

ADOPTED

SEP 23 2025

766

Gaston County Board
of Commissioners

GASTON COUNTY

COMMISSIONER'S COURT

NORTH CAROLINA

AUGUST 26, 2025

The Gaston County Board of Commissioners (BOC) met in Regular Session at 6:01 pm on August 26, 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 Cloninger led in the Pledge of Allegiance.

Rehearing of Zoning Application REZ-25-03-04-00216: Commissioner Brown - Building & Development Services - Zoning Map Change: GRY3, LLC (Applicant); Property Parcel: 173490, Located at 14742 Lucia Riverbend Hwy., Stanley, NC. Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

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

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

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

Mrs. Wiggins advised subject case (REZ-25-03-04-00216) was previously heard at the May 27th BOC meeting but did not receive a final vote. She recapped the rezoning request: PID 173490 or 14742 Lucia Riverbend Hwy., Stanley (NC); the Owners/Applicants are GRY3, LLC; the 1.09 acres parcel is currently zoned (R-1) Single Family Limited with (US) Urban Standards and (CH) Corridor Highway Overlays; the Applicants are requesting to rezone the parcel to the (C-1) Light Commercial zoning district with (US) and (CH) Overlays.

She reviewed vicinity, orthophoto and zoning maps and advised the *vicinity map* depicts the property is located in the northeast quadrant of County (north of Mount Holly and Stanley city limits).

The *orthophoto map* depicts a mobile home and accessory structure on site (orthophoto map is from 2022 and has not been updated); based on aerial photography, the property has existed like this since 1997; between 2023 and 2024 the structures and mobile home were demolished; the property is now vacant.

Earlier this year, the property owner submitted a recombination plat for staff's review; the goal is to combine both parcels (PIDs 173490 & 173473) to create one large parcel; PID173473 is currently zoned (C-1); Applicants are requesting to rezone subject property to (C-1) to prevent split zoning across the newly created parcel.

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The *zoning map* depicts (R-1), (C-1), (C-3) and (R-2) zoning districts in the vicinity.

Staff noticed the Public Hearing on August 7th with mailed notices and placed a sign on the site per NCGS; staff received one call about the rezoning request and rehearing process, but caller did not share contact information or opinion about the case.

The parcel falls within the *Area 3: Riverfront Gaston/Northeast Gaston* small area plan within the Comprehensive Land Use Plan (CLUP).

The future land use designation is *Suburban Development* which is consistent with the rezoning request.

This case went before the TRC (Technical Review Committee) on April 23rd; there are no major comments at this time.

The GCLMPO (Gaston-Cleveland-Lincoln Metropolitan Planning Organization) standard comment letter is attached to BOC's staff packets.

The Planning Board heard this request at its May 5th meeting and recommended approval via a unanimous vote (9-0).

She asked BOC to receive the staff's report and presentation, Applicant's presentation, any public comment, to make a determination for either: approval, approval with modifications, or denial of the request.

Chairman Brown called for comments from the Applicant

Mr. John Yarber, Patrick Ln, Mount Holly, NC, advised GRY3, LLC has been in business since 1981; relocated from Lincoln to Gaston County in 2016; is a sales and marketing firm concentrating on packaging materials covering the southeast (from Maryland to Florida to Alabama); converted a house that was there into an office; currently have an offsite warehouse in SC; rezoning the additional property to (C-1) would be a cost savings to move that type facility there and possibly develop some office suites; pleased to have case reheard and want to be good neighbors; have an vested interest to have the property as valuable as possible for the surrounding neighbors; appreciate the BOC's consideration on this matter.

Chairman Brown called for citizen comment; hearing none, called for questions from the BOC.

Chairman Brown thanked them for allowing him to visit the property; feel comfortable with the request; thanked them for doing business in the County.

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

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

On motion introduced by Commissioner Hovis and seconded by Commissioner Bailey, the BOC unanimously approved **2025-260**, upon consideration of the map change application, public hearing comment, and recommendation from the Planning Board and Planning staff, finds:

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- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will serve a commercial purpose and increase commercial and job opportunities within a commercial pocket representing a standard suburban center, as envisioned by the future land use designation.

The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 173490, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays.

- 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.

Rehearing of Zoning Application REZ-25-03-17-00220: Commissioner Brown - Building & Development Services - Zoning Map Change: Karina Guerrero (Applicant); Property Parcel: 179668, Located on Charles Raper Jonas Hwy., Mount Holly, NC, Rezone from the (RS-20) Single Family 20,000 Square Feet Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

Chairman Brown introduced Ms. Jaime Lisi, Planner I - Building & Development Services for comments.

Ms. Lisi advised REZ-25-03-17-00220 was previously heard at the July 22nd BOC meeting and did not receive a formal vote. She recapped the rezoning request: Parcel 179668, located at the 1200-1300 block of Charles Raper Jonas Hwy., Mount Holly (NC); the Applicant, Karina Guerrero, is requesting to rezone the entire 2.48 acre parcel from (RS-20) Single Family 20,000 Square Feet Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays; the property is located west of Mount Holly.

She reviewed aerial, zoning and adjacent property owners' maps and advised the *aerial* photography shows the lot is currently vacant; the *zoning map* depicts the area surrounded by commercial, industrial and residential zoning districts; *adjacent property owners' map* shows who was notified about tonight's Public Hearing per NCGS; staff has not received any calls about the request.

The proposed zoning district is in compliance with the future land use map.

The GCLMPO (Gaston-Cleveland-Lincoln Metropolitan Planning Organization) stated there are no funded transportation projects in the vicinity.

The County Police voiced concerns about noise complaints from neighboring properties and potential traffic issues entering/exiting NC-27, depending on the type and size of event permitted under the requested zoning.

The Planning Board recommended approval by a unanimous vote (7-0).

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She asked BOC to receive the staff's report and presentation for its determination on approval, approval with modifications, or denial of the request; advised the Applicant is present to answer any questions and concluded the presentation.

Chairman Brown called for comments from the Applicant; hearing none, called for citizen comment.

Mr. Joshua Brown, 1149 Knowles Dr., Mount Holly (NC), advised the BOC should have received four to five emails; spoke in opposition to the proposed rezoning last month; cited traffic and other concerns and urged the BOC to deny the request.

Ms. Susan Barsnica, 1150 Knowles Dr., Mount Holly (NC), spoke in opposition of the proposed rezoning; cited traffic, sprawl, hours of operation, alcohol license, and stormwater management concerns; urged BOC to deny the request.

Chairman Brown called for questions from the BOC.

Chairman Brown recalled this is the zoning request that the County Police cited traffic/noise related concerns. He also expressed his concern about the location and proximity to the stop light; a different egress out might help the situation.

Hearing no further questions from BOC, Chairman Brown declared the Public Hearing closed.

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

2025-261 Commissioner Keigher introduced a motion to approve, and Commissioner Brown provided the second. Hearing no further discussion, the BOC unanimously **DISAPPROVED** the rezoning request and REZ-25-03-17-00220 was **DENIED**.

