc.

**Re: Courthouse Parking History:** Paid parking was initiated in 2007 at \$1/hour or \$5/max; total revenues between 2007 and 2022 was over \$1.8M; annual highs were \$192,000 to \$207,000; paid parking was eliminated per Resolution 2022-146 effective July 1, 2022 and permitted parking spaces were introduced in 2022 at \$100/month.

**Re: Parking Revenues:** Revenues have fluctuated since eliminating paid parking; County was averaging \$165,000 via paid parking; is averaging about \$14,000 with the permitted spaces and citations from parking lot attendant (just over \$1,000 is received from citations annually); citations cost \$8 to \$13; citations incurs an additional \$5/fee if it is not paid within 30 days that is tied to DMV (Department of Motor Vehicles) for the County to collect.

**Re: Parking Challenges:** The south lot reaches full occupancy in mornings, which redirects visitors to the north lot; this results in complaints about limited access to nearby parking spaces and courthouse visitors using DSS employees and visitors parking lot.

**Re: Parking Lot Occupancy:** Reviewed a graph depicting peak times of the south and north parking lot; advised staff calculated full capacity at 78% minus reserved spaces; jury selection increases that by 100-150 required parking spaces.

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**Re: Benchmarks:** Buncombe, Cabarrus, Mecklenburg and Wake counties charge for courthouse parking (typically \$1 - \$3 or \$10 - \$19 daily max) and provide permanent spaces; Wake charges \$1/hour, \$12/max and offers a \$85 monthly permit.

**Re: Technology Options (South Lot):** Reviewed options for paid parking in the south lot by implementation of a Parking Access Revenue Control System (PARCS) as follows:

- Option 1 - Proximity Credential/Ticketed Transit (\$123k)
- Option 2 – AVI Stickers/Ticketed Transient (\$127k)
- Option 3 – License Plate Recognition/Ticketed Transient (\$127k)

Basic maintenance to operate these systems range from \$800-\$1,000 monthly; County had previously sold its paid parking infrastructure.

**Re: Parking Deck Concepts (South Lot):** Another option is the implementation of a parking deck; expecting a 13% increase in foot traffic at courthouse that will require additional parking spaces; a 2-bay garage (3-5 levels) ranges from \$7.4M - \$14.6M and adds 118 to 316 spaces; 3-bay garage (3-5 levels) ranges from \$9M - \$21.9M and adds 141 to 478 spaces.

**Re: Recommended Framework:** Reinstate paid parking at \$2/day and \$12/daily max; encourage employees to use North Lot (off Walnut); modernize enforcement via PARCS options; create a parking enterprise fund for revenues; use the revenues to support financing for a parking deck.

**Re: Revenue Potential:** At roughly 170 public spaces at \$2/day and \$12/max, and assuming 70% occupancy 6/hours/day, 250/days/year can range from \$350k to \$450k of annual gross revenue.

**Next Steps for Consideration:** Direct staff to draft a Resolution reinstating paid parking outlining fee structure; approve procurement of modern PARCS system; establish Parking Enterprise Fund; collect 6 to 12 months of revenue data; return with parking deck financing options and preliminary design options.

Chairman Brown called for questions from the BOC.

Commissioner Shehan asked if the County used a third-party vendor when it initiated parking and what percentage they retained from the gross revenues.

Mr. Lemly confirmed it was an outside vendor.

The County Manager responded it was at least 50%.

Commissioner Shehan asked how long that was the case before the County took it over.

Chairman Brown responded 2017.

Commissioner Shehan noted the County operated it a limited number of years under its control; asked how much the permanent paid parking spaces for courthouse employees' cost.

Mr. Lemly responded "\$100/month"; 16 of the total 30 spaces are occupied.

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Chairman Brown commented on ongoing issues related to paid parking, noting that the system was never intended to be a revenue generator. He stated that current concerns include employees and attorneys occupying available spaces, which limits access for citizens. He expressed interest in the Board identifying an alternative solution moving forward. He noted that while a parking deck would increase capacity, it may not be aesthetically desirable. He also raised safety concerns about pedestrians crossing Martin Luther King Jr. Way and expressed a preference for reducing the number of signs currently posted in the area. Chairman Brown requested that Board members submit any recommendations within the next 30 days to the County Manager, Assistant County Manager, or Public Works Director for compilation and review. He also inquired about the trucks and activities occurring within the roped-off areas.

Mr. Lemly responded that the roped off portion around the roundabout around the monument is managed by a combination of the parking lot attendant and deputies that secure the facility.

Chairman Brown stated that no one should be allowed to park in the roped-off areas or fire lanes, including food trucks or commissary vehicles, and suggested the Board consider changing current practices. He emphasized the need to continue providing adequate parking and access for citizens. He noted that the parking lot has been repaved twice recently and acknowledged the future \$150 million jail expansion as an additional consideration. He suggested the Board may need to form a task force to address parking and related logistical issues, with interested members helping to move the matter forward.

Chairman Brown thanked Mr. Ziehm and Mr. Lemly and moved to the next item of business.

**CONTINUED FROM 7/22/2025 REGULAR MEETING:** Public Hearing - RE: Commissioner Brown - Building & Development Services - Zoning Map Change: Conditional District REZ-23-08-02-00158, Paul Shriver and Thomas Springs (Applicants); Property Parcels: 180092, 181214, 181225, 199264, 202690, 210290, 225889, 312830, Located on Catawba Ave. in Mount Holly, NC, Rezone from the (R-1) and (RS-12) Residential Zoning Districts with the (US) Urban Standards Overlay to the (CD/RS-8) Conditional Zoning District with the (US) Urban Standards Overlay

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 Shehan and seconded by Commissioner Fraley, the BOC unanimously entered into Public Hearing.

Chairman Brown introduced Mrs. Jamie Kanburoglu, Director of Planning and Zoning and Building & Development Services, for comments ***but deferred to the Assistant County Manager.***

Mr. Brian Sciba, Assistant County Manager, provided an update on the developer's rezoning request. He reported that Mr. Shriver and the property owner have decided to withdraw the rezoning application and proceed with development "by right." Plans have been submitted for five subdivisions, totaling approximately 202 homes on 12,000-square-foot lots. Mr. Sciba also stated that he has contacted the Department of Environmental Quality regarding the developer's application for an onsite wastewater treatment plant and community well, noting that a similar

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project was previously approved in Indian Land. He confirmed that the developer intends to move forward with these plans and provided the update to keep the Board informed.

Chairman Brown called for questions from the BOC.

Commissioner Shehan asked when DEQ was contacted about the onsite wastewater treatment plant and community well.

Mr. Sciba responded he sent an email to the Division Chief yesterday but has not received a response yet.

Commissioner Hovis asked if small, independently operated treatment plants received NPDES permits to discharge into a stream from the state; if discharge results were public record.

Mr. Sciba responded, "that is correct."

Commissioner Hovis provided information regarding small, privately operated wastewater treatment plants. He explained that municipalities regularly monitor public facilities, while private plants are subject to the same discharge parameters but are monitored by the state, as the County has no jurisdiction over them. He noted the state faces challenges in managing roads and public tributaries, making water quality a concern for all. He emphasized that the public has access to discharge information for package plants serving tributaries, and that a Notice of Violation is issued if discharge exceeds permit limits. He concluded that this is a concern with any development, and not just this one.

Chairman Brown recapped the status of Mr. Springs' rezoning application. He noted that the Board initially referred the application back to the City of Mount Holly so the City and the applicant could work toward a plan for zoning, planning, or possible annexation, but those efforts were unsuccessful. He emphasized that the County was not involved in that process, and that, by right, the applicant may proceed with development on the land, including petitioning the State for the sewer component of any discharge, which falls under State, not County, jurisdiction. He stated the applicant withdrew the rezoning request for Board consideration, opting instead to develop under the "use by right" provisions with a 12,000-square-foot minimum lot size, and that all standards in the Unified Development Ordinance (UDO) remain unchanged.

Mr. Sciba added that the property was previously within Mount Holly's ETJ and was relinquished to the County, which applied zoning consistent with surrounding areas. By pursuing development under "use by right," the County forfeits the ability to impose conditions related to aesthetics, traffic mitigation, open space, or amenities. He noted that townhomes included in earlier plans have likely been removed due to market trends, and current proposals appear to be for single-family dwellings.

Chairman Brown confirmed that the UDO remains in effect and that use-by-right development does not allow the Board to impose additional restrictions.

Chairman Brown moved to the next item of business.

Public Hearing - RE: Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-25-05-22-00229, Clayton Homes of Conover (Applicant); Property Parcel: 315338, Located at 135 Hillside Dr., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District

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with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

Chairman Brown introduced Ms. Jaime Lisi, Planner I – Building and Development Services, for comments.

Ms. Lisi advised REZ-25-05-22-00229 is a general rezoning request for parcel 315338 located at 135 Hillside Dr., Dallas (NC); due to subdividing the original lot, the parcel id and address have been updated from the original application in BOC packets; the Applicant, Clayton Homes of Conover, on behalf of the property owners, Ricky and Chrystal Stroupe, is requesting to rezone the 1.64 acre parcel from (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay; the property is located east of Dallas.

She reviewed aerial, zoning and adjacent property owners' maps and advised the *aerial map* depicts the lot is surrounded by a variety of housing types; *zoning map* depicts R-1, R-2 and pockets of commercial zoning in general vicinity; *adjacent property owners' map* depict those that were notified and received notices about tonight's public hearing.

