



# **Gaston County**

## **Board of Commissioners**

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

*Chairman Chad Brown*  
*Vice-Chairman Bob Hovis*  
*Cathy Cloninger*  
*Allen R. Fraley*  
*Kim Johnson*  
*Tom Keigher*  
*Ronnie Worley*

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Tuesday, June 13, 2023

Meeting Agenda

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### **Work Session (Non-Voting)**

**6:00 PM**

CALL TO ORDER

#### **I. SERVICE RECOGNITION - DR. JEFF BOOKER, SUPERINTENDENT, GASTON COUNTY SCHOOLS**

#### **II. PROCLAMATIONS, COMMENDATIONS, AWARDS, CERTIFICATES**

- A.** Commissioners Keigher & Worley - BOC - Commendation - Governor's Volunteer Service Award
- B.** Commissioners Hovis & Worley - County Manager - Proclamation - To Recognize June 19th as "Juneteenth" in Gaston County
- C.** Certificates in Appreciation for Public Service
  - 1. Brandy M. Lee, Animal Care and Enforcement Advisory Board
  - 2. Rev Ronald Bowers, Child Fatality Prevention Team (CFPT), Community Child Protection Team (CCPT)
  - 3. Chad Simpson, Equalization and Review Board
  - 4. Curtis D. Conner, Jr., Joanna Fulbright, Kevin Gordon, Jeffery L. Hovis, Tony Robinson, John B. Wilson, Gaston County Fire Commission
  - 5. Johnsie Richardson, Nursing Home Community Advisory Committee
  - 6. Cam Carpenter, Mark Schultz, Parks and Recreation Advisory Board
  - 7. Kevin Gordon, Woodrow Thomas, SARA Local Planning Committee (LEPC)
  - 8. Benjamin Levin, Workforce Development Board

#### **III. PRESENTATIONS (Limited to 15 Minutes)**

- A.** PRESENTATION - ADULT CARE HOME & NURSING HOME COMMUNITY ADVISORY COMMITTEE REPORTS:
  - Ms. Cindy Kincaid, Centralina Council of Governments, Ombudsman Program Manager/ Gaston and Lincoln Counties
- B.** PRESENTATION - SOUTH POINT ACCESS OPPORTUNITY:
  - Ms. Cathy Hart, Director, Parks and Recreation

#### **IV. OTHER MATTERS**

#### **V. ADJOURNMENT**

***The Regular County Commission Meeting Will Follow Immediately - See Next Page for Agenda.***



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### **REVISED - Rescheduled Regular Meeting (Voting)**

#### **(To Immediately Follow the Work Session)**

CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE

- I. ADOPTION OF THE FY24 GASTON COUNTY FIRE PROTECTION SERVICE DISTRICT BUDGET AND TAX RATE**
  - A. Accept Citizen Comment**
  - B. Commissioner Hovis - To Adopt a Resolution to Approve the FY23-24 Order to Levy and Collect Ad Valorem Tax for the Gaston County Fire Protection Service District; Approve the FY23-24 Budget Allocations for Contracted Fire Departments; and Set the FY23-24 Rates for the Long Shoals and South Gastonia Fire Protection Districts to Zero**
- II. FY2023-2024 GASTON COUNTY BUDGET ORDINANCE AMENDMENT**
  - A. Commissioner Brown - To Amend the FY 2024 Budget Ordinance to Include the Unified Fire Protection Service District Fund and a Revised Emergency Telephone Fund**
- III. PUBLIC HEARINGS**
  - A. Public Hearing - RE: Commissioner Cloninger - Building & Development Services -Zoning Map Change: REZ-23-03-24-00147, Hanna & Joseph Weston (Applicants); Property Parcel: 307957, Located off Will Rhyne Road in Dallas, NC, Rezone 1.5 Acres from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay**
    - 1. Receive Citizen Comment
    - 2. Close Public Hearing
    - 3. Accept Motion to Approve Resolution

- B. Public Hearing - RE: Commissioner Worley - Building & Development Services - Zoning Map Change: REZ-23-04-19-00150, Linda Geressy (Applicant); Property Parcel: 190582 (new 309981, 309982), Located at 4536 S New Hope Rd. in Gastonia, NC, Rezone from (R-1) Single Family Limited Zoning District with (US) Urban Standards & (CH) Corridor Highway Overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards & (CH) Corridor Highway Overlays
  - 1. Receive Citizen Comment
  - 2. Close Public Hearing
  - 3. Accept Motion to Approve Resolution
- C. Public Hearing - RE: Commissioner Worley - Building & Development Services - Zoning Map Change: Conditional District REZ-23-04-03-00149, MBI Carolinas LLC (Applicant); Property Parcels: 207357 & 207358, Located at 505 & 509 Catawba Point Way in Belmont, NC, Rezone from (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (CD/C-1) Conditional District Light Commercial Zoning District with (US) Urban Standards Overlay
  - 1. Receive Citizen Comment
  - 2. Close Public Hearing
  - 3. Accept Motion to Approve Resolution
- D. Public Hearing - RE: Commissioner Keigher - Historic Preservation Commission - An Ordinance To Designate Flint Mill No. 2 Located at 1910 Hunt Avenue in Gastonia, NC, Gaston County as a Historic Property Pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina
  - 1. Receive Citizen Comment
  - 2. Close Public Hearing
  - 3. Accept Motion to Approve Resolution
- E. Public Hearing - RE: Commissioner Keigher - To Approve a Gaston County Level Two 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 IDI Logistics
  - 1. Receive Citizen Comment
  - 2. Close Public Hearing
  - 3. Accept Motion to Approve Resolution

