



# Gaston County

## Board of Commissioners

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

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

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Tuesday, September 23, 2025

Meeting Agenda

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### Regular Meeting 6:00 P.M.

CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE

#### I. PROCLAMATIONS, COMMENDATIONS, AWARDS, CERTIFICATES

- A. Commissioner Cloninger - BOC - Proclamation - To Proclaim September 17-23, 2025 as Constitution Week

#### II. PUBLIC HEARINGS

- A. CONTINUED FROM 8/26/2025 REGULAR MEETING: 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
  1. Receive Citizen Comment
  2. Close Public Hearing
  3. Accept Motion
- B. Public Hearing – RE: Commissioner Bailey – Building & Development Services – Zoning Map Change: REZ-25-04-01-00225, Land Use Consulting, LLC (Applicant); Property Parcel: 225342, Located at 130 Georgia Belle Ave., Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (RS-20) Single Family 20,000 Square Feet Zoning District
  1. Receive Citizen Comment
  2. Close Public Hearing
  3. Accept Motion

- C. Public Hearing - RE: Commissioner Shehan - Building & Development Services - COD-H-25-03-11-00458 - To Adopt an Ordinance Authorizing the Housing Inspector to Abate All Public Nuisances and Vacate and Demolish Dwelling and All Structures Located at 3014 Birchfield Ln., Gastonia, (Parcel ID 309450) as Unfit for Human Habitation Pursuant to 4-137 of the Gaston County Code of Ordinances
  - 1. Receive Citizen Comment
  - 2. Close Public Hearing
  - 3. Accept Motion
- D. Public Hearing – RE: Commissioner Keigher – EDC – To Amend Resolution No. 2022-099 To Authorize a Gaston County Level Four Incentive Grant Pursuant to N.C.Gen.Stat. 158-7.1 and To Authorize Gaston County to Amend the Economic Development Agreement (EDA) with Edgewood Industrial Phase 1 Owner LP
  - 1. Receive Citizen Comment
  - 2. Close Public Hearing
  - 3. Accept Motion
- E. 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 CNC
  - 1. Receive Citizen Comment
  - 2. Close Public Hearing
  - 3. Accept Motion
- F. Public Hearing – RE: Commissioner Keigher – DHHS – Social Services (Access) – To Request Permission to Apply for NCDOT/PTD FY27 Community Transportation Program (5311) Grant to Provide Rural Public Transportation Services, Enter Into an Agreement with the NC Department of Transportation (NCDOT), and Provide the Necessary Assurances and Required Local Match
  - 1. Receive Citizen Comment
  - 2. Close Public Hearing
  - 3. Accept Motion

### **III. BUSINESS AGENDA**

#### **A. AGENDA REVISION/APPROVAL**

#### **B. APPROVAL OF MINUTES**

- 1. - Regular Meeting of July 22, 2025
- Regular Meeting of August 26, 2025

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

### **V. CONSENT AGENDA**

- A. Commissioner Brown – BOC – Proclamation – To Commemorate the Events of September 11, 2001 and Recognize September 11, 2025 as First Responder's Day

