



Gaston County

Board of Commissioners

COURTHOUSE
Harley B. Gaston Jr., Public Forum
325 Dr. Martin Luther King Jr. Way
Gastonia, NC

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

Tuesday, March 25, 2025

Meeting Agenda

Regular Meeting

6:00 P.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE

I. POSTPONED ZONING MATTERS FROM 2/25/2025 REGULAR MEETING

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

II. PUBLIC HEARINGS

- A. Public Hearing - RE: Commissioner Fraley - Building & Development Services - Zoning Map Change: REZ-25-01-17-00207, Jordan Demers (Applicant); Property Parcel: 162981, Located at 3002 Tryon Courthouse Rd., Bessemer City, NC, Rezone from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts to the (R-2) Single Family Moderate Zoning District
1. Receive Citizen Comments
 2. Close Public Hearing
 3. Accept Motion
- B. Public Hearing - RE: Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-25-01-21-00208, Stephen Newman (Applicant); Property Parcel: a portion of 169894, Located at 160 Evans Lake Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay
1. Receive Citizen Comments
 2. Close Public Hearing
 3. Accept Motion

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

III. BUSINESS AGENDA

A. AGENDA REVISION/APPROVAL

B. APPROVAL OF MINUTES

IV. CITIZEN RECOGNITION (Limited to One Hour; Sign up Prior to Start of Session; Comments Limited to 3 Minutes)

V. CONSENT AGENDA

- A. Commissioner Keigher - BOC - Commendation - To Recognize the 75th Anniversary of The Epsilon Upsilon Chapter of The Omega Psi Phi Fraternity, Inc.
- B. Commissioner Brown - BOC - To Revise the Gaston County Board of Commissioners' Regular Meeting Schedule for April 2025 to Reschedule the April 8th Work Session to Precede the April 22nd Regular Meeting - 6:00 P.M.
- C. Board of Commissioners - Ratification of Employment Contract of Martha Thompson for the Position of Executive Legal Counsel
- D. Commissioner Brown - Building & Development Services - To Appropriate Restricted Building Inspections Fund Balance to Support the "Get to Know Gaston" Public Engagement Event and Building and Development Services Renovation (\$39,750)
- E. Commissioner Brown - County Attorney - To Approve Settlement to the Estate of Randall Lynn Herring (\$50,000)
- F. Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information
- G. Commissioner Keigher - DHHS - Social Services Division - To Accept and Appropriate Funds from Partners Behavioral Health Management for Reimbursement of Foster Care Placement Costs in the Amount of \$124,299 (No Additional County Funds Required)
- H. Commissioner Keigher - DHHS - Social Services Division - Proclamation - To Proclaim the Month of March 2025 as National Social Work Month

- I. Commissioner Keigher - DHHS - Social Services Division - To Amend Budgets for NCDHHS Disaster Rental Assistance Grant Funds Accepted and Appropriated in Resolution 2025-010 (\$30,000 Reduction)
- J. Commissioner Keigher - DHHS - Social Services Division - To Amend Budgets for NCDHHS Essential Services Grant Funds Accepted and Appropriated in Resolution 2024-451 (\$75,000 Reduction)
- K. Commissioner Keigher - Economic Development - To Approve a Resolution Declaring Intent of the County of Gaston, North Carolina to Participate in the Commercial Property Assessed Capital Expenditure (C-PACE) Program, and to Schedule a Public Hearing
- L. Commissioner Hovis - Emergency Management and Fire Services - To Approve a Certificate of Need (CON) for Lucia Riverbend Fire Department in the Amount of \$74,585.72 for Purchase of a Deep Trekker Pivot ROV (Remotely Operated Vehicle) and Appropriate \$49,585.72 from the Unified Fire District Capital Fund
- M. Commissioner Hovis - Emergency Management and Fire Services - To Approve a Certificate of Need (CON) for Union Road Fire Department in the Amount of \$310,200.00 for the Purchase of Scott Airpacks (State Grant Funded)
- N. Commissioner Hovis - Emergency Management and Fire Services - To Approve a Certificate of Need (CON) for Crowders Mountain Fire Department in the Amount of \$160,000.00 for Purchase of (2) Ford F-350 Brush Units and 1 Skid Unit
- O. Commissioner Hovis - Emergency Management and Fire Services - To Approve a Certificate of Need (CON) for Alexis Fire Department in the Amount of \$59,505.00 for Concrete Work and Appropriate \$50,000.00 from the Unified Fire District Fund
- P. Commissioner Hovis - Emergency Management and Fire Services - To Approve a Certificate of Need (CON) for Agriculture Center Fire Department in the Amount of \$304,236.29 for the Purchase of MSA Airpacks (State Grant Funded)
- Q. Commissioner Hovis - Financial and Management Services - Finance - To Appropriate Accumulated Investment Earnings from October 1, 2024, through December 31, 2024 (\$58,762.88) in FY25
- R. Commissioner Hovis - Financial and Management Services - Finance - To Accept as Information the February 2025 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$1,556.49)
- S. Commissioner Brown - Financial and Management Services - Grants - To Accept and Appropriate Additional FY25 FVPSA Core Federal Grant Funds for The Cathy Mabry Cloninger Center (One Year Grant: \$78,706.10) (Match \$15,741.22)
- T. Commissioner Brown - Financial and Management Services - Grants - To Accept and Appropriate Additional Federal Grant Funds for FY25 for Hope United Survivor Network (1 Year: Total \$123,346.27)

