

**ADOPTED**

**SEP 19 2024**

**388**

**Gaston County Board  
of Commissioners**

**GASTON COUNTY**

**COMMISSIONER'S COURT**

**NORTH CAROLINA**

**AUGUST 27, 2024**

The Gaston County Board of Commissioners (BOC) met in Regular Session at 6:00 pm on August 27, 2024 in The Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse.

Chairman Chad Brown presided with Commissioners Bob Hovis, Vice-Chairman; Cathy Cloninger, Allen R. Fraley, Kim Johnson, Tom Keigher and Ronnie Worley in attendance.

Others present included Matthew Rhoten, County Manager; Charles L. Moore, Interim County Attorney; and Donna S. Buff, Clerk to the Board.

Chairman Brown welcomed Grant Austell, Boy Scout member, who was in attendance to get a certificate for his service badge.

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

Chairman Brown recognized former Mayors Richard Boyce, Jennie Stultz, and Mayor Larry Simonds of the City of Lowell in attendance; he also recognized Mr. Matthew May.

**Postponed Zoning Matters**

Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-24-06-05-00182, Jonathan Wiley (Applicant); Property Parcel: 166759, Located at 2235 Philadelphia Church Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

Chairman Brown announced that a public hearing was duly held and closed on July 23, 2024, to rezone parcel 166759 from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District; the Planning Board voted unanimously to approve the request. The BOC voted to postpone its consideration until the August meeting to allow the applicant some additional time to consider available options.

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

Mrs. Kanburoglu advised Mr. Jonathan Wiley's request is to rezone parcel 166759 from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District. The Unified Development Ordinance (UDO) allows the BOC to approve or deny the request as presented; if denied, the Applicant must wait one year to submit a general rezoning application to the (R-2) zoning district; Applicant may also submit a general rezoning request for another district or apply for a conditional rezoning request with no wait time. The Planning Board heard the request at its July meeting and unanimously recommended approval. Staff finds the request is consistent with the Comprehensive Land Use Plan (CLUP).

Chairman Brown called for questions from the BOC; hearing none, called for a motion to approve.

Commissioner Keigher introduced the motion for discussion, and Commissioner Worley provided the second. After consideration of the map change application, public hearing

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comment and recommendation from the Planning Board and Planning staff, and hearing no further discussion, the Chairman called for the vote and the motion failed to carry. 2024-277 was **DISAPPROVED** by a unanimous vote:

- 1) The map change request **is not consistent** with the County's approved Comprehensive Land Use Plan. It is inconsistent with the goals of the Comprehensive Land Use Plan as it will allow for additional commercial uses that are not allowed in the existing zoning district. The future land use of this parcel is Rural which is characterized by plenty of open space along with farmstead-style housing and agribusiness. The County Attorney also provided the statement for the record.  
  
The Commission considers this action to be **not reasonable** and in the public interest, based on: incompatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 166759, is hereby **disapproved**.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

Chairman Brown moved to the next item of business.

Public Hearing - RE: Commissioner Fraley - Building & Development Services - Zoning Map Change: REZ-24-06-17-00184, Callie Hahn (Applicant); Property Parcel: 205179, Located at 110 Rayfield Dr., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

Chairman Brown announced the Public Hearings as advertised, outlined the Rules of Procedures for the hearings, and called for a motion to enter into Public Hearing.

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

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

Mrs. Kanburoglu advised subject rezoning request is from Callie Hahn (Applicant) for parcel 205179 located at 110 Rayfield Dr.; the request is to rezone 9.6 acres from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District.

She reviewed vicinity and orthophoto maps, aerial photo collections, zoning, and adjacent property owners' maps and advised as follows:

- *Vicinity map* depicts the parcel is located in the northwestern portion of the County (east of Cherryville)
- *Orthophoto map* depicts the property is currently vacant and has been since 2007; there is a mix of site-built, single-wide, and double-wide homes in the area
- *2000 aerial photo collections* show there used to be two single-wide manufactured homes on the property; by 2005, the home located towards the front of the lot was removed; by 2007, both structures had been removed; no structures have been placed on the lot since
- *Zoning map* depicts the parcel is zoned (R-1); the end of Rayfield Dr. is zoned (R-2). She stated that staff notes that even though the area is zoned (R-1), there are several existing non-conforming manufactured homes, as seen on the orthophoto map
- *Adjacent property owners map and listing* depicts those who were notified with information about tonight's public hearing

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- Staff has not received any calls or inquiries about the request

The site will be serviced by a private well/septic system; Rayfield Dr. is a public road owned and maintained by NCDOT.

The GCLMPO (Gaston-Cleveland-Lincoln Metropolitan Planning Organization) advised there are no funded transportation improvement plans on the STIP (State Transportation Improvement Program), MTP (2050 Metropolitan Transportation Plan) or the CTP (Comprehensive Transportation Plan); the Building Plan Review Team and EMS (Emergency Management Services) did not have additional comments for the request.

The property is located in *Area 1: Rural Gaston/Northwest Gaston*; key issues for citizens in the area include preservation of open space, road improvements and better connectivity to other areas of the County and throughout the region, increased job opportunities, preservation of agriculture by maintaining the rural "feel" of the community.

The future land use designation is *Rural*, characterized by plenty of open space, farmstead-style housing, and agribusiness and residential homes located on larger lots.

Staff finds the proposed zoning district and use are consistent with the Comprehensive Land Use Plan (CLUP).

She concluded that the Planning Board unanimously recommended approval of the request at its meeting.

Chairman Brown called for comments from the Applicant.

Ms. Callie Hahn (Applicant), 104 Rayfield Dr. (Bessemer City, NC), advised of plans to put a new double-wide on the lot for their son and his future wife if it is rezoned.

Chairman Brown called for citizen comment, for questions from the BOC and for additional comments; none were heard.

Chairman Brown declared the Public Hearing closed and recapped the Planning Board's recommendation for approval via an 8-0 vote.

Chairman Brown called for a motion to approve.

On motion introduced by Commissioner Worley and seconded by Commissioner Keigher, the BOC unanimously approved **2024-278**, upon consideration of the map change application, public hearing comment and recommendation from the Planning 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 and maintain the rural "feel" of the community, as envisioned by the Rural Gaston area of the Comprehensive Land Use Plan.

The Commission considers this action to be reasonable or 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: 205179, is hereby approved,

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effective with the passage of this Ordinance to be rezoned to the (R-2) Single Family Moderate Zoning District.

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

Chairman Brown requested 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-24-06-29-00186, Racheal Blakney and Amanda Bellmore (Applicants); Property Parcel: 171733, Located at 220 Brentwood Ln., Stanley, NC, Rezone from the (R-2) Single Family Moderate Zoning District with the (US) Urban Standards Overlay to the (R-3) Single Family General Zoning District with the (US) Urban Standards Overlay

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

Mrs. Wiggins advised the above-mentioned request is from Racheal Blakney and Amanda Bellmore (Applicants) for parcel 171733 located at 220 Brentwood Ln., Stanley, NC; the property owner is Edward Blakney; the request is to rezone 1.74 acres from the (R-2) Single Family Moderate Zoning District with the (US) Urban Standards Overlay to the (R-3) Single Family General Zoning District with the (US) Urban Standards Overlay.

She reviewed vicinity, orthophoto, zoning, and adjacent property owners maps and advised the parcel is located north of Ranlo/Spencer Mountain/Gastonia, east of Dallas, and south of Stanley; the orthophoto shows the site with a residential dwelling and an accessory structure; the dwelling burnt down and was removed from the site; the parcel is zoned (R-2) and has surrounding (R-2) and (R-1) in a heavily residential area of stick built and manufactured housing; adjacent property owners received notices about the public hearing; she reviewed the map and listing of owners' information that received the notices.