- B. Commissioner Cloninger - BOC - Proclamation - To Proclaim September 17-23, 2025 as Constitution Week
- C. Commissioner Brown – Building & Development Services – To Amend the Current Gaston County Fee Schedule to Adjust Building and Development Services Fees
- D. Commissioner Keigher – Cooperative Extension – To Accept and Appropriate Additional State Grant Funds for FY26 Triple P Parenting Program (Grant Total: \$68,561)
- E. Commissioner Brown – County Attorney – To Approve a Resolution that Accepts, Approves, and Authorizes the Execution of the National Opioids Secondary Manufacturers Settlements and the North Carolina Third Supplemental Agreement for Additional Funds (SAAF-3)
- F. Commissioner Hovis – County Manager – To Accept Departmental Budget Change Requests as Information
- G. Commissioner Brown – County Manager – To Approve a Budget Change Request to Transfer \$276,795 in Budgeted Personnel Costs for the Sheriff's Office from the General Fund to the Capital Fund for Future Public Safety Capital Expenditures
- H. Commissioner Keigher – DHHS – Health Division – To Accept and Appropriate State Grant Funds Received from the NC Department of Health and Human Services – Epidemiology Section/Communicable Disease Branch for the Gaston County Public Health HIV Outreach Program (GHOP) (100% Grant Funds - \$12,500)
- I. Commissioner Keigher – DHHS – Health Division – To Accept and Appropriate Federal Grant Funds Received from the NC Department of Health and Human Services – Epidemiology Section/Communicable Disease Branch (100% Grant Funds - \$6,000)
- J. Commissioner Keigher – DHHS – Health Division – To Accept and Appropriate Additional Federal Grant Funds Received from the NC Department of Health and Human Services – Women's and Children's Health Section/Nutrition Services Branch for the Special Supplemental Nutrition Program for Public Health Women, Infants, and Children (WIC) (100% Grant Funds - \$16,717)
- K. Commissioner Keigher – DHHS – Social Services Division – To Accept and Appropriate Additional State Grant Funds through NC Division of Social Services (DSS) for Emergency Foster Care Placements in the Amount of \$17,733
- L. Commissioner Keigher – DHHS – Social Services Division – To Accept and Appropriate Funds from Partners Behavioral Health Management for Reimbursement of Foster Care Placement Costs in the Amount of \$43,605 (No Additional County Funds Required)
- M. 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 Arrival
- N. Commissioner Keigher – EDC – To Authorize Acceptance and Appropriation of The NCDOC Rural Economic Development Division Building Reuse Grant for the Benefit of Conner Brothers Machine Co., Inc. (Project Precise) and To Authorize a Fund Balance Appropriation for the Required Match of \$11,500

- O. Commissioner Keigher – EDC – To Authorize Acceptance and Appropriation of the NCDOC Rural Economic Development Division Building Reuse Grant for the Benefit of REPI, LLC (Project Manitoba) and To Authorize a Fund Balance Appropriation for the Required Match of \$12,500
- P. Commissioner Keigher – EDC – To Authorize Acceptance and Appropriation of the NCDOC ONE NC Grant Funds (\$70,000) and a Fund Balance Appropriation for the Required Local Match of the ONE NC Grant of \$35,000 for the Benefit of Nuport, LLC D/B/A J&L Machine and Fabrication (Project Olive Tree/Tuscany)
- Q. Commissioner Brown – EDC – Proclamation – To Proclaim the Week of September 29th – October 3rd, 2025 as Gaston County Manufacturing Week
- R. Commissioner Brown – Financial and Management Services – Budget – To Transfer \$53,000 from the Capital Fund to the General Fund for ACCESS Grant-Funded Vans
- S. Commissioner Brown – Financial and Management Services – Grants – To Accept and Appropriate FY26 State and Federal Grant Funds from CACNC for The Lighthouse (1 yr - \$147,415)
- T. Commissioner Brown – Financial and Management Services – Grants – To Accept and Appropriate State Grant Funds from the NC Council for Women & Youth Involvement for the Cathy Mabry Cloninger Center's Domestic Violence Program (Domestic Violence Funds - \$58,756.71 with a 20% County Match of \$11,751.34; Divorce Filing Fees -\$19,000; Marriage License Fees - \$18,500)
- U. Commissioner Brown - Financial and Management Services – Grants – To Accept and Appropriate State Grant Funds from the NC Council for Women & Youth Involvement for the Hope United Survivor Network's Sexual Assault Program (\$31,832.74 with a 20% County Match of \$6,366.55)
- V. Commissioner Shehan – Financial and Management Services – Grants – To Accept and Appropriate Additional State Grant Funds for the Sheriff's Office for the Essential Personnel Software Rental (Year 1: \$31,800.30; Total Grant: \$31,800.30)
- W. Commissioner Hovis – Financial and Management Services – Finance – To Accept as Information the August 2025 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$2,227.05)
- X. Commissioner Cloninger – Human Resources – To Approve Revisions to the Gaston County Personnel Policy Manual Related to Vacancy Waiting Period, Job Offers, and Status Change
- Y. Commissioner Keigher – Library – To Approve the Transfer of \$6,800 from North Carolina State Aid to Library Equipment Fund to the State Aid Capital Improvements State Aid Fund for the Literacy Garden Creation (100% Grant Funds)
- Z. Commissioner Brown - Office of Capital Improvements - To Award a Construction Contract to Classic City Mechanical, Inc. in the Amount of \$4,144,691.10 for the Dallas-High Shoals Water Interconnect - Contract 1 (Waterlines), and To Authorize the County Manager, or His Designee, to Execute said Contract on Behalf of Gaston County

