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Gaston County Board
of Commissioners

GASTON COUNTY

COMMISSIONER'S COURT

NORTH CAROLINA

SEPTEMBER 23, 2025

The Gaston County Board of Commissioners (BOC) met in Regular Session at 6:00 pm on September 23, 2025, in The Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse.

Chairman Chad Brown presided with Commissioners Cathy Cloninger, Vice-Chair; Jim Bailey, Allen R. Fraley, Bob Hovis, Tom Keigher and Scott Shehan in attendance.

Others present included Matthew Rhoten, County Manager; David Goldberg, County Attorney; and Donna S. Buff, Clerk to the Board.

Chairman Brown requested a Moment of Silence in memory of Mr. Charlie Kirk, deceased Founder and President of Turning Point USA.

Upon request of Chairman Brown, Senior Pastor Shannon Williams, Finish Line Christian Center (FLCC) led those assembled in the Invocation and Commissioner Hovis led in the Pledge of Allegiance.

Pastor Williams announced FLCC, 108 N. Main St., Mount Holly (NC), will be having an ***Awake in America Faith and Freedom Rally*** on Sunday night.

Commissioner Cloninger - BOC - Proclamation - To Proclaim September 17-23, 2025 as Constitution Week (Adopted under Consent Agenda)

Commissioner Cloninger invited members of the Major William Chronicle Chapter of the National Society Daughters of the American Revolution (NSDAR) to the podium and read the Proclamation. She noted that in 1955, the NSDAR petitioned Congress to establish a week dedicated to the observance of the Constitution. Congress adopted a resolution, which was signed into public law on August 2, 1956, by President Dwight D. Eisenhower, designating Constitution Week – a time to learn more about this important document and celebrate the freedoms it secures for all Americans.

A member of the Major William Chronicle Chapter accepted the Proclamation and thanked the Board of Commissioners. She noted that the Chapter has been ringing bells in observance of Constitution Week since 1956 and expressed appreciation to the Board for the recognition.

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

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

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

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

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

The **aerial map** depicts the lot is surrounded by a variety of housing types and a mobile home park to the southeast; **zoning map** depicts surrounding R-1, R-2 and R-3 zoning districts; **adjacent property owners' map** depicts those notified about the Public Hearing that received a mailed notice; a sign was placed on site and notices were sent out per NCGS; staff received one inquiry about the request.

Staff noticed two homes on the property while researching the request; the building addressed 220 was the original manufactured home; the second manufactured home was placed on the property in 2017 with a condition that the original home would be removed but it was not; the Applicant has contacted a company to remove the original manufactured home from the property; staff is comfortable moving forward with the rezoning; Planning Department will not issue any permits until it receives confirmation that the building has been removed.

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

The request was heard by the TRC (Technical Review Committee); there are no additional TRC comments at this time; the GCLMPO (Gaston-Cleveland-Lincoln Metropolitan Planning Organization) provided a letter stating there are no funded transportation improvements in the immediate vicinity.

The parcel is located in *Area 3: Riverfront Gaston/Northeast Gaston* of the Comprehensive Land Use Plan (CLUP); the future land use plan designation is *Rural*.

The request was heard by the Planning and Zoning Board at its August meeting; was approved by a unanimous vote (7-0).

The BOC is requested to receive the staff's report and presentation; BOC has the ability to approve, approve with modifications or to deny the request.

She advised that the Applicant had submitted a letter to BOC and read it into the record. The letter is on file with the Clerk to the Board.

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

Chairman Brown recapped the Planning and Zoning Board unanimously recommended approval finding it to be reasonable, to the public interest and consistent with the goals of the CLUP as set forth by Gaston County.

Chairman Brown called for a motion to approve.

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On motion introduced by Commissioner Keigher and seconded by Commissioner Hovis, the BOC approved **2025-292**, upon consideration of the map change application, public hearing comment, and recommendation from the Planning and Zoning 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 as it is rural in nature with larger lots with homes that sit back from the roads they front upon.

The Commission considers this action to be reasonable and in the public interest, based on: Planning and Zoning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: 171661, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay.

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

The motion carried as follows:

Ayes: Commissioners Brown, Cloninger, Fraley, Hovis and Keigher

Nays: Commissioners Bailey and Shehan

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

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

Mrs. Wiggins advised REZ-25-04-01-00225 is a general rezoning request from Land Use Consulting, LLC (Applicant) on behalf of the property owners, Jack and Jill Atkins, for parcel 225342 or 130 Georgia Belle Ave., Belmont, (NC); the request is to rezone from the default (R-1) Single Family Limited Zoning District to the (RS-20) Single Family 20,000 Square Feet Zoning District.

The **vicinity map** depicts the parcel is located between Belmont, Cramerton, McAdenville and Mount Holly city limits; **orthophoto** depicts one single-family dwelling on the property; this property was within Belmont's ETJ until July 29, 2025 and was zoned RR (rural residential) under Belmont's land development code; the property owners are requesting to rezone it to the (RS-20) rather than the County's default (R-1) zoning district; staff supports the (RS-20) district as it is compatible with the surrounding properties and comparable lot sizes; Applicant intends to subdivide the property which would support this request.

The properties [denoted in white] are neighboring municipalities zoning jurisdictions; the County zoning districts are (RS-12) across the street with (C-2), (RS-20) and (I-2) farther out; if approved, any uses allowed in the (RS-20) would be permitted per standards/regulations adopted in the UDO (Unified Development Ordinance).

The **adjacent property owners map** depicts those notified about the Public Hearing; a sign was posted on site on September 9th and notices were mailed on September 8th per NCGS; staff received one inquiry from an adjacent property owner about the rezoning and meeting information.

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There are no public utilities in the vicinity; the site will be served by a well and septic system; Georgia Belle is an NCDOT road.

The request went before the TRC (Technical Review Committee) on Wednesday, July 23rd; there are no major comments at this time; the GLCMPO (Gaston-Lincoln-Cleveland Metropolitan Planning Organization) letter was attached to BOC's staff packets and states there are no funded transportation improvements projects within the vicinity of the site.

The property falls within *Area 4: The Garden Gaston/Southeast Gaston* small area plan of the Comprehensive Land Use Plan (CLUP).

The property was released from Belmont's ETJ in 2018 and does not have an assigned future land use designation; properties in the immediate vicinity are designated as Suburban Development; staff is comfortable applying this designation to the properties; *Suburban development consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center.*

Staff finds the application, as presented, is consistent with the goals and future land use designation in the CLUP.

The Planning and Zoning Board heard the request at its August 24th meeting; recommended approval by a unanimous vote (8-0).

Chairman Brown called for comments from the Applicants.

Mrs. Laura Hamilton, owner of Land Use Consulting, LLC, advised on behalf of the client, she was requested to rezone the property from the (R-1) to the (RS-20) zoning district; the parcel was released from Belmont in November 2024; Belmont modified that release in March 2025; the surrounding property zoning is compatible with the (RS-12), (RS-20), (C-1) and (I-2) zoning districts; requested that the County's current (R-1) zoning on the property be changed to (RS-20).

Chairman Brown called for citizen comment.

Mr. Marcos Walborn, 206 Peach Orchard Rd., (Belmont, NC), voiced concerns about adjacent homes on well/septic on ½ acre lots being reduced to small lots with starter homes; decreased property values; traffic; accidents at intersection of Georgia Belle and Peach Orchard having had one recent fatality; absence of Applicants and representation by a third party; opposed to the proposed rezoning.

Mr. William Summerville, 141 Georgia Belle Ave., (Belmont, NC), asked how many homes can be placed on the property if rezoned at 20,000SF; if single-family was considered a single home, townhome or something different; many accidents occur at intersection of Georgia Belle and Peach Orchard.

Mrs. Wiggins advised townhomes would not be allowed in this zoning district; that would require a conditional rezoning; cannot do that by right with the (R-1) or (RS-20) zoning districts.

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Mr. Summerville asked about the setbacks for 20,000SF and how many units could be placed on the property with wells and field lines for septic tanks.

Mrs. Wiggins advised she could not address the environmental health issue; with current (R-1) zoning, Applicants would be allowed to subdivide one lot into two; with (RS-20) zoning, could get three or four lots out of whole parcel.

Mr. Summerville asked if there were plans to remove the existing home there.

Mrs. Wiggins deferred to Mrs. Hamilton (Applicants representative).

Mrs. Hamilton advised (Mrs.) Jill Atkins passed away earlier this year; (Mr.) Jack (Atkins) still lives in the home on the property; does not plan on moving or tearing it down; current property owner and proposed buyer of half of property are interested in subdividing property so both properties would meet the current (R-1) zoning district and in having future options with the (RS-20) zoning district; if Applicants can work out the wells and septic with Environmental Health, it may be three to four homes total including the existing home.

Chairman Brown asked Mrs. Wiggins to explain "by right" definition.

Mrs. Wiggins explained that the (R-1) zoning district (default zoning district throughout County) involves single-family modular, stick built or a duplex if lot size allows it; other uses could involve a private home occupation or more residential uses but would not be anything too intense in this restrictive residential district.

Mr. Summerville asked what are the setbacks for the homes or duplexes; could it be apartments as well?

Mrs. Wiggins responded apartments would be a multifamily use and would not be allowed in the (R-1) or (RS-20) zoning district; per Ordinance, duplexes require 40,000SF lots; if Applicants rezoned to (RS-20) and wanted to subdivide into 20,000SF lots, they would be unable to put duplexes on those lots since they would not meet the minimum lot size requirements.

Chairman Brown advised the Applicants could do what they are currently trying to do without coming before the BOC; if they subdivide the lot to sell, it would be by right.

Mrs. Wiggins responded "correct"; the uses between (R-1) and (RS-20) are similar but the lot sizes are different.

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

Commissioner Shehan asked how many potential sites the Applicants is looking at; is three or four just a speculation or has that conversation occurred.

Mrs. Wiggins stated the Applicants are looking to subdivide the property into two, which would result in roughly one acre each, and would like to have the option to further subdivide down the road.

Commissioner Shehan asked for the size of the current home on the site.

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Mrs. Wiggins advised she did not have that information but could obtain it.

Chairman Brown declared the Public Hearing closed.

Chairman Brown recapped the Planning and Zoning Board unanimously recommended approval; finding it to be reasonable, in the public interest and consistent with the goals of the CLUP.

Chairman Brown called for a motion to approve.

On motion introduced by Commissioner Keigher and seconded by Commissioner Bailey, the BOC approved **2025-293**, upon consideration of the map change application, public hearing comment, and recommendation from the Planning and Zoning 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 suburban development future land use designation.

The Commission considers this action to be reasonable and in the public interest, based on: Planning and Zoning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: 225342, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (RS-20) Single Family 20,000 Square Feet Zoning District.

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

The motion carried as follows:

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

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

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

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

Mrs. Kanburoglu advised COD-H-25-03-11-00458 is a request to adopt an Ordinance to allow County to demolish structures located at 3014 Birchfield Ln., Gastonia.