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

Public Hearing - RE: Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-25-03-25-00223, McKenzie Marie Maiers (Applicant); Property Parcel: 171661, Located at 220 FL Maiers Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

Chairman Brown introduced Ms. Jaime Lisi, Planner I - Building & Development Services, for comments.

Ms. Lisi advised REZ-25-03-25-00223 rezoning request is for parcel 171661 located at 220 FL Maiers Rd., (Gastonia, NC); the Applicant, McKenzie Maiers, is requesting to rezone 4.06 acres from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay; the property is located east of Dallas, north of Ranlo.

She reviewed aerial, zoning and adjacent property owners' maps and advised the *aerial map* depicts the parcel is surrounded by a variety of housing types and a mobile home park to the

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southeast; *zoning map* depicts (R-1), (R-2), and (R-3) zoning; *adjacent property owners' map* depicts those notified of tonight's Public Hearing.

A sign was placed on the site and notices were sent out per NCGS; staff received one call about the request; she referenced the list of property owners that received the mailed notices.

Staff researched the request and noticed an additional structure on the property; the building addressed at 220 is the original building; the manufactured home was placed on the property in 2017 with a condition that the original home would be removed.

Staff is comfortable moving forward with the rezoning since the Applicants are working on removing the building, which can be confirmed during the subdivision and permitting phases of the project.

The lot is serviced by a private well and septic system and accessed from an NCDOT maintained road.

The request was served by the TRC (Technical Review Committee); there are no additional comments at this time.

The GCLMPO (Gaston-Cleveland-Lincoln Metropolitan Planning Organization) provided a letter stating there are no funded transportation improvements in the immediate vicinity.

The parcel is located in *Area 3: Riverfront Gaston* (Northeast Gaston) of the Comprehensive Land Use Plan (CLUP).

The future land use designation is *Rural*; rural areas consist of plenty of open space along with farmstead style housing as well as agribusiness; this is the default designation for the County.

The Planning Board heard the request at its August meeting and recommended approval by a unanimous vote (7-0).

She requested BOC to receive the staff's report and presentation; advised the BOC can approve, approve with modifications or deny the request; Applicant is present to answer questions.

Chairman Brown called for comments from the Applicant; hearing none, called for citizen comment.

Ms. Deanna Frankie, 509 Dallas Spencer Mountain Rd., (Gastonia, NC) and adjacent property owner, voiced concerns about the impact of having no city water/sewer utilities and if there were any future plans for it.

Chairman Brown directed Mr. Brian Sciba, Assistant County Manager, to meet with the Frankies' after the hearing.

Chairman Brown called for questions from the BOC.

Commissioner Hovis asked if the site was currently conforming with the existing zoning regulations. Ms. Lisi responded Applicants did not have any nonconforming issues; they are in the process of removing the extra building that was noticed at the time of the application.

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Commissioner Hovis asked if the other building on site was conforming or nonconforming.

Ms. Lisi responded it is considered existing nonconforming.

Commissioner Shehan advised that staff's report indicated the building and zoning permits were issued in 2016 and required removal of the original house which did not occur and inquired why?

Mrs. Kanburoglu advised staff looked into it; don't know why it was not addressed at the final zoning permit; staff now perform a zoning compliance inspection.

Commissioner Shehan advised it has been nine years', and it wasn't followed through; now Applicants are asking for it again.

Mrs. Kanburoglu responded that staff can do another check at the subdivision process; staff will not issue another zoning permit for another house until the existing nonconformities are addressed.

Chairman Brown asked if the Applicant was trying to put something conforming there if you cannot place anything in the back.

Mrs. Kanburoglu responded "correct"; understand the goal is to do a family subdivision to create a one-acre lot towards the north part of property and place another home on that new lot.

Chairman Brown clarified one of the existing homes would be removed.

Mrs. Kanburoglu responded "yes"; the current zoning is (R-1); both homes are double-wide manufactured homes; likely prior staff permitted the addition of the existing double-wide home because there was one prior; if it was existing nonconforming prior they are allowed to replace it under nonconforming rules; if the rezoning is approved the Applicant would be allowed to put another home on the newly created lot in the future.

Chairman Brown asked about conditions.

Mrs. Kanburoglu responded staff cannot condition a general rezoning but can a subdivision plat or zoning permit, similar to the first one stating that it needs to be removed prior to the final zoning inspection.

Chairman Brown emphasized that he would prefer attaching conditions to ensure that standards are met.

Mrs. Kanburoglu asked if BOC could delay the vote to allow Applicants to address the nonconforming issue prior to closing out the case.

Commissioner Shehan asked how many parcels the Applicants were looking at.

Mrs. Kanburoglu responded staff does not have a formal plat submission, but based off the 4-acre lot size, the most the Applicant could create are one-acre lots off an easement; the most they could create is four lots.

Chairman Brown called for a motion to continue the public hearing to obtain additional information.

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On motion introduced by Commissioner Keigher and seconded by Commissioner Fraley, the BOC unanimously continued the public hearing until the September 23rd meeting.

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 FAMILY 2025

Chairman Brown introduced Mr. Donny Hicks, Executive Director of EDC, for comments.

Mr. Hicks advised Project FAMILY is an existing company in the County that is planning a \$4.5M expansion; will create 30 jobs at an average wage above \$52k/year; staff will go before the corresponding municipality in early September to ask them to match the County's grant amount.

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

Chairman Brown called for a motion to approve.

Commissioner Hovis introduced the motion to approve. Commissioner Shehan provided the second.

Chairman Brown called for discussion.

Commissioner Hovis pointed out that it is often said the County doesn't do things to assist existing businesses – action tonight is helping an existing business to expand.

Chairman Brown called for the vote, and the BOC unanimously approved **2025-262** as follows:

WHEREAS, Project FAMILY 2025 is considering a total investment of \$4,500,000 to expand its existing operations in Gaston County. This investment includes the purchase and installation of additional machinery and equipment. Project FAMILY 2025 anticipates creating 30 new jobs with an average annual salary at Gaston County's average of \$52,180; and,

WHEREAS, North Carolina General Statute §158-7.1 authorizes a County to undertake an economic development project by providing grants for the location of industry; should any grants and incentives be offered by the State of North Carolina and a local match be required, the Local Investment Grant will be used as the match and no additional funds will be obligated by the County; and,

WHEREAS, Gaston County developed an economic grant policy to provide advanced global manufacturing companies and distribution facilities with incentives to attract high quality industries and jobs; and,

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

WHEREAS, the County will prepare a detailed Economic Development Agreement (EDA), between Project FAMILY 2025, the County, and chosen municipality, so as to induce the company to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry.

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NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners approves a Level One Incentive Grant and authorizes the Chairman, Vice-Chairman or the County Manager to execute any documents necessary to complete an Economic Development Agreement for Project FAMILY 2025.

Public Hearing - RE: Commissioner Keigher - EDC - To Approve a Gaston County Level Four 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 EAST COAST

Chairman Brown introduced Mr. Donny Hicks, Executive Director of EDC, for comments.