#### IV. BUSINESS AGENDA

##### A. AGENDA REVISION/APPROVAL

- 1. *ADDED: Section VI., Item W.*
- 2. *ADDED: Section VI., Item X.*

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

#### VI. CONSENT AGENDA

- A. Commissioner Brown - Budget & Strategy - To Approve the Carry Forward of an Estimated\$5,507,695 from FY 2023 into FY 2024

- B. Commissioners Keigher & Worley - BOC - Commendation - Governor's Volunteer Service Award
- C. Commissioner Brown - BOC - To Revise the Gaston County Board of Commissioners' Regular Meeting Schedule for July 2023 to Reschedule the July 11th Work Session and the July 25th Regular Meeting to Thursday, July 27th - 6:00 P.M.
- D. Commissioners Hovis & Worley - County Manager - Proclamation - To Recognize June 19th as "Juneteenth" in Gaston County
- E. Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information
- F. Commissioner Hovis - Finance - To Appropriate \$217,000.00 for New FY23 GASB 87 Leases
- G. Commissioner Hovis - Finance - To Appropriate Additional Revenue and Appropriate Fund Balance for Special Revenue Funds and the Self-Insurance Fund for FY2023
- H. Commissioner Hovis - Finance - To Transfer Fund Balance Funds from Capital Improvements Fund to the Community Investment Fund (\$13,000,000)
- I. Commissioner Hovis - Finance - To Amend BOC Res #2023-168, Adopted May 25, 2023, to Revise the County Payment Obligation Date and to Adopt a Resolution Authorizing Finance Terms for the Rolling Stock Bid Award
- J. Commissioner Hovis - Finance - Administrative Correction - To Correct Budget Change Request for Resolution 2022-281 Adopted at 9/27/2022 BOC Meeting
- K. Commissioner Fraley - GEMS - To Accept and Appropriate Funds from the Gaston County Apprenticeship Program (\$22,035.08)
- L. Commissioner Worley - Library - Administrative Correction - To Correct and Increase Fee Schedule (Resolution 2023-154 Adopted at 5/9/2023 BOC Meeting)
- M. Commissioner Cloninger - Parks and Recreation - To Accept and Appropriate Carolina Thread Trail Grant Funds (\$92,375)
- N. Commissioner Worley - Parks and Recreation - To Approve a Conservation Easement for the Catawba Cove Property and Authorize the County Manager or her Designee to Execute Necessary Documents for Recording Purposes
- O. Commissioner Hovis - Police Department (Animal Care and Enforcement) - To Accept and Appropriate Donation Received from Lucky NC Dogs Looking for Rescue (\$50.00)
- P. Commissioner Hovis - Police Department (Animal Care and Enforcement) - To Accept and Appropriate Donation Received from PayPal Accounts in the Amount of \$61.00
- Q. Commissioner Brown - Police Department - To Approve the Interlocal Agreement Providing for Telecommunications Dispatch and Public Safety Computer for the City of Cherryville Fire Department, the City of Mount Holly Fire Department and the City of Lowell Police Department

- R. [Commissioner Cloninger - Public Works - Proclamation - To Proclaim the Week of June 17-23, 2023, as Waste and Recycling Workers Week](#)
- S. [Commissioners Brown, Hovis & Keigher - Public Works - To Authorize the Purchase of Property Located at 699 Reverse Curv, Gastonia \(PID 104363\), and Authorize Fund Balance Transfers for the Total Purchase Price \(\\$250,000\) and the Estimated Closing Costs \(\\$10,000\)](#)
- T. [Commissioner Cloninger - Sheriff's Office - Retirement Commendation - To Award the Service Side Arm and Badge to Retired Sheriff Alan Cloninger](#)
- U. [Commissioner Brown - Tourism Development - To Approve the Tourism Development Board's Revised By-Laws](#)
- V. [Commissioner Brown - Veterans Services - To Accept and Appropriate North Carolina Department of Military and Veterans Affairs Grant \(\\$6,277\)](#)
- W. [ADDED/ Commissioner Brown - Register of Deeds - To Appropriate Fund Balance for Register of Deeds Technology Lease Renewal \(\\$100,000\)](#)
- X. [ADDED/ Commissioner Johnson - Sheriff's Office - To Approve the Transfer of \\$24,999 from the General Government Capital Fund to the General Fund](#)

## **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**