



Gaston County

Board of Commissioners

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

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

Tuesday, March 24, 2026

Meeting Agenda

REVISED - Regular Meeting 6:00 P.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE

I. PROCLAMATIONS, COMMENDATIONS, AWARDS, CERTIFICATES

- A. Commissioner Brown - Police Department - Proclamation - To Proclaim March 23-27, 2026 as First Responder Wellness Week

II. PUBLIC HEARINGS

- A. Public Hearing - RE: Commissioner Brown - Building & Development Services - Zoning Map Change: Conditional District REZ-25-01-28-00212, Farrokh Ghassemi (Applicant); Property Parcel: 175091, Located at 13460 Lucia Riverbend Hwy., Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with US and CH Overlays to the (CD/C-3) General Commercial Conditional District with US and CH Overlays
 1. Receive Citizen Comment
 2. Close Public Hearing
 3. Accept Motion
- B. Public Hearing - RE: Commissioner Shehan - Building & Development Services - Zoning Map Change: Conditional District REZ-25-11-19-00236, TKC Land Development II, LLC (Applicant); Property Parcel: 146880, Located at 5113 Union Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) & (CH) Overlays to the (CD/C-1) Light Commercial Conditional District with (US) and (CH) Overlays
 1. Receive Citizen Comment
 2. Close Public Hearing
 3. Accept Motion
- C. Public Hearing - RE: Commissioner Brown - Building & Development Services - Zoning Map Change: REZ-26-01-06-00239, Catawba River Investments, LLC (Applicant); Property Parcel: 213896, Located on Drywall Dr. and Mountain Island Rd., Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Overlay to the (I-2) General Industrial Zoning District with (US) Overlay
 1. Receive Citizen Comment
 2. Close Public Hearing
 3. Accept Motion

III. BUSINESS AGENDA**A. AGENDA REVISION/APPROVAL**

1. *ADDED: Section V., Item T.*
2. *ADDED: Section V., Item U.*

B. APPROVAL OF MINUTES

1. To Approve the Minutes of:
 - Regular Meeting of January 27, 2026

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

- A. Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information
- B. Commissioner Keigher - DHHS - Health Division - To Appropriate Federal Grant Funds Received from the NC Department of Health and Human Services - State Office of Child Fatality Prevention Branch for the Child Fatality Case Reporting and Prevention Program (100% Grant Funds - \$1,756)
- C. Commissioner Keigher - DHHS - Health Division - To Accept and Appropriate Local Grant Funds Received from Partners Health Management (100% Grant Funds - \$2,871)
- D. Commissioner Keigher - DHHS - Social Services Division - Proclamation - To Proclaim the Month of March 2026 as National Social Work Month
- E. Commissioner Keigher - EDC - To Authorize an Application to the NC Department of Commerce Rural Economic Development Division Building Reuse Grant Program Application on Behalf of Project Helms Deep
- F. Commissioner Hovis - Financial and Management Services - Finance - To Accept as Information the February 2026 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$1,488.14)
- G. Commissioner Hovis - Financial and Management Services - Finance - To Approve the Current Year Audit Contract With Martin Starnes & Associates, CPAs, P.A. (Base Contract of \$118,400 and Includes Additional \$37,500 for Potential Major Programs Over 2 Included in the Base Contract) (Total Contract \$157,900)
- H. Commissioner Hovis - Financial and Management Services - Finance - To Appropriate Asset Forfeiture (\$304,803.61) and Controlled Substance Tax (\$340,528.15) Reserved Fund Balances as of June 30, 2025