Mr. Hicks advised Project East Coast is seeking a Level Four Grant for a \$116M expansion investment; staff will ask the corresponding municipality to match the grant in September; staff has been working with the company's taxing authority; hopes this is the first of several future expansions.

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

Chairman Brown called for a motion to approve.

On motion introduced by Commissioner Fraley and seconded by Commissioner Shehan, the BOC unanimously approved **2025-263** as follows:

WHEREAS, Project EAST COAST is considering a total investment of \$116,000,000 to expand its existing operations in Gaston County. This investment includes the purchase and installation of additional machinery and equipment; and,

WHEREAS, North Carolina General Statute §158-7.1 authorizes a County to undertake an economic development project by providing grants for the location of industry; should any grants and incentives be offered by the State of North Carolina and a local match be required, the Local Investment Grant will be used as the match and no additional funds will be obligated by the County; and,

WHEREAS, Gaston County developed an economic grant policy to provide advanced global manufacturing companies and distribution facilities with incentives to attract high quality industries and jobs; and,

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

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

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

Public Hearing - RE: Commissioner Keigher - EDC - To Approve a Gaston County Level Four 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 DELOREAN

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Chairman Brown introduced Mr. Donny Hicks, Executive Director of EDC, for comments.

Mr. Hicks advised Project DELOREAN is being pursued by the County; it is being run by a site location consultant in the NC Economic Development Partnership; Project DELOREAN will invest \$67M+ and create 513 jobs over the next five years at an annual average wage at or above the County's average wage of \$52,180; this is likely a multiphase project; he will be asking the corresponding municipality to match the County's policy soon; this is an anticipatory move, requested by the site consultant, to be competitive and to provide the company a clear picture of their financial incentives from the County and state.

Chairman Brown called for citizen comment.

Ms. Susan Barsnica, 1150 Knowles Dr., Mount Holly, NC, asked what type of business this involved.

Chairman Brown advised the NC Department of Commerce does not allow disclosure of that information yet; this is a preliminary measure.

Chairman Brown called for questions from the BOC; hearing none, declared the Public Hearing closed.

Chairman Brown called for a motion to approve.

On motion introduced by Commissioner Hovis and seconded by Commissioner Shehan, the BOC unanimously approved **2025-264** as follows:

WHEREAS, Project DELOREAN is considering a total investment of \$67,200,000 to establish an industrial manufacturing operation in Gaston County. Project DELOREAN anticipates creating 513 new jobs over 5 years with an average annual wage at or above the County's average wage which is currently \$52,180; and,

WHEREAS, North Carolina General Statute §158-7.1 authorizes a County to undertake an economic development project by providing grants for the location of industry; should any grants and incentives be offered by the State of North Carolina and a local match be required, the Local Investment Grant will be used as the match and no additional funds will be obligated by the County; and,

WHEREAS, Gaston County developed an economic grant policy to provide advanced global manufacturing companies and distribution facilities with incentives to attract high quality industries and jobs; and,

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

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

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

Chairman Brown announced that the Public Hearings had concluded.

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Agenda Revision/Approval

Commissioner Cloninger requested Item X be pulled from the Consent Agenda:

- Pulled/ Commissioner Hovis – Public Works – To Authorize the County Manager, County Attorney, or Their Designees to Execute Condemnation Actions to Acquire Permanent Utility Easements for the Tryon Elementary Waterline Extension Project - IV., A.

On motion introduced by Commissioner Hovis and seconded by Commissioner Bailey, the BOC unanimously approved the Agenda of August 26, 2025, with changes as noted above.

Citizen Recognition

Mr. Joshua Brown, 1149 Knowles Dr., Mount Holly, addressed the Board regarding the relationship between the County, fire departments, and the Firefighters Association. He emphasized the need for stronger leadership built on accountability, integrity, and communication, noting past failures in collaboration and education on contracts and standards. Mr. Brown highlighted the county's rapid growth and rising public expectations for emergency services, stressing the importance of staffing, response times, and mutual aid between municipalities and County departments. He urged all parties to re-evaluate priorities, strengthen cooperation to better serve citizens.

Chairman Brown suggested developing an educational video to show citizens what to expect when calling 911, including how communications, EMS, fire, and law enforcement respond. He noted this could be produced for the government channel to help the public better understand emergency procedures and response times. He asked the Communications Director to coordinate with the key participants.

Ms. Susan Barsnica, 1150 Knowles Dr., Mount Holly, requested improved notification for rezoning and development requests. She suggested taller, more visible roadside signs that can be read at driving speed and broader notification beyond adjoining property owners.

Chairman Brown stated that the Planning Director would have to address that issue.

Consent Agenda

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

2025-265 Commissioner Brown - Building & Development Services (Housing Rehabilitation) - To Accept and Appropriate State Grant Funds from the NC Housing Finance Agency for Home Repairs (\$165,000) per Budget Change Request:

Account Description	Account Number	Amount
State Grant Rev-26UrgentRepair	1000-BDS-000-00000-000000-0000-07-410001-G0155	(\$165,000)
Other Services-26UrgentRepair	1000-BDS-000-00000-000000-0000-07-530015-G0155	\$165,000

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2025-266 Commissioner Brown - Building & Development Services (Housing Rehabilitation) - To Approve and Adopt the Assistance Policy and the Procurement Policy Specific to the 2026 Urgent Repair Program

2025-267 Commissioner Brown - Building & Development Services (Housing Rehabilitation) - To Accept and Appropriate Additional Grant Funds from the NC Housing Finance Agency (NCHFA) for the Single Family Rehabilitation Program (\$138,238) per Budget Change Request:

Account Description	Account Number	Amount
Federal Grant Rev-2024 ESFR	1000-BDS-233-00000-000000-0000000-0000-07-410000-G0116	(\$138,238)
HousingRehabilImprov-2024 ESFR	1000-BDS-233-00000-000000-0000000-0000-07-540015-G0116	\$138,238

2025-268 Commissioner Bailey - County Attorney - To Amend the Description of the Boat Club Road Right-of-Way Closed by Resolution 2025-199 as follows:

WHEREAS, Resolution 2025-199 incorrectly stated that the subject area of the right-of-way was approximately 230 feet in length or 0.04 miles, which is inconsistent with the survey map depicting the portion to be closed.

NOW, THEREFORE, BE IT RESOLVED that:

1. Resolution 2025-199 (June 24, 2025) is amended by striking "approximately 230 feet or 0.04 miles" from the operative language.
2. Resolution 2025-199 shall be construed as if the Resolution, as amended, was effective on its original date of adoption.

2025-269 Commissioner Hovis - County Attorney - Resolution Amending the Procedures of the Board of Commissioners to Incorporate Changes Made by Previous Resolutions as follows:

WHEREAS, the Board desires to make conforming edits to the Procedures to align with Resolution 2025-006 (January 28, 2025) and Resolution 2025-147 (May 27, 2025).

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

Section 1. Amendments to Board Procedures.