She reviewed *aerial and zoning maps* and advised the property is located in the southern part of County, accessed off 321 South and tucked in a highly residential area that was part of a large ETJ release completed in 2012; majority of area is zoned (RS-8) and (RS-12); a handful of newer homes are in the area but many of the homes were constructed between 1900 and 1990.

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The Planning and Zoning Department enforce the minimum housing process; the Minimum Housing Code outlines provisions (at a minimum) for someone to occupy a home; it was written to protect residents but leans more toward protecting tenants and rental properties.

Mrs. Kanburoglu noted that this case is unique because the property owners are also the residents. The timeline for the case was somewhat extended as staff worked closely with the property owners to address issues collaboratively. Staff emphasized that the goal in these cases is never to displace residents from their homes. When initiating minimum housing cases involving tenants, staff advises that the process could potentially result in the residents being unable to continue living in the structure.

She provided an overview of the minimum housing process, noting that it involves inspections, an administrative (staff-led) hearing, and issuance of an order. If the property owner complies with the order and brings the property into compliance, the case is closed. If not, the order allows the County to take necessary steps to carry out the order, provided the Board of Commissioners adopts an ordinance.

Staff completed the initial inspection of the home and identified over 30 minimum housing violations requiring attention. Administrative hearing details were sent to the property owners; however, no one attended on their behalf. At the hearing, an order was issued to demolish the structures on site. The estimated costs for necessary repairs - including plumbing, electrical systems, heating equipment, windows, cooking appliances, and additional inspection, which amounted to over \$47,000, as provided in the agenda packet.

The ordinance defines structures as dilapidated when the cost to repair exceeds 50% of the tax value of the property. In such cases, staff recommends demolition, as the cost to repair or replace the structures would likely exceed the property's current value. As of the meeting, no appeal requests had been received from the property owners. Staff noted that the final day to appeal the order was the previous day and confirmed that no changes had been made to the property since the last inspection.

On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC unanimously accepted additional photos as information.

Mrs. Kanburoglu reported that the structures on the property were built in 1955. The property was transferred to the current owners in 2021 through an estate file, with understanding that the property owner's grandmother arranged for the home to be given to them after her passing. The current tax value of the property is \$72,280, with an outstanding tax bill of just over \$4,000.

She noted that the property was formerly part of a neighboring manufactured home park, but a subdivision by deed was recorded separating the home from the park. Since 2023, the department has processed six code enforcement cases involving this property, which included over 27 inspections during the previous summer. One of these cases went through the full process, and the County paid over \$3,500 to a contractor to have the site completely cleaned up. Numerous calls have also been received from neighbors to both the department, the County Police Department, and the Department of Social Services.

She estimated that at least one hour per week has been spent reviewing and discussing the property, totaling over 104 hours. Coordination with other County departments has been ongoing to find a solution for both the property owners and the neighbors. Over the past two years, six

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cases have been processed, and in a three-year period, 94 calls were made to the Police Department regarding the property.

She provided an estimate of the minimum cost of departmental resources spent on this property, noting that the staff time is calculated based on the middle salary point for Planning and Zoning staff. Multiple staff members have been involved, making the estimate both an average and a minimum. Staff has received emails regarding the property weekly over the past two years, and departmental coordination has been ongoing since the beginning of 2024. The minimum amount spent by Planning and Zoning alone since 2023 exceeds the property's tax revenue.

She presented photos of the property, including images from 2023, January 2025, and March 11, 2025 – the date the minimum housing case was created. Staff informed the property owners that a case would be created and attempted multiple times to coordinate the initial inspection. For interior inspections, explicit permission from property owners is required, or an administrative warrant must be obtained. Staff reached out via phone calls, letters, and yard signs to schedule an inspection.

On July 18, 2025, three staff members conducted a walkthrough after permission was granted by one of the property owners. Over 50 photos were taken; six were included in the presentation, with additional images in the inspection report provided in the staff packet. Photos showed loss of structural integrity, unpermitted work, piles of debris in the backyard, and interior conditions including exposed wires, missing light fixtures, and unkempt bedrooms.

Bathroom inspections revealed no light source, ventilation, or water, all of which are code violations. Several items required emergency repairs within 48 hours; staff conducted follow-up inspections and found no work had been completed. Staff continued outreach, noting that property signs placed to facilitate contact were removed by the owners, including a sign notifying of this meeting.

She noted the property continues to be a nuisance for neighbors, with reports of trespassing, burning trash, and unauthorized access even after the property was boarded. Staff recommends demolition of the structures if the Board adopts an ordinance. Any costs incurred to abate the property would be placed as a lien, collectible either in a future sale or as a property tax. A formal Request for Proposal (RFP) would be published according to Uniform Guidance Policies. Following demolition, Planning and Zoning staff would coordinate with the Tax Department to complete any lien processes and pursue foreclosure if necessary. She concluded the presentation.

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

Commissioner Shehan inquired whether there are two structures on the property and if one is a garage. He also asked if the grandchildren are the current property owners and whether anyone is currently residing on the site.

Mrs. Kanburoglu responded that one of the buildings was originally a garage but is now being used as a detached storage building. She confirmed that the grandchildren are the current property owners, noting that the granddaughter has moved out and the grandson has been removed from the home. There are no legal residents currently on the property.

Commissioner Bailey asked about the demolition cost.

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Mrs. Kanburoglu responded that she did not have a general cost estimate, noting that this is the first case she has processed involving demolition. She estimated the abatement cost to be approximately \$5,000 and explained that the project would need to be put out for bid through a formal RFP process.

Commissioner Bailey asked whether, if approved, the Fire Department could use the structure for a controlled burn training exercise.

Commissioner Keigher recalled a previous instance involving a property off Linwood Road where the City's Fire Department had requested to use the structure for a training burn, noting that it might be a possibility in this case as well.

Mr. Brian Sciba, Assistant County Manager, explained that regulations governing training burns have become more restrictive over the years. He noted that such burns require a structurally sound, complete house, and stated that this structure would not be safe to burn due to its compromised integrity and risk of collapse. He noted that he would most likely have Landfill staff demolish the structure and transport the debris to the landfill.

Hearing no additional comments, Chairman Brown declared the Public Hearing closed; called for a motion to approve.

On motion introduced by Commissioner Hovis and seconded by Commissioner Shehan, the BOC unanimously approved **2025-294** as follows:

WHEREAS, the County's Minimum Housing Code, enacted pursuant to Section 160D-1203 of the North Carolina General Statutes, authorizes the vacating, closing, and the repair or demolition of dwellings found unfit for human habitation; and,

WHEREAS, the Housing Inspector has served upon Christy and Cody Burchfield ("the Owners") a complaint, notices of violation, and notice of hearing regarding ongoing public nuisance and minimum housing code violations for the property located at 3014 Birchfield Lane, Gastonia, North Carolina; and,

WHEREAS, the Housing Inspector conducted a hearing on September 11, 2025 regarding the minimum housing code violations and found, based on the evidence presented, that the property was in violation of the County's Minimum Housing Code; and,

WHEREAS, the Owners have been given a reasonable opportunity and time to address the concerns found during the inspections and have failed to bring the property into compliance; and,

WHEREAS, the County Board of Commissioners finds that the property described herein, located at 3014 Birchfield Ln. in Gastonia, is unfit for human habitation under the minimum housing code, and is a danger to the public safety, and that all of the provisions of the minimum housing code have been complied with as a condition of the adoption of this ordinance; and,

WHEREAS, all structures on the subject property should be vacated and secured to meet the requirements of the minimum housing code as directed by the Housing Inspector and should be properly noticed with a sign that states the property is unfit and unsafe for human habitation.

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners that after consideration of the evidence provided by the Planning and Zoning staff and public comment:

- 1) The subject lot is more particularly described as being Gaston County Parcel ID 309450, locally known as 3014 Birchfield Ln., Gastonia, NC.
- 2) The Housing Inspector is hereby authorized and directed to place on the dwelling a sign containing the following language: "This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

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- 3) It shall be unlawful for any person to remove or cause said sign to be removed from the structure to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of a building so posted. Doing either shall constitute a Class 1 misdemeanor.
- 4) Owners and/or parties of interest in the subject property are hereby ordered to vacate and close the subject dwelling found to be unfit within 48 hours from the adoption of this ordinance.
- 5) If the owners and/or parties in interest fail to vacate the dwelling, the Housing Inspector is hereby authorized to commence summary ejectment proceedings pursuant to 160D-1203(8).
- 6) If the owner and/or parties in interest fail or refuse to repair or demolish said dwelling within ten days of the adoption of this ordinance, the Housing Inspector is hereby authorized to proceed to demolish the subject property.
- 7) The Housing Inspector is further authorized to take other and further action and exercise such powers with respect to said dwelling as may be necessary or convenient to carry out and effectuate the provisions of the minimum housing code.
- 8) The Clerk is hereby directed to record a certified copy of this ordinance in the office of the Gaston County Register of Deeds and see that it is properly indexed in the name of the property owners.
- 9) The County Attorney is authorized to proceed with in rem foreclosure proceedings to collect taxes and liens owed for the property.
- 10) This ordinance shall become effective upon its adoption.

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

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

Ms. Summey updated the Board on the Edgewood 85 Business Park and Gaston County EDC's ongoing collaboration with Trinity Capital Partners (Edgewood Industrial Phase 1 Owner LP).

In 2022, Trinity received approved incentives for a two-phase project originally planned for approximately 1,000,000 square feet of industrial space, with an estimated investment of over \$44 million. Since then, additional industrial development in Gaston County, including Trinity at Delta Business Park (878,000 square feet), influenced the decision to delay the Edgewood 85 project. Trinity is now proposing a single-phase project of roughly 500,000 square feet, with an estimated investment exceeding \$60 million. The EDC requests an amendment to the current agreement to:

- Change the project from two phases to a single phase with a Level Four incentive (10-year grant).
- Extend the development deadline, with the specific period to be finalized by attorneys.

Ms. Summey stated that the amendment will assist the EDC in recruiting new companies and supporting local industrial expansions and offered to answer questions from the Board.

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

Commissioner Hovis noted that the revised development appears to use less space than originally planned.

Ms. Summey confirmed that additional land will remain on the site, with the intention for a single tenant to occupy the property and expand as needed. The revised plan uses approximately 65% of the originally proposed space – adding that the project will involve increased investment while retaining some property for potential future use.

Chairman Brown confirmed that the project is nearing completion, and Ms. Summey noted that there may already be a prospective tenant.

Commissioner Shehan requested clarification regarding item 2 in the Resolution. He asked whether the provision allowing the Chairman and Vice Chairman to execute documents implied that the Board of Commissioners has no voting authority before the execution takes place.

Chairman Brown clarified that the process follows standard EDC procedures – after the Board of Commissioners provides its approval, the Chairman is authorized to sign the necessary documents afterward. He emphasized that all EDC incentive requests come before the Board of Commissioners for approval.

Hearing no additional comments, Chairman Brown declared the Public Hearing closed and called for a motion to approve.