The site is served via a private well/septic system and fronts Brentwood Ln., a public road.

The property is located in *Area 3: Riverfront Gaston/Northeast Gaston* of the Comprehensive Land Use Plan (CLUP); key issues for citizens in the area include the preservation of open space, road improvements, and better connectivity to other areas of the County and throughout the region, increased job opportunities and maintaining the rural "feel" of the area.

The future land use designation is *Rural*, which exemplifies Gaston County and its existing natural resources throughout the jurisdiction; residential homes are located on large lots and are set back from the roads they front upon; it is understood that this is the default use designation for the County.

The TRC (Technical Review Committee) reviewed the project and had no comments at this time; the GCLMPO (Gaston-Cleveland-Lincoln Metropolitan Planning Organization) advised there are no planned transportation projects in the immediate vicinity.

The Planning Board heard the request at its July 29<sup>th</sup> meeting and recommended approval via an 8-0 vote; this concludes the presentation.

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Chairman Brown called for comments from the Applicant.

Ms. Amanda Bellmore (Applicant) advised the parcel belongs to her father (Edward Blakney); in October 2023, her nephew and brother died in the house that burnt down; her dad has lived on this property most of his adult life and would like to put something back out there to live in; they attempted putting a double-wide out there, but it was not cost-effective for her 82-year-old dad.

Chairman Brown called for citizen comment.

Ms. Bellmore returned to the podium and stated she was speaking for the applicant's neighbor, Joyce Curtis, 240 Brentwood Lane (in attendance). She advised Ms. Curtis wanted to inform the BOC that there is a good mixture of single/double-wide homes down Brentwood Ln.

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

Chairman Brown recapped the Planning Board unanimously recommended approval via an 8-0 vote.

Chairman Brown called for a motion to approve.

On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC unanimously approved **2024-279**, upon consideration of the map change application, public hearing comment, and recommendation from the Planning 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, which is the closest future land use designation. Rural areas are classified as having large lots with farmstead-style housing set back from the roads they front upon. There are opportunities for agribusiness ventures as well.

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: 171733, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-3) Single Family General 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 requested the County Attorney to provide the Consistency Statement to the Clerk for the record.

Public Hearing - RE: Commissioner Brown - Building & Development Services - Zoning Text Amendment: TEXT-24-04-26-00012 - May Green Properties (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 5 (Permit and Modification Procedures); Section 5.15.1 (Minor Modification Table); and Chapter 13 (Subdivision Regulations); Section 13.27 (Public Utilities and Services)

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

Mrs. Kanburoglu provided an overview of the case (**Slide 1**) and advised the proposed text amendments to chapters 5 and 13 of the Subdivision Ordinance were requested by May Green Properties; if approved, section 13.27 (*Public Utilities and Services*) would amend the distance required for streetlights within subdivisions. The addition in Chapter 5 (*Permit and Modification Procedures*) would allow the Administrator to require additional streetlights where necessary for public safety purposes.

**Slide 2: Chapter 5 Text Amendment**

- The proposed additional text for Chapter 5 would require the Administrator to coordinate with public safety officials to review and determine together if residents of the neighborhood would benefit from additional streetlights, in addition to what the change in Chapter 13 would require.

**Slide 3: Chapter 13 Text Amendment**

- The first text amendment proposed by staff (and what Applicant submitted originally) increases the distance from 200' to 400' max in between streetlights in a subdivision
- Staff met with legal, emergency services, and planning/zoning staff to review the proposal and determined the main concern for emergency vehicles is 'addressing' and not the distance between lights; staff added sections 1 and 2 reiterating the Ordinance that mentions addressing
- Staff also added addressing to the checklist for final zoning compliance on new single-family homes.

**Slide 4: Chapter 13 - Staff Recommended Text to Planning Board**

- Staff recommended text creates an interval of distances between streetlights based on the proposed lot size within a subdivision; the larger the lot size, the farther streetlights can be placed from one another
- Staff included additional requirements to ensure the amenities area would be adequately lit, light fixtures would be decorative in nature, and the County would not accept responsibility for maintaining any streetlights within a subdivision.

**Slide 5: Chapter 13 - Planning Board Recommendations for Approval**

- The Planning Board recommended a change for the second interval, which would affect lots greater than one acre in size; staff originally proposed a range of 300' to 500'; Planning Board requested reducing that range to 300' to 400'.

The Planning Board unanimously recommended approval of the Text Amendments' request (as amended); staff found the amendments support the goals of the Comprehensive Land Use Plan (CLUP).

Chairman Brown called for citizen comment; he thanked the Planning staff for the clarity they were able to provide on the request.

Mr. Tom Smith (Applicant), 938 Timbercreek Drive, York, SC, advised May Green Properties is his family's company; for the last 35 years, their niche has been acreage tracts for people to build homes; learned about the UDO's 200' separation when they started the process with the County;

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their smallest lots are 150' and the requirements made it impractical; due to the nature of what they do, people really do not like streetlights (part of why they move out to the country); lights today are a little brighter than they use to be. He noted they are not trying to cut corners, and this request is purely based on the atmosphere within the lots. He also pointed out that they sell to individuals and local builders, which employ local companies (local plumbers, framers, exterminators, etc.) who do the work.

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

Chairman Brown recapped that the Planning Board unanimously recommended approval of the text amendments.

Chairman Brown called for a motion to approve.

On motion introduced by Commissioner Hovis and seconded by Commissioner Fraley, the BOC unanimously approved **2024-280**, upon consideration of the proposed amendments, public hearing comment and Planning Board and Planning staff recommendation, the County Commission considers this action to be reasonable and in the public interest as it is consistent with the goals and vision of the Comprehensive Land Use Plan as the proposed text amendment meets Goal 6 (Improve the image of Gaston County both to current and potential residents, focusing on retaining and increasing the population of young professionals) and Goal 7 (Emphasize the importance of our natural resources through highlighting natural environments and encouraging the use of environmental recreation) of the Comprehensive Land Use Plan, as the text changes will provide developers more opportunities to preserve the natural features of subdivisions and keep them more "rural" in feel.

The County Commission hereby approves, effective with the passage of the Ordinance the amendments to UDO Chapter 5 (Permit and Modification Procedures); Section 5.15.1 (Minor Modification Table); and Chapter 13 (Subdivision Regulations); Section 13.27 (Public Utilities and Services).

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

Sec. 5.15.1 Development and zoning district standards.

B. Minor Modifications Allowed. Table 5.15-1 indicates those minor modifications that are suitable for approval by the Administrator.

