

Gaston County Board of Commissioners

GASTON COUNTY

COMMISSIONER'S COURT

NORTH CAROLINA

FEBRUARY 23, 2021

The Gaston County Board of Commissioners (BOC) met in Regular Session at 7:11 p.m. on February 23, 2021, immediately following its Rescheduled Work Session at 6:15 p.m., in The Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse. *The Meeting was closed to the public due to the COVID-19 pandemic.*

Chairman Tom Keigher presided with Commissioners Chad Brown, Bob Hovis, Kim Johnson, Tracy L. Philbeck and Ronnie Worley in attendance.

Vice-Chairman Allen R. Fraley was not in attendance.

Others present included Dr. Kim S. Eagle, County Manager; Jonathan L. Sink, County Attorney; and Donna S. Buff, Clerk to the Board.

Summary of 2/23/2021 RESCHEDULED WORK SESSION (Non-Voting)

Invocation, Pledge of Allegiance

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

Proclamations, Commendations, Awards, Certificates

The following Proclamations/Commendations were read:

- Commissioner Hovis - Family Justice Center - Proclamation - To Proclaim the Month of February 2021 as Teen Dating Violence Awareness Month – *Presented by Commissioner Hovis – Adopted during the February 23, 2021 Regular Meeting.*

Commissioner Hovis stated the signed proclamation will be forwarded to the appropriate parties.

Certificates in Appreciation for Public Service – Presented by Chairman Keigher

- Janet Arthurs, Child Fatality Prevention Team (CFPT)
- Tammy Woody, Community Child Protection Team (CCPT)
- Larry Summer, Economic Development Commission
- Martin Eudy and Joe Grigg, Equalization and Review Board
- Elizabeth Moser, Gaston County Board of Adjustment / Housing Board
- Tracey Thomas, Juvenile Crime Prevention Council (JCPC)

Presentation - FY19-20 Gaston County Audit

Ms. Kari Dunlap, Martin Starnes & Associates, CPAs, PA, provided a Powerpoint presentation on the FY19-20 Gaston County Audit.

The FY19-20 Gaston County Audit book and Audit Letter, which was provided to BOC, along with presentation materials, are on file with the Clerk to the Board.

Ms. Dunlap summarized as follows:

GASTON COUNTY, NORTH CAROLINA

- **Audit Highlights:** Unmodified Opinion (means there is no reason to think the financial statements are misstated in any way); General Fund and Public Assistance Fund were under budget 1.5% for Revenues and 10% for Expenditures
- **General Fund and Public Assistance Fund Summary:** Involves two separate funders which are combined for the presentation; Revenues were under budget by roughly \$4M; Expenditures were under budget by \$28.5M
- **Fund Balance:** The total Fund Balance less non-spendable and stabilization is the calculation the Local Government Commission (LGC) uses to compare County to other units
- **Fund Balance Position General Fund and Public Assistance Fund:** Available Fund Balance was \$57.9M at end of FY20 and \$52.5M last year; an increase of \$5.4M this year
- **Gaston Co. Avail. Fund Balance:** The available fund balance, as a percent of expenditures was 23.83%
- **Fund Balance:** Involves five classifications: **Non spendable** (not in cash form); **Restricted** (anything restricted via state law); **Committed** (level the BOC can commit funds), **Assigned** (lower level than committed) and **Unassigned** (no restrictions)
- **Fund Balance Position General Fund and Public Assistance Fund:** Unassigned Fund Balance was \$6.8M at end of year; almost \$4.9M last year; increased \$1.9M this year
- **Unassigned Fund Balance Position General Fund and Public Assistance Fund:** Unassigned fund balance as a percentage of total Fund Balance goes back to 2009 when things were high; it dipped to 3% in 2018; County is back up to 10% in FY20; Unassigned fund balance as a percentage of total Fund Balance increased \$1.9M over last year
- **Top 3 Revenues: General Fund and Public Assistance Fund:** Property tax is largest expenditure at 64%; Other Taxes & Licenses are 12%; Restricted Intergovernmental is 13%; these three comprise 89% of total revenues for County
- **Property Tax:** Increased from prior year by \$18.5M; exceeded budget by \$617k
- **Other Taxes & Licenses:** Exceeded budget by \$311k; increased over prior year by roughly \$200k
- **Restricted Intergovernmental:** All state, local and federal grants budget exceeded revenues by \$6.7M; current year increased over prior year by \$4.5M
- **Top 3 Expenditures: General Fund and Public Assistance Fund:** Education, Public Safety and Human Services makes up 76% of County expenditures
- **Public Safety:** Decreased over last year by 12.6%; was under budget by 5.7%
- **Human Services:** Exceeded actuals by \$13.5M; current year increased over prior year by \$1.5M
- **Education:** Exceeded budget by \$340k; current year exceeded prior year by \$2.1M
- **Enterprise Fund Revenues and Net Income:** Solid Waste Revenue was \$12M+; Operating income was \$920k; compared to last year revenues only increased \$140k or 1.2%; operating income decreased \$2M due to an increase in the post closure liabilities but was still \$920k at end of year.