On motion introduced by Commissioner Hovis and seconded by Commissioner Shehan, the BOC unanimously approved **2025-295** as follows:

- WHEREAS, Trinity Capital Partners (Edgewood Industrial Phase 1 Owner LP) is considering a total investment of over \$60,000,000 for a build to suit project in the Edgewood 85 Business Park in Bessemer City; and,
- WHEREAS, the development will consist of manufacturing and distribution space, followed by additional construction of a headquarters/office facility, and will be developed under the name of Edgewood Industrial Phase 1 Owner LP; 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 high quality industrial park locations; and,
- WHEREAS, it is anticipated that the Company's capital investment in and at the Property and its operations thereat will generate significant ad valorem tax, sales tax and other revenues to the County; and,
- WHEREAS, the County Commissioners previously approved a Level Two and Level Three Incentive Grant (2022-099) on April 26, 2022, and the County prepared and executed a detailed Economic Development Agreement (EDA), between Edgewood Industrial Phase 1 Owner LP, the City of Bessemer City and the County, so as to induce the company to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry. Trinity Capital Partners has provided updated information for the development which shall qualify for a Level Four Incentive Grant.

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

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1. Approves the County Level Four Incentive Grant for Edgewood Industrial Phase 1 Owner LP.
2. The Chairman or Vice-Chairman of the Gaston County Board of Commissioners, or the County Manager is authorized to execute any documents necessary to complete an amended Economic Development Agreement for Edgewood Industrial Phase 1 Owner LP.

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

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

Ms. Summey informed the Board that Project CNC, a local company in Gaston County, is planning to expand its operations by investing over \$4 million in machinery and equipment. The company also has operations outside of Gaston County and North Carolina, but intends to carry out this production locally.

She noted that the company has not indicated whether the expansion will create new jobs, but the investment is expected to help retain existing positions. She added that, if approved by the Board tonight, the proposal will proceed to the local municipality for further approvals related to the Level One Grant. The Level One Grant is a five-year tax reimbursement program for machinery and equipment. Under the program, the first year provides a 90% reimbursement, which gradually decreases to 50% by the fifth year. The company must make the investments and pay applicable tax bills to qualify for the reimbursement.

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

Chairman Brown called for a motion to approve.

On motion introduced by Commissioner Hovis and seconded by Commissioner Shehan, the BOC unanimously approved **2025-296** as follows:

- WHEREAS, Project CNC is considering a total investment of \$4,100,000 to purchase new advanced manufacturing machinery and equipment to increase their capability at their existing manufacturing facility in Gaston County; 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, should any grants and incentives be offered by the State of North Carolina and a local match be required, the Local Investment Grant will be used as the match and no additional funds will be obligated by the County; and,
- WHEREAS, Gaston County developed an economic grant policy to provide global advanced manufacturing companies and distribution facilities with incentives to develop high quality industries in the County; and,
- WHEREAS, it is anticipated that the Company's capital investment in and at the Property and its operations thereat will generate significant ad valorem tax, sales tax and other revenues to the County and will qualify for a Level One Incentive Grant; and,

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

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

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

Chairman Brown introduced Mr. Michael Coone, Assistant Director of Social Services, for comments.

Mr. Coone presented the FY27 Community Transportation Program Grant, a state and federally funded program administered by the NCDOT Public Transportation Division. The grant supports general public transportation services in rural North Carolina, aiming to enhance access to healthcare, shopping, education, employment, public services, and recreation, while promoting efficient use of transportation funds through coordination of programs and services.

As part of the administrative grant, Gaston County will request **\$235,261**, with a **15% local match of \$35,290**. Funds will cover salaries and fringe benefits for the Support Services Administrator, Accounting Tech 2, and Billing Specialist, as well as costs for training, travel, and leased computer software (Routematch scheduling software).

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

Commissioner Bailey recalled previous discussions regarding potential changes to funding for ACCESS.

The County Manager advised that the matter is still under internal review and that this action does not preclude future actions, and would be necessary regardless.

Commissioner Hovis inquired about current citizen participation in the program.

Mr. Coone reported that in FY2025, ACCESS provided 30,429 trips, noting that this represents significant usage.

Chairman Brown asked about trends in service utilization.

Mr. Coone explained that a deviated fixed route from the Gastonia transit hub to Gaston College experienced a sharp decline after the City revised its bus routes to the Go Gastonia system. That route was subsequently converted to a demand-response route. Staff continuously evaluates demand and adjusts service to ensure efficiency and cost-effectiveness. Chairman Brown also asked about Medicaid trips.

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Mr. Coone noted that the County divested Medicaid trips to private sector vendors in 2018 in anticipation of Medicaid reform and managed care. Currently, Medicaid trips are coordinated through a private broker, Motive Care, which has filed for bankruptcy. Mr. Coone emphasized the importance of maintaining a stable foundation within ACCESS to provide these trips if state vendors or brokers encounter issues. He confirmed that the County has maintained relationships with private sector vendors and is prepared to make necessary adjustments to maintain service continuity.

Hearing no additional comments from BOC, Chairman Brown called for a motion to approve.

On motion introduced by Commissioner Keigher and seconded by Commissioner Fraley, the BOC unanimously approved **2025-297**.

Chairman Brown announced that the Public Hearings had concluded.

Agenda Revision/Approval

- Pulled/ 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 – V., G.*
- Pulled/ 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 – V., AC.*
- Pulled/ Commissioner Brown – *Building & Development Services – To Amend the Current Gaston County Fee Schedule to Adjust Building and Development Services Fees – V., C.*
- Pulled/ 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 – V., AI.*

On motion introduced by Commissioner Keigher and seconded by Commissioner Hovis, the BOC unanimously approved the Agenda of September 23, 2025 with changes as noted above.

Approval of Minutes

On motion introduced by Commissioner Hovis and seconded by Commissioner Shehan, the BOC unanimously approved the Minutes of the Regular Meeting of July 22, 2025 and the Regular Meeting of August 26, 2025.

Citizen Recognition

Mrs. Laura Hamilton, 107 Bristlecone Ct., Gastonia, NC, introduced herself as the new Gaston County Toys for Tots Coordinator. She invited businesses to sign up as toy drop-off sites through the local campaign portal at www.toysfortots.org. Applications for toy requests open October 1, with distributions beginning in November. The Toys for Tots campaign starts next week.

Mr. Corey Jonas, 105 Robinson Ave., Mount Holly, NC, spoke on the importance of ISO (Insurance Services Office) inspections for volunteer fire departments, explaining that ratings, based on staffing, training, equipment, and response capabilities, affect insurance premiums for homeowners

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and businesses. Lower ratings reduce costs, while higher ratings increase premiums. Mr. Jonas emphasized that ISO inspections measure readiness and encourage continuous improvement. He invited the Board to observe upcoming inspections at Spencer Mountain Volunteer Fire Department on October 21 and East Gaston Volunteer Fire Department on November 10, both at 8:30 a.m.

Consent Agenda

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

2025-298 Commissioner Brown - BOC - Proclamation - To Commemorate the Events of September 11, 2001 and Recognize September 11, 2025 as First Responder's Day

2025-299 Commissioner Cloninger - BOC - Proclamation - To Proclaim September 17-23, 2025 as Constitution Week

2025-300 Commissioner Keigher - Cooperative Extension - To Accept and Appropriate Additional State Grant Funds for FY26 Triple P Parenting Program (Grant Total: \$68,561) per Budget Change Request:

Account Description	Account Number	Amount
State Grant Revenues	1000-CES-000-00000-TriplP-Partner-0000-07-410001-GP4Ch	[68,561]
Salaries	1000-CES-000-00000-TriplP-Partner-0000-07-510001-GP4Ch	37,416
FICA	1000-CES-000-00000-TriplP-Partner-0000-07-510100-GP4Ch	2,862
Retirement	1000-CES-000-00000-TriplP-Partner-0000-07-510101-GP4Ch	4,819
401K Contribution	1000-CES-000-00000-TriplP-Partner-0000-07-510102-GP4Ch	1,870
Health Insurance	1000-CES-000-00000-TriplP-Partner-0000-07-510103-GP4Ch	6,388
Office Supplies	1000-CES-000-00000-TriplP-Partner-0000-07-520001-GP4Ch	500
Program Supplies	1000-CES-000-00000-TriplP-Partner-0000-07-520002-GP4Ch	3,206
Mileage Reimbursement	1000-CES-000-00000-TriplP-Partner-0000-07-520010-GP4Ch	1,500
Other Serv-TripleP Partnership	1000-CES-000-00000-TriplP-Partner-0000-07-530015-GP4Ch	10,000

2025-301 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) as follows:

WHEREAS, the opioid overdose epidemic has taken the lives of more than 37,000 North Carolinians since 2000; and,

WHEREAS, the COVID-19 pandemic compounded the opioid overdose crisis, increasing levels of drug misuse, addiction, and overdose death; and,

WHEREAS, the Centers for Disease Control and Prevention estimates the total economic burden of prescription opioid misuse alone in the United States is \$78.5 billion a year, including the costs of healthcare, lost productivity, addiction treatment, and criminal justice involvement; and,

WHEREAS, certain counties and municipalities in North Carolina joined with thousands of local governments across the country to file lawsuits against opioid manufacturers, pharmaceutical distribution companies, and chain drug stores to hold those companies accountable for their misconduct; and,

WHEREAS, a settlement has been reached in litigation against eight opioid manufacturers: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus; and,

WHEREAS, representatives of local North Carolina governments, the North Carolina Association of County Commissioners, and the North Carolina Department of Justice have negotiated and prepared a

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Third Supplemental Agreement for Additional Funds (SAAF-3) to provide for the equitable distribution of the proceeds of these settlements; and,

WHEREAS, by joining the settlements and approving the SAAF-3, the state and local governments maximize North Carolina's share of opioid settlement funds to ensure the needed resources reach communities as quickly, effectively, and directly as possible; and,

WHEREAS, it is advantageous to all North Carolinians for local governments, including Gaston County and its residents, to sign onto the settlements and SAAF-3 and demonstrate solidarity in response to the opioid overdose crisis, and to maximize the share of opioid settlement funds received both in the state and this County to help abate the harm; and,

WHEREAS, the SAAF-3 directs substantial resources over multiple years to local governments on the front lines of the opioid overdose epidemic while ensuring that these resources are used in an effective way to address the crisis.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the County of Gaston, North Carolina hereby authorizes the County Manager and County Attorney to execute all documents necessary to enter into opioid settlement agreements with eight opioid manufacturers (Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus), to execute the SAAF-3, and to provide such documents to Rubris, the Implementation Administrator.