TABLE 5.15-1: Minor Modification Table		
Standard That May be Modified	Modification Allowed	Subsection
Façade and HVAC Encroachment- Placement of Eaves, Gutters, Cornices, Bay Windows, and HVAC Equipment	An eave, bay window or external HVAC equipment may extend into the required front, side or rear yard by no greater than three feet, but in no case closer than five feet to an adjoining property line. <sup>1</sup>	
Handicap Ramp Encroachment- Placement of Handicap Ramps	A ramp designed to accommodate handicapped persons may extend into a required front, side or rear yard, but in no case closer than five feet to an adjoining property line. <sup>1</sup>	



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Uncovered and Unenclosed Decks, Porches and Terraces	Such decks, porches and terraces which are not in any part more than six feet above the finished grade level shall not project more than 25 percent into any required yard setback. <sup>1</sup>	
At-grade Driveways, Paths, Walks or Uncovered Concrete Slabs	May be placed in any required setback.	
Other Yard or Height Encroachments	One foot or ten percent of the required yard standard, whichever is less. <sup>1, 2</sup>	
Reduction in the Required Amount of Landscaping or Buffering Plant Materials	Refer to Section 11.1.2.F.	
Accessory Structures	An accessory structure may exceed its maximum area requirement by up to three percent.	
Nonconforming Uses	Expansion of nonconforming use per Sections 3.5.1(C) and Section 3.5.4(C)	5.15.1.B.1.
Nonconforming Structures	Expansion of certain nonconforming structures in accordance with Section 3.5.5.B.	5.15.1.B.2.
Family Care Homes	Provision for two or more family care homes to be located within one-half mile of each other per Section 8.1.6	5.15.1.B.3.
Extended Operating Hours	Extend operating hours for certain non-residential uses in Residential zoning districts per Section 9.20.	5.15.5.B.4.
Streetlights in Subdivisions	Additional streetlights may be required for public safety in the reasonable determination of public safety officials with authority.	
1 In no case shall the Administrator have the authority herein to allow for a building encroachment into any of the following: 1. Street or railroad right-of-way; 2. Street or utility easement; 3. Designated floodplain or floodway areas; 4. Encroachment into another lot or parcel; 5. Encroachment into land that lies in another local government's planning jurisdiction, unless approval from that local government is given to do so.		
2 The Administrator shall only be able to grant such modification if the petitioner can demonstrate that the modification required was not the result of a deliberate action to circumvent the terms of this Ordinance.		

**Sec. 13.27 Public utilities and services.**

- A. All public utilities and service lines shall be below ground to the point of service. This includes, but is not limited to, lines for electric service, cable service, telephone service, water service, and wastewater services.
- B. Easements shall be provided for storm and sanitary sewers, water lines, and other utilities in such widths, and at such locations as may be required by the County in order to properly serve the lot and adjoining realty; but in no event shall the County require less than easements of ten feet in width along all rear lines and exterior side lot lines, and five feet in width along each side of all interior side lot lines.
- C. No principal or accessory structure may be placed within a utility easement.
- D. Streetlights shall be installed by the subdivider, owner, or developer in all subdivisions of six or more lots via underground distribution along all proposed streets and along all adjoining streets at the developer's expense. The placement of streetlights shall be at 200-300 foot intervals in subdivisions with lots less than one (1) acre in size and 300-400 foot intervals in subdivisions with lots greater than 1 acre in size.
  - 1. All streetlights shall meet Section 9.13: Outdoor Lighting.
  - 2. All addressing for new subdivisions shall meet Section 14-191 in the County Code of Ordinances.
  - 3. Amenity Centers and facilities for public use shall have adequate lighting so that public safety is ensured.
  - 4. Light fixtures shall be decorative in appearance. Wooden poles are prohibited.
  - 5. The County will not accept responsibility for the streetlights. A maintenance plan must be noted in the approved site plan for the subdivision.

Chairman Brown requested the County Attorney to provide the Consistency Statement to the Clerk.

Public Hearing - RE: Commissioner Brown - EDC - To Approve a Gaston County Level One Or 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 Project Nexus

Chairman Brown introduced Ms. Alisha Summey, Economic Development Commission (EDC) Assistant Director, for comments.



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Ms. Summey advised Project Nexus is looking to construct a 170,000SF shell building in the County at a capital investment of \$27M (estimated); the vacant property under consideration is on Cox Rd. next to the rail line (across from Piedmont Plastics Surgery); currently, the County has a few shell buildings available (from 10,000SF - 1.2M SF), but facilities for this size is lacking, especially for single-tenant users; some of the larger shell buildings are multi-tenant and have already been leased; a lot of the prospects looking to locate here are single-tenant users, so this will open up more attractions' opportunities and ultimately lead to more capital investment and more jobs; staff plans to ask City of Gastonia to approve a Level 2 grant next week.

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 Keigher and seconded by Commissioner Hovis, the BOC unanimously approved **2024-281** as follows:

WHEREAS, Project Nexus is considering a total investment of \$27,000,000 to establish a 170,000 square foot warehouse and distribution facility near Cox Road, with the expectation to complete this investment on or before December 31, 2026; 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; and,

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

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

WHEREAS, the County will prepare a detailed Economic Development Agreement (EDA), between Project Nexus, the County and the City of Gastonia, so as to induce the firm to generate significant capital investment in a facility which will enhance the County's ability to attract additional business and industry which provide good job opportunities.

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

Chairman Brown announced that the Public Hearings had concluded.

### **Agenda Revision/Approval**

On motion introduced by Commissioner Hovis and seconded by Commissioner Worley, the BOC unanimously approved the Agenda of August 27, 2024.

### **Approval of Minutes**

On motion introduced by Commissioner Worley and seconded by Commissioner Fraley, the BOC unanimously approved the Minutes of the Regular Meeting of July 23, 2024, the Closed Session of

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July 23, 2024 – NCGS143-318.11(a)(3) and (5), and the Closed Session of August 13, 2024 – NCGS 143-318.11(a)(3) and (a)(4).

### **Citizen Recognition**

Mayor Larry Simonds, 1603 Power Dr., Lowell, NC, expressed his concerns about the increase in the fire protection tax and the impact on municipalities. He also commented on County hiring practices, salaries and positions, teacher salaries, etc., and urged the BOC to never defund the Police Department and Sheriff's Office.

Mr. Bill Carstarphen, 135 Mockingbird Ln., McAdenville, NC, and President of Pharr, referenced an item on the BOC agenda related to conversations that Pharr has had with County Tourism Development staff and other County staff on potentially moving Tourism from the Joe D. Carpenter Building in Belmont, to a newly renovated historic old textile mill in McAdenville; he thanked BOC members for discussing the possibilities and noted Ms. Jessica Trombold, Pharr Executive Vice President, and Mr. Bob Clay, Pharr's Real Estate Advisor, are present to answer any questions from the BOC.

### **Consent Agenda**

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

Commissioner Keigher advised that item "Z" involved the Martin Luther King (Jr.) monument; a fair amount of discussion has occurred regarding its ownership in the past, present and future; the BOC will be voting to take possession of that property; recognized and thanked former Mayors (Richard) Boyce and Jennie Stultz, Mr. Matthews and Rev. Pierre Crawford for their attendance and for all the work and effort they put into it.

Chairman Brown also thanked them for their many years of community involvement and thanked them for putting Gaston County first.

Chairman Brown called for the vote, and the BOC unanimously approved the Consent Agenda as follows:

### **2024-282 Board of Commissioners - A Resolution Approving Revisions to the Procedures of the Gaston County Board of Commissioners as follows:**

- WHEREAS, the Gaston County Board of Commissioners recognizes the need for the adoption of a standard method of operations, and in keeping with N.C.G.S § 153A-41, the Board adopted its Standard Operating Procedures (hereinafter "Procedures"), Resolution 2023-089, at its Regular Meeting of March 28, 2023 (and as amended thereafter); and,
- WHEREAS, the Board feels it is prudent and necessary to periodically review and update its Procedures for consistency with current laws, County ordinances and policies, best practices, and organizational philosophy; and,
- WHEREAS, proposed revisions to Part IV., Rule 8; Part VI., Rule 16; and Part VIII., Rule 32 of the Procedures are outlined in Exhibit A.

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NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners adopts Revisions to its Standard Operating Procedures, as outlined in Exhibit A, and authorizes the County Attorney or Clerk to the Board to correct any minor administrative errors in the Procedures, if necessary.

BE IT FURTHER RESOLVED that any conflicting language from prior Resolutions of the Board is hereby rescinded.