At the Chairman's request, Ms. Dunlap explained that the total Fund Balance vs Unassigned Fund Balance is everything at end of year; including the General Fund and Public Assistance Fund which is \$70.2M and is the County's operating amount; you must consider all restrictions of where that amount has already been restricted or assigned for capital projects, subsequent years expenditures, loans, etc., which gets you to the unassigned number.

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

Commissioner Hovis referenced the slide depicting the year-to-year comparison to other similar sized counties with budgets and populations as the County; advised he would like to see the highest and lowest numbers thrown out to find out what the aggregate would be because of anomalies that occur in those other counties for specific financial reasons.

Ms. Dunlap advised the LGC has a memo on its website where that is broken down by population groups; she is not sure if it is exact or just a percentage, but can look into that and see if it is something they can break down or not.

Presentation – Community Investment Fund Update

Mr. Doug Carter, Public Finance Advisor, DEC Associates, provided information on the Community Investment Fund. A handout, which was provided to the BOC, along with presentation materials, are on file with the Clerk to the Board.

He advised as follows:

- DEC Associates met with BOC on 11/26/2019 to discuss what the Community Investment Fund (CIF) meant, how it would include the County's financial planning, etc.
- This update addresses the status of the implementation of the CIF, preliminary data affordability projection, moving forward and next steps
- The CIF was implemented in County's current operating budget; that puts the County at a top level of capital and debt capacity management
- The County's current financial policies are being reviewed and updated for a future credit rating upgrade; this provides a roadmap to show achievement objectives, to only issue debt as needed, to blend debt and PayGo, and do a number of other things to look at affordability and how County is blending its plan
- Moving forward allows County to separate its operating and capital resources; when capital is operating inside the operating side of general fund you often get mismatches of revenues and expenditures which moves capital dollars to operating dollars
- The CIF pays debt service first, then PayGo; the remaining funds is the County's new capacity and is what is calculated by the capacity model
- In its 2021 budget the County froze the amount it had been appropriating from the general fund and moved it into the CIF
- Timing and not interest rates is the huge driver of debt capacity
- Financial policies are essential to the County retaining its high credit ratings and creates transparency on how BOC is handling the money
- Moody's evaluates the County's rating in four areas: Area economy – 30% (economic growth and diversity, per capita wealth measures, etc.); County finances – 30% (fund balance levels and overall liquidity); County management – 20% (budgets and forecasts; consistency in management and budgeting, staffing and its qualifications); Debt and pensions – 20% (outstanding debt levels and unfunded pension levels)
- High ratings and low interest costs work hand-in-hand; it gives County flexibility on how it structures its debt and repayment and is a great asset to financial markets
- Currently the CIF, as funded, will pay all debt service on the \$250M GO Bond based on present view of when it would be issued in a fixed rate mode; used high interest rates assumptions on those fixed rates

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

- The CIF will pay \$6M/year in PayGo that will be split between the schools and County needs
- The current preliminary CIF will say, in addition to the \$190M yet to issue, under the voted GO Bonds the County can issue \$105M in new debt between now and 2029 with no new revenues.

Chairman Keigher advised the chart indicates between 2024 and 2029.

Mr. Carter advised they made an assumption that the first issuance of any of the \$105M could not be done before 2024 and assumed it would be done in 2024 and then again five years later in 2029; we used some assumptions that were discussed with management and all of that will be clarified as we look at new projects and how they might be expended.