- AA.** Commissioner Brown - Office of Capital Improvements - To Award a Construction Contract to Maguire Iron, Inc. in the Amount of \$4,281,000.00 for the Dallas-High Shoals Water Interconnect-Contract 2 (Elevated Tank) and to Authorize the County Manager, or His Designee, to Execute on Behalf of Gaston County
- AB.** Commissioner Brown - Office of Capital Improvements - To Award a Construction Contract to Gilbert Engineering Co. in the Amount of \$1,519,287.00 for the Dallas-High Shoals Water Interconnect - Contract 3 (Pump Station), and to Authorize the County Manager, or His Designee, to Execute said Contract on Behalf of Gaston County
- AC.** Commissioner Brown - Office of Capital Improvements - To Authorize the County Manager, or His Designee, to Purchase Property at 525 Thornburg Road, Dallas, NC, (PID 169067) to Construct a Booster Pump Station for the ARPA Dallas High Shoals Interconnect Project
- AD.** Commissioner Brown - Office of Capital Improvements - To Amend Gaston County ARPA Grant Project Ordinance 2021-264, to Approve and Appropriate Additional Project Funding (\$3,435,278) to Dallas High Shoals Water Interconnect Project. To Approve the Transfer of the Overestimated Tryon Elementary Construction Funds to the Dallas High Shoals Water Interconnect Project (\$3,435,278)
- AE.** Commissioner Cloninger - Parks and Recreation - To Accept and Appropriate Funds from Recreation Fees for the Second Annual Gaston County Men's High School Soccer Cup Tournament Held on August 18-23, 2025 at Poston Park (\$9,273)
- AF.** Commissioner Fraley – Public Works – To Approve the Sale of Surplus County Trailer #844 to the Cherryville Fire Department
- AG.** Commissioner Brown – Tax - To Accept and Appropriate \$75,000 in Special Revenue Fund (Property Revaluation) Fund Balance for On-going Legal Services (Property Tax Commission Appeals for Large Commercial Properties) for the 2023 Reappraisal
- AH.** Commissioner Fraley – Tax Collections – Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed August 2025 Tax Refunds be Made. (Releases and Refunds - \$28,722.87; Overpayments - \$19,108.25; VTS Refunds - \$1,424.10; Grand Total - \$49,255.22)
- AI.** Commissioner Brown - Tourism Development - To Approve an Appropriation of \$227,409 from Tourism Fund Balance to Construct a Shade Over the Bleachers at Fraley Field

## **VI. ITEMS PULLED FROM CONSENT AGENDA**

## **VII. ITEMS ADDED BY MAJORITY VOTE FOR DISCUSSION ONLY**

## **VIII. APPOINTMENTS**

- A.** Appointment List - Current Expiring Terms/Vacant Positions

**IX. REPORTS**

**A. Commissioners Committee Reports**

**B. County Manager's Report**

**C. County Attorney's Report**

**X. OTHER MATTERS**

**XI. ADJOURNMENT**