**2024-283 Commissioner Brown - BOC - To Revise the Gaston County Board of Commissioners' Regular Meeting Schedule for September 2024 to Reschedule the September 10th Work Session and the September 24th Regular Meeting to Thursday, September 19th - 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 2024 BOC Meeting Schedule to Reschedule the September 10<sup>th</sup> Work Session and the September 24th Regular Meeting to Thursday, September 19th - 6:00 P.M.

**2024-284 Commissioner Worley - Budget & Strategy - To Accept and Appropriate Family Violence Prevention and Services Act (FVPSA) American Rescue Plan (ARP) Supplemental Grant Funds to HUSN to Support Survivors of Domestic Violence (\$42,836) per Budget Change Request:**

Account Description	Account Number	Amount
Federal Grant Rev-FY25NCCFW FV	1000-CSS-291-29102-00000-000000-0000-05-410000-G0114	(42,836.00)
Salaries-FY25 NCCFW FVPSA/ARP	1000-CSS-291-29102-00000-000000-0000-05-510001-G0114	22,853.40
FICA-FY25 NCCFW FVPSA/ARP	1000-CSS-291-29102-00000-000000-0000-05-510100-G0114	1,748.29
Retirement-FY25 NCCFW FVPSA/AR	1000-CSS-291-29102-00000-000000-0000-05-510101-G0114	2,943.51
401K Contr-FY25 NCCFW FVPSA/AR	1000-CSS-291-29102-00000-000000-0000-05-510102-G0114	559.08
Hlth Insur-FY25 NCCFW FVPSA/AR	1000-CSS-291-29102-00000-000000-0000-05-510103-G0114	1,654.73
Dental Insur-FY25 NCCFW FVPSA	1000-CSS-291-29102-00000-000000-0000-05-510104-G0114	43.62
Life Insur-FY25 NCCFW FVPSA/AR	1000-CSS-291-29102-00000-000000-0000-05-510105-G0114	19.46
TranslHous-FY25 NCCFW FVPSA/AR	1000-CSS-291-29102-00000-000000-0000-05-530053-G0114	13,013.91

**2024-285 Commissioner Worley - Budget & Strategy - To Accept and Appropriate Additional Federal Funds for a 21st Century Community Learning Center Grant for Woodhill and Pleasant Ridge Elementary Schools (Year 1 \$378,750 / Total Grant for 3 Years - \$1,136,250) per Budget Change Request:**

Account Description	Account Number	Amount
OtherContr&Subs-21stCntCLC17	1000-FIN-140-00000-000000-00000000-0000-01-570006-G0117	\$378,750
Federal Grant Rev-21stCntCLC17	1000-Fin-140-00000-21Cent-Year001-0000-01-410000-G0117	(\$378,750)

**2024-286 Commissioner Worley - Building & Development Services - Housing Rehab - To Accept and Appropriate State Grant Funds from the NC Housing Finance Agency for Home Repairs (\$132,000) per Budget Change Request:**

Account Description	Account Number	Amount
Other Services-24UrgentRepairP	1000-BDS-233-00000-000000-00000000-0000-07-530015-G0115	\$132,000
State Grant Rev-24UrgentRepair	1000-BDS-233-00000-000000-00000000-0000-07-410001-G0115	(\$132,000)

**2024-287 Commissioner Worley - Building & Development Services - Housing Rehab - To Accept and Appropriate Essential Single Family Rehabilitation (ESFR) Grant Awarded by NC Housing Finance Agency (\$162,000) per Budget Change Request:**

Account Description	Account Number	Amount
HousngRehabImprov-2024 ESFR	1000-BDS-233-00000-000000-00000000-0000-07-540015-G0116	\$162,000
Federal Grant Rev-2024 ESFR	1000-BDS-233-00000-000000-00000000-0000-07-410000-G0116	(\$162,000)

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**2024-288 Commissioner Worley - Communications - To Accept and Appropriate \$10,000 in State Funds From the North Carolina Department of Natural and Cultural Resources to the Gaston County 250 Committee per Budget Change Request:**

Account Description	Account Number	Amount
State Grant Revenue	1000-MGR-100-00000-000000-000000-0000-01-410001-G0118	(10,000.00)
Program Supplies	1000-MGR-100-00000-000000-000000-0000-01-520002-G0118	5,000.00
Printing	1000-MGR-100-00000-000000-000000-0000-01-520013-G0118	5,000.00

**2024-289 Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information as follows:**

ENTRY DATE	DEPT NAME	ACCOUNT	DR/CR	AMOUNT
07/01/2024	EDC	1000-EDC-000-00000-000000-000000-0000-07-530015-	C	22,000
07/01/2024		1000-EDC-000-00000-000000-000000-0000-07-530004-19039	D	22,000
07/02/2024	Nat Resources	1000-NAT-000-00000-000000-000000-0000-07-520007-	C	2,725
07/02/2024		1000-NAT-000-00000-000000-000000-0000-07-530022-	D	2,725
07/03/2024	Public Works	1000-PWK-191-00000-000000-000000-0000-01-520007-	C	1,000
07/03/2024		1000-PWK-191-00000-000000-000000-0000-01-520005-	D	1,000
07/05/2024	Tax	6000-SWS-380-00000-000000-000000-0000-08-540002-	D	61,943
07/05/2024		6000-SWS-380-00000-000000-000000-0000-08-540003-	D	15,000
07/05/2024		6000-SWS-380-00000-000000-000000-0000-08-540006-	D	365,110
07/05/2024		6000-SWS-380-00000-000000-000000-0000-08-540006-18096	D	1,558,767
07/05/2024		6000-SWS-380-00000-000000-000000-0000-08-540006-18097	D	121,250
07/05/2024		6000-SWS-380-00000-000000-000000-0000-08-540006-18098	D	127,522
07/05/2024		6000-SWS-380-00000-000000-000000-0000-08-540006-18099	D	130,595
07/05/2024		6000-SWS-380-00000-000000-000000-0000-08-540006-18100	D	200,000
07/05/2024		6000-SWS-380-00000-000000-000000-0000-08-540006-20019	D	568,853
07/05/2024		6000-SWS-380-00000-000000-000000-0000-08-540006-20020	D	111,377
07/05/2024		6000-SWS-380-00000-000000-000000-0000-08-540006-BfPrp	D	327,907
07/05/2024		6000-SWS-380-00000-000000-000000-0000-08-540009-21012	D	1,887,879
07/05/2024		6000-SWS-380-00000-000000-000000-0000-08-560000-18088	D	5,000
07/05/2024		6000-SWS-381-00000-000000-000000-0000-08-540005-21014	D	21,414
07/05/2024		6000-SWS-381-00000-000000-000000-0000-08-540006-18093	D	150,000
07/05/2024		6000-SWS-380-00000-000000-000000-0000-08-540016-BfPrp	D	342
07/05/2024		6000-NDP-000-00000-FBApro-000000-0000-99-490000-	C	5,652,957
07/05/2024		6000-000-000-00000-000000-000000-0000-00-390096-	C	5,652,957
07/05/2024		6000-000-000-00000-000000-000000-0000-00-390097-	D	5,652,957
07/08/2024	Health	1000-HLT-250-00000-TeenPg-000000-0000-05-530015-16241	D	1,558
07/08/2024		1000-HLT-250-00000-TeenPg-000000-0000-05-520005-16241	C	1,558
07/08/2024	Health	1000-HLT-253-00000-HHCntr-000000-0000-05-530005-	C	358,312
07/08/2024		1000-HLT-000-00000-MedMax-000000-0000-05-530005-22MCS	D	358,312
07/08/2024		1000-HLT-253-00000-HHCntr-000000-0000-05-530005-	C	122,765
07/08/2024		1000-HLT-000-00000-000000-000000-0000-05-530005-	D	122,765
07/09/2024	Health	1000-HLT-251-00000-WIC000-ClntSvc-0000-05-530002-	D	3,500
07/09/2024		1000-HLT-251-00000-WIC000-Brstfdg-0000-05-530002-	C	3,500
07/09/2024	Health	1000-HLT-253-00000-000000-000000-0000-05-530010-	C	400
07/09/2024		1000-HLT-253-00000-000000-000000-0000-05-530015-	D	400
07/09/2024		1000-HLT-253-00000-Summit-000000-0000-05-530010-	C	1,600
07/09/2024		1000-HLT-253-00000-Summit-000000-0000-05-530015-	D	1,600
07/10/2024	DSS	1000-DSS-271-00000-000000-000000-0000-05-520011-	C	33,000
07/10/2024		1000-DSS-271-00000-000000-000000-0000-05-530010-	D	33,000
07/10/2024	Community Svces	1000-CSS-270-00000-WIOA00-WIOYuth-0000-05-560011-	C	40,000
07/10/2024		1000-CSS-270-00000-WIOA00-WIODWkr-0000-05-560011-	D	40,000
07/11/2024	DSS	1000-DSS-271-00000-000000-Interpr-0000-05-530015-	C	500
07/11/2024		1000-DSS-271-00000-000000-000000-0000-05-530015-	D	500
07/17/2024	Tax	2010-TAX-000-00000-000000-000000-0000-01-530029-Reval	D	5,623
07/17/2024		2010-TAX-000-00000-000000-000000-0000-01-520012-	C	5,623
07/18/2024	Human Resources	1000-HRM-000-00000-000000-000000-0000-01-530029-	C	8,300
07/18/2024		1000-HRM-000-00000-000000-000000-0000-01-530015-	D	8,300
07/18/2024	Community Svces	1000-NDP-000-00000-000000-000000-0000-02-560001-G0089	C	5,600
07/18/2024		1000-NDP-000-00000-000000-000000-0000-02-520007-G0089	C	2,500
07/18/2024		1000-NDP-000-00000-000000-000000-0000-02-520002-G0089	D	3,500
07/18/2024		1000-NDP-000-00000-000000-000000-0000-02-520020-G0089	D	4,600
07/19/2024	Public Works	1000-PWK-192-00000-000000-000000-0000-01-530023-18084	C	10,000
07/19/2024		1000-PWK-192-00000-000000-000000-0000-01-530023-	C	5,000
07/19/2024		1000-PWK-192-00000-000000-000000-0000-01-530015-	C	5,000
07/19/2024		1000-PWK-192-00000-000000-000000-0000-01-520020-	C	5,000
07/19/2024		1000-PWK-192-00000-000000-000000-0000-01-530010-	C	5,000
07/19/2024		1000-PWK-192-00000-000000-000000-0000-01-530004-	D	30,000
07/22/2024	Tourism	2005-TRM-000-00000-000000-000000-0000-07-530010-	C	6,000