The County Manager clarified this is the potential additional future capacity Mr. Carter is describing; the \$190M for the schools is estimated for 2022, 2025 and 2028; those are two separate components.

Mr. Carter responded "that is correct"; that is the latest data that was developed when we did this and we will be looking at those dates during the budget time.

Mr. Carter continued:

- The CIF incorporates a process used largely in private sector and by many highly rated NC counties which involves the use of a government commercial paper where the County does not fully fund project until it is constructed; you borrow the interest only during construction process; every 24 months you would take that out under the assumption the facility is ready for public use; then we would issue the long-term debt; this would allow County to issue fixed-rate debt only when spent
- DEC will be working towards the CIP process and will return with a fully developed affordability model illustrating the future debt capacity beyond the current macro level assumptions; will also present the updated financial policies during the FY22 budget process
- The County made a good decision in 2019 and county staff did good work; now in a position for the FY22 budget to put all of this together and present the detailed information to BOC.

Chairman Keigher called for questions from the BOC.

Commissioner Philbeck asked what economic impacts could affect this.

Mr. Carter responded they were very conservative in estimating revenues and how rapidly revenues will grow, cost of future debt and when debt would be issued; revenues growing slower or faster, timing changes, higher than projected interest rates, lowering high interest rates to be conservative and many things could impact that but the methods we used would mitigate anything other than a 1 in 1,000 catastrophe.

Commissioner Philbeck asked what the County would gain doing capital projects via interest only.

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

Mr. Carter responded issuing fixed rate debt up front at higher interest costs would result in having principle and higher interest before the public can use a facility; using the commercial paper method you spend slower and will not create a higher interest cost and will have the principle amortizations occur before a building is in use.

Discussion of Ordinance

Chairman Keigher asked the County Attorney to provide an overview.

The County Attorney advised a clear statement of purpose is found at the beginning of the new draft Ordinance (*The purpose of this Ordinance is to protect the public's right to free speech and expression thereof, while also providing law enforcement with sufficient notice to prepare and provide for the safety of the public*) for both sides of any protest, gathering, festival, parade or public assembly meeting the 25 people threshold definition; there is no application fee now; shifted away from a permit to a notification as a heads up for the Sheriff's Office, Administrative Building and any approving official; decreased the organizer of the event notice requirement from 1 month to 2 business days, 24 hours for protests and provided a provision for sudden newsworthy events; the proposed ordinance only applies to public assembly on County property; have included a 50' buffer so citizens can enter or exit County buildings during a public assembly; a public assembly can only occur between 6 am to 11 pm.

Chairman Keigher called for questions from the BOC.

Commissioner Brown advised he is in support of the ordinance; he noted his concern for what occurred after the last meeting, and stated the ordinance is about safety and hopes the full Board will support it.

Chairman Keigher asked what action law enforcement would take if a group exceeded 25 people.

Sheriff Alan Cloninger advised that would depend on the Sheriff's Office available resources, what the group is doing and their conduct; asked about this in August to provide law enforcement and protestors with some guidelines; Sheriff would hold some of its working staff over if a group exceeded 25 people; if another 25 counter protestors showed up, the Sheriff's Office would have to block the roads which takes 10 employees to keep anyone from driving through the crowds like what happened in Virginia - the Sheriff's Office would be blamed for it if it didn't; must keep the groups apart if they get angry at each other; during the early learning periods of protests, it took the Sheriff, his Chief Deputy and Assistant Chief Deputy and seven other Deputies to keep 30 people apart; the Sheriff has protected everyone's right to protest in front of the courthouse and made sure they were safe; want to have peaceful protests and a majority of them have been peaceful; Sheriff's Office advise the protestors of what is legal and illegal. He concluded that he has been accused of trying to stop people from protesting; he noted he worked with the County Attorney and Commissioners Johnson and Hovis to revise the draft ordinance, which meets the governmental need to protect and to be prepared for any protest.