Staff received one inquiry about the request.

The lot will be served via a private well and septic system; is accessed off Hillside Dr., a private public right-of-way.

The request was reviewed by the Technical Review Committee (TRC); the GCLMPO (Gaston-Cleveland-Lincoln Metropolitan Planning Organization) provided a letter stating there are no funded transportation improvements in the immediate vicinity; there are no additional TRC comments at this time.

The parcel is located in *Area 3: Northeast Riverfront Gaston* of the Comprehensive Land Use Plan (CLUP); the future land use plan designation is *Rural*; the request is consistent with the goals and future land use designation.

The Planning (and Zoning) Board heard the request at its October 6<sup>th</sup> meeting and recommended approval via a unanimous vote (10-0).

She asked the BOC to receive the staff report and presentation; advised BOC has the ability to recommend to approve, approve with modifications or to deny the request and concluded the presentation.

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

Chairman Brown recapped the Planning (and Zoning) Board unanimously recommended approval finding it reasonable, in the public interest and consistent with goals of the CLUP.

Chairman Brown called for a motion to approve.

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On motion introduced by Commissioner Bailey and seconded by Commissioner Fraley, the BOC unanimously approved **2025-333**, upon consideration of the map change application, public hearing comment, and recommendation from the Planning and Zoning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will keep the parcel residential in nature as envisioned by the rural future land use designation.

The Commission considers this action to be reasonable and in the public interest, based on: Planning and Zoning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: 315338, is hereby approved, effective with the passage of this Ordinance, to be rezoned to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay.

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

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

Public Hearing - RE: Commissioner Hovis - Building & Development Services - Zoning Map Change: Conditional District REZ-24-12-16-00203, DeWayne Jordan (Applicant); Property Parcel: 145599, Located at 4545 Crowders Crest Dr., in Gastonia, Rezone from the (R-3) Single Family General Zoning District with (US) Urban Standards Overlay to the CD/(R-3) Conditional Zoning District with (US) Urban Standards Overlay

Chairman Brown introduced Mrs. Jamie Kanburoglu, Director of Planning and Zoning – Building and Development Services, for comments.

Mrs. Kanburoglu advised REZ-24-12-16-00203 is a conditional zoning request for parcel 145599 located at 4545 Crowders Crest Dr., Gastonia; the Applicant, Mr. DeWayne Jordan, is requesting to rezone the property from the (R-3) Single Family General Zoning District with (US) Urban Standards Overlay to the CD/(R-3) Conditional Zoning District with (US) Urban Standards Overlay to establish and allow a manufactured home park use; the property is located in the southwest area of County, just west of 321.

She reviewed aerial/orthophoto, zoning and adjacent property owners' maps and advised the 2023 *aerial* photography depict the parcel was vacant; the 2025 *orthophoto* collection depicts two existing structures; the area has a mix of housing types; there are two existing manufactured home parks in the immediate vicinity (Crowders Crest Manufactured Home Park to the northeast with 19 approved lots; Charles Gillespie Manufactured Home Park to the southwest with 2 approved lots).

The *zoning map* depict the lot is currently zoned R-3; it was originally zoned R-1 during the 2023 general rezoning process; *adjacent property owners map* depicts those notified about tonight's Public Hearing.

A sign was placed on the property and notices were mailed per NCGS; one neighbor requested updates on the case; the case is posted on Engage Gaston and no questions have been posted as of this afternoon; Public Information Meetings (PIMs) were held on March 27<sup>th</sup> and 28<sup>th</sup> of this year.

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She reviewed the site plan and advised there are two existing single-wide manufactured homes on the lot; the Applicant is seeking to establish a manufactured home park use with two lots.

The property is located on a well/septic system; Environmental Health team explained that two homes cannot be connected to one septic system earlier this year and prior to Applicant working with staff to address those concerns; a new septic permit was issued this year and a copy was provided in BOC's packets.

Crowders Crest is a NCDOT owned and maintained right-of-way (r-o-w).

She reviewed Environmental Health's updated site sketch and advised the site will have a shared well on the northwest portion of lot; the septic system repair area is located on the southern portion of lot; the existing system is located toward the front of the lot; the permit states the homes should be connected to the existing 1,000 gallon septic tank.

The property (6.9 acres) is not located in a County watershed; it meets the minimum lot size requirement for the underlying zoning district; typically, lots are not allowed to have more than one primary structure on a single lot unless they are over 10 acres in size; the County has exceptions known as Accessory Dwelling Units which the Ordinance calls private residential quarters.

Other options for allowing multiple dwelling units on one lot are the temporary family care home use and small home communities use which allows greater density if water/sewer utilities are available.

The GCLMPO (Gaston-Cleveland-Lincoln Metropolitan Planning Organization) provided a letter stating there are no funded transportation plans on the STIP (State Transportation Improvement Program), MTP (2050 Metropolitan Transportation Plan) or CTP (Comprehensive Transportation Plan).

She reviewed a slide providing an overview of the property and recalled the 2023 rezoning request to rezone from R-1 to R-3 for placement of a single-wide manufactured home; in March 2023, zoning and building permits were pulled for a single home; in July 2024, a code violation case was opened for setting up a second manufactured home on the lot without permits; the site was found in violation on October 9 & 25, 2024; the power was pulled from the site on November 6<sup>th</sup> for noncompliance; the Applicant submitted a conditional rezoning request on December 16, 2024 which put a stay on the case.

One neighbor attended both PIMs and had concerns that are listed in BOC packets; there were questions about utilities, process questions and the request not being in harmony with the area.

The TRC (Technical Review Committee) review, conducted at the beginning of the year, noted comments about the existing septic systems, which have been addressed.

She reviewed slides depicting applicable UDO (Unified Development Ordinance) sections that staff considered reviewing the case and advised Chapter 2 defines the Manufactured Home Park (MHPs) Use; the UDO is specific in not allowing the creation of new MHPs; it allows for existing parks to continue and perform necessary maintenance but not to expand.

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There are other ways additional structures may be permitted on lots; staff worked with Applicant to review all possible options and landed on a conditional rezoning request being the most enforceable action for what the Applicant is proposing.

She advised staff reviewed Chapters 5, 7, 8 and 14 of the UDO as follows:

- **Chapter 5, Temporary Uses** – the temporary manufactured home section is only permitted in event of disasters or during construction of a site built home; staff could not apply the regulations to the case; the proposed building type would not meet the use for temporary healthcare structures regulated by NCGS
- **Chapter 7** regulates the UDO uses; Manufactured Home Parks may only be allowed to continue if they existed prior to adoption of the current UDO and are subject to limitations
- **Chapter 8** has supplemental regulations for existing MHPs; upon review, staff did not find that these regulations were applicable to the site plan; PRQs (private residential quarters) cannot be accessory structures to manufactured homes and the structures, by definition, are not able to be manufactured homes; staff could not use this route as well
- **Chapter 14, Manufactured Home Parks** section reads as if it should only be applied to existing manufactured home parks; since the regulations are more in line with overall park use, staff found it would be the most applicable section for the request; some standards in this chapter would and would not apply to the site because they are more in line with larger parks having more lots than the two proposed lots.

Staff has recommended conditions for approving the request as follows: *A foundation survey be required prior to issuing permits or prior to the zoning final for the homes on the site; a Type A landscape buffer; no on-site dumpster; no administration office; no more than two homes being permitted on the lots; if one of the manufactured homes is removed for more than 90 days, another home shall not be allowed to replace it.*

She reviewed slides of the site as it is along with what the site plan could look like with updated buffer and UDO options for Type A buffers.

The property is located in **Area 5: Scenic Gaston/Southwest Gaston** of the Comprehensive Land Use Plan (CLUP); key issues for area include preservation of open space and preservation of existing conditions while allowing low to moderate growth.

The future land use designation is *Rural Community* which envisions a high concentration of residential units on smaller lots; these areas have a neighborhood feel and are likely to only have residential uses on them.

The Planning and Zoning Board reviewed the case at its meeting earlier this month and did not recommend approval; found the request was consistent with the vision of CLUP and surrounding area; felt the UDO was clear that it does not allow the creation of new manufactured home parks; staff shared the same view and wants to add it is aware of the disconnect between the CLUP and UDO; staff shared findings with consultants in the process of updating these documents for County.

She concluded the presentation and asked the BOC to receive the staff's report; advised the Applicant was present to provide additional information and to answer any questions; asked BOC to approve the request as presented, as modified or to deny the request.

Chairman Brown called for comments from the Applicant.

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Mr. Dewayne Jordan (Applicant), advised he initially purchased the property (4545 Crowders Crest Dr.) to locate one mobile home; someone out-of-state bought Mountain Village where his almost 80-year-old Mother-in-Law lives, doubled the rent and wanted a \$500 pet deposit; he thought he could move her trailer there also to retain her independence; he has no intention of having a mobile home park there; urged BOC to approve the rezoning request.

Chairman Brown called for citizen comment.

Mr. Kenny Lutz, 4535 Crowders Crest Dr., (Gastonia), spoke in opposition of the proposed rezoning.

Chairman Brown called for questions from the BOC.

Commissioner Hovis asked if lot 145599 was currently non-compliant; Mr. Lutz advised it has been non-compliant at least two years.