The Procedures for the Gaston County Board of Commissioners, adopted pursuant to Resolution 2023-089 (March 28, 2023) and amended by Resolution 2023-127 (April 25, 2023) and Resolution 2024-282 (August 27, 2024), is amended as follows:

(1) Rule 39(c) is amended to read as follows:

(c) Service Requirements.

- *Gaston County Residency.* Members of appointed bodies must reside in Gaston County with the exception of federal/state/departamental or agency positions requiring representation. (Res. 2025-0062009-313).
- *Gaston County Employees.* No County employee is to serve on a BOC appointed body unless that body requires specified staff representation. County employees shall serve in an ex-officio/advisory/non-voting capacity on any advisory board to which they have been appointed. (Res. 2025-0062009-313).

(2) Rule 49 is amended to read as follows:

Rule 49. Personnel

The County Manager and the Human Resources Director have the authority to compile the personnel policies. The policies must be updated before being adopted by the Board and any amendments to the personnel policies must be approved by the Board. (G.S. 153A-94).

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~~All Gaston County employees shall be notified of all proposed changes or modifications to Gaston County's personnel policies before such changes take effect. At the Board meeting during which personnel policy changes are scheduled to be considered, employees shall be given an opportunity to voice their concerns and make comments to the Board on the changes prior to a vote being taken on the personnel policy modifications. (Res. 1994-282).~~

Sec. 2. Conforming Edits.

The Clerk to the Board of Commissioners, in consultation with the County Attorney, may make conforming changes to the Procedures for the Gaston County Board of Commissioners to implement the amendments made in Section 1.

2025-270 Commissioner Brown - County Manager - To Approve the Updated FY26-28 Gaston County Strategic Plan

2025-271 Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information as follows:

ENTRY DATE	DEPT NAME	ACCOUNT	DR/CR	AMOUNT
07/02/2025	Solid Waste	6000-SWS-380-00000-000000-00000000-0000-08-520007-	C	5,000
07/02/2025	Solid Waste	6000-SWS-380-00000-000000-00000000-0000-08-530015-	C	5,000
07/02/2025	Community Services	1000-CSS-291-29101-000000-00000000-0000-05-520015-	C	400
07/02/2025	Solid Waste	6000-SWS-380-00000-000000-00000000-0000-08-530004-	D	10,000
07/02/2025	Community Services	1000-CSS-291-29101-000000-00000000-0000-05-530030-	D	400
07/10/2025	Solid Waste	6000-SWS-380-00000-000000-00000000-0000-08-530021-	C	7,000
07/10/2025	Natural Resources	1000-NAT-000-00000-000000-00000000-0000-07-520011-	C	10,000
07/10/2025	Natural Resources	1000-NAT-000-00000-000000-00000000-0000-07-520012-	C	6,290
07/10/2025	Solid Waste	6000-SWS-380-00000-000000-00000000-0000-08-530052-	D	7,000
07/10/2025	Natural Resources	1000-NAT-000-00000-000000-00000000-0000-07-530029-	D	16,290
07/11/2025	Community Services	1000-CSS-270-00000-WIOA00-WIODWkr-0000-05-520001-	C	100
07/11/2025	Budget	1000-BGT-000-00000-000000-00000000-0000-01-530010-	C	7,000
07/11/2025	Community Services	1000-CSS-270-00000-WIOA00-WIODWkr-0000-05-520013-	D	100
07/11/2025	County Manager	1000-MGR-000-00000-000000-00000000-0000-01-530027-	D	7,000
07/14/2025	Community Services	1000-CSS-272-00000-AdtNut-MealsWh-0000-05-520005-L0002	C	4,000
07/14/2025	Community Services	1000-CSS-272-00000-AdtNut-MealsWh-0000-05-520002-L0002	D	4,000
07/15/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-520011-G0109	C	170
07/15/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-520013-G0109	D	170
07/17/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-520005-G0109	C	50
07/17/2025	Library	1000-LIB-000-00000-000000-00000000-0000-04-520005-	C	250
07/17/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-520010-G0109	D	50
07/17/2025	Library	1000-LIB-000-00000-000000-00000000-0000-04-538001-	D	250
07/18/2025	Public Works	1000-PWK-190-00000-000000-00000000-0000-01-520007-	C	200
07/18/2025	Community Services	1000-CSS-291-29102-Donatn-00000000-0000-05-520019-	C	159,903
07/18/2025	Community Services	1000-CSS-291-29103-KaraCl-00000000-0000-05-520019-	C	2,552
07/18/2025	Community Services	1000-CSS-291-29103-Donatn-00000000-0000-05-520019-	C	10,132
07/18/2025	Public Works	1000-PWK-190-00000-000000-00000000-0000-01-520020-	D	200
07/18/2025	Community Services	1000-CSS-273-00000-Donatn-00000000-0000-05-520019-	D	159,903
07/18/2025	Community Services	1000-CSS-274-00000-KaraCl-00000000-0000-05-520019-	D	2,552
07/18/2025	Community Services	1000-CSS-274-00000-Donatn-00000000-0000-05-520019-	D	10,132
07/21/2025	Sherriff	1000-SHF-000-00000-000000-00000000-0000-02-530029-	C	48,560
07/21/2025	Sherriff	1000-SHF-000-00000-000000-00000000-0000-02-530010-	D	48,560
07/23/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-520013-G0109	C	170
07/23/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-520010-G0109	C	50
07/23/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-520011-G0109	D	170
07/23/2025	Health	1000-HLT-250-00000-000000-Year002-0000-05-520005-G0109	D	50
07/24/2025	Public Works	1000-PWK-192-00000-000000-00000000-0000-01-530023-18084	C	29,802
07/24/2025	Health	1000-HLT-253-00000-000000-00000000-0000-05-520011-	C	1,650
07/24/2025	County Manager	1000-MGR-000-00000-000000-00000000-0000-01-530010-	C	75,000
07/24/2025	Public Works	1000-PWK-192-00000-000000-00000000-0000-01-530030-	D	29,802
07/24/2025	Health	1000-HLT-253-00000-000000-Mobiles-0000-05-530002-	D	1,650
07/24/2025	County Manager	1000-MGR-000-00000-000000-00000000-0000-01-530029-	D	75,000

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07/29/2025 Undefined Department 2036-000-000-000000-0000000-0000-02-530010- C 1,400
 07/29/2025 Undefined Department 2036-000-000-000000-0000000-0000-02-520020- D 1,400

2025-272 Commissioner Keigher - DHHS - Health Division - To Accept and Appropriate Additional State Grant Funds Received from the Partnership for Children for Lincoln and Gaston Counties for the Public Health Community Health Education Smart Start Program (\$7,865) per Budget Change Request:

Account Description	Account Number	Amount
StGrtRev: Smart Start	1000-HLT-250-00000-SmrtSt-0000000-0000-05-410001-GSMST	(7,865.00)
Salaries: Smart Start	1000-HLT-250-00000-SmrtSt-0000000-0000-05-510001-GSMST	6,227.00
FICA: Smart Start	1000-HLT-250-00000-SmrtSt-0000000-0000-05-510100-GSMST	477.00
Retirement: Smart Start	1000-HLT-250-00000-SmrtSt-0000000-0000-05-510101-GSMST	849.00
401K Contribution: Smart Start	1000-HLT-250-00000-SmrtSt-0000000-0000-05-510102-GSMST	312.00

2025-273 Commissioner Keigher - DHHS - Health Division - To Approve the 2026-2030 Gaston County Opioid Settlement Strategic Plan

2025-274 Commissioner Keigher - DHHS - Social Services Division - To Accept and Appropriate Adoption Promotion Program Funds to Enhance the Adoption Program in the Amount of \$211,144 per Budget Change Request:

Account Description	Account Number	Amount
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(211,144)
Special Adoption Prog: Food & Prov	1000-DSS-271-00000-Adoptn-0000000-0000-05-520005-00324	\$20,000
Special Adoption Prog: Travel/Train	1000-DSS-271-00000-Adoptn-0000000-0000-05-520011-00324	\$10,000
Special Adoption Prog: Printing	1000-DSS-271-00000-Adoptn-0000000-0000-05-520013-00324	\$10,000
Special Adoption Prog: Postage	1000-DSS-271-00000-Adoptn-0000000-0000-05-520014-00324	\$1,144
Special Adoption Prog: Advertising	1000-DSS-271-00000-Adoptn-0000000-0000-05-520015-00324	\$40,000
Special Adoption Prog: Misc Exp	1000-DSS-271-00000-Adoptn-0000000-0000-05-520017-00324	\$10,000
Special Adoption Prog:Furniture/Equi	1000-DSS-271-00000-Adoptn-0000000-0000-05-520020-00324	\$20,000
Special Adoption Prog:Profess Svc	1000-DSS-271-00000-Adoptn-0000000-0000-05-530010-00324	\$10,000
Special Adoption Prog: Temp Svc	1000-DSS-271-00000-Adoptn-0000000-0000-05-530013-00324	\$75,000
Special Adoption Prog: Other Svc	1000-DSS-271-00000-Adoptn-0000000-0000-05-530015-00324	\$15,000

2025-275 Commissioner Keigher - DHHS - Social Services Division - Administrative Correction - To Correct Specification Number on Position Proposal Awards for Temporary Staffing & In-Home Aide Services for Resolution 2025-208, Approved June 24, 2025

2025-276 Commissioner Keigher - DHHS - Social Services Division - To Accept and Appropriate Unrestricted Funds Distributed from Meals on Wheels of America Bridgestone Grant for the Nutrition Program in the Amount of \$10,000 per Budget Change Request:

Account Description	Account Number	Amount
MOWA: Bridgestone Grant	1000-CSS-272-00000-AdtNut-MealsWh-0000-05-445006-L0019	(10,000.00)
MOWA: Bridgestone Grant:temporary staffing	1000-CSS-272-00000-AdtNut-MealsWh-0000-05-530013-L0019	10,000.00

2025-277 Commissioner Keigher - DHHS - Social Services Division - Proclamation - To Proclaim the Month of August 2025 as Child Support Awareness Month in Gaston County

2025-278 Commissioner Keigher - DHHS - Social Services Division (ACCESS) - Approval of the Gaston County ACCESS Transportation - Specific Procurement Policy

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2025-279 Commissioner Hovis - Emergency Management/Fire Services - To Approve the Appropriation of Unified Fire Protection Service District Fund Balance for the Purchase of 8 Starlinks (\$5,000) per Budget Change Request:

Account Description	Account Number	Amount
Furn/Equip<\$5K	2036-000-000-00000-000000-000000-02-520020-	\$5,000.00
Fund Balance Appropriated	2036-NDP-000-00000-FBApro-0000000-0000-99-490000-	(\$5,000.00)

2025-280 Commissioner Hovis - Emergency Management/Fire Services - To Approve the Carry Forward of Previously Approved Funds for Smoke Alarms in the Amount of \$5,336.09 per Budget Change Request:

Account Description	Account Number	Amount
Furn/Equip<\$5K	2036-000-000-00000-000000-000000-02-520020-	\$5,336.09
Fund Balance Appropriated	2036-NDP-000-00000-FBApro-0000000-0000-99-490000-	(\$5,336.09)

2025-281 Commissioner Hovis - Financial and Management Services - Finance - To Accept as Information the June 2025 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$2,528.30) as follows:

TAXPAYER NAME	AMOUNT	TAXPAYER NAME	AMOUNT
JUNE 2025 REFUNDS			
ALEXANDER, TRACY ALAN	\$ 21.27	KOHAKE, VERONICA	\$ 84.20
ALEXANDER, TRACY ALAN	\$ 15.22	KRINSKY, MARC ALAN	\$ 6.33
ANDERSON, LEWIS ROOSEVELT	\$ 32.55	LETTS, CAROLINE HAWN	\$ 41.83
BLALOCK, TYLER DAWN	\$ 11.85	LIU, YA MENG	\$ 49.80
BRITTAI, ANTHONY TRAVIS	\$ 33.43	LORENZ PAN INC	\$ 79.13
BUFFON, RANDALL WOODBRIDGE	\$ 95.82	MARR, KRISTIE LEIGH HAMMER	\$ 32.66
CARPENTER, AMBER TATE	\$ 40.64	MCCARTHY, THOMAS EDWARD	\$ 92.50
COLLINS, SAMUEL DWAYNE	\$ 15.76	MECKLENBURG COUNTY TAX COLLECTOR	\$ 98.03
CONROY, JACOB EDWARD	\$ 88.62	MOORE, CHRISTOPHER SEAN	\$ 85.06
CROCKER, CHRISTOPHER ALLEN	\$ 73.29	MORRIS, MAGENA ROSE	\$ 9.78
D TEL TELECOMMUNICATIONS,INC.	\$ 92.14	MULLIS, CHARLES FRANKLIN	\$ 12.95
D TEL TELECOMMUNICATIONS,INC.	\$ 96.85	OSEI, RHODA	\$ 55.91
DELI IGNABE, YVES	\$ 6.61	PENDLETON BROWN, SAROYA NYRESSE	\$ 99.60
DOW, CHARLES KAHLIL	\$ 84.49	PRESSLEY, TAMMY TREECE	\$ 42.78
DOWNEY, WILLIAM PLATO II	\$ 44.23	QUACH, TONG LAM	\$ 32.06
DOWNEY, WILLIAM PLATO II	\$ 25.00	ROACH, ROBERT COREY	\$ 33.02
FERGUSON, BECKY MICHELLE	\$ 33.34	SANDERS, NATALIE CAROLINE	\$ 11.75
FLOYD, SHANEKA RENEE	\$ 24.84	SHELTON, JEFFREY TODD	\$ 13.81
GALDAMEZ, CHRYSTAL DAWN	\$ 36.30	SHOEMAKER, WILLIAM JOSEPH	\$ 21.17
GRAFFIS, CAYLA BRYNN	\$ 21.33	SIPE, KAREN CREIGHTON	\$ 57.84
GREENE, JUSTIN MICHAEL	\$ 66.93	SMITH, NATHAN SCOTT	\$ 31.17
HALL, PATRICIA DIANA	\$ 32.84	SPILLERS, GUY FRANKLIN	\$ 32.82
HERNDON, WILLIAM KELLY	\$ 7.54	STUCKES, APRIL SHAWNETTE	\$ 70.28
HILL, MADISON KATHLEEN	\$ 60.51	STUCKES, APRIL SHAWNETTE	\$ 5.75
J&G FENCE CO INC	\$ 46.08	SULEIMAN, TAHA ISMAIL	\$ 46.86
JARRETT, JON MICHAEL	\$ 17.13	THREATT, DONALD ANDREW JR	\$ 43.76
JENKINS, CAROL N	\$ 42.33	WASHINGTON, DEANDRA CAMM	\$ 40.21
JENKINS, CAROL N	\$ 18.08	WILDCAT CONTRACTORS, INC.	\$ 17.81
JENNINGS-MASTIN, WRANDETTA	\$ 24.30	WILLIAMS, MICHELLE ELAINE	\$ 21.19
KIRKPATRICK, EMILY MILLER	\$ 40.98	ZEIGLER, CHARLES LAWRENCE	\$ 7.94
			TOTAL
			\$2,528.30