Commissioner Hovis advised the Sheriff requested this in August or September to have some rules of engagement to share with anyone; the Sheriff must prepare for the worst; it was never the BOC's or the Sheriff's intent to impede free speech. He noted he voted for the original version but

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

after digging deeper, Board and staff recognized that the ordinance went too far; however, the Board was committed to giving the Sheriff the tools he needed to protect this County and his law enforcement officers – and it had nothing to do with any issues or individuals from various positions or ideologies who had come before the Board. He noted the Board would never attempt to impede and individual's right to speak. He concluded that the ordinance should have been brought to the Board for discussion prior to a vote and if that had occurred, the outcome would have been much different.

Other Matters

Chairman Keigher advised he received a thank you card from Gloria Carpenter thanking the BOC for the kindness and thoughtfulness shown to her and her family after the passing of former Commissioner Joe D. Carpenter.

Adjournment

Hearing no objection, Chairman Keigher declared the Work Session adjourned at 7:11 pm.

2/23/2021 REGULAR MEETING (VOTING)

Call to Order

Chairman Tom Keigher presided with Commissioners Chad Brown, Bob Hovis, Kim Johnson and Tracy L. Philbeck in attendance.

Vice-Chairman Allen R. Fraley and Commissioner Ronnie Worley were not in attendance.

Others present included Dr. Kim S. Eagle, County Manager; Jonathan L. Sink, County Attorney; and Donna S. Buff, Clerk to the Board.

Public Hearings

Chairman Keigher announced the Public Hearings as advertised; explained procedures to be used and stated Citizens were provided an opportunity for public comment by way of voicemail or in writing, via email or mail. The submission period for this meeting expired yesterday, February 22nd. Comments will be read into the record; called for the motion to enter into Public Hearings.

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

Public Hearing RE: Commissioner Fraley - Building & Development Services - Zoning Map Change: Z21-03 Anna Faye Wilson (Applicant); Property Parcel: 163151, Located at 215 Bess

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

Rd., Kings Mountain, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

Chairman Keigher recognized Mrs. Sarah Penley, Building and Development Services Senior Planner, for comments.

Mrs. Penley advised subject request is to rezone parcel 163151 located at 215 Bess Rd from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District; the Applicant and Property Owner is Anna Faye Wilson; total acreage of property and total acreage considered for rezoning is 13.16 acres; current use of property is residential and undeveloped; purpose of request is to place one single family dwelling (a double wide manufactured home) on the site.

She reviewed aerial, zoning and property owners maps and advised the property is located in the western portion of County (southeast of Cherryville; northwest of Bessemer City; east of County line at Cleveland County); the area has mostly residential homes, one adjacent business and is mostly rural in nature; zoning in area is R-1, C-1, R-2 and R-3; property owners were notified of public hearing per listing of those property owners.

Staff reviewed the application and found it to be consistent with the Comprehensive Land Use Plan (Comp Plan) as presented; Planning Board met on February 8th and voted unanimously to recommend for approval; BOC was provided staff's report and other materials in their packets; staff did not receive any phone calls or inquiries but did receive one written comment from Dina Huff that was read into the record as follows:

Randy Huff received a request to comment on this hearing to develop a piece of land located behind his property. He is opposed to having this land rezoned for home placements. His concerns are tax increases for surrounding land owner's and potential higher crime in this area. For example, the recent murders just last week and the thief of a camper, all in this community. With more people, it usually results in more crime. The reason he moved here was to have space and fewer neighbors. Please see it in your heart to not let this pass. Thank you, Randy Huff

She advised the Applicant/Owner is present to answer any questions.

Chairman Keigher called for questions from the BOC; hearing none, called for a motion to close the Public Hearing.

On motion introduced by Commissioner Brown and seconded by Commissioner Hovis, the BOC unanimously closed the Public Hearing.

Chairman Keigher asked the County Attorney to provide comments on the Planning Board's recommendation.

The County Attorney advised the Planning Board recommended approval by a unanimous vote and read the following Consistency Statement: *The proposed rezoning is in the Rural future land use plan. Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (R-1) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural designation and is in harmony with other residential uses within the immediate vicinity.*

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

Chairman Keigher called for a motion to approve.