Mrs. Kanburoglu responded "that is correct;" a case was opened in 2024.

Commissioner Hovis advised this is an attempt to remedy the non-compliance; was the Planning and Zoning Board's vote unanimous?

Mrs. Kanburoglu responded, "it was."

Commissioner Hovis advised the BOC must follow the law; with it being non-compliant for this period of time, pretending like the UDO don't mean anything, is insulting to the staff and elected bodies intelligence; for the record, this is a non-conformance issue.

Commissioner Bailey asked if the Planning and Zoning Board voted unanimously not to approve or modify it.

Mrs. Kanburoglu responded, "that's correct."

Commissioner Bailey advised that County codes must be adhered to and wish they were stricter for mobile home parks; agree that BOC cannot approve things people try to correct when caught.

Chairman Brown advised you cannot ignore the codes; it's upsetting to hear that and to try to figure out solutions; recommended finding something that would conform and possibly help the Mother-in-Law; hearing no additional comments, Chairman Brown declared the Public Hearing closed.

Chairman Brown recapped the Planning (and Zoning) Board unanimously recommended disapproval of the request by finding it inconsistent with the UDO, specifically the permitted use table.

Chairman Brown called for a motion to accept the Planning (and Zoning) Board's recommendation to disapprove.

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On motion introduced by Commissioner Hovis and seconded by Commissioner Bailey, the BOC unanimously voted to **DISAPPROVE REZ-24-12-16-00203 (2025-334)**, upon consideration of the map change application, public hearing comment, and recommendation from the Planning and Zoning Board and Planning staff:

- 1) The map change request for property parcel: 145599, to be rezoned to the (CD/R-3) Conditional Zoning District with (US) Overlay, is **hereby disapproved**.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

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

Public Hearing - RE: Commissioner Hovis - Building & Development Services - To Approve Amendment to the Carolina Thread Trail Master Plan and Maps for Gaston County Communities, to Reflect the Route Recommendation of the Gastonia-Crowders Mountain Paved Pathways Feasibility Study

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

Mrs. Wiggins advised this request is to amend the Carolina Thread Trail (CTT) Master Plan to reflect the Gastonia-Crowders Mountain Paved Pathways Feasibility Study route recommendation.

The CTT applied for a feasibility grant through NCDOT to evaluate a potential paved pathway connection between Crowders Mountain and downtown Gastonia; once the grant was awarded, the City of Gastonia partnered with CTT, GCLMPO (Gaston-Cleveland-Lincoln Metropolitan Planning Organization) and NCDOT to develop the study which reexamined the CTT route between existing trail segments at Crowders Mountain State Park and downtown Gastonia with a focus on incorporating the City's new park (Linwood Springs Park) as the central connection point.

After reviewing several route alternatives, the preferred alignment follows Crowders Creek on the west and connects through Linwood Springs Park to Blackwood Creek Greenway along the east and continues north to tie into the W. Second Ave. bikeway and downtown network.

She reviewed the map depicting the original adopted pathway and advised the proposed route travels south through Linwood Springs Park before turning west to reconnect with the original corridor.

This request was presented to the City Council on August 5<sup>th</sup> and it adopted a Resolution approving the proposed revision; it went before the County's Planning and Zoning Board on October 6<sup>th</sup> and was unanimously recommended for approval via a 10-0 vote.

She concluded the presentation and advised that Ms. Jane Love, CTT staff, was present to answer questions.

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

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Chairman Brown called for a motion to approve.

On motion introduced by Commissioner Hovis and seconded by Commissioner Shehan, the BOC unanimously approved **2025-335** as follows:

WHEREAS, on February 26, 2009, the Gaston County Parks and Recreation Commission and on February 26, 2009, the Gaston County Planning Board, voted to recommend adoption/approval of the "Carolina Thread Trail Plan for Gaston County Communities" to the Gaston County Board of Commissioners; and,

WHEREAS, a Resolution to support the Carolina Thread Trail was approved by the Board of County Commission on March 26, 2009; and,

WHEREAS, the Carolina Thread Trail has submitted a map amendment to include the route recommendation of the Gastonia-Crowders Mountain Paved Pathways Feasibility Study; and,

WHEREAS, the Gaston County Planning and Zoning Board voted to recommend adoption/approval of the Carolina Thread Trail Master Plan and Maps Amendment at their regularly scheduled meeting on October 6, 2025; and,

WHEREAS, public hearing comments are on file in the Commission Clerk's Office as part of the minutes of the meeting.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners adopts the Carolina Thread Trail Master Plan and Maps Amendment; a submittal to reflect the route recommendation of the Gaston-Crowders Mountain Paved Pathways Feasibility Study that is intended to provide better connectivity and outdoor recreation opportunities for Gaston County residents and visitors.

Chairman Brown announced that the Public Hearings had concluded.

### Agenda Revision/Approval

- Deleted/ Commissioner Brown - County Manager - To Approve a Resolution Declaring County-Owned Property Surplus and Authorizing Sale by Sealed Bid - Mary Ellen Nelson Center (Parcel ID #170825) – VII., C.

On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC unanimously approved the Agenda of October 28, 2025 with changes as noted above.

### Approval of Minutes

On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC unanimously approved the Minutes of the Regular Meeting of September 23, 2025.

### Citizen Recognition

Mr. Don Michael, Jr. (2040 Ashton Pl., Gastonia) spoke regarding Gaston County's technology infrastructure for schools and libraries. He urged the Board to unify technology upgrades across schools and library branches, synchronize device replacement schedules, ensure cybersecurity standards, and extend protections to empower students.

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On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC unanimously accepted Mr. Michael's document (*Bridging the Digital Divide in Gaston County*) as information.

Mr. Alan Routhier (846 Armstrong Rd., Belmont), speaking on behalf of Camp Sertoma, commented on the potential sale of parcel 170825, which includes Camp Sertoma, the Juvenile Detention Center, and the Mary Nelson Center. He requested clarification from the Board and County Manager regarding Camp Sertoma's existing contract with the County and inquired about the organization's future operations and next steps.

Chairman Brown responded that staff would contact him; staff is still gathering information and trying to figure out everything that goes on.

Ms. Dionna Graham (305 Zanderwoods Ct., Mt. Holly), Vice-President of the NAACP Gastonia Branch 5394B, spoke about the challenges facing more than 600 homeless students in Gaston County. She emphasized the impact on school performance and urged the Board to collaborate with community partners, allocate additional resources for housing and support services, and improve communication and accountability with the School Board.

Mr. Sean Bates, President of the NAACP Gastonia Branch 5394B, spoke on importance of communication and accountability between the Board of Education and the Board of Commissioners, noting the impact on students, particularly those experiencing homelessness and instability. He urged communication, accountability, transparency, collaboration.

Mr. Brent Messer (2510 Armstrong Cir., Gastonia), owner of Facet Foundry Jewelry Studio, spoke regarding the Gaston County Museum. He highlighted the Museum's role in preserving and celebrating the County's history, recent budget cuts, and the need for adequate funding.

Mr. Brien Weyeneth (152 Nicole Terrace, Mt. Holly), Chairman of the Gaston County Board of Equalization and Review (E&RB), reviewed his service on the E&RB since 2019 and thanked the Board for the opportunity to serve; urged the Board to carefully consider the 2026 Schedule of Values, the data used to develop it, and to review NCGS 105-317 of the 2023 NC Machinery Act.

On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC unanimously accepted Mr. Weyeneth's letter as information.

Mr. Joshua Brown (1149 Noles Dr., Mt. Holly) spoke regarding East Gaston Fire Department's upcoming ISO inspection on November 10, noting its impact on departmental ratings and homeowners' insurance. He highlighted concerns related to housing growth and road congestion, cited recent incidents of delayed response times, and emphasized the need for additional manpower on fire trucks to accommodate ongoing growth.

### **Consent Agenda**

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

**2025-336 Commissioner Brown - BOC - To Revise the Gaston County Board of Commissioners' November 2025 Meeting Schedule to Reschedule the November**

**13th Combined Work Session/Regular Meeting to Monday, November 17<sup>th</sup> - 6:00 P.M. as follows:**

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners, in accordance with N.C.G.S §143-318.12(a), hereby revises the 2025 BOC Meeting Schedule to Reschedule the November 13th Combined Work Session and Regular Meeting to Monday, November 17th - 6:00 P.M.