- I. Commissioner Hovis - Financial and Management Services - Finance - Transfer Fire District Fund Balance, as of June 30, 2025, to Unified Fire Protection Service Fund (\$585,415.83)
- J. Commissioner Hovis - Financial and Management Services - Finance - To Approve a Certificate of Need (CON) for South Point Fire Department for Purchase of New Engine in the Amount of \$1,100,000.00 to be Financed with First National
- K. Commissioner Hovis - Financial and Management Services - Finance - To Approve a Certificate of Need (CON) for North Gaston Fire Department for Purchase of 3 Apparatuses in the Amount of \$1,185,000.00 to be Financed with United National
- L. Commissioner Shehan - Financial and Management Services - Grants (DHHS/Shelter) - To Accept and Appropriate Additional Grant Funds from the North Carolina Division for Women and Youth - Family Violence Prevention Services Act (FVPSA) Program for the FVPSA Core Grant for The Cathy Mabry Cloniger Center for FY2026 (Year 2 - \$93,101.97 with a County Match of \$18,620.39)
- M. Commissioner Keigher - Library - To Accept and Appropriate Libraries Strengthening Connections Grant (\$30,000 - 100% Non-County Funds)
- N. Commissioner Brown - Police Department - To Approve the Interlocal Agreement Providing for Telecommunications Dispatch and Public Safety Computer Support for the Town of Dallas Police Department
- O. Commissioner Brown - Police Department - Proclamation - To Proclaim March 23-27, 2026 as First Responder Wellness Week
- P. Commissioner Cloninger - Public Works - To Authorize the Purchase of Buffer Property Adjacent to the Gaston County Landfill, Located at 1455 Alexis - High Shoals Road, Dallas NC (PID 200983) for \$345,000 as well as Associated Closing Costs and Direct the County Attorney to Draft Any Necessary Documents and Authorizes the County Manager, or Designee, to Execute Said Documents for Closing Purposes
- Q. Commissioner Brown - Public Works - To Approve the Reallocation of Budgeted Capital Funds to Operating Funds to Pay for Required Maintenance and Emergency Repairs (\$580,000)
- R. Commissioner Brown - Register of Deeds - To Appropriate Restricted Automation Preservation Fund Balance for 1 New Full-Time Position (\$134,360) and Approve the Carry Forward of Available Funds as of 6/30/26
- S. Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed February 2026 Tax Refunds be Made. (Releases and Refunds - \$13,799.32; Overpayments - \$7,492.17; VTS Refunds - \$1,173.53; Grand Total - \$22,465.02)
- T. ADDED/ Commissioner Hovis - Financial and Management Services - Finance - To Approve a Certificate of Need (CON) for Lowell Fire Department for Purchase of New Engine in the Amount of \$900,000.00 to be Financed with Civic Federal Credit Union

- U. [ADDED/ Commissioner Brown - Public Works - To Award the Procurement and Installation of Two Yamaha 250 Outboard Motors for Gaston County Police Department's 2014, Workskiff Force Protect \(MarineMax East, Inc. - \\$106,708.86 Quote\)](#)

VI. NON-CONSENT AGENDA ITEMS

- A. [TABLED 2/26/26: Commissioner Brown - Public Works - Adoption of an Ordinance Reforming Parking Regulations on County-Owned Property - Chapter 16 of the Gaston County Code of Ordinances](#)
- B. [TABLED 2/26/26: Commissioner Brown - Office of Capital Improvements - To Award a Construction Contract and Authorize the County Manager, or his Designee, to Execute said Contract with W.C. Construction Company, LLC for the Courthouse 5th Floor Upfit Project in the Amount of \\$12,103,097 and Appropriate \\$9,500,000 from the Community Investment Fund; and Approve the Reimbursement Declaration](#)
- C. [TABLED 2/26/26: Commissioner Brown - Office of Capital Improvements - To Authorize the County Manager, or His Designee, to Execute a Professional Services Contract with ESP Associates, Inc. for Special Inspections and Materials Testing for the Gaston County Courthouse 5th Floor Upfit Project](#)
- D. [TABLED 2/26/26: Commissioner Brown - Office of Capital Improvements - To Award a Construction Contract and Authorize the County Manager, or his Designee, to Execute said Contract with Cinderella Partners, Inc. for the Administrative Annex Upfit Project in the Amount of \\$1,740,335.80](#)
- E. [Commissioner Bailey - Office of Capital Improvements - To Approve a Qualifications Based Selection and Authorize the County Manager, or His Designee, to Execute a Professional Services Contract with Indigo River Architecture and Engineering of NC, P.C. \(IRAE\) for the South Point Access Police Boathouse](#)

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