2021-040 Commissioner Fraley - Building & Development Services - Zoning Map Change: Z21-03 Anna Faye Wilson (Applicant); Property Parcel: 163151, Located at 215 Bess Rd., Kings Mountain, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

On motion introduced by Commissioner Philbeck and seconded by Commissioner Brown, the BOC unanimously approved **2021-040** after consideration of the map change application, public hearing comment and Planning Board recommendation as follows:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land use plan. Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (R-1) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural designation and is in harmony with other residential uses within the immediate vicinity.

The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcel: 163151, is hereby approved, effective with the passage of this Resolution.

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

Public Hearing RE: Commissioner Keigher - Building & Development Services - Zoning Map Change: Z21-06 Melissa Griffis (Applicant); Property Parcel: 145188, Located at 4312 Falls St., Gastonia, NC, Rezone from the (RS-12) Single Family 12,000 sq ft Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

Chairman Keigher introduced Mrs. Penley for comments.

Mrs. Penley advised subject request is to rezone parcel 145188 located at 4312 Falls St., Gastonia, NC, from the (RS-12) Single Family 12,000 sq ft Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay; the Applicant/Property Owner is Melissa Griffis; total acreage of property and acreage under consideration for rezoning is .61 acres; current use of property is residential; recently this parcel had a site built structure on it that burned on December 26, 2020; property owner is seeking rezoning to construct a manufactured house on the site; remnants of that existing structure will be permitted for demolition.

She reviewed aerial, zoning, property owners maps depicting location of property on Falls St. (south of Gastonia city limits; east of Hwy. 321); the site built structure shown on property is no longer present; the area is mostly residential in nature; area zoning is RS-12 1200SF, R-1, some general commercial and it is consistent with the RS-12 and general commercial within the US Overlay and some CH Corridor Highway Overlay; property owners were notified of Public Hearing per listing of those property owners.

Staff found the application to be consistent with the Comp Plan as presented; Planning Board met on February 8 and unanimously recommended approval by an 8-0 vote; staff received three calls

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

for information and one written request from Minnie Watts, which was read into the record as follows:

I'm emailing on the request to rezone property parcel 145188 located at 4312 Falls St, Gastonia NC from the (RS-12) single family 12,000 sq ft zoning district with Urban standards Overlay to the (R-2) single Family Moderate Zoning. The applicant is Melissa Griffiths.

I'm Minnie Watts at 4316 S Falls St, Gastonia NC. I'm not for the rezoning of the property listed above. I don't mind that Melissa puts a modular or double wide home on the property however I do not want to see any kind of business run from the property! I think it should stay as a single family zoning.

Any question please feel free to give me a call or email. Thank you for taking the time to read my request. Minnie Watts

She advised the Applicant is present to answer any questions.

Chairman Keigher called for questions from the BOC.

Commissioner Philbeck asked what are the new rights and rules if the rezoning is approved.

Mrs. Penley responded the primary difference is the lot's square footage; the zoning district and uses are essentially the same; the only essential difference is the housing types allowed and square footage of lots.

Commissioner Philbeck asked if you could not put a business or anything like that there under the R-2 zoning district.

Mrs. Penley responded certain uses are allowed in any residential district but most would require a Conditional Use Permit (CUP); with a general rezoning, if the intent were for a commercial use the Applicant would have to request a CUP.

Commissioner Philbeck asked what would not require a CUP.

Mrs. Penley responded she would have to consult the Unified Development Ordinance (UDO) to provide the list of uses; apologized for not providing the listing to BOC but it was provided to the citizens.

Commissioner Philbeck requested staff to provide BOC the list of uses for rezonings; advised he has no issue approving the request for the modular home but would have an issue, based off that location, approving this and it being changed to something else.

Mrs. Penley advised in a residential district, especially the R-1, R-2 or RS-12, any business or commercial uses would be limited by right if at all; most of those would have to accompany a CUP.

Commissioner Philbeck clarified he is trying to find out what businesses can be there without a CUP.

Mr. Brian Sciba, Building and Development Services Director, advised most of the ones the BOC is looking at would be like a home occupation (things that will be inside a residence); the typical storefront business are not allowed.

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

Commissioner Hovis advised these are both residential zones that have the same residential home uses by right; the big difference is the square footage allowed by the lot size; an R-12 must have 1200SF of space; an R-2 can have a minimum amount of space.

Mrs. Penley interjected the R-2 requires 30,000SF unless utilities are attached; the RS-12 allows smaller lot sizes; the primary difference is the housing types that are allowed and the lot sizes.