**2025-337 Commissioner Keigher - BOC - Commendation - To Commend the Knights of Columbus, St. Gregory Council, No. 6700 on its 50th Anniversary**

**2025-338 Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information** as follows:

ENTRY DATE	DEPT. NAME	ACCOUNT	DR/CR	AMOUNT
08/28/2025	Public Works	1000-PWK-192-00000-000000-00000-0000-01-520011-AR012	C	1,500
08/28/2025	Public Works	1000-PWK-192-00000-000000-0000-01-520012-AR012	D	1,500
09/02/2025	Community Support Services	1000-CSS-270-00000-WIOA00-WIOAdlt-0000-05-560010-	C	15,000
09/02/2025	Community Support Services	1000-CSS-270-00000-WIOA00-WIOAdlt-0000-05-560014-	C	5,000
09/02/2025	Community Support Services	1000-CSS-270-00000-WIOA00-WIOAdlt-0000-05-560011-	C	22,000
09/02/2025	Health	2055-HLT-000-00000-CSPIngr-Stratg1-0000-05-520002-	C	1,000
09/02/2025	Health	1000-HLT-255-00000-BioTer-0000000-0000-05-530002-GBIOT	C	1,369
09/02/2025	Undefined Department	2036-000-000-00000-00000-000000-0000-02-520020-	C	1,400
09/02/2025	Community Support Services	1000-CSS-270-00000-WIOA00-WIOAdlt-0000-05-560013-	D	42,000
09/02/2025	Health	2055-HLT-000-00000-CSPIngr-Stratg1-0000-05-530002-	D	1,000
09/02/2025	Health	1000-HLT-255-00000-BioTer-0000000-0000-05-520011-GBIOT	D	1,369
09/02/2025	Undefined Department	2036-000-000-00000-00000-000000-0000-02-520010-	D	1,400
09/03/2025	Community Support Services	1000-CSS-291-29103-Donatn-0000000-0000-05-520019-	C	10,132
09/03/2025	Community Support Services	1000-CSS-274-00000-Donatn-0000000-0000-05-520019-	D	10,132
09/04/2025	Health	1000-HLT-250-00000-00000-Year002-0000-05-510001-G0109	C	3,550
09/04/2025	Community Support Services	1000-CSS-291-29101-00000-0000000-0000-05-520002-G0145	C	6,941
09/04/2025	Community Support Services	1000-CSS-291-29101-00000-0000000-0000-05-530029-G0145	C	1,521
09/04/2025	Community Support Services	1000-CSS-291-29101-00000-0000000-0000-05-530052-G0145	C	3,000
09/04/2025	Health	1000-HLT-250-00000-00000-Year002-0000-05-530015-G0109	D	3,550
09/04/2025	Community Support Services	1000-CSS-291-29101-00000-0000000-0000-05-520020-G0145	D	2,463
09/04/2025	Community Support Services	1000-CSS-291-00000-00000-0000000-0000-05-520013-G0145	D	9,000
09/12/2025	Tax	2010-TAX-000-00000-0000000-0000000-0000-01-530015-	C	25,000
09/12/2025	Community Support Services	1000-CSS-291-29102-00000-0000000-0000-05-510001-G0144	C	1,857
09/12/2025	Community Support Services	1000-CSS-291-29102-00000-0000000-0000-05-510100-G0144	C	181
09/12/2025	Community Support Services	1000-CSS-291-29102-00000-0000000-0000-05-510101-G0144	C	129
09/12/2025	Community Support Services	1000-CSS-291-29102-00000-0000000-0000-05-510103-G0144	C	638
09/12/2025	Community Support Services	1000-CSS-291-29102-00000-0000000-0000-05-510104-G0144	C	17
09/12/2025	Community Support Services	1000-CSS-291-29102-00000-0000000-0000-05-510105-G0144	C	7
09/12/2025	Tax	2010-TAX-000-00000-0000000-0000000-0000-01-530010-	D	25,000
09/12/2025	Community Support Services	1000-CSS-291-29102-00000-0000000-0000-05-510102-G0144	D	11
09/12/2025	Community Support Services	1000-CSS-291-29102-00000-0000000-0000-05-520007-G0144	D	578
09/12/2025	Community Support Services	1000-CSS-291-29102-00000-0000000-0000-05-520020-G0144	D	2,240
09/15/2025	Health	1000-HLT-255-00000-00000-0000000-0000-05-530002-G0077	C	2,573
09/15/2025	Health	1000-HLT-255-00000-00000-0000000-0000-05-520011-G0077	D	2,573
09/17/2025	Parks and Recreation	4005-PRK-000-00000-SoPAcs-0000000-0000-04-540005-P2412	C	5,000
09/17/2025	Health	1000-HLT-250-00000-Hmless-WashDry-0000-05-530023-	C	1,000
09/17/2025	Parks and Recreation	4005-PRK-000-00000-00000-0000000-0000-04-540016-P2412	D	5,000
09/17/2025	Health	1000-HLT-250-00000-Hmless-WashDry-0000-05-530021-	D	1,000
09/23/2025	Solid Waste	6000-SWS-380-00000-000000-0000000-0000-08-520001-	D	6,000
09/23/2025	Solid Waste	6000-SWS-380-00000-000000-0000000-0000-08-540002-	C	450,000
09/25/2025	Solid Waste	6000-SWS-380-00000-000000-0000000-0000-08-540002-	D	450,000
09/25/2025	Solid Waste	6000-SWS-380-00000-000000-0000000-0000-08-540012-	D	450,000

**2025-339 Commissioner Keigher - DHHS - Public Health Division - To Accept and Appropriate Additional Federal Grant Funds Received from the Centers for Disease Control and Prevention for the Public Health Environmental Health Healthy Wells Project (Year 6) (\$140,000) per Budget Change Request:**

Account Description	Account Number	Amount
CDC Healthy Wells Grant 2	1000-HLT-252-00000-000000-0000000-0000-05-410000-22549	(140,000.00)
Salaries: Healthy Wells 2	1000-HLT-252-00000-000000-0000000-0000-05-510001-22549	83,152.00
FICA: Healthy Wells 2	1000-HLT-252-00000-000000-0000000-0000-05-510100-22549	6,362.00
Retirement: Healthy Wells 2	1000-HLT-252-00000-000000-0000000-0000-05-510101-22549	11,933.00

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401K Cont: Healthy Wells 2	1000-HLT-252-00000-000000-0000000-0000-05-510102-22549	4,158.00
Health Ins: Healthy Wells 2	1000-HLT-252-00000-000000-0000000-0000-05-510103-22549	12,000.00
Dental Ins: Healthy Wells 2	1000-HLT-252-00000-000000-0000000-0000-05-510104-22549	300.00
Life Ins: Healthy Wells 2	1000-HLT-252-00000-000000-0000000-0000-05-510105-22549	200.00
MiscSupp/Exp-HealthyWells2	1000-HLT-252-00000-000000-0000000-0000-05-520007-22549	3,000.00
Mileage Reimb-Healthy Wells 2	1000-HLT-252-00000-000000-0000000-0000-05-520010-22549	8,713.00
Advertising-Healthy Wells 2	1000-HLT-252-00000-000000-0000000-0000-05-520015-22549	2,000.00
F/E<\$5K: Healthy Wells 2	1000-HLT-252-00000-000000-0000000-0000-05-520020-22549	8,182.00

**2025-340 Commissioner Keigher - DHHS - Social Services Division - To Amend Budget for Caregiver Support Program Accepted and Appropriated in Original Approved Budget (\$16,685 Reduction) per Budget Change Request:**

Account Description	Account Number	Amount
Caregiver Support Program-Federal	1000-CSS-272-00000-CGSPrg-0000000-0000-05-410000-G0007	15,685.00
Caregiver Support Program-State	1000-CSS-272-00000-CGSPrg-0000000-0000-05-410001-G0007	1,000.00
Part Time	1000-CSS-272-00000-CGSPrg-0000000-0000-05-510005-18524	(1,000.00)
FICA	1000-CSS-272-00000-CGSPrg-0000000-0000-05-510100-18524	(1,100.00)
Program Supplies	1000-CSS-272-00000-CGSPrg-0000000-0000-05-520002-18524	(5,585.00)
Professional Services	1000-CSS-272-00000-CGSPrg-0000000-0000-05-530010-18524	(9,000.00)

**2025-341 Commissioner Keigher - DHHS - Social Services Division - To Accept and Appropriate Additional Funds for the Gaston County Workforce Development Youth Program from the North Carolina Department of Commerce in the Amount of \$412,022 per Budget Change Request:**

Account Description	Account Number	Amount
WIOA Youth Federal Rev	1000-CSS-270-00000-WIOA00-WIOYuth-0000-05-410000-G0009	(412,022.00)
WIOA Youth Program Contracts	1000-CSS-270-00000-WIOA00-WIOYUTH-0000-05-560011-	412,022.00

**2025-342 Commissioner Keigher - DHHS - Social Services Division - To Accept and Appropriate Donations Received During First Quarter of FY26 Totaling \$5,354.47 per Budget Change Request:**

Account Description	Account Number	Amount
Adult Nutrition donations	1000-CSS-272-00000-AdtNut-HmDelMI-0000-05-445004-	(190.00)
Adult Nutrition donations	1000-CSS-272-00000-AdtNut-0000000-0000-05-520019-15259	190.00
Shelter Donations	1000-CSS-273-00000-Donatn-0000000-0000-05-445004-	(3,027.25)
Shelter Donations	1000-CSS-273-00000-Donatn-0000000-0000-05-520019-	3,027.25
CAC Donations	1000-CSS-274-00000-Donatn-0000000-0000-05-445004-	(1,059.22)
CAC Donations	1000-CSS-274-00000-Donatn-0000000-0000-05-520019-	1,059.22
Kara's Closet Donations	1000-CSS-274-00000-KaraCl-0000000-0000-05-445004-	(1,078.00)
Kara's Closet Donations	1000-CSS-274-00000-KaraCl-0000000-0000-05-520019-	1,078.00

**2025-343 Commissioner Keigher - EDC - To Authorize Acceptance and Appropriation of the NCDOC Rural Economic Development Division Building Reuse Grant for the Benefit of Lynddahl Telecom A/S (Project Server) and to Authorize a Fund Balance Appropriation for the Required Match of \$7,500 as follows:**