2025-302 Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information as follows:

ENTRY DATE	DEPT. NAME	ACCOUNT	DR/CR	AMOUNT
08/01/2025	Public Works	4005-PWK-000-00000-WSLIne-HShIDal-0000-01-540007-AG015	C	25,000
08/01/2025	Public Works	4005-PWK-000-00000-WSLIne-HShIDal-0000-01-540019-AG015	D	25,000
08/04/2025	Community Services	1000-CSS-270-00000-WIOA00-WIOAdIt-0000-05-560013-	C	36,000
08/04/2025	Health	1000-HLT-000-00000-000000-000000-0000-05-530000-	C	5,000
08/04/2025	Community Services	1000-CSS-270-00000-WIOA00-WIODWkr-0000-05-560011-	D	36,000
08/04/2025	Health	1000-HLT-253-00000-000000-HighHit-0000-05-530000-	D	5,000
08/05/2025	Community Services	1000-CSS-272-00000-AdtNut-MealsWh-0000-05-520005-L0002	C	1,000
08/05/2025	Community Services	1000-CSS-272-00000-AdtNut-MealsWh-0000-05-520002-L0002	C	6,000
08/05/2025	Community Services	1000-CSS-272-00000-AdtNut-MealsWh-0000-05-520015-L0002	C	500
08/05/2025	Community Services	1000-CSS-272-00000-AdtNut-MealsWh-0000-05-530015-L0002	D	7,500
08/06/2025	Community Services	1000-CSS-273-00000-000000-000000-0000-05-520020-	C	500
08/06/2025	Community Services	1000-CSS-270-00000-WIOA00-WIOYuth-0000-05-510003-	C	820
08/06/2025	Community Services	1000-CSS-273-00000-000000-000000-0000-05-530015-	D	500
08/06/2025	Community Services	1000-CSS-270-00000-WIOA00-WIOAdIt-0000-05-510003-	D	457
08/06/2025	Community Services	1000-CSS-270-00000-WIOA00-WIODWkr-0000-05-510003-	D	362
08/07/2025	Health	1000-HLT-250-00000-000000-Year02-0000-05-520011-G0109	C	58
08/07/2025	Health	1000-HLT-250-00000-000000-Year02-0000-05-520013-G0109	D	58
08/11/2025	Economic Dev. Com.	4095-EDC-000-00000-AppleC-0000000-0000-07-540014-19039	C	6,000
08/11/2025	Economic Dev. Com.	4095-EDC-000-00000-AppleC-0000000-0000-07-540016-19039	D	6,000
08/13/2025	Tax	2010-TAX-000-00000-000000-000000-0000-01-530010-	C	84,820
08/13/2025	Health	1000-HLT-250-00000-000000-Year02-0000-05-520005-G0109	C	600
08/13/2025	Health	1000-HLT-250-00000-000000-Year02-0000-05-530027-G0109	C	210
08/13/2025	Health	1000-HLT-250-00000-000000-Year02-0000-05-520015-G0109	C	1,744
08/13/2025	Health	1000-HLT-250-00000-000000-Year02-0000-05-520002-G0109	C	3,195
08/13/2025	Health	1000-HLT-250-00000-000000-Year02-0000-05-520011-G0109	C	75
08/13/2025	Non-Departmental	1000-NDP-000-00000-000000-000000-0000-02-520020-G0089	C	803
08/13/2025	Non-Departmental	1000-NDP-000-00000-000000-000000-0000-02-530013-G0089	C	2,647
08/13/2025	Non-Departmental	1000-NDP-000-00000-000000-000000-0000-02-530010-G0089	C	1,529
08/13/2025	Tax	2010-TAX-000-00000-000000-000000-0000-01-530029-	D	84,820
08/13/2025	Health	1000-HLT-250-00000-000000-Year02-0000-05-530015-G0109	D	5,749
08/13/2025	Health	1000-HLT-250-00000-000000-Year02-0000-05-520010-G0109	D	75
08/13/2025	Non-Departmental	1000-NDP-000-00000-000000-000000-0000-02-530015-G0089	D	2,744
08/13/2025	Non-Departmental	1000-NDP-000-00000-000000-000000-0000-02-560001-G0089	D	2,234
08/14/2025	Social Services	1000-DSS-271-00000-Adoptn-0000000-0000-05-520017-00324	C	1,600
08/14/2025	Community Services	1000-CSS-290-00000-000000-000000-0000-05-530029-	C	3,481
08/14/2025	Community Services	1000-CSS-290-29001-000000-000000-0000-05-530020-	C	1,469
08/14/2025	Community Services	1000-CSS-293-00000-000000-000000-0000-05-520001-G0018	C	1,486
08/14/2025	Community Services	1000-CSS-293-00000-000000-000000-0000-05-520012-G0018	C	100
08/14/2025	Social Services	1000-DSS-271-00000-Adoptn-0000000-0000-05-520012-00324	D	1,600
08/14/2025	Community Services	1000-CSS-290-29001-000000-000000-0000-05-530010-	D	4,950
08/14/2025	Community Services	1000-CSS-293-00000-000000-000000-0000-05-530015-G0018	D	1,586
08/18/2025	Community Services	1000-CSS-291-29101-000000-000000-0000-05-510001-AG027	C	1,331
08/18/2025	Community Services	1000-CSS-291-29101-000000-000000-0000-05-510100-AG027	C	115
08/18/2025	Community Services	1000-CSS-291-29101-000000-000000-0000-05-520002-AG027	C	186
08/18/2025	Community Services	1000-CSS-291-29101-000000-000000-0000-05-510101-AG027	D	749
08/18/2025	Community Services	1000-CSS-291-29101-000000-000000-0000-05-510102-AG027	D	266
08/18/2025	Community Services	1000-CSS-291-29101-000000-000000-0000-05-510103-AG027	D	594

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08/18/2025	Community Services	1000-CSS-291-29101-000000-0000000-0000-05-510104-AG027	D	16
08/18/2025	Community Services	1000-CSS-291-29101-000000-0000000-0000-05-510105-AG027	D	7
08/19/2025	Health	1000-HLT-254-00000-000000-Year003-0000-05-520002-G0096	C	8,000
08/19/2025	Health	1000-HLT-254-00000-000000-Year003-0000-05-520007-G0096	C	1,000
08/19/2025	Health	1000-HLT-254-00000-000000-Year003-0000-05-520013-G0096	C	700
08/19/2025	Health	1000-HLT-254-00000-000000-Year003-0000-05-510001-G0096	D	2,060
08/19/2025	Health	1000-HLT-254-00000-000000-Year003-0000-05-520015-G0096	D	3,352
08/19/2025	Health	1000-HLT-254-00000-000000-Year003-0000-05-520020-G0096	D	4,000
08/19/2025	Health	1000-HLT-254-00000-000000-Year003-0000-05-530029-G0096	D	288
08/22/2025	Health	1000-HLT-254-00000-NurFam-0000000-0000-05-530015-	C	5,000
08/22/2025	Health	1000-HLT-254-00000-NurFam-0000000-0000-05-530002-	D	5,000
08/25/2025	Parks & Recreation	1000-PRK-000-00000-SPORTS-0000000-0000-04-520002-	C	3,912
08/25/2025	Parks & Recreation	1000-PRK-000-00000-RecPrg-0000000-0000-04-530015-	C	135
08/25/2025	Emerg. Mgt. & Fire Services	1000-EMG-000-00000-000000-0000000-0000-02-520007-LDUKE	C	4,000
08/25/2025	Parks & Recreation	1000-PRK-000-00000-SPORTS-0000000-0000-04-530015-	D	4,047
08/25/2025	Emerg. Mgt. & Fire Services	1000-EMG-000-00000-000000-0000000-0000-02-520005-LDUKE	D	4,000
08/27/2025	Social Services	1000-DSS-000-00000-000000-0000000-0000-05-520013-	C	1,500
08/27/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-520011-	C	2,000
08/27/2025	Health	1000-HLT-255-00000-000000-0000000-0000-05-530010-	C	2,000
08/27/2025	Health	1000-HLT-255-00000-000000-0000000-0000-05-530010-	C	1,200
08/27/2025	Health	1000-HLT-254-00000-000000-0000000-0000-05-530010-	C	1,000
08/27/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-520011-	C	1,500
08/27/2025	Health	1000-HLT-253-00000-000000-0000000-0000-05-520007-	C	5,000
08/27/2025	Social Services	1000-DSS-000-00000-000000-0000000-0000-05-530015-	D	1,500
08/27/2025	Health	1000-HLT-250-00000-TeenPg-0000000-0000-05-530002-	D	2,000
08/27/2025	Health	1000-HLT-255-00000-BioTer-0000000-0000-05-530002-	D	2,000
08/27/2025	Health	1000-HLT-255-00000-000000-0000000-0000-05-530002-	D	1,200
08/27/2025	Health	1000-HLT-254-00000-000000-0000000-0000-05-530002-	D	1,000
08/27/2025	Health	1000-HLT-250-00000-000000-0000000-0000-05-530002-	D	1,500
08/27/2025	Health	1000-HLT-253-00000-000000-HighHit-0000-05-530002-	D	5,000

2025-303 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) (\$12,500) per Budget Change Request:

Account Description	Account Number	Amount
Retirement:Gaston HIV Outreach	1000-HLT-253-00000-ComDis-GHOP000-0000-05-510101-GGHOP	\$12,500
StGrtRev: Gaston HIV Outreach	1000-HLT-253-00000-ComDis-GHOP000-0000-05-410001-GGHOP	(\$12,500)

2025-304 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 (\$6,000) per Budget Change Request:

Account Description	Account Number	Amount
Software Rntl-Communicable Dis	1000-HLT-253-00000-ComDis-0000000-0000-05-530029-GCOMD	\$6,000
FederalGrntRev-CommunicableDis	1000-HLT-253-00000-ComDis-0000000-0000-05-410000-GCOMD	(\$6,000)

2025-305 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) (\$16,717) per Budget Change Request:

Account Description	Account Number	Amount
Salaries: WIC Client Svcs	1000-HLT-251-00000-000000-0000000-0000-05-510001-GCLSV	\$16,717
FedGrtRev: WIC Client Svcs	1000-HLT-251-00000-000000-0000000-0000-05-410000-GCLSV	(\$16,717)

2025-306 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 per Budget Change Request:

Account Description	Account Number	Amount
State Emergency Placement Funds	1000-DSS-271-00000-FostCr-EmerPlc-0000-05-410001-G0104	(17,733.00)
Emergency Placement Funds	1000-DSS-271-00000-FostCr-EmerPlc-0000-05-560008-G0104	17,733.00

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2025-307 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 per Budget Change Request:

Account Description	Account Number	Amount
Other Revenue: Partners	1000-DSS-271-00000-FostCr-Partner-0000-05-445006-L0016	(43,605.00)
Public Asst: Partners Foster Care payments	1000-DSS-271-00000-FostCr-Partner-0000-05-560008-L0016	43,605.00

2025-308 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 as follows:

WHEREAS, Project Arrival is considering a total investment of \$70,000,000 to customize and upfit a manufacturing facility and purchase machinery and equipment in Gaston County; and,

WHEREAS, the firm intends to create at least 175 new jobs over five years in Gaston County; 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, the Gaston County Board of Commissioners finds that it is in the best interests of the County to assist Project Arrival in completing a NCDOC Rural Economic Development Division Building Reuse Grant Application. The required local match will be the Local Investment Grant; and,

WHEREAS, this will potentially increase property and sales tax revenue based upon Project Arrival choosing to locate its manufacturing plant in Gaston County; and,

WHEREAS, the Gaston County Board of Commissioners desires to support this manufacturing operations so as to induce the company to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners authorizes the Economic Development Commission to execute any documents necessary to complete this NCDOC Rural Economic Development Rural Division Building Reuse Grant Application on behalf of Project Arrival.