Commissioner Philbeck advised although the same uses are allowed, there are also new uses allowed and he wants to know what an Applicant can do without a CUP.

Mr. Sciba advised that staff would provide BOC with the list of uses.

Chairman Keigher called for a motion to close the Public Hearing.

On motion introduced by Commissioner Brown and seconded by Commissioner Philbeck, the BOC unanimously closed the Public Hearing.

Chairman Keigher asked the County Attorney to provide comments on the Planning Board's recommendation.

The County Attorney advised the Planning Board recommended approval by a unanimous vote and read the following Consistency Statement: *The proposed rezoning is in the Rural Center future land use plan. Rural centers are those areas that serve a specific purpose for the immediate area. Houses and businesses are closer together and are built closer to the roadway. The use, going from (RS-12) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural Center designation and is in harmony with other residential uses within the immediate vicinity.*

Chairman Keigher called for a motion to approve.

2021-041 Commissioner Keigher - Building & Development Services - Zoning Map Change: Z21-06 Melissa Griffis (Applicant); Property Parcel: 145188, Located at 4312 Falls St., Gastonia, NC, Rezone from the (RS-12) Single Family 12,000 sq ft Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

On motion introduced by Commissioner Hovis and seconded by Commissioner Brown, the BOC unanimously approved **2021-041** after consideration of the map change application, public hearing comment and Planning Board recommendation as follows:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Rural Center future land use plan. Rural centers are those areas that serve a specific purpose for the immediate area. Houses and businesses are closer together and are built closer to the roadway. The use, going from (RS-12) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural Center designation and is in harmony with other residential uses within the immediate vicinity.

The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcel: 145188, is hereby approved, effective with the passage of this Resolution.

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

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

Public Hearing RE: Commissioner Keigher - Building & Development Services - Zoning Text Amendments: ZTA21-01 Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions): Table 2.7-1; Chapter 7 (Uses and Building Lot Standards): Table 7.1-1; Chapter 8 (Supplemental Regulations): Section 8.1.19

Chairman Keigher introduced Mrs. Penley for comments.

Mrs. Penley advised the proposed Unified Development Ordinance (UDO) text amendments pertains to the expansion of an existing text definition referencing Common Open Space, Improved and subsequent changes to the Use Table and Supplemental Regulations; staff was tasked with providing regulations for amenity centers due to recent new development and growth in the County; Planning Board met on February 8th and voted unanimously (8-0) to recommend moving forward with the Public Hearing; available to answer any questions the BOC may have.

Chairman Keigher called for questions from the BOC.

Commissioner Brown asked if the text amendments would be ongoing and were coming from somewhere else or staff.

Mrs. Penley responded this need arose from within staff and was not generated from general statutes.

Chairman Keigher called for a motion to close the Public Hearing.

On motion introduced by Commissioner Johnson and seconded by Commissioner Philbeck, the BOC unanimously closed the Public Hearing.

Chairman Keigher asked the County Attorney to provide comments from the Planning Board.

The County Attorney advised the Planning Board voted unanimously to approve and read the following Consistency Statement: *The text amendments include language to expand the definition of Common Open Space, Improved, and make modifications to subsequent Chapters accordingly. These changes will help enable Gaston County to grow in an orderly manner and improve the quality of life for the residents of Gaston County, all of which are goals of the Gaston County Comprehensive Land Use Plan.*

2021-042 Commissioner Keigher - Building & Development Services - Zoning Text Amendments: ZTA21-01 Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions): Table 2.7-1; Chapter 7 (Uses and Building Lot Standards): Table 7.1-1; Chapter 8 (Supplemental Regulations): Section 8.1.19

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

On motion introduced by Commissioner Johnson and seconded by Commissioner Keigher, the BOC unanimously approved **2021-042** after consideration of the proposed amendments, public hearing comment and Planning Board recommendation, the Commission considers this action to be reasonable and in the public interest and finds the proposed amendments to be consistent with the Comprehensive Land Use Plan. The text amendments include language to expand the definition of Common Open Space, Improved, and make modifications to subsequent Chapters accordingly. These changes will help enable Gaston County to grow in an orderly manner and improve the quality of life for the residents of Gaston County, all of which are goals of the Gaston County Comprehensive Land Use Plan.