WHEREAS, Lynddahl Telecom A/S is planning a total investment of \$7 million in an existing building to upfit, in order to establish an American subsidiary; and,

WHEREAS, the firm intends to create 50-100 jobs over the next five years with an average annual salary of \$61,624; and,

WHEREAS, the General Statutes of North Carolina authorize a County to accept grants from the State of North Carolina for the expansion of industry; and,

WHEREAS, the Gaston County Board of Commissioners finds that it is in the best interest of the County to assist the Company in obtaining a NCDOC Rural Economic Development Division Building Reuse Grant Application. The required match will be the Local Investment Grant previously approved; and,

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WHEREAS, this will potentially increase property and sales tax revenue based upon Lynddahl Telecom A/S in committing to the expansion of telecom manufacturing in Gaston County; and,

WHEREAS, the Gaston County Board of Commissioners desires to support this expansion project so as to induce the company to continue to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners authorizes the County Manager to execute any documents necessary to accept this NCDOC Rural Economic Development Division Building Reuse Grant for Lynddahl Telecom A/S and authorize a Fund Balance appropriation for the required local matching grant of \$7,500.

and per Budget Change Request:

Account Description	Account Number	Amount
State Grant Rev-BdReusPrjServ	4005-EDC-000-00000-BdReus-PrjServ-0000-07-410001-G0167	(\$150,000.00)
OtherImprv&CapOutlay-ProjServ	4005-EDC-000-00000-BdReus-PrjServ-0000-07-540006-G0167	\$150,000.00
Fund Balance Appropriated	4000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(\$7,500.00)
Transfer to Gen Gov Capital	4000-NDP-000-00000-TrFxTo-0000000-0000-98-584005-	\$7,500.00
Transfer from CIF	4005-NDP-000-00000-TrFxFr-0000000-0000-98-484000-	(\$7,500.00)
OtherImprv&CapOutlay-PrjServ	4005-EDC-000-00000-BdReus-PrjServ-0000-07-540006-G0167	\$7,500.00

**2025-344 Commissioner Keigher - EDC - To Authorize Acceptance and Appropriation of the NCDOC Rural Economic Development Division Building Reuse Grant for the Benefit of Healsee Capsules, Inc. (Project Arrival) and To Authorize a Fund Balance Appropriation for the Required Match of \$25,000 as follows:**

WHEREAS, Healsee Capsules, Inc is considering a total investment of \$70,000,000 to establish a manufacturing facility in Gaston County. Healsee Capsules, Inc plans to invest \$70 million to customize and upfit an existing facility and purchase machinery and equipment; and,

WHEREAS, the Company anticipates creating 175 new jobs with an average annual salary exceeding \$52,777 per year in Gaston County which is above the County average wage; and,

WHEREAS, the General Statutes of North Carolina authorize a County to accept grants from the State of North Carolina for the expansion of industry; and,

WHEREAS, the Gaston County Board of Commissioners finds that it is in the best interest of the County to assist the Company in obtaining a NCDOC Rural Economic Development Division Building Reuse Grant Application. The required match will be the Local Investment Grant previously approved; and,

WHEREAS, this will potentially increase property and sales tax revenue based upon Healsee Capsules, Inc. committing to the upfit of the manufacturing plant in Gaston County; and,

WHEREAS, the Gaston County Board of Commissioners desires to support this expansion project so as to induce the company to continue to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners authorizes the County Manager or designee to execute any documents necessary to accept this NCDOC Rural Economic Development Division Building Reuse Grant for Healsee Capsules, Inc. and to authorize a Fund Balance appropriation for the required local matching grant of \$25,000.

and per Budget Change Request:

Account Description	Account Number	Amount
State Grant Rev-BdReusPrjArvl	4005-EDC-000-00000-BdReus-PrjArvl-0000-07-410001-G0166	(\$500,000.00)
OtherImprv&CapOutlay-ProjArvl	4005-EDC-000-00000-BdReus-PrjArvl-0000-07-540006-G0166	\$500,000.00
Fund Balance Appropriated	4000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(\$25,000.00)
Transfer to Gen Gov Capital	4000-NDP-000-00000-TrFxTo-0000000-0000-98-584005-	\$25,000.00
Transfer from CIF	4005-NDP-000-00000-TrFxFr-0000000-0000-98-484000-	(\$25,000.00)
OtherImprv&CapOutlay-Prj	4005-EDC-000-00000-BdReus-PrjArvl-0000-07-540006-G0166	\$25,000.00

**2025-345 Commissioner Hovis - Emergency Management/Fire Services - To Approve a Certificate of Need (CON) for Waco Fire Department for Reimbursement of**

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**Purchase of Flash Upgrades for 35 Radios to Meet State TDMA Requirement in the Amount of \$18,659.90**

**2025-346 Commissioner Hovis - Emergency Management/Fire Services - To Accept and Appropriate Duke Grant Funds Received from Duke Energy Foundation Grant for Funding of a High-Capacity Generator and/or Drones to Enhance Disaster Preparedness and Climate Resiliency in the Amount of \$10,000.00 per Budget Change Request:**

Account Description	Account Number	Amount
Furn/Equip<\$5K-DukeGenerDrones	1000-EMG-000-00000-000000-000000-0000-02-520020-L0020	\$10,000
Other Grant Rev-DukeGenerDrone	1000-EMG-000-00000-000000-000000-0000-02-445006-L0020	(\$10,000)

**2025-347 Commissioner Hovis - Financial and Management Services - Finance - To Approve the Appropriation of Unified Fire Protection Service District Fund, Fund Balance for Distribution to East Gaston Fire Department in the Amount of \$26,000 for Vehicle and Property Insurance per Budget Change Request:**

Account Description	Account Number	Amount
Additional Subsidies	2036-000-000-00000-000000-EGaston-0000-02-570011-	26,000.00
Fund Balance Appropriated	2036-NDP-000-00000-FBapro-0000000-0000-99-490000-	(26,000.00)

**2025-348 Commissioner Hovis - Financial and Management Services - Finance - To Accept as Information the September 2025 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$2,469.91) as follows:**

TAXPAYER NAME	AMOUNT	TAXPAYER NAME	AMOUNT
<b>SEPTEMBER 2025 REFUNDS</b>			
ABRAMS, WILLIAM GLENN JR	\$ 24.23	MCHUGH, RUTH MEEK	\$ 7.39
ABRAMS, WILLIAM GLENN JR	\$ 2.18	MERINGER, JOHN ROBERT	\$ 48.82
ABU-ELMAGD, ADAM KAREEM	\$ 41.19	NEAL, MANDY BOONE	\$ 19.63
ALI, ZULFIQAR	\$ 29.13	NEELY, MARGARET ERVIN	\$ 33.80
AUTEN, MIRANDA DAWN	\$ 64.58	NIXON, BRYAN PHILLIP	\$ 57.00
AUTEN, MIRANDA DAWN	\$ 58.53	OGRODOWSKI, DARIN MARC	\$ 68.82
AUTEN, MIRANDA DAWN	\$ 82.82	OPEN ROAD RV RENTALS LLC	\$ 91.36
BAILEY, ATREECE MARCHE	\$ 6.53	OWENS, CARRIE-JEAN FRANCIS	\$ 66.28
BUCHANAN, JUDY CHAMPION	\$ 26.56	OWENS, MICHAEL DAVID	\$ 19.97
CARPENTER, BOBBY RAY	\$ 82.29	PIUTA, KATIE ELIZABETH	\$ 85.50
CLICK, JOHN OGDEN JR	\$ 73.04	QUINN, HOWARD MASON	\$ 7.28
CLICK, SHERYL KEENER JR	\$ 16.96	QUISPE HUAMANI, MAURICIO RAFAEL	\$ 81.50
CRISTOBAL PEREZ, IMELDA	\$ 84.57	RANDOLPH, RICHARD DALE	\$ 31.57
CURRY, BRIAN ALEXANDER	\$ 84.50	RENDON, JENNIFER	\$ 26.72
DOW, CHARLES KAHLIL	\$41.91	RODGERS, TODD CHRISTIAN	\$ 4.30
FAIRFIELD, LORAN DALE	\$ 45.51	SETZER, ROBIN RENEE	\$ 44.16
GIBSON, TONY CRAIG	\$ 27.34	SILVA, MAYRA FERNANDA	\$ 95.26
GIST, TERRANCE RONALDO	\$81.82	SMITH, JEREMIAH BILLY	\$ 61.03
GREENE, KIMBERLY DAWN	\$ 30.49	SMITH, MICHELLE SUZETTE	\$ 37.24
GUTIERREZ MAYORGA, DARWIN ALEXANDER	\$ 48.15	STICKLE, DUSTIN ERIC	\$ 25.18
HASTINGS, ANIKA HOWELL	\$36.51	THOMPSON, MIANGEL ISABELLA	\$ 26.82
LOWERY, JAMES MICHAEL	\$ 38.05	WEYANT, JAMIE SCOTT	\$ 15.64
MANLEY, GERALD	\$ 20.45	WHEELER, DANIEL JAMES	\$ 40.90
MATTHEWS, JAMES AUSTIN	\$ 4.66	WHITE, DAVID THOMAS	\$ 93.20
MATTHEWS, JAMES AUSTIN	\$ 10.44	WILLIAMS, PAYTON EMERSON CALVERT	\$ 93.47
MATTHEWS, JAMES AUSTIN	\$ 35.39	WILLIAMSON, ROBERT DALE	\$ 34.96
MCBRIDE, DANIEL CATON	\$ 90.72	WINKLES, BARBARA HAMILTON	\$ 24.62
MCDANIEL, KENNETH WAYNE II	\$ 38.94	<b>TOTAL \$2,469.91</b>	