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07/22/2024		2005-TRM-000-00000-000000-0000-07-530029-	D	6,000
07/23/2024	Community Svces	1000-CSS-291-29103-000000-000000-0000-05-510100-G0052	C	301
07/23/2024		1000-CSS-291-29103-000000-000000-0000-05-510105-G0052	C	130
07/23/2024		1000-CSS-291-29103-000000-000000-0000-05-510104-G0052	D	7
07/23/2024		1000-CSS-291-29103-000000-000000-0000-05-510101-G0052	D	424
07/23/2024		1000-CSS-291-29101-000000-000000-0000-05-510102-G0099	C	261
07/23/2024		1000-CSS-291-29101-000000-000000-0000-05-510001-G0099	D	155
07/23/2024		1000-CSS-291-29101-000000-000000-0000-05-510105-G0099	D	35
07/23/2024		1000-CSS-291-29101-000000-000000-0000-05-510103-G0099	D	71
07/23/2024	Community Svces	1000-CSS-272-00000-AdtNut-Title3B-0000-05-510006-AG009	C	25,254
07/23/2024		1000-CSS-272-00000-AdtNut-Title3B-0000-05-510100-AG009	C	7,815
07/23/2024		1000-CSS-272-00000-AdtNut-Title3B-0000-05-510101-AG009	C	3,383
07/23/2024		1000-CSS-272-00000-AdtNut-Title3B-0000-05-510102-AG009	C	3,164
07/23/2024		1000-CSS-272-00000-AdtNut-Title3B-0000-05-520002-AG009	C	1,115
07/23/2024		1000-CSS-272-00000-AdtNut-Title3B-0000-05-520020-AG009	C	10,551
07/23/2024		1000-CSS-272-00000-AdtNut-Title3B-0000-05-530003-AG009	C	926
07/23/2024		1000-CSS-272-00000-AdtNut-Title3B-0000-05-530013-AG009	C	8,851
07/23/2024		1000-CSS-272-00000-AdtNut-Title3B-0000-05-530015-AG009	C	43,004
07/23/2024		1000-CSS-272-00000-AdtNut-Title3B-0000-05-530020-AG009	C	408
07/23/2024		1000-CSS-272-00000-AdtNut-Title3B-0000-05-530010-AG009	D	19,889
07/23/2024		1000-CSS-272-00000-AdtNut-Title3B-0000-05-530029-AG009	D	84,582
07/24/2024	Health	1000-HLT-250-00000-TeenPg-0000000-0000-05-520013-GAPPP	D	500
07/24/2024		1000-HLT-250-00000-TeenPg-0000000-0000-05-530015-GAPPP	C	500
07/24/2024		1000-HLT-250-00000-TeenPg-0000000-0000-05-520012-GAPGP	D	300
07/24/2024		1000-HLT-250-00000-TeenPg-0000000-0000-05-520013-GAPGP	D	500
07/24/2024		1000-HLT-250-00000-TeenPg-0000000-0000-05-530015-GAPGP	C	800
07/24/2024	Tax	2010-TAX-000-00000-000000-000000-0000-01-520020-	C	4,263
07/24/2024		2010-TAX-000-00000-000000-000000-0000-01-520012-	D	4,263
07/25/2024	DSS	1000-DSS-000-00000-DigDoc-0000000-0000-05-530029-	C	8,000
07/25/2024		1000-DSS-000-00000-000000-000000-0000-05-530023-RICOV	D	8,000
07/26/2024		1000-DSS-270-00000-ChdSup-0000000-0000-05-520011-	C	200
07/26/2024		1000-DSS-270-00000-ChdSup-0000000-0000-05-520012-	D	200
07/30/2024	Public Works	4005-PWK-000-00000-WSLine-HShlDal-0000-01-540007-AG011	C	75,000
07/30/2024		4005-PWK-000-00000-WSLine-HShlDal-0000-01-540019-AG011	D	75,000
07/30/2024	Parks & Rec	4005-PRK-000-00000-000000-000000-0000-07-540016-P2403	C	49,750
07/30/2024		4005-PRK-000-00000-000000-000000-0000-07-540016-P2405	D	49,750

**2024-290 Commissioner Brown - DHHS - Community Support Services - To Approve the Carry Forward Request of FY24 Donations for the CSS Homelessness Prevention Program (\$690.52) per Budget Change Request:**

Account Description	Account Number	Amount
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(690.52)
Donations Expense FY25	1000-CSS-000-00000-SpcPrg-HomeLes-0000-05-520019-	690.52