The Commission hereby approves, effective with the passage of this Resolution the amendments to the UDO Chapter 2 (Definitions): Table 2.7-1; Chapter 7 (Uses and Building Lot Standards): Table 7.1-1; Chapter 8 (Supplemental Regulations): Section 8.1.19, as filed with the Clerk to the Board to be set forth in the Gaston County Code of Ordinances and as follows:

TABLE 2.7-1 DEFINED TERMS		
Term	Use Table Subcategory*	Definition
Common Open Space, Improved	Civic/Community Organizations	Common open space which has been improved with recreational areas and amenities such as, but not limited to, ball fields, tennis courts, swimming pools, nature trails, clubhouses, <i>cabanas</i> , <i>gazebo</i> s, etc.

Table 7.1-1: Table of Uses

X = Permitted use by right; C = Conditional Use Permit required; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Exception required; s = Supplemental regulations listed in addition to X, C, CD, E, SP																							
USE CATEGORY	RESIDENTIAL ZONING DISTRICTS								OFFICE DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				Suppl. Regs. Ch. 8	Parking Regs. Ch. 10
	R 1	R -2	R -3	RL D	R S20	R S12	R S8	RM F	TM U	OL C	O -1	O M	CB D	UM U	GP X	NB S	C -1	C -2	C -3	I- 1	I- 2		
Civic / Community Organizations																							
Common Open Space, Imagined	Xs	Xs	Xs	Xs	Xs	Xs	Xs															8.1.19	1.52

8.1.19 COMMON OPEN SPACE, IMPROVED

- A. *These facilities may be illuminated in a general manner for night use to provide for safety and general operation of the facility meeting the requirements of Section 9.13.*
- B. *Outdoor recreational facilities shall be located at least fifty (50) feet from property line and have a grade A screen.*
- C. *Accessory buildings to the recreational use shall comply with setbacks and screening requirements of the zoning district, which the use is located.*

Chairman Keigher announced the Public Hearings were now concluded.

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

Agenda Revision/Approval

On motion introduced by Commissioner Hovis and seconded by Commissioner Johnson, the BOC unanimously approved the Agenda of February 23, 2021.

Approval of Minutes

On motion introduced by Commissioner Brown and seconded by Commissioner Johnson, the BOC unanimously approved the Minutes of the Closed Sessions of December 17, 2020 per NCGS 143-318.11(a)(3), Rescheduled Regular Meeting of December 29, 2020 and the Regular Meeting of January 26, 2021.

Citizen Recognition

Note: Due to the meeting being closed to the public, Citizens were provided an opportunity for public comment by way of voicemail email or mail. Comment subject to time limit of three minutes. The submission period for this meeting expired at 12:00 p.m. February 22nd.

Chairman Keigher advised comments were emailed for Citizen Recognition and deferred to Mr. Adam Gaub, Public Information Officer (PIO), for the reading of the comments into the record.

The Clerk to the Board stated that the Concerned Citizens Alliance of Gaston County emailed a comment for the January 26th Regular Meeting and it was forwarded to the Board prior to that meeting; however, the Attorney advised the group would need to provide the name of a representative in order for the submission to be read into the record; the group complied.

The PIO read three comments into the record as follows:

- Concerned Citizens Alliance of Gaston County, Representatives Kelly Ray Shelton, Reverend Robert McCaskill and Laura Bates – document - Implications of Racism
- Jeff Trepel - letter: Opposition to mass gathering ordinance
- Sarah Ludington, Director of First Amendment Clinic at Duke Law School and Kristi Graunke Legal Director for ACLU of NC Legal Foundation - letter: Opposition to mass gathering Ordinance

Chairman Keigher advised the aforementioned written comments would be included in the record of the meeting, as filed with the Clerk to the Board.