**2025-349 Commissioner Hovis - Financial and Management Services - Finance - To Appropriate Reconciled Accumulated Investment Earnings from July 1, 2024, through June 30, 2025 (\$68,711.21) in FY26. To Appropriate Accumulated**

**Investment Earnings from July 1, 2025, through September 30, 2025 (\$61,074.52)  
in FY26. Total Appropriation is \$129,785.73 per Budget Change Request:**

Account Description	Account Number	Amount
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(256.16)
OtherServices-2023UrgntRepair	1000-BDS-233-00000-000000-0000000-0000-07-530015-G0078	256.16
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(4,903.41)
Furn/Equip<\$5K-SHF StateDirct	1000-SHF-000-00000-000000-0000000-0000-02-520020-G0108	4,903.41
Fund Balance Appropriated	4005-NDP-000-00000-FBApro-0000000-0000-99-490000-	(4,176.97)
Motor Vehicles:GPD StateDirctd	4005-GPD-000-00000-000000-0000000-0000-02-540003-G0108	4,176.97
Interest Earnings-SHF StDirGrt	1000-NDP-000-00000-OSBMDI-0000000-0000-02-444001-G0108	(937.65)
Furn/Equip<\$5K-SHF StateDirct	1000-SHF-000-00000-000000-0000000-0000-02-520020-G0108	937.65
Interest Earnings-SHF StDirGrt	4005-NDP-000-00000-OSBMDI-0000000-0000-02-444001-G0108	(798.74)
Motor Vehicles:GPD StateDirctd	4005-GPD-000-00000-000000-0000000-0000-02-540003-G0108	798.74
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(198.05)
Furn/Equip<\$5K-NC OSBM SHF Grt	1000-SHF-000-00000-000000-0000000-0000-02-520020-G0143	198.05
Interest Earnings-NC OSBM SHF	1000-NDP-000-00000-NCOSBM-0000000-0000-02-444001-G0143	(610.46)
Furn/Equip<\$5K-NC OSBM SHF Grt	1000-SHF-000-00000-000000-0000000-0000-02-520020-G0143	610.46
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(636.74)
Other Services-InnovatvCrtProg	1000-NDP-000-00000-000000-0000000-0000-02-530015-G0089	636.74
Interest Earnings	1000-NDP-000-00000-000000-0000000-0000-02-444001-G0089	(1,840.15)
Other Services-InnovatvCrtProg	1000-NDP-000-00000-000000-0000000-0000-02-530015-G0089	1,840.15
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(3.40)
Salaries: HT DV funds	1000-CSS-291-29102-000000-0000000-0000-05-510001-AG020	3.40
Interest Earn-Human Traffickin	1000-NDP-000-00000-HumTrf-0000000-0000-05-444001-AG020	(10.28)
Salaries: HT DV funds	1000-CSS-291-29102-000000-0000000-0000-05-510001-AG020	10.28
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(0.57)
Salaries: HT SA funds	1000-CSS-291-29101-000000-0000000-0000-05-510001-AG021	0.57
Interest Earn-Human Traffickin	1000-NDP-000-00000-HumTrf-0000000-0000-05-444001-AG021	(1.74)
Salaries: HT SA funds	1000-CSS-291-29101-000000-0000000-0000-05-510001-AG021	1.74
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(47,412.56)
Bldg&Imp: NC OSBM County Crths	4005-PWK-192-00000-CourtF-0000000-0000-01-540005-G0054	47,412.56
Interest:Courthouse Renovation	4005-NDP-000-00000-NCOSBM-0000000-0000-02-444001-G0054	(45,341.93)
Bldg&Imp: NC OSBM County Crths	4005-PWK-192-00000-CourtF-0000000-0000-01-540005-G0054	45,341.93
Fund Balance Appropriated	2025-NDP-000-00000-FBApro-0000000-0000-99-490000-	(3,634.33)
Controlled Substance Tax	2025-GPD-000-00000-000000-0000000-0000-02-530045-CSTPD	3,634.33
Interest Earnings	2025-GPD-000-00000-000000-0000000-0000-02-444001-	(3,705.88)
Controlled Substance Tax	2025-GPD-000-00000-000000-0000000-0000-02-530045-CSTPD	3,705.88
Fund Balance Appropriated	2020-NDP-000-00000-FBApro-0000000-0000-99-490000-	(3,188.00)
Asset Forfeitures - Justice	2020-GPD-000-00000-000000-0000000-0000-02-530043-AFJPD	3,188.00
Interest Earnings - Justice	2020-GPD-000-00000-000000-0000000-0000-02-444001-	(3,323.58)
Asset Forfeitures - Justice	2020-GPD-000-00000-000000-0000000-0000-02-530043-AFJPD	3,323.58
Fund Balance Appropriated	2020-NDP-000-00000-FBApro-0000000-0000-99-490000-	(3,023.69)
Asset Forfeitures - Treasury	2020-GPD-000-00000-000000-0000000-0000-02-530043-AFTPD	3,023.69
Interest Earnings - Treasury	2020-GPD-000-00000-000000-0000000-0000-02-444001-	(3,096.68)
Asset Forfeitures - Treasury	2020-GPD-000-00000-000000-0000000-0000-02-530043-AFTPD	3,096.68
Fund Balance Appropriated	2025-NDP-000-00000-FBApro-0000000-0000-99-490000-	(571.70)
Controlled Substance Tax	2025-SHF-000-00000-000000-0000000-0000-02-530045-CSTSH	571.70
Interest Earnings	2025-SHF-000-00000-000000-0000000-0000-02-444001-	(683.84)
Controlled Substance Tax	2025-SHF-000-00000-000000-0000000-0000-02-530045-CSTSH	683.84
Fund Balance Appropriated	2020-NDP-000-00000-FBApro-0000000-0000-99-490000-	(23.21)
Asset Forfeitures - Drug Supplies	2020-GPD-000-00000-000000-0000000-0000-02-530048-	23.21
Interest Earnings - Drug Supplies	2020-GPD-000-00000-000000-0000000-0000-02-444001-	(24.47)
Asset Forfeitures - Drug Supplies	2020-GPD-000-00000-000000-0000000-0000-02-530048-	24.47

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Fund Balance Appropriated	2020-NDP-000-00000-FBApro-0000000-0000-99-490000-	(36.92)
Asset Forfeitures - Justice	2020-SHF-000-00000-000000-0000000-0000-02-530043-AFJSH	36.92
Interest Earnings - Justice	2020-SHF-000-00000-000000-0000000-0000-02-444001-	(40.25)
Asset Forfeitures - Justice	2020-SHF-000-00000-000000-0000000-0000-02-530043-AFJSH	40.25
Fund Balance Appropriated	2020-NDP-000-00000-FBApro-0000000-0000-99-490000-	(645.50)
Asset Forfeitures - Treasury	2020-SHF-000-00000-000000-0000000-0000-02-530043-AFTSH	645.50
Interest Earnings - Treasury	2020-SHF-000-00000-000000-0000000-0000-02-444001-	(658.87)
Asset Forfeitures - Treasury	2020-SHF-000-00000-000000-0000000-0000-02-530043-AFTSH	658.87

**2025-350 Commissioner Hovis - Emergency Management/Fire Services - Proclamation - To Proclaim the Week of October 5-11, 2025 Fire Prevention Week**

**2025-351 Commissioner Brown - Human Resources - Resolution Placing Local DHHS Employees Under the Gaston County Personnel Policy as follows:**

WHEREAS, certain federal grant programs require, as a condition of eligibility, that state and local agencies that receive federal grants establish merit personnel systems for their personnel engaged in administration of the grant-aided program, including Food and Nutrition Services (Supplemental Nutrition Assistance Program (SNAP) benefits), Medicaid, and disability benefits, foster care, and adoption assistance; and,

WHEREAS, North Carolina law has traditionally complied with these requirements by requiring employees of social services departments, health departments, and emergency management departments be subject to the recruitment, selection, and dismissal procedures of the State Human Resources Act, rather than county policies and ordinances that apply to all other employees; and,

WHEREAS, in 2012, the General Assembly authorized counties to create a Consolidated Human Services Agency (CHSA) that carries out the human services functions of various agencies in the county, including the local health department and the county department of social services (DSS); and,

WHEREAS, employees of Consolidated Human Services Agencies are automatically subject to county personnel policies that comply with federal merit principles, unless the county opts to keep them subject to the State Human Resources Act; and,

WHEREAS, in 2013, pursuant to Resolution 2013-201, Gaston County opted to consolidate the social services and public health functions under a CHSA, the Department of Health and Human Services, but chose to keep the employees subject to the State Human Resources Act; and,

WHEREAS, Gaston County's Personnel Policy aligns with federal merit personnel requirements and provides processes that meet or exceed those contained in the State Human Resources Act; and,

WHEREAS, the Board of Commissioners believe it is in the best interests of Gaston County that employees of DHHS be subject to the County's Personnel Policy to ensure consistency, fairness, and efficiency.