2025-282 Commissioner Hovis - Financial and Management Services - Finance - To Accept as Information the July 2025 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$3,098.13) as follows:

TAXPAYER NAME	AMOUNT	TAXPAYER NAME	AMOUNT
JULY 2025 REFUNDS			

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ADDY, KRISTIN LYNNE	\$ 29.24	MCSWAIN, MATTHEW ANTHONY	\$ 89.53
BELT, RICHARD DEWAYNE	\$ 80.30	MILLSAP, BAILEY NOELLE	\$ 35.63
BERMEJO, KASHI YALANE	\$ 27.95	MURPHY, ANGELA CHRISTINE	\$ 16.46
BETHEL BAPTIST CHURCH	\$ 4.10	MURPHY, ANGELA CHRISTINE	\$ 6.81
BLACKWOOD, HILARY SCHRONCE	\$ 31.60	NICHOLSON, DARA HOYLE	\$ 51.96
BUCEATCHI, TATIANA	\$ 30.30	NICHOLSON, ROBERT LEE III	\$ 57.26
CAWOOD, JOSEPH WILLIAM	\$ 82.58	NIEMAN, MICHAEL BRUCE	\$ 25.38
CHAMPAGNE, CARLOS MEKELL	\$ 62.91	ORTIZ, JOSEPH DAVID	\$ 68.56
CRAWFORD, ANNETTE ROBERTS	\$ 89.46	PASTRANA AGUILAR, MARIA JANETH	\$ 69.02
DANIELS, BUFORD JR	\$ 25.56	PHILLIPS, TROY EUGENE	\$ 22.85
DANIELS, LEIGH MCCARTHY	\$ 68.48	POPSON, SHARON ANN	\$ 48.35
DARNELL, BENJAMIN AARON	\$ 84.00	PORTONE, FRANCIS ANTHONY	\$ 30.74
DOMINICK, KEITH MICHAEL	\$ 56.41	PORTONE, FRANCIS ANTHONY	\$ 4.40
EDGAR, BILLY JOE JR	\$ 27.32	PROVOST, SHERIDAN AUSTIN	\$ 34.32
FAVORS, JENNIFER MIREE	\$ 52.61	PRUNTY, MARTY ALLEN	\$ 13.42
FOX, MARY LOUISE	\$ 91.96	SADLER, YOLANDA EVETTE	\$ 31.05
FRIDAY, DIANE SMITH	\$ 41.88	SADLER, YOLANDA EVETTE	\$ 81.25
FRIDAY, JOHN PAUL II	\$ 48.14	SANFORD, SUSAN MCLAMB	\$ 90.86
HEARN, WILLIS EDWARD	\$ 32.91	SIMPSON, CARLA LUVENIA	\$ 16.79
HOSKIE, SUHAIR MAHASIN	\$ 51.96	STATON, TERRELL SHERITA	\$ 76.50
ISAAC, TOMMY LYNN	\$ 10.67	STEWART, GARY EUGENE	\$ 38.82
JACKSON, DWIGHT ROLAND	\$ 14.28	STONE, JASON BENJAMIN	\$ 14.56
JONES, KATHRYN SPRINGS	\$ 72.89	STURGIS, GREGORY ALAN	\$ 37.78
JONES, RICKY DARRYL	\$ 76.33	SULLIVAN, BRYAN EUGENE	\$ 80.47
LARIOS, HEIDY HAZEL BAIRE	\$ 27.29	THE COMMUNITY PENTECOSTAL CENTER	\$ 96.75
LAUER, RICHARD JAMES	\$ 85.81	VITALE, JOHN JOSEPH III	\$ 46.31
LI, HONG	\$ 34.41	WALLEN, CODY LEE	\$ 62.44
LINDSEY, ASHLEY KAYE	\$ 52.07	WHITAKER, ROBIN JEFFERIES	\$ 97.34
LONG, TANNER WORTH	\$ 21.52	WIEGOLD, CECELIA HART	\$ 79.99
LYNCH, MICHAEL JORDAN	\$ 70.19	WILSON, CHARLES MICHAEL	\$ 41.26
MANGIARACINA, JAMES PETER	\$ 66.06	ZIEGLE, ERNST FRIEDRICH	\$ 10.15
MAUNEY, LAURA SINGLETARY	\$ 69.93		
			TOTAL
			\$3,098.13

2025-283 Commissioner Cloninger - GEMS - To Amend 2025-125, Approved 4/22/2025, to Correct Surplus Description of Cargo Trailer Approved for Sale to North Gaston Volunteer Fire and Rescue, Inc. as follows:

PRU 2006 Shadow Master #848 (4U01S222X6A027110) to North Gaston Volunteer Fire and Rescue, Inc.

2025-284 Commissioner Keigher - Library - To Accept and Appropriate State Aid Grant (\$121,080) per Budget Change Request:

Account Description	Account Number	Amount
State Grant Rev-FY26 State Aid	1000-LIB-000-00000-000000-000000-0000-04-410001-G0156	(\$121,080)
Furn/Equip<\$5K-FY26 State Aid	1000-LIB-000-00000-000000-000000-0000-04-520020-G0156	\$121,080

2025-285 Commissioner Keigher - Library - To Accept and Appropriate LSTA Scholarship Grant (\$1,500) per Budget Change Request:

Account Description	Account Number	Amount
LSTA Scholarship Grant	1000-LIB-000-00000-000000-000000-0000-04-410000-G0157	(\$1,500)
LSTA Scholarship Grant	1000-LIB-000-00000-000000-000000-0000-04-520011-G0157	\$1,500

2025-286 Commissioner Hovis - Office of Capital Improvements - To Award a Construction Contract and Authorize the County Manager, or Designee, to Execute said Contract with Fuller & Co Construction, LLC., Inc., for the Tryon Elementary Waterline Extension in the Amount of \$5,924,220.50. The project was publicly advertised, and bids were received and publicly opened on July 22, 2025. A total of four (4) bidders submitted proposals and the results are below. Fuller & Co.