**2024-291 Commissioner Brown - DHHS - Health Division - To Accept and Appropriate the ARPA Temporary Savings Funds State Grant (Year 2) Received from North Carolina DHHS - Local and Community Support Division (\$50,000) per Budget Change Request:**

Account Description	Account Number	Amount
Professional Services	1000-HLT-000-00000-000000-000000-0000-05-530010-AG025	\$50,000
State Grant Revenue	1000-HLT-000-00000-000000-000000-0000-05-410001-AG025	\$50,000

**2024-292 Commissioner Brown - DHHS - Health Division - To Accept and Appropriate Federal Grant Funds Received from the Centers for Disease Control and Prevention for the Public Health Environmental Health Healthy Wells Project - Year 5 (\$140,000) per Budget Change Request:**

Account Description	Account Number	Amount
Salaries: Healthy Wells 2	1000-HLT-252-00000-000000-000000-0000-05-510001-22549	\$79,954
FICA: Healthy Wells 2	1000-HLT-252-00000-000000-000000-0000-05-510100-22549	\$6,116
Retirement: Healthy Wells 2	1000-HLT-252-00000-000000-000000-0000-05-510101-22549	\$10,874
401K Cont: Healthy Wells 2	1000-HLT-252-00000-000000-000000-0000-05-510102-22549	\$3,998
Health Ins: Healthy Wells 2	1000-HLT-252-00000-000000-000000-0000-05-510103-22549	\$11,500

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Dental Ins: Healthy Wells 2	1000-HLT-252-00000-000000-000000-0000-05-510104-22549	\$300
Life Ins: Healthy Wells 2	1000-HLT-252-00000-000000-000000-0000-05-510105-22549	\$200
Unemploy Ins: Healthy Wells 2	1000-HLT-252-00000-000000-000000-0000-05-510106-22549	\$200
MiscSupp/Exp-HealthyWells2	1000-HLT-252-00000-000000-000000-0000-05-520007-22549	\$10,858
Mileage Reimb-Healthy Wells 2	1000-HLT-252-00000-000000-000000-0000-05-520010-22549	\$1,500
Employee Train: Healthy Wells	1000-HLT-252-00000-000000-000000-0000-05-520011-22549	\$8,500
Software Rental: Hlthy Wells 2	1000-HLT-252-00000-000000-000000-0000-05-530029-22549	\$6,000
CDC Healthy Wells Grant 2	1000-HLT-252-00000-000000-000000-0000-05-410000-22549	(\$140,000)

**2024-293 Commissioner Brown - DHHS - Health Division - To Accept and Appropriate Additional Federal Grant Funds Received from NC Department of Health and Human Services - Division of Child and Family Well-Being, Community Nutrition Services Section for the Women, Infant, and Child Program (\$24,884) per Budget Change Request:**

Account Description	Account Number	Amount
Salaries: WIC Client Svcs	1000-HLT-251-00000-000000-000000-0000-05-510001-GCLSV	\$21,258
FICA: WIC Client Svcs	1000-HLT-251-00000-000000-000000-0000-05-510100-GCLSV	\$1,626
Furn/Equip <\$5K:WIC Client Svcs	1000-HLT-251-00000-000000-000000-0000-05-520020-GCLSV	\$2,000
FedGrtRev: WIC Client Svcs	1000-HLT-251-00000-000000-000000-0000-05-410000-GCLSV	(\$24,884)

**2024-294 Commissioner Brown - DHHS - Social Services Division - Proclamation - To Proclaim the Month of August 2024 as Child Support Awareness Month in Gaston County**

**2024-295 Commissioner Brown - EDC - Proclamation - To Proclaim the Week of September 30 - October 4, 2024 as Gaston County Manufacturing Week**

**2024-296 Commissioner Worley - Finance - To Appropriate \$20,093.39 in FY2024 for the Year-End Entries Associated with GASB 96 Subscription Agreements (\$20,093.39) per Budget Change Request:**

Account Description	Account Number	Amount
GASB Adjustments	1000-EMS-000-00000-000000-000000-0000-02-530056-	(1,899.75)
Initial Implementation Stage Outlay	1000-EMS-000-00000-000000-000000-0000-02-470004-	(1,899.75)
Initial Implementation Stage Outlay	1000-EMS-000-00000-000000-000000-0000-02-540018-	1,899.75
Capital Outlay: Subscription	1000-EMS-000-00000-000000-000000-0000-02-540018-	17,077.39
GASB Adjustments	1000-EMS-000-00000-000000-000000-0000-02-530056-	(1,116.25)
Othr Financing Source: Subscriptions	1000-EMS-000-00000-000000-000000-0000-02-470004-	(15,177.64)
Expenditure: Subscription Financing Principal	1000-EMS-000-00000-000000-000000-0000-02-550003-	1,116.25

**2024-297 Commissioner Worley - Finance - To Appropriate Accumulated Investment Earnings from January 1, 2024, through June 30, 2024 (\$890.49) in FY25 per Budget Change Request:**

Account Description	Account Number	Amount
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-000000-0000-99-490000-	(102.00)
Salaries: HT DV funds	1000-CSS-291-29102-000000-000000-0000-05-510001-AG020	68.78
ProfSvcs: HT DV funds	1000-CSS-291-29102-000000-000000-0000-05-530010-AG020	0.26
Software Rental: HT DV funds	1000-CSS-291-29102-000000-000000-0000-05-530029-AG020	32.96
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-000000-0000-99-490000-	(448.21)
Salaries: HT SA funds	1000-CSS-291-29101-000000-000000-0000-05-510001-AG021	327.00
ProgSupp: HT SA funds	1000-CSS-291-29101-000000-000000-0000-05-520002-AG021	64.89
F/E<\$5K: HT SA funds	1000-CSS-291-29101-000000-000000-0000-05-520020-AG021	56.32
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-000000-0000-99-490000-	(340.28)
Program Suppl-NCHumanTrfcComm	1000-CSS-291-29101-000000-000000-0000-05-520002-G0046	43.44
F/E<\$5K:NC Human Trfc Facil	1000-CSS-291-29101-000000-000000-0000-05-520020-G0046	285.35
Rpr & Maint: NC Human Trfc Fac	1000-CSS-291-29101-000000-000000-0000-05-530023-G0046	11.49



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**2024-298 Commissioner Worley - Finance - To Accept as Information the July 2024 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$2,694.38) as follows:**

