

Gaston County

Board of Commissioners

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

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

Tuesday, September 23, 2025

Agenda with Votes

Regular Meeting 6:00 P.M.

Rollcall

Present: 7 - Chairman Chad Brown, Vice Chairman Cathy Cloninger, Commissioner Jim Bailey,
Commissioner Allen R. Fraley, Commissioner Bob Hovis, Commissioner Tom Keigher, and
Commissioner Scott Shehan

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE

I. PROCLAMATIONS, COMMENDATIONS, AWARDS, CERTIFICATES

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

Attachments:

The Resolution (Proclamation/Commendation) was Presented.

II. PUBLIC HEARINGS

A. 2025-292

CONTINUED FROM 8/26/2025 REGULAR MEETING: Public Hearing – RE: Commissioner Cloninger – Building & Development Services – Zoning Map Change: REZ-25-03-25-00223, McKenzie Marie Maiers (Applicant); Property Parcel: 171661, Located at 220 FL Maiers Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

- 1. Receive Citizen Comment
- 2. Close Public Hearing
- 3. Accept Motion

Attachments:

Adopted 2025-292

Ordinance

Staff Report

Statement of Consistency

Application Packet

List of Allowed Uses

<u>Maps</u>

GCMPO Comments

On motion introduced by Commissioner Keigher, seconded by Commissioner Hovis, 2025-292 was approved . The motion carried by the following vote:

Aye: 5 - Chairman Brown, Vice Chairman Cloninger, Commissioner Fraley, Commissioner Hovis, and Commissioner Keigher

Nay: 2 - Commissioner Bailey, and Commissioner Shehan

B. 2025-293

Public Hearing – RE: Commissioner Bailey – Building & Development Services – Zoning Map Change: REZ-25-04-01-00225, Land Use Consulting, LLC (Applicant); Property Parcel: 225342, Located at 130 Georgia Belle Ave., Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (RS-20) Single Family 20,000 Square Feet Zoning District

- 1. Receive Citizen Comment
- 2. Close Public Hearing
- 3. Accept Motion

Attachments:

Adopted 2025-293

Ordinance

Staff Report

Statement of Consistency

Application Packet

List of Allowed Uses

Maps

GCLMPO Comments

On motion introduced by Commissioner Keigher, seconded by Commissioner Bailey, 2025-293 was approved . The motion carried by the following vote:

Aye: 6 - Chairman Brown, Commissioner Bailey, Commissioner Fraley, Commissioner Hovis, Commissioner Keigher, and Commissioner Shehan

Nay: 1 - Vice Chairman Cloninger

C. 2025-294

Public Hearing - RE: Commissioner Shehan - Building & Development Services - COD-H-25-03-11-00458 - To Adopt an Ordinance Authorizing the Housing Inspector to Abate All Public Nuisances and Vacate and Demolish Dwelling and All Structures Located at 3014 Birchfield Ln., Gastonia, (Parcel ID 309450) as Unfit for Human Habitation Pursuant to 4-137 of the Gaston County Code of Ordinances

- 1. Receive Citizen Comment
- 2. Close Public Hearing
- 3. Accept Motion

Attachments:

Adopted 2025-294

Ordinance

Staff Report

Cost Estimate

On motion introduced by Commissioner Hovis, seconded by Commissioner Shehan, 2025-294 was approved. The motion carried by a unanimous vote.

D. 2025-295

Public Hearing – RE: Commissioner Keigher – EDC – To Amend Resolution No. 2022-099 To Authorize a Gaston County Level Four Incentive Grant Pursuant to N.C.Gen.Stat. 158-7.1 and To Authorize Gaston County to Amend the Economic Development Agreement (EDA) with Edgewood Industrial Phase 1 Owner LP

- 1. Receive Citizen Comment
- 2. Close Public Hearing
- 3. Accept Motion

Attachments:

Adopted 2025-295

Resolution

On motion introduced by Commissioner Hovis, seconded by Commissioner Shehan, 2025-295 was approved. The motion carried by a unanimous vote.