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Construction, LLC submitted the apparent low, responsive, responsible bid of \$5,924,220.50. Fuller & Co.

Contractor	Location	Bid Amount
Fuller & Co. Construction, LLC	Crouse, NC	\$5,924,220.50
Classic City Mechanical	Winterville, GA	\$6,853,413.60
State Utility Contractors, Inc.	Monroe, NC	\$7,597,056.50
Elite Infrastructure Group, LLC	Monroe, NC	\$9,676,227.00

2025-287 Commissioner Hovis - Police Department (Animal Care and Enforcement) - To Accept and Appropriate Donation Received from The Carlee Cause Foundation in the Amount of \$1,175.00 per Budget Change Request:

Account Description	Account Number	Amount
Donations and Gifts	1000-GPD-200-00000-000000-000000-0000-02-445004-	(\$1,175.00)
Donations Expense	1000-GPD-200-00000-000000-000000-0000-02-520019-	\$1,175.00

2025-288 Commissioner Cloninger - Public Works - To Authorize the Purchase of Buffer Property Adjacent to the Gaston County Landfill, Located at 420 Fancy Hill Road, Dallas, NC (PID's 216060, 216061 and 216062) for \$175,000 Plus Associated Closing Costs and Directs the County Attorney to Draft Any Necessary Documents for the Transfer of Said Property and Authorizes the County Manager, or His Designee, to Execute Said Documents for Closing Purposes

2025-289 Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed June 2025 Tax Refunds be Made. (Releases and Refunds - \$0.00; Overpayments - \$10,213.36; VTS Refunds - \$510.03; Grand Total - \$10,723.39) as follows:

TAXPAYER NAME	AMOUNT
June 2025 RELEASES AND REFUNDS	

TOTAL	\$0.00
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June 2025 OVERPAYMENTS

Butcher, Melissa A	\$218.82
Carey, Laquisha	\$338.18
Cherry, Patrick Christopher	\$218.33
Collins, Marolyn	\$100.00
Collins, Marolyn	\$100.00
Farmer, Camille B	\$267.15
Fortune Venture 3 LLC	\$995.00
Franklin, Gary	\$109.74
Franklin, Gary	\$110.58
Hambrick, Anthony	\$350.64
Hance & Hance, PA	\$119.89
Harris, Selena W	\$110.00
Hernandez, Rogelio	\$534.11
Huffman, Charity Elizabeth	\$190.81
Jenkins, Benjamin	\$239.72
King, Inez	\$567.23
Kitchenmaster, Jamie Edward	\$230.49
Leggins, Willard Jeffrey	\$187.68
Leggins, Willard Jeffrey	\$158.94
Leggins, Willard Jeffrey	\$108.92
Leonhardt, Ronald A	\$147.30
Lunsford, Cathy Styles	\$113.47
McGinnis, John	\$461.54

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McGinnis, John	\$461.54
Meek, Thomas	\$116.55
Merritt Law PLLC	\$1,165.05
Newby, Francina	\$409.56
Ramos, Yaneth Ortiz	\$108.65
Rhyne, Kenneth	\$247.22
Rhyne, Kenneth	\$247.22
Rocket Close, LLC - North Carolina	\$704.75
The Lamar Companies	\$116.13
Thompson, Gregory Charles	\$148.00
Washburn, Jo Ann	\$320.09
Young, Timothy Chad	\$190.06
TOTAL	\$10,213.36

June 2025 VTS REFUNDS

Gordon, Ralph Gregory	\$106.31
LNS Turbo INC	\$268.81
Rush, James Alvin	\$134.91
TOTAL	\$510.03

GRAND TOTAL**\$10,723.39**

2025-290 Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed July 2025 Tax Refunds be Made. (Releases and Refunds - \$337.84; Overpayments - \$24,291.41; VTS Refunds - \$959.27; Grand Total - \$25,588.52) as follows:

TAXPAYER NAME	AMOUNT
July 2025 RELEASES AND REFUNDS	
A+ Lawn Care & Landscaping, Inc	\$142.59
Herman Reeves Sheet Metal, Inc	\$195.25
TOTAL	\$337.84

July 2025 OVERPAYMENTS

Atlas Title Company	\$324.88
Bates, Alissa	\$191.03
Baylock, Parrish	\$107.39
Bell, Rocio Garcia	\$172.04
Bridges, Jacklyn M	\$327.79
Britton, Andrew	\$295.61
Carey, Laquisha	\$313.86
Crank, Rhaleshia	\$215.15
Decker, Elton Earl	\$490.00
Falls, Barbara	\$199.24
Ferguson, Boyce W Jr	\$280.27
Franklin, Gary	\$106.77
Fretwell, Mark S	\$300.00
Gardner, William	\$137.40
Gardner, William	\$108.70
Gardner, William A	\$102.39
Green, Roger D	\$206.00
Green, Roger D	\$611.89
GSM Service Inc	\$8,486.61
Howard, Keith	\$214.89
Hughes, Nancy W	\$200.00
Ideal Title, LLC	\$158.92
Kuveikis, Tara	\$348.82
Lail, Mary Ann	\$122.77
Liverett Revocable Living Trust	\$127.00

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Mcclure, James	\$184.98
Miller, Beverly B	\$221.00
Nafisah, Khalid	\$285.08
Neely, J.H. Sr	\$266.00
Omodesola, Ajayi	\$110.83
Outen, Angela E	\$356.10
Ramos, Yaneth Ortiz	\$114.48
Ramsey, Tina	\$223.97
Revels, Jeffrey	\$105.94
Rowe, Shevon L	\$104.78
Rutherford Electric Membership Corporation	\$155.28
Smith, James	\$117.00
Snyder, Joshua	\$3,217.80
Southpoint Properties LLC	\$220.00
Spencer, Richard	\$173.10
Strange, Helen	\$294.00
Tasty Delites LLC	\$1,627.63
Tasty Delites LLC	\$1,502.11
Thompson, Deborah Watts	\$103.24
Thompson, Lisa	\$133.20
Thompson, Lisa Ramsey	\$103.60
Vincent, Rita Barber	\$109.00
Walker, Johnny R	\$235.00
Whitworth, Loretta	\$177.87
TOTAL	\$24,291.41

July 2025 VTS REFUNDS

Harwell, Leonard Charles	\$223.36
Kayton, Kaiser Woodward	\$113.36
Little, Kelly Wagner	\$207.05
Senior Total Life Care	\$415.50
TOTAL	\$959.27

GRAND TOTAL**\$25,588.52****Items Pulled from Consent Agenda****2025-291 Commissioner Hovis – Public Works – To Authorize the County Manager, County Attorney, or Their Designees to Execute Condemnation Actions to Acquire Permanent Utility Easements for the Tryon Elementary Waterline Extension Project**

Commissioner Cloninger advised she did not have any questions; wanted to vote on it separately.