2025-309 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 as follows:

WHEREAS, Conner Brothers Machine Co., Inc. is considering a total investment of \$4,000,000 to expand its existing operations within Gaston County. Conner Brothers Machine Co., Inc. plans to invest \$4 million to upfit an existing facility and purchase machinery and equipment; and,

WHEREAS, Conner Brothers Machine Co., Inc. anticipates creating 31 new jobs in Gaston County; and,

WHEREAS, the General Statutes of North Carolina authorize a County to accept grants from the State of North Carolina for the expansion of industry; and,

WHEREAS, the Gaston County Board of Commissioners finds that it is in the best interest of the County to assist Conner Brothers Machine Co., Inc. in obtaining a NCDOC Rural Economic Development Division Building Reuse Grant. The required match will be the Local Investment Grant previously approved; and,

WHEREAS, this will potentially increase property and sales tax revenue based upon Conner Brothers Machine Co., Inc. committing to the upfit of the manufacturing plant in Gaston County; and,

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WHEREAS, the Gaston County Board of Commissioners desires to support this expansion project so as to induce the company to continue to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners authorizes the Chairman, Vice-Chairman, County Manager or designee to execute any documents necessary to accept this NCDOC Rural Economic Development Division Building Reuse Grant for Conner Brothers Machine Co., Inc. and to authorize a Fund Balance appropriation for the required local matching grant of \$11,500.

and per Budget Change Request:

Account Description	Account Number	Amount
State Grant Rev-BdReusPrjPracs	4005-EDC-000-00000-BdReus-PrjPracs-0000-07-410001-G0126	(\$230,000.00)
OtherImprv&CapOutlay-PrjPracs	4005-EDC-000-00000-BdReus-PrjPracs-0000-07-540006-G0126	\$230,000.00
Fund Balance Appropriated	4000-NDP-000-00000-FBApro-00000000-0000-99-490000-	(\$11,500.00)
Transfer to Gen Gov Capital	4000-NDP-000-00000-TrFxTo-00000000-0000-98-584005-	\$11,500.00
Transfer from CIF	4005-NDP-000-00000-TrFxFr-00000000-0000-98-484000-	(\$11,500.00)
OtherImprv&CapOutlay-PrjPracs	4005-EDC-000-00000-BdReus-PrjPracs-0000-07-540006-G0126	\$11,500.00

2025-310 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 as follows:

WHEREAS, REPI, LLC is considering a total investment of \$7,000,000 to purchase property and expand its existing operations within Gaston County. REPI, LLC plans to invest \$7 million of investment in land, building and equipment; and,

WHEREAS, REPI, LLC anticipates creating 31 new jobs in Gaston County; and,

WHEREAS, the General Statutes of North Carolina authorize a County to accept grants from the State of North Carolina for the expansion of industry; and,

WHEREAS, the Gaston County Board of Commissioners finds that it is in the best interest of the County to assist REPI, LLC in obtaining a NCDOC Rural Economic Development Division Building Reuse Grant. The required match will be the Local Investment Grant previously approved; and,

WHEREAS, this will potentially increase property and sales tax revenue based upon REPI, LLC committing to the upfit of the manufacturing plant in Gaston County; and,

WHEREAS, the Gaston County Board of Commissioners desires to support this expansion project so as to induce the company to continue to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners authorizes the Chairman, Vice-Chairman, County Manager or designee to execute any documents necessary to accept this NCDOC Rural Economic Development Division Building Reuse Grant for REPI, LLC and to authorize a Fund Balance appropriation for the required local matching grant of \$12,500.

and per Budget Change Request:

Account Description	Account Number	Amount
State Grant Rev-BdReusPrjMani	4005-EDC-000-00000-BdReus-PrjMani-0000-07-410001-G0160	(\$250,000.00)
OtherImprv&CapOutlay-PrjManitbo	4005-EDC-000-00000-BdReus-PrjMani-0000-07-540006-G0160	\$250,000.00
Fund Balance Appropriated	4000-NDP-000-00000-FBApro-00000000-0000-99-490000-	(\$12,500.00)
Transfer to Gen Gov Capital	4000-NDP-000-00000-TrFxFr-00000000-0000-98-584005-	\$12,500.00
Transfer from CIF	4005-NDP-000-00000-TrFxFr-00000000-0000-98-484000-	(\$12,500.00)
OtherImprv&CapOutlay-PrjManitbo	4005-EDC-000-00000-BdReus-PrjMani-0000-07-540006-G0160	\$12,500.00

2025-311 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

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Nuport, LLC D/B/A J&L Machine and Fabrication (Project Olive Tree/Tuscany) as follows:

- WHEREAS, NUPORT, LLC, D/B/A J & L MACHINE AND FABRICATION, is considering making an investment of \$2,100,000 to increase their manufacturing and distribution capabilities in Gaston County; and,
- WHEREAS, the company anticipates creating 53 new jobs with an average salary of \$52,657 in Gaston County; and,
- WHEREAS, the General Statutes of North Carolina authorize a County to accept grants from the State of North Carolina for the expansion of industry; and,
- WHEREAS, the Gaston County Board of Commissioners finds that it is in the best interest of the County to assist Nuport, LLC in obtaining a NCDOC ONE NC Grant. The required local match will be the Local Investment Grant previously approved; and,
- WHEREAS, this will potentially increase property and sales tax revenue based upon Nuport, LLC in committing to the expansion of manufacturing in Gaston County; and,
- WHEREAS, the Gaston County Board of Commissioners desires to support this expansion project so as to induce the company to continue to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners authorizes the Chairman, Vice-Chairman, County Manager or designee to execute any documents necessary to accept and appropriate this ONE NC Grant and authorize an appropriation for the required local matching grant of \$35,000.

and per Budget Change Request:

Account Description	Account Number	Amount
State Grant Rev-1NCGrntPrjTusca	4005-EDC-000-00000-1NCFnd-PrTusca-0000-07-410001-G0120	(\$70,000.00)
OtherImprov&Cap-1NCGrant:Tusca	4005-EDC-000-00000-1NCFnd-PrTusca-0000-07-540006-G0120	\$70,000.00
Fund Balance Appropriated	4000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(\$35,000.00)
Transfer to Gen Gov Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	\$35,000.00
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(\$35,000.00)
OtherImprov&Cap-1NCGrant:Tusca	4005-EDC-000-00000-1NCFnd-PrTusca-0000-07-540006-G0120	\$35,000.00

2025-312 Commissioner Brown - EDC - Proclamation - To Proclaim the Week of September 29th - October 3rd, 2025 as Gaston County Manufacturing Week

2025-313 Commissioner Brown - Financial and Management Services - Budget - To Transfer \$53,000 from the Capital Fund to the General Fund for ACCESS Grant-Funded Vans per Budget Change Request:

Account Description	Account Number	Amount
Motor Vehicles	4005-NDP-000-00000-Annual-PayAsGo-0000-01-540003-	(53,000.00)
Transfer to CIF Fund	4005-NDP-000-00000-TrfxTo-0000000-0000-98-584000-	53,000.00
Transfers from Gen Gov Capital	4000-NDP-000-00000-TrfxFr-0000000-0000-98-484005-	(53,000.00)
Transfer to General Fund	4000-NDP-000-00000-TrfxTo-0000000-0000-98-581000-	53,000.00
Transfers from CIF	1000-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(53,000.00)
Vehicle Prep	1000-CSS-290-29001-0000000-0000000-0000-05-530052-	53,000.00

2025-314 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) per Budget Change Request:

Account Description	Account Number	Amount
Federal Grant Rev-FY26 CACNC	1000-CSS-274-00000-0000000-0000000-0000-05-410000-G0150	(23,586.40)
State Grant Rev-FY26 CACNC	1000-CSS-274-00000-0000000-0000000-0000-05-410001-G0150	(123,828.60)
Salaries-FY26 CACNC Lighthouse	1000-CSS-274-00000-0000000-0000000-0000-05-510001-G0150	124,247.00
FICA-FY26 CACNC Lighthouse	1000-CSS-274-00000-0000000-0000000-0000-05-510100-G0150	9,505.00
Retirement-FY26 CACNC Lighthou	1000-CSS-274-00000-0000000-0000000-0000-05-510101-G0150	8,855.00

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Prof Serv-FY26 CACNC Lighthous	1000-CSS-274-00000-000000-0000000-0000-05-530010-G0150	3,428.00
Program Suppl-FY26 CACNC Light	1000-CSS-274-00000-000000-0000000-0000-05-520002-G0150	1,380.00

2025-315 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) per Budget Change Request:

Account Description	Account Number	Amount
State Grant Rev: FY26 CFWYI DV	1000-CSS-273-00000-000000-Year001-0000-05-410001-G0151	(58,756.71)
Salaries: FY26 CFWYI DV	1000-CSS-273-00000-000000-Year001-0000-05-510001-G0151	58,756.71
Retirement: FY26 CFWYI DV	1000-CSS-273-00000-000000-Year001-0000-05-510101-G0151	8,449.21
Retirement (match)	1000-CSS-273-00000-000000-0000000-0000-05-510101-	(8,449.21)
Health Ins: FY26 CFWYI DV	1000-CSS-273-00000-000000-Year001-0000-05-510103-G0151	3,302.13
Health Ins (match)	1000-CSS-273-00000-000000-0000000-0000-05-510103-	(3,302.13)
State Grant Rev: FY26 CFWYI DFF	1000-CSS-273-00000-000000-Year001-0000-05-410001-G0152	(19,000.00)
Grant Client Exp: FY26 CFWYI DFF	1000-CSS-273-00000-000000-Year001-0000-05-560018-G0152	19,000.00
State Grant Rev: FY26 CFWYI ML	1000-CSS-273-00000-000000-Year001-0000-05-410001-G0153	(18,500.00)
PT>1,000 hrs: FY26 CFWYI ML	1000-CSS-273-00000-000000-Year001-0000-05-510006-G0153	18,500.00

2025-316 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) per Budget Change Request:

Account Description	Account Number	Amount
State Grant Rev: FY26 CFWYI SA	1000-CSS-291-29101-000000-Year001-0000-05-410001-G0154	(31,832.74)
Bldg Rent: FY26 CFWYI SA	1000-CSS-291-29101-000000-Year001-0000-05-530027-G0154	18,000.00
Printing: FY26 CFWYI SA	1000-CSS-291-29101-000000-Year001-0000-05-520013-G0154	5,000.00
Client Exp: FY26 CFWYI SA	1000-CSS-291-29101-000000-Year001-0000-05-560018-G0154	8,832.74
Salaries: FY26 CFWYI SA	1000-CSS-291-29101-000000-Year001-0000-05-510001-G0154	6,366.55
Salaries (match)	1000-CSS-291-29101-000000-0000000-0000-05-510001-	(6,366.55)

2025-317 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) per Budget Change Request:

Account Description	Account Number	Amount
State Grant Rev-Perform&Wellns	1000-SHF-000-00000-000000-0000000-0000-02-410001-G0135	(\$31,800.30)
Software Rental-Perform&Wellns	1000-SHF-000-00000-000000-0000000-0000-02-530029-G0135	\$31,800.30

2025-318 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) as follows:

TAXPAYER NAME	AMOUNT	TAXPAYER NAME	AMOUNT
AUGUST 2025 REFUNDS			
AFFUL, LAWRENCIA	\$8.08	NICHOLSON, ROBERT LEE III	\$39.90
AMMONS, DEWEY WAYNE	\$32.12	PATTERSON, DORFUS HAZEL	\$85.48
ANNAS, RAYMOND MARSHAL	\$10.11	PITTMAN, JEFFERY EUGENE JR	\$43.90
BECKER, ROBERT JAMES	\$11.90	QUEEN, RICHARD STEVEN	\$3.64
BELK, FRANCES WHITAKER	\$64.56	QUEEN, WANDA WILSON	\$87.22
BETHEL BAPTIST CHURCH	\$10.50	QUEEN, WANDA WILSON	\$81.01
BROWN, ERIC DEAN	\$46.49	RHYNE, MARTHA CLAWSON	\$39.78
BUTLER, REBEKAH LYNN INMAN	\$49.74	RITTER, JEFFREY JOHN	\$56.36

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BUTLER, VICTORIA LOUISE	\$15.94	ROBBINS, SHONTAYA RENOTA	\$90.51
CARPENTER, JERRY LESTER	\$46.10	ROBINSON, JOSHUA TIMOTHY	\$85.55
CASTRO, MAINOR AGUILAR	\$64.83	ROGERS, SUSAN GRINDSTAFF	\$20.82
CLAGG, JOSHUA MICHAEL	\$85.38	ROJAS SANTANA, JOAN JOSE	\$6.87
DAVIS, BRADY EDISON	\$31.57	ROSE, PHILLIP CHADWICK	\$22.96
FINCHER, KELLY THOMPSON	\$46.85	SHERRILL, MARY BROWN	\$21.08
GALLOWAY, WILLIAM DEWEY	\$15.49	SHOUSE, KEIZAH LAMONICA	\$44.43
GALLOWAY, WILLIAM DEWEY	\$18.42	SUMMERFIELD, MELISSA GANOUS	\$23.62
GAULT, JUDY SUDERS	\$81.63	SUPER RHINO LLC	\$26.20
GIBBONS, MATTHEW GEORGE	\$57.06	TAYLOR, ANGELA TAMMY	\$19.70
GREGORY, LILLIE JUANITA	\$75.44	TAYLOR, DAVID BRADLEY	\$4.70
JARRELL, CYNTHIA GRACE	\$33.90	THE RAPP FAMILY TRUST DATED 04/16/2024	\$42.49
LINCOLN COUNTY TAX DEPT	\$81.47	THOMAS, JERRY LEE	\$13.37
LOCKETT, MATTHEW GATES	\$19.24	VARGAS, ANTHONY JOEL	\$67.82
LOEBICK, KYLEE LOUISE	\$5.85	VELASQUEZ, JORGE ALBERTO JR	\$92.09
MEDEIROS, JAMES MATTHEW	\$53.15	WALSER, CARMEN CATHEY	\$26.95
MILES, MARGARET	\$40.53	WEAVER, ERIC LEE	\$68.40
MILLER, JORDAN LEE	\$16.00		
MILLER, JORDAN LEE	\$89.85		
		TOTAL	<u>\$2,227.05</u>

2025-319 Commissioner Cloninger - Human Resources - To Approve Revisions to the Gaston County Personnel Policy Manual Related to Vacancy Waiting Period, Job Offers, and Status Change as follows:

WHEREAS, Gaston County believes it is important to have a Personnel Policy Manual for employees and supervisors to follow; and,

WHEREAS, it is prudent to review and revise the policy manual periodically to make sure it is understandable, consistent, and up to date with current law, regulations and philosophy; and,

WHEREAS, the current personnel policy manual was approved effective July 1, 2010; and,

WHEREAS, the proposed revisions to the personnel policy are outlined in Exhibit A (attached); and,

WHEREAS, the Gaston County Board of Commissioners must adopt all changes to the Gaston County Personnel Policy Manual.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners adopts revisions to the Gaston County Personnel Policy to be effective October 1, 2025, as outlined in Exhibit A.

2025-320 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 per Budget Change Request:

Account Description	Account Number	Amount
Furn/Equip<\$5K-FY26 State Aid	1000-LIB-000-00000-0000000-0000000-0000-04-520020-G0156	(6,800.00)
Transfer to CIF	1000-NDP-000-00000-TrfxTo-0000000-0000-98-584000-	6,800.00
Transfer from General Fund	4000-NDP-000-00000-TrfxFr-0000000-0000-98-481000-	(6,800.00)
Transfer to Gen Gov Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	6,800.00
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(6,800.00)
Othimprov&CapOutlay-FY26 State	4005-LIB-000-00000-0000000-0000000-0000-04-540006-G0156	6,800.00

2025-321 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 as follows:

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WHEREAS, GASTON COUNTY has received bids, pursuant to duly advertisement notice therefore, for construction of the DALLAS HIGH SHOALS WATER INTERCONNECT, CONTRACT 1 – WATER LINES project; and,

WHEREAS, LKC ENGINEERING, PLLC consulting Engineers have reviewed the bids; and,

WHEREAS, Classic City Mechanical, Inc. was the lowest bidder for the DALLAS HIGH SHOALS WATER INTERCONNECT, CONTRACT 1 – WATER LINES project, with a base bid amount of \$4,144,691.10; and,

WHEREAS, the consulting Engineer recommends TENTATIVE AWARD to the lowest bidder.

NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners that AWARD is made to the lowest bidder of Classic City Mechanical, Inc. in the Total Bid Amount of \$4,144,691.10. TENTATIVE AWARD is contingent upon the following:

- Approval of the Project Bid Information package by the NC Division of Water Infrastructure to award the contract and use SRP-D-ARP-0075 funds.

Contractor	Location	Bid Amount
Classic City Mechanical, Inc.	Winterville, GA	\$4,144,691.10
Timberline Construction	Pelham, AL	\$5,876,888.00
Fuller Co. Construction, LLC	Crouse, NC	\$6,124,482.10
Elite Infrastructure Group, LLC	Monroe, NC	\$6,314,962.50
Dellinger Inc.	Monroe, NC	\$7,059,640.50
Sanders Utility Co., Inc.	Charlotte, NC	\$7,146,716.50
State Utility Contractors, Inc.	Monroe, NC	\$7,607,517.50

2025-322 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 as follows:

WHEREAS, GASTON COUNTY has received bids, pursuant to duly advertisement notice therefore, for construction of the DALLAS HIGH SHOALS WATER INTERCONNECT, CONTRACT 2 – ELEVATED TANK project, and,

WHEREAS, LKC ENGINEERING, PLLC consulting Engineers have reviewed the bids; and,

WHEREAS, Maguire Iron, Inc. was the lowest bidder for the DALLAS HIGH SHOALS WATER INTERCONNECT, CONTRACT 2 – ELEVATED TANK project, with an alternate bid amount of \$4,281,000.00; and,

WHEREAS, the consulting Engineer recommends TENTATIVE AWARD to the lowest bidder.

NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners that AWARD is made to the lowest bidder of Maguire Iron, Inc. in the Total Bid Amount of \$4,281,000.00. TENTATIVE AWARD is contingent upon the following:

- Approval of the Project Bid Information package by the NC Division of Water Infrastructure to award the contract and use SRP-D-ARP-0075 funds.

Contractor	Location	Bid Amount
Caldwell Tanks, Inc.	Louisville, KY	\$4,425,760.00
Maguire Iron, Inc.	Sioux Falls, SD	\$4,281,000.00

2025-323 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

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to Authorize the County Manager, or His Designee, to Execute said Contract on Behalf of Gaston County as follows:

WHEREAS, GASTON COUNTY has received bids, pursuant to duly advertisement notice therefore, for construction of the DALLAS HIGH SHOALS WATER INTERCONNECT, CONTRACT 3 – PUMP STATION project; and,

WHEREAS, LKC ENGINEERING, PLLC consulting Engineers have reviewed the bids; and,

WHEREAS, Gilbert Engineering Co. was the lowest bidder for the DALLAS HIGH SHOALS WATER INTERCONNECT, CONTRACT 3 – PUMP STATION project, with a base bid amount of \$1,519,287.00; and,

WHEREAS, the consulting Engineer recommends TENTATIVE AWARD to the lowest bidder.

NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners that AWARD is made to the lowest bidder of Gilbert Engineering Co. in the Total Bid Amount of \$1,519,287.00. TENTATIVE AWARD is contingent upon the following:

- Approval of the Project Bid Information package by the NC Division of Water Infrastructure to award the contract and use SRP-D-ARP-0075 funds.

Contractor	Location	Bid Amount
Dellinger, Inc.	Monroe, NC	\$1,807,300.00
Gilbert Engineering Co.	Statesville, NC	\$1,519,287.00
Sanders Utility Construction Co., Inc.	Charlotte, NC	\$1,940,400.00
State Utility Contractors, Inc.	Monroe, NC	\$2,163,700.00

2025-324 Commissioner Brown - Office of Capital Improvements - To Amend Gaston County ARPA Grant Project Ordinance 2021-264, to Establish Gap Project Funding (\$3,435,278) for the 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) as follows:

Section 1: This ordinance is to establish a budget for a project to be funded by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (CSLRF). Gaston County has received the full \$43,612,126 allocation of CSLRF funds. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff
2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors
5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

Section 2: Gaston County Government has elected to take the standard allowance, as authorized by 31 CFR Part 35.6(d)(1) and expend all its ARP/CSLRF funds for the provision of government services.

Section 3: The following amounts are appropriated for the project and authorized for expenditure:

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Project Allocations					
Project	Expenditure Category (EC)	Amount	Cost Object	Status/Awarded	Date
CSLRF Project		43,612,128			
FJC Program	1.11	300,000	200.201	Amended	6/28/2022
Grants Manager Position	7.1	643,546	200.430/200.431	Amended	4/26/2022
Short-term Emergency Housing Assistance (United Way)	2.2	250,000	200.201	Approved	1/11/2022
Cherryville Park Design		31,619	200.439	Amended	11/12/2024
N Belmont Park Waterline Extension	5.11	1,745,000	200.439	Amended	11/12/2024
Lowell Elementary School Waterline Extension	5.11	243,002	200.439	Amended	11/12/2024
Chapel Grove Elementary Waterline Extension	5.16	5,689,000	200.439	Amended	11/12/2024
Tryon Elementary Waterline Extension	5.16	7,986,069	200.439	Amended	10/22/2024
Courthouse Video Arraignment System	1.4	136,313	200.470	Approved	7/26/2022
ARPA Project Coordinator (2 positions)					
ARPA Project Supervisor - Director	7.1	1,755,967	200.430/200.431	Amended	10/22/2024
Revenue Replacement (Standard Allowance)	6.1	10,000,000	200.430	Approved	6/25/2024
Mobile Shower/Laundry Unit	7.1	229,700	200.439	Amended	7/27/2023
GREAT Grant	5.2	65,500	200.471	Approved	9/26/2023
Gaston College	1.4	3,200,000	200.439	Approved	12/12/2023
Homeless Projects:					
Catherine's House					
Integrated Care of Greater Hickory (ICGH)	2.16				
HealthNet Gaston	1.13				
	2.19	375,000	200.201	Approved	1/23/2024
Public Safety Campus	1.14	7,526,132	200.311	Amended	11/12/2024
Dallas High Shoals Waterline	5.11	3,435,278	200.439		
Remaining Available CSLRF Project		-			

[*Once it is determined how we will spend all or a portion of the ARP funds, the governing board will amend this section to authorize appropriations for specific programs, services, projects, and activities. The Board may also appropriate some or all these funds to an enterprise fund in an annual budget ordinance for a water, wastewater, or stormwater infrastructure project.]