TAXPAYER NAME	AMOUNT	TAXPAYER NAME	AMOUNT
<b>JULY 2024 REFUNDS</b>			
BASHAW, GLENN RICHARD	\$50.97	LEWIS, ELIJAH UMARI	\$70.83
BORKOWSKI, RAFAL ADAM	\$91.72	LOVAS, DAWN ANN	\$82.39
BROWN, CLARENCE MCCARL JR	\$19.32	MARTINS PASCHOAL, MILLER JEFFERSON LEONIDAS	\$34.78
BROWN, CLARENCE MCCARL JR	\$29.33	MAY, BENJAMIN KEITH	\$13.05
BURK, DAVID FREDRICH	\$64.63	MCPHERSON, PEGGY HESTER	\$ 6.48
CARPENTER, BOBBY RAY	\$5.08	MERRILL, JONATHAN DAVID	\$56.57
CARPENTER, BOBBY RAY	\$7.64	MIRANDA, EDUARDO MARTIN	\$35.87
CHANDLER, JOHN ETHAN	\$51.67	MIRANDA, EDUARDO MARTIN	\$14.74
CHANDLER, JOHN ETHAN	\$84.83	MONTOYA, DIEGO ALONSO	\$98.63
CHANDLER, JOHN ETHAN	\$37.85	MOODY, DOUGLAS MARTIN	\$20.38
CHISOLM, IRIS ITOHAN	\$25.04	MULLEN, BRUCE DIEDRICH	\$89.76
CHISOLM, IRIS ITOHAN	\$52.75	NORMIL, GUY FRANTZ	\$78.08
DARBY, TOSHA FRIDAY	\$35.46	PATEL, JAYESHKUMAR INDUBHAI	\$30.35
DOCKERY, BETTY MCDANIEL	\$47.13	PERRY, RACHEL ANN	\$85.01
DUNN, TIMOTHY MICHAEL	\$8.78	RAPP, THERESA LYNN	\$30.31
ENDICOTT, KATHY AUTEN	\$12.23	REYNOLDS, WILLIAM EARL	\$61.39
GANTT, LARRY BRENTLEY	\$40.52	RHYNE, MONICA SHERRILL	\$93.53
GARCIA, JULIO	\$12.68	ROBINSON, JONATHAN LEE	\$86.34
GRANGER, TINA WILSON	\$46.23	ROWELL, TERESA FAYE	\$89.08
HARDY, DAVID LAWRENCE	\$34.71	SHEPPARD, TIMOTHY ALAN	\$15.76
HARRINGTON, JACQUELINE ANN	\$72.37	SLAVENS, SAMUEL GARY	\$16.50
HEDRICK, DAVID AGEIE	\$34.20	SOUTHWELL, STEVEN CHARLES	\$75.43
HELTON, JERRY HALL	\$55.07	STAMEY, DON FRANK	\$33.08
HERNANDEZ, ALITDA ELIZABETH	\$58.30	VAULT TRUST	\$44.20
HOWARD, CHARLES JOSEPH JR	\$40.00	WILSON, KAREN ANN	\$37.59
KIRSCHNER, DYLAN MARK	\$31.22	WYONT, BART ALAN	\$88.13
KURCZEK, ADAM JOHNATHAN	\$20.25	ZARATE, MIRNA ELIZABETH	\$55.57
LARIOS, HEIDY HAZEL BAIREZ	\$18.00	ZITTLE, KEITHA BROWN	\$28.36
LARNER, DARYL DAIN	\$99.63		
LARNER, DARYL DAIN	\$34.58		
		<b>TOTAL</b>	<b>2,694.38</b>

**2024-299 Commissioner Worley - Finance - To Amend Grant Policy for the Gaston County Coronavirus State and Local Fiscal Recovery Funds - Risk Assessment Template**

**2024-300 Commissioner Worley - Finance - To Accept and Appropriate Additional Funds in the Amount of \$793.11 Received for the 2024 Emergency Management Performance Grant (EMPG) per Budget Change Request:**

Account Description	Account Number	Amount
FedGrtRev: Emer Mgmt Perf Grt	1000-EMG-000-00000-EMPGrt-0000000-0000-02-410000-GEMPG	(793.11)
Salaries: Emer Mgmt Perf Grt	1000-EMG-000-00000-000000-0000000-0000-02-510001-GEMPG	793.11

**2024-301 Commissioner Brown - GEMS - Approve the Appropriation of Fund Balance for the Purchase of Five Ambulances (\$1,243,249) per Budget Change Request:**

Account Description	Account Number	Amount
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(1,243,249.00)
Transfer to CIF	1000-NDP-000-00000-TrfxTo-0000000-0000-98-584000-	1,243,249.00
Transfer from General Fund	4000-NDP-000-00000-TrfxFr-0000000-0000-98-481000-	(1,243,249.00)
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	1,243,249.00
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000	(1,243,249.00)
Furn/Equip>\$5,000	4005-EMS-000-00000-Annual-PayAsGo-0000-02-540002-P2501	(33,983.00)
Motor Vehicles	4005-EMS-000-00000-Annual-PayAsGo-0000-02-540003-	1,277,232.00

**2024-302 Commissioner Cloninger - Parks and Recreation - To Accept and Appropriate Community Foundation Grant Funds for Signage through the Catawba Lands**



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**Conservancy and Carolina Thread Trail at George Poston Park (\$4,000) per Budget Change Request:**

Account Description	Account Number	Amount
OthGrtRev: George Poston Comm	1000-PRK-000-000000-0000000-0000-04-445006-L0008	(\$4,000.00)
Rpr&Maint: George Poston Fund	1000-PRK-000-000000-0000000-0000-04-530023-L0008	\$4,000.00

**2024-303 Commissioner Cloninger - Parks and Recreation - To Adopt the 2024 Parks and Recreation Master Plan**

**2024-304 Commissioner Hovis - Police Department (Animal Care and Enforcement) - To Accept and Appropriate Donation Received from Bissell Pet Foundation in the Amount of \$1,150.00 per Budget Change Request:**

Account Description	Account Number	Amount
Donations & Gifts	1000-GPD-200-000000-0000000-0000-02-445004-	(\$1,150.00)
Donations Expense	1000-GPD-200-000000-0000000-0000-02-520019	\$1,150.00

**2024-305 Commissioner Johnson - Public Works - To Authorize the County Manager to Finalize and Execute the Proposal to Lease Forms PO-28 for Two No Cost Lease Agreements for Property Owned by Gaston County Located at 410 W. Franklin Boulevard, Gastonia and 325 Dr. Martin Luther King Jr. Way, Gastonia for the NC Department of Adult Correction**

**2024-306 Commissioner Fraley - Public Works - To Approve the Sale and Transfer of Ownership of Surplus Gaston County Vehicle # 474 and Vehicle # 564 to the Cherryville Police Department for \$1.00 Each**

**2024-307 Commissioner Keigher - Public Works - To Accept the Dr. Martin Luther King, Jr. Monument Located on the Department of Social Services Campus as County Owned and Maintained Property**

**2024-308 Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed Tax Refunds be Made. (Releases and Refunds - \$1,940.14; Overpayments - \$14,842.40; VTS Refunds - \$940.66; Grand Total - \$17,723.20) as follows:**

TAXPAYER NAME	AMOUNT
<b>July 2024 RELEASES AND REFUNDS</b>	
City of Gastonia	\$163.94
Gaston College	\$978.69
Stokes, Steve	\$199.36
Wenner, Jason Patrick	\$598.15
<b>TOTAL</b>	<b>\$1,940.14</b>

<b>July 2024 OVERPAYMENTS</b>	
Adams, John	\$303.05
Albertelli Law Partners North Carolina, P.A.	\$360.80
Alvarez, Miriam De Jesus	\$128.85
Brafford, Daniel Logan	\$307.43
Brafford, Daniel Logan	\$123.66
Britton, Andrew	\$345.00
Cloninger, Wesley	\$143.01
Cox, Wayne	\$158.52
Cox, Wayne	\$120.31
Cox, Wayne R	\$147.60