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

**SECTION 1. DHHS EMPLOYEES SUBJECT TO GASTON COUNTY PERSONNEL POLICY.**

Pursuant to N.C.G.S. § 153A-77(d) and § 126-5(a), the staff of the Gaston County Department of Health and Human Services shall be subject to the Gaston County Personnel Policy and no longer subject to the State Human Resources Act.

**SEC. 2. CONFORMING CHANGES TO GASTON COUNTY PERSONNEL POLICY.**

The Gaston County Personnel Policy is amended as follows:

(a) Section 2.1 (Exceptions) is amended to read as follows:

**2.1 Exception**

Merit System personnel (Department of Social Services, Health Department, and Emergency Management) are subject to State Personnel Commission regulations with respect to some disciplinary matters. These employees may appeal disciplinary matters to the State Personnel Commission, in accordance with NCGS 126-4.

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(b) Section 31.3 (Review) is amended as follows:

**31.3 Review**

As indicated in the proceeding section, the County Manager, or his designee, shall review every RIF proposed elimination from the already approved RIF plan. No employee shall be entitled to any other review, except for Emergency Management employees of the Department of Health, Social Services, and Emergency Management, who have appeal rights pursuant to G.S. 126-5.

**SEC. 3. EFFECTIVE DATE.**

Sections 1 and 2 shall become effective upon adoption.

**2025-352** **Commissioner Keigher - Hope United Survivor Network - Proclamation - To Proclaim October as Domestic Violence Awareness Month**

**2025-353** **Commissioner Hovis - Natural Resources - To Authorize the County Manager, or His Designee, to Execute a Professional Services Contract with KCI Associates for the American Rescue Plan (ARP) Design of the Cramerton Central Park Stream Restoration Project**

**2025-354** **Commissioner Shehan - Office of Capital Improvements - To Authorize the County Manager, or His Designee, to Execute an Interlocal Agreement Between Gaston County, the City of High Shoals, and the City of Gastonia/Two Rivers for the American Rescue Plan Act (ARPA) High Shoals - Sewer Line Project**

**2025-355** **Commissioner Hovis - Office of Capital Improvements - To Authorize the Conversion of a Temporary ARPA Position to a Full-time Project Manager Position to Continue Implementing Capital Projects in the Office of Capital Improvements. The Position will be Fully Funded Using ARPA Funds Through the End of Calendar Year 2026. Beginning January 1, 2027, at the Conclusion of ARPA Funding, the Position Will Be Funded Through Chargebacks to Capital Projects**

**2025-356** **Commissioner Cloninger - Parks and Recreation - To Accept and Appropriation Funds from Recreation Fees for the Gaston County Parks and Recreation Adult Soccer League (\$5,140) per Budget Change Request:**

Account Description	Account Number	Amount
Recreation Fees	1000-PRK-000-00000-SOCCER-0000000-0000-04-430050-	(\$5,140)
Other Services	1000-PRK-000-00000-SPORTS-0000000-0000-04-530015-	\$4,000
Program Supplies	1000-PRK-000-00000-SPORTS-0000000-0000-04-520002-	\$1,140

**2025-357** **Commissioner Cloninger - Parks and Recreation - To Accept and Endorse the Naming Rights Agreement Between Caromont Health and Carolina Thread Trail for the Spencer Mountain Trail as follows:**

WHEREAS, the Gaston County Board of Commissioners recognizes the importance of expanding recreational opportunities, public greenways, and trails as a means of promoting health, wellness, and quality of life for residents; and,

WHEREAS, the Spencer Mountain Trail represents a significant addition to the Carolina Thread Trail system within Gaston County, providing outdoor recreation, connectivity, and environmental stewardship; and,

WHEREAS, CaroMont Health, as part of its mission to improve community health and wellness, has entered into a Gift and Naming Rights Agreement with Carolina Thread Trail in support of the Spencer Mountain Trail; and,

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WHEREAS, the majority of the trail will be on neighboring private property, but a portion including the trailhead with CaroMont Health branding will be located on Poston Park property; and,

WHEREAS, the Board of Commissioners finds that endorsement of this Agreement reflects the County's support of public-private partnerships that enhance community assets and align with the County's long-term vision for recreation and open space.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners hereby accepts and endorses the Gift and Naming Rights Agreement between Carolina Thread Trail and CaroMont Health for the Spencer Mountain Trail.

**2025-358 Commissioner Cloninger - Parks and Recreation - To Accept and Adopt the Updated Master Plan for George Poston Park as follows:**

WHEREAS, George Poston Park is a vital recreational asset for Gaston County residents and visitors, offering opportunities for outdoor activity, sports, and community gatherings; and,

WHEREAS, the County recognizes the importance of updating and expanding recreational amenities to meet current and future needs, while ensuring accessibility, inclusivity, and quality of life for all citizens; and,

WHEREAS, the updated Master Plan for George Poston Park has been prepared with community input and professional guidance to provide a comprehensive vision for the park's continued growth and development; and,

WHEREAS, the updated Master Plan includes the addition and improvement of facilities such as:

- Expanded walking & biking trails
- Turf soccer fields
- Additional picnic shelters
- Increased parking
- Pickleball courts
- Skatepark
- Bike skills area.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners hereby accepts and adopts the updated Master Plan for George Poston Park, endorsing it as the guiding framework for future development, investment, and enhancement of the park.

**2025-359 Commissioner Brown - Police Department - To Accept and Appropriate Donation Received from the Gaston County Police Foundation in the Amount of \$600.00 per Budget Change Request:**

Account Description	Account Number	Amount
Donation & Gifts	1000-GPD-000-00000-000000-0000-02-445004-	(\$600.00)
Employee Recognition Expenses	1000-GPD-000-00000-EmpRec-0000000-0000-02-530017-	600.00

**2025-360 Commissioner Hovis - Police Department - Retirement Commendation - To Award the Service Side Arm and Badge to Retired Master Police Officer Douglas Alexander Hord**

**2025-361 Commissioner Hovis - Police Department - Retirement Commendation - To Award the Service Side Arm and Badge to Retired Master Police Officer James Patrick Brienza**

**2025-362 Commissioner Hovis - Police Department - Retirement Commendation - To Award the Service Side Arm and Badge to Retired Master Police Officer Scotty Allen Daves**

**2025-363 Commissioner Bailey - Public Works - To Award a Construction Contract to Gais Construction, Inc. and Authorize the County Manager, or His Designee, to**

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**Execute the Necessary Contract Documents for the Cramerton Shared Site Facilities - New Hope Recycling Center (\$5,172,565.20) per Budget Change Request:**

Account Description	Account Number	Amount
Landfill Unit II:Permit/Constr	6000-SWS-380-00000-000000-0000000-0000-08-540006-20019	(3,019,668.42)
Future Capital Expenditures	6000-SWS-380-00000-000000-0000000-0000-08-540009-21012	(2,152,896.78)
New Hope Recycling Center	6000-SWS-380-00000-000000-0000000-0000-08-540006-18099	5,172,565.20

**2025-364 Commissioner Cloninger - Public Works - To Accept and Appropriate a North Carolina Department of Environmental Quality (NCDEQ) Grant, "Recycling Expansion for Gaston County E-Waste" (State - \$25,600; Solid Waste Enterprise Fund - \$5,120) per Budget Change Request:**

Account Description	Account Number	Amount
State Grant Rev-Ewaste Trail	6000-SWS-380-00000-000000-0000000-0000-08-410001-G0162	(25,600.00)
Furn/Equip<\$5K - EWaste Trailer	6000-SWS-380-00000-000000-0000000-0000-08-520020-G0162	25,600.00
Furn/Equip<\$5K	6000-SWS-380-00000-000000-0000000-0000-08-520020-	(5,120.00)
Grant Match Expense Account	6000-SWS-380-00000-GMATCH-0000000-0000-08-520020-G0162	5,120.00

**2025-365 Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed September 2025 Tax Refunds be Made. (Releases and Refunds - \$3,014.37; Overpayments - \$16,346.81; VTS Refunds - \$1,310.15; Grand Total - \$20,671.33) as follows:**

TAXPAYER NAME	AMOUNT
<b>September 2025 RELEASES AND REFUNDS</b>	
Stowe, Franklin David Jr	\$860.46
Ingles Markets INC	\$1,173.98
Avidxchange INC	\$577.52
Carpenter, Elizabeth Ann	\$402.41
<b>TOTAL</b>	<b>\$3,014.37</b>
<b>September 2025 OVERPAYMENTS</b>	
Littlejohn, Vania D	\$514.38
Hooper, Terry Brian	\$155.75
Rogers, Miriam M	\$122.14
Sutton, Shawn Curtis	\$177.71
Boswell, Christopher	\$764.91
Muse, Michelle Annette	\$416.15
La Bodega Food Mart INC	\$100.91
Rice, Austin Scott	\$289.35
Hinton, Miranda D	\$204.00
Lara, Nilson	\$369.49
A and C Electrical Services INC	\$177.81
Hoskins Road Property LLC	\$452.00
Reliable Fire & Safety, INC	\$810.37
Doyle & Wallace, PLLC	\$1,858.04
Hooper, Terry Brian	\$174.13
Newby, Francina	\$680.02
Sperry and Hatley, P.C.	\$235.67
Massey, Maxine B	\$168.00
PCF Management	\$254.22
Pal-Serv of Dallas, LLC	\$224.70
Wyatt, Samantha Mechelle	\$127.98
McSwain, Jackie H	\$175.00
Duncan, Judy	\$200.00
Dimmer and Sons Construction, INC	\$2,790.73
Wang, Meng Li	\$100.04
Ashrafi, Kathy	\$126.00
Yousef, Baraa	\$158.89
Robbins, Reginald	\$111.18