Section 4: The following revenues are anticipated to be available to complete the project:

Project Allocations					
Project	Expenditure Category (EC)	Amount	Cost Object	Status/Awarded	Date
CSLRF Project		43,612,128			
AR001 FJC Program	1.11	300,000	200.201	Amended	6/28/2022
AR003 Grants Manager Position	7.1	643,546	200.430/200.431	Amended	4/26/2022
Short-term Emergency Housing Assistance (United Way)	2.2	250,000	200.201	Approved	1/11/2022
AR010 Cherryville Park Design		31,619	200.439	Approved	3/22/2022
AR009 N Belmont Park Waterline Extension	5.11	1,745,000	200.439	Amended	11/12/2024
AR008 Lowell Elementary School Waterline Extension	5.16	243,002	200.439	Amended	11/12/2024
AR005 Chapel Grove Elementary Waterline Extension	5.16	5,689,000	200.439	Amended	11/12/2024
AR006 Tryon Elementary Waterline Extension	5.16	7,986,069	200.439	Amended	11/12/2024
AR011 Courthouse Video Arraignment System	1.4	136,313	200.470	Approved	7/26/2022
ARPA Project Coordinator (2 positions)					
AR012 ARPA Project Supervisor - Director	7.1	1,755,967	200.430/200.431	Amended	9/19/2024
Revenue Replacement (Standard Allowance)	6.1	10,000,000	200.430	Approved	6/25/2024
AR014 Mobile Shower/Laundry Unit	7.1	229,700	200.439	Amended	7/27/2023
AR016 GREAT Grant	5.2	65,500	200.471	Approved	9/26/2023
AR017 Gaston College	1.4	3,200,000	200.439	Approved	12/12/2023
Homeless Projects:					
Catherine's House					
Integrated Care of Greater Hickory (ICGH)	2.16				
AR018 HealthNet Gaston	1.13				
AR020	2.19	375,000	200.439	Approved	1/23/2024
AR021 Public Safety Campus	1.14	7,526,132	200.311	Amended	11/12/2024
AR022 Dallas High Shoals Waterline	5.11	3,435,278	200.439		
Remaining Available CSLRF Project		-			

Section 5: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements.

Section 6: The Finance Officer is hereby directed to report the financial status of the project to the governing board on a quarterly basis.

Section 7: Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Clerk to County Commissioners.

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Section 8: This grant project ordinance expires on December 31, 2026, or when all the CSLRF funds have been obligated and expended by the County, whichever occurs sooner.

and per Budget Change Request:

Account Description	Account Number	Amount
ARPA: Tryon Elem Water Line	4005-PWK-000-00000-000000-000000-0000-01-540007-AR006	(3,435,278.00)
ARPA: WSLine HSh/Dallas	4005-PWK-000-00000-WSLine-HShDal-0000-01-540007-AR022	3,435,278.00

2025-325 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) per Budget Change Request:

Account Description	Account Number	Amount
Recreation Fees	1000-PRK-000-00000-000000-000000-0000-04-430050-	(\$9,273)
Other Services	1000-PRK-000-00000-SPORTS-000000-0000-04-530015-	\$7,000
Program Supplies	1000-PRK-000-00000-SPORTS-000000-0000-04-520002-	\$2,273

2025-326 Commissioner Fraley - Public Works - To Approve the Sale of Surplus County Trailer #844 to the Cherryville Fire Department

2025-327 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 per Budget Change Request:

Account Description	Account Number	Amount
Fund Balance Appropriated	2010-NDP-000-00000-FBApro-000000-0000-99-490000-	(75,000.00)
Professional Services	2010-TAX-000-00000-000000-000000-0000-01-530010-	75,000.00

2025-328 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) as follows:

TAXPAYER NAME	AMOUNT
August 2025 RELEASES AND REFUNDS	
Stanley Square	\$13,413.69
Stanley Square	\$1,705.19
Stanley Square	\$12,924.14
Stanley Square	\$679.85
TOTAL	\$28,722.87
August 2025 OVERPAYMENTS	
Ferrante, Thomas Otto	\$127.40
True Homes, LLC	\$374.15
True Homes, LLC	\$310.01
True Homes, LLC	\$310.01
True Homes, LLC	\$310.01
Thomas, John C	\$125.00
Stoddard, Everett	\$180.00
Horne Construction LLC	\$546.92
Shepherd's Landscape Maintenance, LLC	\$727.09
Rankin, Roxann	\$166.65
LGI Homes Group, LLC	\$157.40
Moore, Thomas Bruce	\$203.08
Nesbitt, Vidal	\$294.56
Jenny P. Holman Chapter 13 Trustee	\$375.95
Butler, Matthew S	\$742.49
Simple Properties LLC Haley Stutzman	\$2,294.54
Dellinger, George W Jr	\$100.00

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Tella Homes INC	\$326.05
Vallion, David	\$102.17
Moore, Melissa	\$243.64
Holland, Clifford Lee	\$137.36
Waldroup, Yaulanda Michelle	\$420.00
Duncan, Judy	\$200.00
Beck, John S	\$107.37
Beck, John S	\$131.22
Price, Mellissa A	\$293.67
Intersect Gastonia I LLC	\$8,414.74
Crane, Nicholas Hunter	\$365.76
Beach, Louella	\$243.00
Polk, Sabrina L	\$191.00
Dellinger, Barbara D.	\$261.00
Stroupe, Diana C	\$159.75
Ramey, Timothy Allen	\$166.26
TOTAL	\$19,108.25
August 2025 VTS REFUNDS	
Ali, Shauka	\$212.85
Campbell, Jimmy Donald Jr	\$150.74
Fincher, Kelly Thompson	\$152.26
Gutierrez, Derian Yepes	\$120.97
Lincoln County Tax Office	\$199.29
Queen, Wanda Wilson	\$111.53
Queen, Wanda Wilson	\$131.06
Roberts, Tamara Lyn	\$113.44
Spurling, Dana Chris	\$231.96
TOTAL	\$1,424.10
GRAND TOTAL	\$49,255.22

Items Pulled from Consent Agenda**2025-329 Commissioner Brown - Building & Development Services - To Amend the Current Gaston County Fee Schedule to Adjust Building and Development Services Fees**

Commissioner Bailey noted he received calls from residents regarding the \$7 parking fee at South Point Park. He observed that no other County park charges for parking and stated that waiving the fee for County residents would not significantly affect revenue. He emphasized that taxpayers fund the park and questioned why this is the only County park with a parking charge.

Chairman Brown explained the original agenda item was to amend the Building and Development Services fee schedule and asked if the Board wished to handle Commissioner Bailey's request separately.

The County Attorney advised a separate item is appropriate. Adding the item to the agenda requires a unanimous vote, after which the Board could discuss and take action.

Commissioner Bailey introduced a motion to amend the fee schedule for the South Point Park access. Commissioner Fraley provided the second.

Chairman Brown called for discussion.

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Commissioner Keigher stated the park is unique and user fees allow those who use it to fund it. He suggested reducing fees may be an option but noted that only two months of data exist. He recommended waiting a year to evaluate revenue and costs.

The County Manager agreed that the park is unique; York County had a similar structure with in-county/out-of-county rates. Two months of collections do not provide sufficient data to assess efficiency, revenue sufficiency, or cost recovery. Future plans, such as RV sites, may affect volume and revenue.

Commissioner Hovis recalled that amenities were preliminary when the County acquired the property from Duke Energy. He opposed adding the item to the agenda, citing insufficient data and the risk of creating an unfunded mandate.

Commissioner Shehan inquired about the second-month revenue.

The County Manager advised he did not have that information but could provide it.

Mr. Michael Applegate, Parks & Recreation Director reported \$6,200 in July and \$2,100 in August, totaling \$8,300 for vehicle user fees since the July 1 implementation. Shelter revenue data was unavailable.

Commissioner Bailey clarified his request applied only to the \$7 day-use parking fee for County residents bringing children, not for overnight RV parking or shelter rentals.

Chairman Brown and Commissioner Keigher supported continuing the fee structure until additional data are available. They noted cleanup efforts, amenities, and future additions, including a County Police boathouse, support the user fees. A temporary reduction to \$5 could be considered after full-year data is collected.

Hearing no further questions, Chairman Brown advised the motion is to add the fee schedule for the South Point access to the Agenda, which must be unanimous.

Chairman Brown called for the vote to add the South Point Access Fee Schedule which failed to carry as follows:

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

Chairman Brown called for a vote on the original motion.

Commissioner Bailey advised he had discussed building permit fees with Assistant County Manager Brian Sciba. He noted that the process of building a home in Gaston County involves multiple fees for zoning, permits, inspections, and related services. Developers indicated they have no issues with the current fee structure. He also raised a question regarding whether a property owner with a two-acre lot building a single home could have reduced permitting costs, as the current fees can be substantial for individual homeowners.

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Chairman Brown directed Mr. Brian Sciba, Assistant County Manager to review the issue and work with the Manager's Office, Commissioner Bailey, and any other interested Commissioners to explore potential adjustments.

Chairman Brown called for the vote on the original motion (item C).

On motion introduced by Commissioner Keigher and seconded by Commissioner Brown, the BOC approved **2025-329** as follows:

- Remove "Electronic Plan Review Fee (Blue Beam)" of \$100.00
- Add "Demolition Permit" under Zoning Permits section of \$153.00
- Add "Plat Review" as a section header and adjust as needed on subsequent pages

The vote carried as follows:

Ayes: Commissioners Brown, Cloninger, Fraley, Keigher and Shehan

Nays: Commissioners Bailey and Hovis

2025-330 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

Commissioner Shehan noted that the Board of Commissioners had previously decided to table this matter until December and requested clarification on why the item was being considered earlier than anticipated.

Chairman Brown explained that the item was placed on the Agenda as a formality to move the funds into the Capital Improvement Fund (CIF), where the money could be "parked" until needed. He clarified that the transfer is unrelated to the previously eliminated positions in the Sheriff's Office, which were removed by a 5-2 vote, and that the action was strictly to allocate funds for capital purposes.

Commissioner Shehan mentioned that the Board had received a letter from the District Attorney regarding the matter.