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Cox, Wayne R	\$152.37
Cox, Wayne Ross	\$184.75
CRNA Solutions PLLC	\$286.31
Dailey, Doyle K	\$108.00
Davison, Daryl D.	\$2,313.07
Dellinger, David A	\$538.00
Drayton, Shytesha	\$180.75
Faris, Mary J	\$383.03
Farris, Mary J	\$362.00
Gambill, Vickie Q.	\$145.00
Gonzalez, Jimmey	\$136.13
Hamrick, Linda P	\$125.46
Harris, Catherine	\$540.48
Hatten, Brian Marquis	\$160.00
Jackson, Sandra H	\$661.54
James & Margaret Neely LV Trst	\$266.00
Jordan, Sabrina	\$166.61
Lavelle, Mary B	\$856.43
Lewis, Roger A	\$141.72
Lewis, Roger A	\$160.00
Liverett Revocable Living Trust	\$127.00
Locklear, Samantha	\$209.27
Locklear, Samantha	\$232.12
McIlveen Family Law Firm	\$1,122.43
McMillan, Psaroudis & Markey PA	\$537.02
Paulk, Jody Lynn	\$260.60
Richard, Rick	\$222.73
Rutherford, Erica	\$112.59
Schafer, Jonathan	\$327.01
Stott, Hollowell, Windham & Stancil, PLLC	\$191.00
The Miller-Hogue Law Firm, P.C.	\$100.31
Valerie Holmes Waddell DDS PA	\$200.00
Vincent, Rita Barber	\$112.00
Walker, Johnny Ray	\$228.00
Walker, Jonathan	\$296.36
Walton, Heather	\$149.90
Willis, Justin	\$128.15
Wlodarczak, Thaddeus J.	\$121.03
Worley, Grace	\$159.00
<b>TOTAL</b>	<b>\$14,842.40</b>
<b>July 2024 VTS REFUNDS</b>	
Butler, Rebekah Lynn Inman	\$222.58
Cleveland County Tax	\$492.84
Crawford, Andenet	\$108.52
Huggard, Victor Delano	\$116.72
<b>TOTAL</b>	<b>\$940.66</b>
<b>GRAND TOTAL</b>	<b>\$17,723.20</b>

**Non-Consent Agenda**

**2024-000 Commissioner Keigher - Public Works - To Approve the Dynamo 31 Properties, LLC Lease for the Relocation of the Tourism Development Offices and Authorize the County Manager or Designee to Finalize and Execute the Lease Agreement**

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Chairman Brown called for a motion.

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

Chairman Brown called for discussion.

Commissioner Keigher stated the County is considering leasing space to house the Tourism Development office, which would provide more space for the Economic Development Commission (EDC) to entertain clients/prospects at the Joe D. Carpenter Building; although the rent is pricey, it will be the center of the Carolina Thread Trail (CTT) from High Shoals to Daniel Stowe Botanical Gardens (DSBG). The development will create a 40,000SF venue for concerts, dinners, banquets, etc.; he noted it will be transformative and will enhance tourism in the McAdenville area, with the South Fork and Catawba Rivers, and Lake Wylie access. In addition, more than 50 high-end homes, townhomes, and apartments are planned, as well as a parking deck, restaurants, etc. The tax revenue it will generate will more than cover the cost. He recalled the BOC's investments in business park development in the '90s, which garnered a lot of criticism, but now the parks are one of the show places of the State. He urged the BOC to consider the possibilities for the future.

Commissioner Worley advised he toured the property and reviewed the plans; in his opinion, this is a perfect fit for the Tourism office with its proximity to Belmont, Cramerton, and Lowell as well as easy access to/from interstate (I-85); McAdenville, known as Christmas Town, will also become a place where people will go to bike, paddle, dine, etc.; looking forward to seeing that transition taking place and will support this lease agreement.

Commissioner Hovis advised he attended a presentation regarding the space and thinks it is a great opportunity; however, he is concerned about the length of the lease term, the square footage of the space, as well as the County bearing the full upfit cost, and the fact that this venue and other planned improvements are not yet in place. He noted he was impressed by the development plans, but the timing is an issue. He concluded that he thinks it is "too rich for our blood" and noted that he is hesitant to support the lease at this point; the Board is ultimately responsible to all taxpayers and for the stewardship of the occupancy tax revenue.

Chairman Brown advised he met with Mr. Carstarphen last week and noted that many tangibles came out of the conversation; the most notable was how the County could possibly help support that area and those projects through different means. He stated that he visited the current Joe D. Carpenter building, and pointed out that with some renovations to that building, he doesn't feel a 4,000SF long-term lease, just to house Tourism staff, is needed at this time, especially since the Board recently approved the purchase of some downtown Gastonia space that could easily house that department.

Chairman Brown called for the vote and the motion failed to carry as follows:

Ayes: Commissioners Keigher and Worley  
Nays: Commissioners Brown, Cloninger, Fraley, Hovis and Johnson

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## GASTON COUNTY, NORTH CAROLINA

**Appointments**

On motion introduced by Commissioner Fraley and seconded by Commissioner Keigher, the BOC unanimously appointed Mr. Scott Beam to the ***Tourism Development Advisory Board*** to an unexpired term ending May 31, 2027.

On motion introduced by Commissioner Worley and seconded by Commissioner Hovis, the BOC unanimously appointed Ms. Cathy Hart to the ***Juvenile Crime Prevention Council (JCPC)*** to an unexpired term ending June 30, 2025.

On motion introduced by Commissioner Cloninger and seconded by Commissioner Brown, the BOC unanimously appointed Mr. Kevin Meyer to the ***Transportation Advisory Board (TAB)*** to an unexpired term ending October 31, 2026.

On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC unanimously appointed Mr. Scott Carter to the ***Workforce Development Board*** to an unexpired term ending May 31, 2027.

On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC unanimously appointed Mr. Brandon Broome to the ***Community Child Protection Team (CCPT)*** to an unexpired term ending January 31, 2028.

On motion introduced by Commissioner Brown and seconded by Commissioner Keigher, the BOC unanimously appointed Ms. Melissa Hansel to the ***Council on Aging/Home and Community Care Block Grant Advisory Committee*** to an unexpired term ending November 30, 2026.

On motions introduced and seconded, the following individuals were unanimously reappointed to the ***Cherryville Board of Adjustments ETJ***:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Brown	Commissioner Fraley	Mr. Matthew Mauney	June 30, 2027
Commissioner Brown	Commissioner Fraley	Mr. Mark Mauney	June 30, 2027

On motions introduced and seconded, the following individuals were unanimously reappointed to the ***Cherryville Planning and Zoning Board ETJ***:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Fraley	Commissioner Keigher	Mr. Matthew Mauney	June 30, 2027
Commissioner Fraley	Commissioner Brown	Mr. Mark Mauney	June 30, 2027

On motion introduced by Commissioner Brown and seconded by Commissioner Hovis, the BOC unanimously appointed Ms. Bessie Harvey to the ***Planning Board***.

**Commissioners Committee Reports**

Commissioner Keigher reported attendance to **NCACC's 117<sup>th</sup> Annual Conference** (Forsyth County) and that he brought back Commissioner Fraley's 20<sup>th</sup> year (County Commissioner's) pin; the County Manager will address the statistics from the conference during his report.

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Chairman Brown announced Gaston County won the **DA-LE (Danger Assessment for Law Enforcement) Program Award** and recognized the work of the Community Response Team (the Hope United Survivor Network, law enforcement, and the DA's Office).

**County Manager's Report**

The County Manager presented:

- **Re: NC Debt Setoff Program:** At the NCACC Annual Conference, the County also received notice from the NC Debt Setoff Program that Gaston County is again first in the State; since the program's inception in 2002, the County has collected over \$17M, which leads the State in terms of counties and municipalities; staff has worked hard to make sure we are collecting debt that is owed to the County, which allows us to accomplish and achieve more projects.

Commissioner Keigher noted that the County surpassed Mecklenburg, Wake and Guildford counties.

Chairman Brown advised that Commissioner Keigher was also recognized at the NCACC Conference for being a County Commissioner for 26 years.

**County Attorney's Report**

No report.

**Other Matters**

Chairman Brown stated the BOC voted to combine and reschedule the September Work Session and Regular Meeting to September 19<sup>th</sup>.

**Adjournment**

By unanimous consent, Chairman Brown adjourned the Regular Meeting of August 27, 2024 at 6.51 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