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Walters, Ronald	\$1,313.77
Norwood, Armstrong & Stokes, PLLC	\$158.96
Alden, Kay M	\$200.00
Polykemi Manufacturing LLC	\$347.49
Williams, Robert Saverne	\$458.60
The Uptown Law Firm	\$1,628.42
Lowe, William N	\$300.00
<b>TOTAL</b>	<b>\$16,346.81</b>
<b>September 2025 VTS REFUNDS</b>	
Bass, Haleigh Anne	\$259.90
Lincoln County Tax Department	\$314.72
Lincoln County Tax Department	\$340.65
Phoenix Counseling Center	\$274.37
Sultan, Sadaf	\$120.51
<b>TOTAL</b>	<b>\$1,310.15</b>
<b>GRAND TOTAL</b>	<b>\$20,671.33</b>

**2025-366** **Commissioner Brown - Veterans Services - Proclamation - To Proclaim November 4<sup>th</sup> through November 11<sup>th</sup> as *Operation Green Light for Veterans* in Gaston County, in Recognition of Veterans Day, November 11, 2025, and in Honor of All Who Have Served Our Country in the United States Armed Forces**

**Non-Consent Agenda Items**

**Commissioner Brown – Communications – Resolution for Closing of Government Access Channel to be Effective December 31, 2025**

Chairman Brown introduced the County Manager for comments.

The County Manager deferred to Mr. Adam Gaub, Communications Director.

Mr. Gaub advised that staff conducted two community surveys over the past two years regarding the cable access channel, finding that less than 1% of residents primarily use it. He noted more cost-effective communication methods exist, and staff recommended closing the channel at the end of the calendar year while continuing to broadcast meetings via YouTube and the County website.

Chairman Brown called for a motion to approve.

Commissioner Shehan introduced the motion to approve and Commissioner Bailey provided the second.

Chairman Brown called for discussion.

Commissioner Hovis inquired about the annual operating costs.

Mr. Gaub explained the County and City of Gastonia have an agreement where the City pays the County for use of the Public Forum, covering personnel but not equipment costs. He noted the City paid for some of the equipment in 1999. Current annual subscription costs are approximately \$4,000, and replacement equipment (used to send the feed from the Courthouse to Spectrum and AT&T) estimated at around \$40,000, which realistically would have to be replaced every five years.

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Commissioner Keigher expressed concern that usage by seniors and residents not using digital devices may be higher than reported, and stated he would not support disbanding the channel.

Commissioner Hovis noted the School system has improved its channel with timely alerts and marketing, and suggested the County explore options before closing, as once eliminated, it is difficult to reinstate.

Chairman Brown advised the BOC can table it to obtain more information.

Commissioner Hovis advised the BOC has not discussed the issue at all.

Commissioner Fraley introduced a motion to table. Commissioner Cloninger provided the second and the BOC tabled the issue to the November 17<sup>th</sup> meeting.

The vote carried as follows:

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

Nay: Commissioner Bailey

### **Commissioner Fraley – County Attorney – Introduction of Ordinance Maintaining the Criminal Enforcement of Certain Existing County Ordinances**

Chairman Brown deferred to the County Attorney.

The County Attorney explained that the Resolution is required to comply with the 2021 General Statute enacted through Senate Bill 300, which addresses how local governments enforce their ordinances. He noted that any ordinance carrying a criminal penalty must now explicitly state that the violation constitutes a misdemeanor, whereas this had previously been assumed by default. He indicated the Resolution is essentially a technical correction necessary to maintain the current ordinance framework and emphasized that it does not change the substance of the ordinance. This ordinance must be introduced at one meeting and voted on at a subsequent meeting. No action is required at this time.

Chairman Brown clarified that no vote would be taken on the item tonight and a second reading will occur at the next meeting.

### **Appointments**

On motion introduced by Commissioner Shehan and seconded by Commissioner Bailey, the BOC unanimously appointed Ms. Emily Fortner to the ***Council on Aging/Home and Community Care Block Grant Advisory Committee*** to an unexpired term ending November 30, 2027.

On motion introduced by Commissioner Shehan and seconded by Commissioner Bailey, the BOC unanimously appointed Mr. Brett Buchanan to the ***Workforce Development Board*** to an unexpired term ending May 31, 2028.

On motion introduced by Commissioner Bailey and seconded by Commissioner Hovis, the BOC unanimously appointed Ms. Destiny Elam to the ***Animal Care and Enforcement Advisory Board*** to an unexpired term ending February 28, 2027.

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On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC unanimously appointed Ms. Kimberly A. Ross to the **Gaston Community Action Board of Trustees** to an unexpired term ending October 31, 2027.

Commissioner Keigher advised Mr. Mark Lamphiear, GEMS Director, mentioned he was willing to serve on the Nursing Home Advisory Committee which is always short of members; this Committee is probably one of the biggest entities involved with nursing homes, GEMS or ambulances; asked BOC to waive its policy prohibiting staff members from serving on BOC appointed bodies for this one time.

On motion introduced by Commissioner Keigher and seconded by Commissioner Brown, the BOC unanimously waived its policy to allow a staff member to serve on the Nursing Home Advisory Committee.

On motion introduced by Commissioner Keigher and seconded by Commissioner Hovis, the BOC unanimously appointed Mr. Mark Lamphiear to the **Nursing Home Advisory Committee**.

On motion introduced by Commissioner Brown and seconded by Commissioner Keigher, the BOC unanimously appointed Mr. Jaime "Rene" Roman, currently serving in an alternate position on the **Equalization & Review Board** to an At Large position, with a term ending December 31, 2028.

On motion introduced by Commissioner Brown and seconded by Commissioner Hovis, the BOC unanimously appointed Mr. Jaime "Rene" Roman as the **Chairman of the Equalization & Review Board**.

On motion introduced by Commissioner Brown and seconded by Commissioner Keigher, the BOC unanimously reappointed Dr. Steven L. Tracy to the **Quality of Natural Resources Commission** (QNRC) to a term ending October 31, 2028.

On motion introduced by Commissioner Brown and seconded by Commissioner Hovis, the BOC appointed Ms. Wakiya C. Berry to the **Health and Human Services Board** to an unexpired term ending June 30, 2026.

On motion introduced by Commissioner Brown and seconded by Commissioner Hovis, the BOC appointed Mr. Brian Sciba to the **Tourism Development Advisory Board**.

#### Commissioners' Committee Reports

Commissioner Fraley announced that today is National First Responders Day and expressed his appreciation and thanks to all County's First Responders.

Commissioner Shehan reported continued visits with County departments (Communications, Museum of Art & History, Human Resources, Public Health, Veteran Services, *Housing Rehabilitation*, Emergency Management, Fire, Grants, IT, Social Services, County Police and Public Library, Natural Resources and Sheriff's Office); thanked the departments for welcoming him and providing a behind the scene in-depth look of what goes on; attended **Spencer Mountain Road Fire Department 60<sup>th</sup> Anniversary** on Saturday along with Commissioner Cloninger.

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Commissioner Cloninger reported attendance to the **Gaston County Parks & Recreation Advisory Board** meeting; they reported over 20,000 individuals attended Cotton Ginning Days; **Town of Dallas New Fire Engine Addition Ceremony; Dream Center Academy; NC Works Group Grand Reopening at Loray Mills; Spencer Mountain Road Fire Department 60<sup>th</sup> Anniversary.**

Commissioner Hovis reported attendance to **Centralina Council of Governments Annual Meeting**; they serve 13 counties; helps us create long-term directives to create entity that would govern the Mecklenburg County Transit Tax Authority if adopted. He also noted that this is the second consecutive year Gaston County has adopted its budget earlier than any other county in North Carolina and commented that he wished the state and federal governments could do so.

### County Manager's Report

The County Manager advised staff is engaged in 2027 budget planning; will be receiving capital budget requests later this week from departments; will be planning CIP for next year; are well along way on future work plans in 2026 budget and should have meaningful updates to share with BOC for the projects.

He congratulated Mr. Donny Hicks, EDC Director, for being awarded a Lifetime Achievement Award from the NC Economic Development Association.

### County Attorney's Report

The County Attorney requested a brief Closed Session pursuant to 143-318.11(a)(3) Attorney-Client Privilege.

On motion introduced by Commissioner Brown and seconded by Commissioner Shehan, the BOC unanimously entered into Closed Session at 8:32 pm.

On motion introduced by Commissioner Keigher and seconded by Commissioner Shehan, the BOC unanimously re-entered Open Session at 8:52 pm.

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

### Other Matters

Chairman Brown announced the BOC voted tonight to move the November combined Work Session and Meeting to Monday, November 17<sup>th</sup>, Harley B. Gaston Public Forum, 6 pm.

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**Adjournment**

By unanimous consent, Chairman Brown adjourned the Regular Meeting of October 28, 2025 at 8:53 pm.

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

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Chad Brown, Chairman  
Gaston County Board of Commissioners

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Donna S. Buff  
Clerk to the Board

SEAL