Chairman Brown stated that he had not received the letter and Commissioner Shehan provided a copy for him to review. Chairman Brown confirmed that the letter addressed topics already discussed by the Board and reaffirmed that the current request does not affect staffing decisions.

Commissioner Bailey asked whether, when the Board revisits this item in December, the funds could be returned to the Sheriff's Office if there were sufficient votes to do so.

Chairman Brown confirmed that this would be possible.

Commissioner Shehan called on Captain Henderson of the Sheriff's Office to confirm that labor studies were being conducted to provide concrete staffing data and whether the studies would be completed before December.

Captain Henderson confirmed that the studies were underway and would be prepared in time for the December review.

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Chairman Brown then called for a motion to approve the transfer of \$276,795 from the General Fund to the Capital Fund for the Sheriff's Office for future public safety capital expenditures.

On motion introduced by Commissioner Hovis and seconded by Commissioner Keigher, the BOC approved **2025-330** per Budget Change Request:

Account Description	Account Number	Amount
Salaries	1000-SHF-000-00000-000000-000000-0000-02-510001-	(156,550.00)
FICA	1000-SHF-000-00000-000000-000000-0000-02-510100-	(11,975.00)
Retirement	1000-SHF-000-00000-000000-000000-0000-02-510101-	(25,205.00)
401K Contribution	1000-SHF-000-00000-000000-000000-0000-02-510102-	(1,565.00)
Health Insurance	1000-SHF-000-00000-000000-000000-0000-02-510103-	(30,000.00)
Dental Insurance	1000-SHF-000-00000-000000-000000-0000-02-510104-	(750.00)
Life Insurance	1000-SHF-000-00000-000000-000000-0000-02-510105-	(500.00)
Uniforms	1000-SHF-000-00000-000000-000000-0000-02-520006-	(11,750.00)
Employee Training	1000-SHF-000-00000-000000-000000-0000-02-520011-	(1,500.00)
Furn/Equip<\$5k	1000-SHF-000-00000-000000-000000-0000-02-520020-	(37,000.00)
Transfer to CIF Fund	1000-NDP-000-00000-TrfxTo-0000000-0000-98-584000-	276,795.00
Transfers from General Fund	4000-NDP-000-00000-TrfxFr-0000000-0000-98-481000-	(276,795.00)
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	276,795.00
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(276,795.00)
ProfSvcs: Future Pub Safety Ca	4005-PWK-192-00000-000000-000000-0000-02-540016-P2313	276,795.00

The vote carried as follows:

Ayes: Commissioners Brown, Cloninger, Fraley, Hovis and Keigher

Nays: Commissioners Bailey and Shehan

2025-331 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

Commissioner Bailey requested additional information regarding the use of County travel and tourism funds, emphasizing the importance of informing Gaston County citizens how these funds are being used and the benefits to the County.

Chairman Brown explained that the Cherryville American Legion program has become a major component of American Legion baseball in North Carolina. While Shelby hosts the World Series, Cherryville has emerged as a successful, state-of-the-art facility drawing both in-state and out-of-state teams. During past events, Cherryville hosted 8 varsity Senior Legion teams and 18 Junior Legion teams. The regional tournaments bring teams from outside North Carolina, requiring participants to stay in local hotels, generating significant tourism revenue.

Mr. Michael Applegate, Tourism Director, elaborated on the Heads-in-Beds initiative, noting that the County has previously hosted multiple state tournaments and recently hosted two regional tournaments – the Mid-Atlantic Region and Southeastern Region – in Cherryville. Following a request from Cherryville City Manager Brian Dalton and Coach Bobby Reynolds, the Tourism Advisory Board approved funding from the Tourism Fund Balance to construct a shade structure at Fraley Field. This improvement ensures the continued use of Fraley Field as a regional draw for American Legion tournaments.

Chairman Brown added that hosting the super regionals positions Cherryville as a regional partner, creating an opportunity to host back-to-back weeks of tournaments and potentially retain state-level

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events in Gaston County. The County also supports travel baseball initiatives held at these facilities.

Commissioner Fraley noted that during the previous state tournament, Coach Reynolds delivered checks totaling over \$33,000 to local hotels and motels. With the upcoming Southeastern Regional, which involves 13 teams from across the Southeast, that number is expected to increase. Over a proposed 10-year commitment, this represents substantial economic impact through hotel stays, dining, and other local spending. He emphasized that these funds come from travel and tourism revenue, not property taxes.

Commissioner Bailey reiterated that the use of these funds represents a well-spent investment in tourism and local economic development.

Chairman Brown and Commissioner Fraley highlighted that Fraley Field, with the addition of the shade structure, now represents one of the premier facilities in the County, capable of attracting high-level tournaments and maximizing economic benefits from visitors.

On motion introduced by Commissioner Keigher and seconded by Commissioner Bailey, the BOC unanimously approved **2025-331** per Budget Change Request:

Account Description	Account Number	Amount
Fund Balance Appropriated	2005-NDP-000-00000-FBApro-0000000-0000-99-490000-	(\$227,409)
Other Contracts & Subsidies	2005-TRM-000-00000-000000-0000000-0000-07-570006-	\$227,409

2025-332 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 Appointments

Commissioner Shehan noted that the proposed pump station site would be directly within the front yard line of sight of a nearby property owner. He inquired what measures the County would take to screen the facility, ensure the property owner's quality of life is not impacted, and who would be responsible for maintenance of the site once constructed.

Mr. Ray Maxwell, Executive Director of Capital Projects, responded that staff had met multiple times with the affected property owner and engaged in extensive discussions regarding the pump station's location, entrance, and existing utility easement. To minimize visual impact, the facility will be fenced with a decorative fence, and trees and shrubs will be planted around the perimeter to provide effective and attractive screening. He further explained that the County has an agreement with the Town of Dallas, which will eventually own and maintain the pump station system, including the fencing and landscaping. The transfer of assets from the County to Dallas is planned once construction is completed.

Commissioner Shehan asked if Dallas had agreed to the maintenance responsibilities.

Mr. Maxwell confirmed that Dallas had agreed to the County transferring the assets, but additional discussions will be needed to ensure that the location will be adequately maintained after that point. He affirmed that there are no anticipated issues in securing their ongoing compliance with these responsibilities.

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On motion introduced by Commissioner Hovis and seconded by Commissioner Shehan, the BOC unanimously approved **2025-332**.

Appointments

On motion introduced by Commissioner Fraley and seconded by Commissioner Hovis, the BOC unanimously appointed Mr. Gage Johnson to the **Juvenile Crime Prevention Council** to an unexpired term ending June 30, 2026.

On motion introduced by Commissioner Fraley and seconded by Commissioner Hovis, the BOC unanimously appointed Mr. Vincent Wong to the **Local Emergency Planning Committee** to a term ending December 31, 2026.

On motion introduced by Commissioner Shehan and seconded by Commissioner Brown, the BOC unanimously reappointed Dr. Rick Hovis to the **Animal Care Enforcement Advisory Board** to a term ending September 30, 2029.

On motion introduced by Commissioner Brown and seconded by Commissioner Fraley, the BOC unanimously appointed Mr. Vincent Wong to the **Fire Commission** to a term ending June 30, 2026.

On motion introduced by Commissioner Brown and seconded by Commissioner Keigher, the BOC unanimously appointed Mr. Wesley Hunsucker to the **Lake Wylie Marine Commission** to a term ending September 30, 2028.

Commissioners' Committee Reports

Commissioner Shehan thanked the Chairman and provided a brief update on his recent visits to several county departments. Over the past few weeks, he toured Building Inspections, North Carolina Cooperative Extension, Office of Capital Improvement, Register of Deeds, Planning and Zoning, Risk Management, Finance, Board of Elections, Economic Development Tax, Parks and Recreation, Tourism, and Budget and Process Improvement. He noted that the county has outstanding employees who often do not receive enough recognition for their work. He expressed his admiration for the staff he met, stating that while the county is not perfect, these dedicated individuals perform at a top-notch level. He emphasized the importance of acknowledging and appreciating their contributions, noting that the county could not operate effectively without them.

Commissioner Bailey shared a personal update with the Board, noting that his daughter was married the previous Saturday. He also reported the recent passing of a good friend and former neighbor due to addiction. Commissioner Bailey encouraged anyone with family or friends who are struggling to reach out, offer support, and keep them in their prayers. He highlighted that the County provides numerous resources for individuals facing such challenges and urged the Board and community to pray for his friend's family during this difficult time.

Commissioner Cloninger reported attendance to the **Bells Across America** with the Ringing of the Bells with the Major William Chronicle DAR Chapter and others in Belmont; **Gaston College Commencement Ceremony for Adult High School Diploma and High School Equivalent**

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Diploma; Art & History Museum Annual Fundraiser and 70s Disco at Loray Mill; ***Carl J. Stewart, Jr. Learning Center Dedication*** at Gaston College.

Commissioner Hovis addressed an outstanding issue from the previous meeting concerning the hiring of individuals who were not fully qualified for volunteer fire service. Commissioner Hovis stated that he had reached out to Commissioner Bailey approximately two weeks after the last meeting but had not received any information. He emphasized the importance of providing substantiating information to allow the Board to conduct proper due diligence and noted that making public claims without supporting evidence is unfair to both the fire service and the citizens. Commissioner Hovis requested that the information be provided within the next week.

Commissioner Keigher noted this week marks the first Anniversary of ***Hurricane Helene*** and its devastation to the western part of state.

Chairman Brown thanked Commissioner Shehan and Chief Deputy Scott Wyatt for providing the Board of Commissioners with a tour of the Courthouse earlier in the week. As a result of his visit, he is recommending reinstating the fee schedule for courthouse parking. He also suggested that Ray Maxwell (Executive Director, Capital Projects), Brian Sciba (Assistant County Manager), or Dan Ziehm (Public Works Director) review the condition of the officer pod at the annex. He expressed concern about the poor condition of the pod and encouraged the Board to consider improvements.

Commissioner Shehan concurred, noting the conditions were concerning. He inquired whether the parking fees previously collected were still in an account or had already been expended.

The County Manager reported that the fund balance from the courthouse parking fees had been transferred to the Dallas-High Shoals project, which is still awaiting final bids. Depending on the final project costs, the fund, totaling approximately \$1.5 million, could potentially be freed for other uses.

Chairman Brown added that the annex was constructed in 1998, during the period between the old jail and the construction of the new jail. He encouraged staff to review the officer pod area and consider improvements to ensure adequate working conditions for personnel.

County Manager's Report

The County Manager advised that he had no formal report but requested clarification on whether staff should prepare a presentation and analysis regarding the potential reinstatement of courthouse parking fees.

Chairman Brown confirmed that staff should proceed.

The County Manager stated that the presentation and analysis would be brought forward for discussion at an upcoming Work Session

County Attorney's Report

No report.

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Other Matters

None.

Adjournment

By unanimous consent, Chairman Brown adjourned the Regular Meeting of September 23, 2025 at 7:45 pm.

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

Chad Brown, Chairman
Gaston County Board of Commissioners

Donna S. Buff
Clerk to the Board

SEAL