- U. Commissioner Brown - Financial and Management Services - Grants (Hope United Survivor Network) - To Approve Fernico as a Sole Source Provider for the Purchase of Cortexflo Medical Equipment (Total Cost \$34,075 with \$23,485 from GCC SA Grant)
- V. Commissioner Cloninger - Parks and Recreation - To Accept and Appropriate Funds from Senior Games Entry Fees (\$3,645)
- W. Commissioner Cloninger - Parks and Recreation - To Accept and Appropriate Centralina Senior Center General Purpose Grant Funds (Grant: \$11,100 / County Match: \$3,700)
- X. Commissioner Cloninger - Police Department - To Authorize the Transfer of \$29,363.75 from General Fund to the General Government Capital Fund, via the Community Investment Fund (CIF) for the Purchase of Radios for the Mobile Command Unit
- Y. Commissioner Hovis - Police Department (Animal Care and Enforcement) - To Accept and Appropriate Donations Received from The Bissell Pet Foundation for "Empty the Shelters" Event in the Amount of \$1,450.00
- Z. Commissioner Keigher - Public Works - To Approve the Sale of Surplus County Vehicle #800 to Alternative Community Penalties Program Inc. (A.C.P.P.)
- AA. Commissioner Keigher - Public Works - To Approve the Transfer of Funds from the General Fund to the General Government Capital Fund, via the Community Investment Fund (\$16,000) for the Purchase of Equipment for the New Fleet Services Facility
- AB. Commissioner Brown - Register of Deeds - To Approve Transfer of Funds for the Purpose of Purchasing New IT Network Equipment and Wi-Fi Access Points for Automation of Systems within the Register of Deeds Office (\$12,500)
- AC. Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the February 2025 Tax Refunds be Made. (Releases and Refunds - \$445.95; Overpayments - \$35,860.93; VTS Refunds - \$786.83; Grand Total - \$37,093.71)

VI. NON-CONSENT AGENDA ITEMS

- A. Commissioner Hovis - Financial and Management Services - Finance - To Approve a Resolution Authorizing the Issuance of General Obligation School Bonds for School Capital Needs
- B. Commissioner Hovis - Public Works - To Authorize the Filing of Condemnation Proceedings for Acquisition of Easements for the Dallas High Shoals Infrastructure Project

VII. ITEMS PULLED FROM CONSENT AGENDA

VIII. ITEMS ADDED BY MAJORITY VOTE FOR DISCUSSION ONLY

IX. APPOINTMENTS

- A. [Appointment List - Current Expiring Terms/Vacant Positions](#)

X. REPORTS

- A. Commissioners Committee Reports
- B. County Manager's Report
- C. County Attorney's Report

XI. OTHER MATTERS

XII. ADJOURNMENT