E. 2025-296

Public Hearing – RE: Commissioner Keigher – EDC – To Approve a Gaston County Level One Incentive Grant Pursuant to N.C.Gen.Stat. 158-7.1 and To Authorize Gaston County to Enter Into an Economic Development Agreement (EDA) with Project CNC

- 1. Receive Citizen Comment
- 2. Close Public Hearing
- 3. Accept Motion

Attachments:

Adopted 2025-296

Resolution

On motion introduced by Commissioner Hovis, seconded by Commissioner Shehan, 2025-296 was approved. The motion carried by a unanimous vote.

F. 2025-297

Public Hearing – RE: Commissioner Keigher – DHHS – Social Services (Access) – To Request Permission to Apply for NCDOT/PTD FY27 Community Transportation Program (5311) Grant to Provide Rural Public Transportation Services, Enter Into an Agreement with the NC Department of Transportation (NCDOT), and Provide the Necessary Assurances and Required Local Match

- 1. Receive Citizen Comment
- 2. Close Public Hearing
- 3. Accept Motion

Attachments:

Adopted 2025-297

Application Packet

On motion introduced by Commissioner Keigher, seconded by Commissioner Fraley, 2025-297 was approved. The motion carried by a unanimous vote.

III. BUSINESS AGENDA

A. AGENDA REVISION/APPROVAL

On motion introduced by Commissioner Keigher, seconded by Commissioner Hovis, the Business Agenda was approved unanimously with the following items pulled from the Consent Agenda: C, G, AC, and AI

B. APPROVAL OF MINUTES

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

On motion introduced by Commissioner Hovis, seconded by Commissioner Shehan, the minutes were approved unanimously.

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

Ms. Laura Hamilton, Gastonia - Toys for Tots

Mr. Corey Jonas, Mt. Holly - Fire Service Insurance Ratings

V. CONSENT AGENDA

Approval of the Consent Agenda

On motion introduced by Commissioner Keigher, seconded by Commissioner Hovis, the BOC approved the Consent Agenda by unanimous vote.

A. 2025-298 Commissioner Brown – BOC – Proclamation – To Commemorate the Events

of September 11, 2001 and Recognize September 11, 2025 as First

Responder's Day

Attachments: Adopted 2025-298

Proclamation

B. 2025-299 Commissioner Cloninger - BOC - Proclamation - To Proclaim September

17-23, 2025 as Constitution Week

Attachments: Adopted 2025-299

Proclamation

D. 2025-300 Commissioner Keigher – Cooperative Extension – To Accept and Appropriate

Additional State Grant Funds for FY26 Triple P Parenting Program (Grant Total:

\$68,561)

Attachments: Adopted 2025-300

BCR

E. 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)

Attachments: Adopted 2025-301

Resolution

F. 2025-302 Commissioner Hovis – County Manager – To Accept Departmental Budget

Change Requests as Information

Attachments: Adopted 2025-302

Departmental Budget Transfers

H. 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) (100% Grant

Funds - \$12,500)

Attachments: Adopted 2025-303

BCR

I. 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 (100% Grant

Funds - \$6,000)

Attachments: Adopted 2025-304

BCR

J. 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) (100% Grant Funds - \$16,717)

Attachments: Adopted 2025-305

BCR

K. 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

Attachments: Adopted 2025-306

BCR

L. 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 (No

Additional County Funds Required)

Attachments: Adopted 2025-307

BCR

M. 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

Attachments: Adopted 2025-308

Resolution

N. 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

Attachments: Adopted 2025-309

Resolution

BCR

O. 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

Attachments: Adopted 2025-310

Resolution BCR

P. 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 Nuport, LLC D/B/A J&L Machine and Fabrication (Project Olive Tree/Tuscany)