Chairman Brown called for a motion to approve.

Commissioner Hovis introduced the motion to approve and Commissioner Keigher provided the second.

Chairman Brown called for discussion.

Commissioner Hovis explained that this property, which is part of an estate, has not been executed for the acquirement of the utility easement. Although the heirs are in agreement, there was a delay in obtaining final signatures, requiring the County to proceed with condemnation. The requested action is necessary to avoid delaying ARPA-funded waterline improvements. The project will

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provide potable water to Tryon Elementary School, and residents between Ramseur Road and Bessemer City (connecting with the Bessemer City's system). In addition, it ensures adequate pressure for the sprinklers at the Tryonota Volunteer Fire Department, and compliance with fire inspection codes. He stressed the action is not intended to infringe on property rights but is required to meet ARPA deadlines. He also reported that Bids came in under budget, which will allow for the potential reallocation of surplus ARPA funds to other shovel-ready projects meeting program criteria.

Chairman Brown called for the vote, and the BOC approved **2025-291** authorizing the County Manager, County Attorney, or their designees to execute condemnation actions to acquire permanent utility easements for the Tryon Elementary Waterline Extension Project.

The vote carried as follows:

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

Appointments

On motion introduced by Commissioner Fraley and seconded by Commissioner Brown, the BOC unanimously appointed Mr. Charles Vinson to the **Adult Care Home Community Advisory Committee** to a term ending August 31, 2026.

On motions introduced and seconded, the following individuals were unanimously appointed to the **Child Fatality Local Review Team**:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Fraley	Commissioner Brown	Mr. Jamie McConnell	June 30, 2029
Commissioner Hovis	Commissioner Fraley	Mr. William "Bill" Downey	June 30, 2029
Commissioner Keigher	Commissioner Fraley	Dr. Edward Smith	June 30, 2029

On motions introduced and seconded, the following individuals were unanimously appointed to the **Gaston County Planning & Zoning Board**:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Cloninger	Commissioner Hovis	Mr. Youthan R. Love	June 30, 2027
Commissioner Brown	Commissioner Fraley	Mr. Lee Brooks	June 30, 2027

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

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Cloninger	Commissioner Hovis	Mr. Darryl Barber	October 31, 2026 (Unexpired term)
Commissioner Keigher	Commissioner Fraley	Mr. Patrick Mumford	May 31, 2027 (Unexpired)

On motion introduced by Commissioner Keigher and seconded by Commissioner Fraley, the BOC unanimously appointed Mr. Thomas Gray to the **Tourism Development Advisory Board** to an unexpired term ending April 30, 2028.

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On motion introduced by Commissioner Brown and seconded by Commissioner Fraley, the BOC unanimously appointed Mr. Kevin P. Oliver to the **Juvenile Crime Prevention Council (JCPC)** to a term ending June 30, 2027.

Commissioners' Committee Reports

Commissioner Shehan reported attendance on August 16th to the **250th Anniversary of the Signing of the Tryon Resolves** along with Commissioners Cloninger and Hovis; **AM Optimist Great Travel Giveaway at Gastonia Conference Center** on August 23rd along with Commissioners Cloninger and Bailey; participation in the **44th Annual Invitational Golf Tournament for the Piedmont Council Boy Scouts** at Cramer Mountain on August 25th; **Gaston County Courthouse Impromptu Tour** on August 19th; expressed concerns following the visit and recommended scheduling a follow-up tour with the full Board and key staff, noting it would be eye-opening. He referenced recent discussions on staffing reductions and stated he believes the visit would instead demonstrate a need for significantly more staffing.

Chairman Brown suggested the Board members should visit in groups of three.

Commissioner Bailey addressed volunteer fire department (VFD) funding, noting feedback from several departments that many volunteers are full-time firefighters from other agencies. He expressed concern that some full-time firefighters may not have met qualifications or were dismissed elsewhere, though he is continuing to explore the matter. He stated that VFD contracts clarify Board expectations and suggested exploring recruitment programs similar to those used in the late 1970s and early 1980s, such as school outreach or summer camps. He also discussed courthouse staffing, reporting input from the Sheriff's Office and other departments. He noted that fully staffing the courtrooms and stations would require approximately 29 positions, while only 20 are currently assigned, leaving a shortfall of at least nine. He recalled working at the Sheriff's Office in the 1990s when the County lost a lawsuit for insufficient jail staffing and cautioned against the risk of another lawsuit should inadequate courthouse security result in harm to a citizen, deputy, judge, or staff member.

Commissioner Cloninger reported attendance to the **Downtown Dallas Coffee and Conversation; Legislative Day in Mount Holly; Miss NC Send Off to Miss America Pageant.**

In response to Commissioner Bailey's remarks, Commissioner Hovis commented on the qualifications for volunteer and paid fire department staff. He noted that these qualifications were established in the 2013 contract and remain unchanged under current state requirements and the current ratified contract. He emphasized that all personnel meet these requirements without exception. He encouraged anyone with concerns about staff qualifications to contact him directly, providing names so records can be reviewed in confidence. He noted that proper certification – including licensure to operate fire vehicles and Level 1 EMT training – is extensive, requiring hundreds of hours, and that no personnel respond to fire calls without full certification. As the liaison between the Board and the Fire Commission, he affirmed the County's commitment to support volunteers, respecting their mission and ensuring compliance with all standards. He also clarified that the County has no intention of creating a county-wide fire department and values the vital service that volunteer firefighters provide to the community.

Commissioner Keigher reported that he and Commissioner Hovis attended the **118th Annual NCACC Conference**; reported attending the **Gaston College Board of Trustees** meeting on

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August 25th noting that the College offers 61 degree programs along with diploma and certificate programs, with more than half of the courses available online. Over the past two semesters, the College awarded nearly 900 associate degrees. Gaston College was named by *USA Today* as one of the top 250 vocational schools in the United States in 2025. Enrollment for the 2024-25 academic year totaled 8,700 students. The College has maintained the #1 LPN Nursing Program in the state from 2021 through the current year, is the only North Carolina community college offering a textile program with a state-of-the-art training facility and maintains guaranteed transfer admission partnerships with 11 state universities.

Chairman Brown commended Mr. Marc Bolick, Director of Housing Rehabilitation, and his team for their contributions to the community, highlighting their impact through construction projects and related efforts.

County Manager's Report

No report.

County Attorney's Report

No report.

Other Matters

Chairman Brown announced the September 9th Work Session has been cancelled due to lack of business items.

Adjournment

By unanimous consent, Chairman Brown adjourned the Regular Meeting of August 26, 2025 at 7:03 pm.

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

Chad Brown, Chairman
Gaston County Board of Commissioners

Donna S. Buff
Clerk to the Board

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