Attachments: Adopted 2025-311

Resolution BCR

Q. 2025-312 Commissioner Brown – EDC – Proclamation – To Proclaim the Week of

September 29th – October 3rd, 2025 as Gaston County Manufacturing Week

Attachments: Adopted 2025-312

Proclamation

R. 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

Attachments: Adopted 2025-313

BCR

S. 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)

Attachments: Adopted 2025-314

BCR

FY26 DHHS Sub-Award Agreement

T. 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)

Attachments: Adopted 2025-315

BCR

FY25-26 Budget Announcement

FY25-26 Agreement

U. 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)

Attachments: Adopted 2025-316

BCR

FY25-26 Budget Announcement

FY25-26 Agreement

V. 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)

Attachments: Adopted 2025-317

BCR

Award Letter and Acceptance Agreement

W. 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)

Attachments: Adopted 2025-318

Tax Refunds Less than \$100 - Vehicle Chart

X. 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

Attachments: Adopted 2025-319

Resolution
Exhibit A

Y. 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 (100% Grant

Funds)

Attachments: Adopted 2025-320

BCR

Z. 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

Attachments: Adopted 2025-321

Resolution

Certified Bid Tabulation

AA. 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

Attachments: Adopted 2025-322

Resolution

Certified Bid Tabulation

AB. 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 to Authorize the County Manager, or His Designee, to

Execute said Contract on Behalf of Gaston County

Attachments: Adopted 2025-323

Resolution

Certified Bid Tabulation

AD. 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)

Attachments: Adopted 2025-324

ARPA Ordinance

BCR

AE. 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)

Attachments: Adopted 2025-325

BCR

AF. 2025-326 Commissioner Fraley – Public Works – To Approve the Sale of Surplus County

Trailer #844 to the Cherryville Fire Department

Attachments: Adopted 2025-326

Surplus Vehicle Request

AG. 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

Attachments: Adopted 2025-327

BCR

AH. 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)

Attachments: Adopted 2025-328

Tax Refunds Listing for August 2025

VI. ITEMS PULLED FROM CONSENT AGENDA

C. 2025-329 Commissioner Brown – Building & Development Services – To Amend the Current

Gaston County Fee Schedule to Adjust Building and Development Services Fees

Attachments: Adopted 2025-329

FY26 Amended Fee Schedule

On motion introduced by Commissioner Keigher, seconded by Commissioner Brown, 2025-329 was approved . The motion carried by the following vote:

Aye: 5 - Chairman Brown, Vice Chairman Cloninger, Commissioner Fraley, Commissioner Keigher,

and Commissioner Shehan

Nay: 2 - Commissioner Bailey, and Commissioner Hovis

G. 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

Attachments: Adopted 2025-330

BCR

On motion introduced by Commissioner Hovis, seconded by Commissioner Keigher, 2025-330 was approved . The motion carried by the following vote:

Aye: 5 - Chairman Brown, Vice Chairman Cloninger, Commissioner Fraley, Commissioner Hovis, and

Commissioner Keigher

Nay: 2 - Commissioner Bailey, and Commissioner Shehan

Al. 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

Attachments: Adopted 2025-331

BCR

On motion introduced by Commissioner Keigher, seconded by Commissioner Bailey,

2025-331 was approved. The motion carried by a unanimous vote.

AC. 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

Attachments: Adopted 2025-332

Purchase Agreement - DRAFT

On motion introduced by Commissioner Hovis, seconded by Commissioner Shehan, 2025-332 was approved. The motion carried by a unanimous vote.

VII. ITEMS ADDED BY MAJORITY VOTE FOR DISCUSSION ONLY

VIII. APPOINTMENTS

A. Appointment List: Current Expiring Terms/Vacant Positions

Attachments: 9/23/25 Appointments Presented/Approved

Current Expiring Terms/Vacant Positions List

IX. REPORTS

A. Commissioners Committee Reports

Various Commissioner reports received; Discussion.

B. County Manager's Report

No report; Will provide a report on the Courthouse parking fee discussion.

C. County Attorney's Report

No Report.

X. OTHER MATTERS

None Reported.

XI. ADJOURNMENT

Adjourned 7:45pm.