Consent Agenda

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

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

2021-043 Commissioner Philbeck - Budget & Management Services - To Transfer Budgeted FY21 Vehicle Equipment & Debt Service Funds Between Departments and Funds (\$4,342.86) per Budget Change Request:

Account Description	Account Number	Type	Increase	Decrease
Motor Vehicles: FY21 LP	010-02-4380-0000-540003-21008	E		\$ (1,491.76)
Motor Vehicles: FY21 LP	010-02-4310-4310-540003-21008	E	\$ 4,360.79	
Motor Vehicles: FY21 LP	010-07-4920-4920-540003-21008	E	\$ 1,147.98	
Motor Vehicles: FY21 LP	010-02-4330-0000-540003-21008	E	\$ 8,132.98	
Motor Vehicles: FY21 LP	010-02-4370-0000-540003-21008	E		\$ (4,004.40)
Motor Vehicles: FY21 LP	010-02-4372-0000-540003-21008	E		\$ (2,192.45)
Motor Vehicles: FY21 LP	010-02-4910-4910-540003-21008	E		\$ (892.00)
Motor Vehicles: FY21 LP	010-01-4265-4260-540003-21008	E	\$ 2,765.10	
Motor Vehicles: FY21 LP	010-01-4265-4265-540003-21008	E		\$ (5,365.67)
Motor Vehicles: FY21 LP	010-02-4315-4315-540003-21008	E	\$ 2,557.90	
Motor Vehicles: FY21 LP	010-01-4140-0000-540003-21008	E		\$ (892.00)
Transfer to CIF Fund	010-98-9800-0000-580041-	E		\$ (4,342.86)
Transfer to Health Dept.	010-98-9800-0000-580011-	E	\$ 156.63	
Transfer to Building Inspections	010-98-9800-0000-580012-	E	\$ 59.76	
Transfers from General Fund	011-98-9800-0000-480010-	R	\$ 156.63	
Motor Vehicles: FY21 LP	011-05-5114-5125-540003-21008	E	\$ 156.63	
Transfers from General Fund	012-98-9800-0000-480010-	R	\$ 59.76	
Motor Vehicles: FY21 LP	012-02-4350-4351-540003-21008	E	\$ 59.76	
Transfer from CIF	030-98-9800-0000-480041-	R		\$ (4,342.86)
Principal: FY21 Vehicle LP	030-09-9110-0000-550001-21008	E		\$ (4,342.86)
Transfers from General Fund	041-98-9800-0000-480010-	R		\$ (4,342.86)
Transfer to Debt Service Fund	041-98-9800-0000-580030-	E		\$ (4,342.86)
Motor Vehicles	060-08-4720-0000-540003-	E	\$ 300.00	
Vehicle Lease Principal	060-09-4720-0000-550001-	E		\$ (300.00)

2021-044 Commissioner Philbeck - County Attorney - To Authorize the North Carolina Department of Transportation to Process all Petitions for Additions to the State Maintained Secondary Road System Within Gaston County as follows:

WHEREAS, Section 136-44.10 of the North Carolina General Statutes requires the North Carolina Board of Transportation to adopt uniform statewide or regional standards and criteria for the Department of Transportation to follow for additions to the State Maintained Secondary Road System; and,

WHEREAS, Section 136-62 of the North Carolina General Statutes requires petitions for additions to the State Maintained Secondary Road System be presented to the Gaston County Board of Commissioners for approval before forwarding to the North Carolina Department of Transportation; and,

WHEREAS, it is the legal responsibility of the North Carolina Department of Transportation to process all petitions for additions to the State Maintained Secondary Road System in accordance with the statewide or regional standards and criteria for roads located within Gaston County's jurisdiction; and,

WHEREAS, there are no requirements or specifications for the County to review upon consideration of the roads for acceptance into the State Maintained Secondary Road System; and therefore, there is no purpose or need for the County to receive the petitions prior to submission to the North Carolina Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners hereby authorizes the North Carolina Department of Transportation to process all petitions for additions to the State Maintained Secondary Road System for roads located in Gaston County's jurisdiction consistent with the statewide or regional standards and criteria for roads adopted by the North Carolina Board of Transportation as provided by law without further approval by Gaston County. Gaston County reserves the right to amend or terminate this resolution upon sixty (60) days notification to the North Carolina Department of Transportation.

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

2021-045 Commissioner Philbeck - County Manager - To Accept Departmental Budget Change Requests as Information as follows:

EFF DATE	DEPT	ACCOUNT	DR/CR	AMOUNT
01/04/2021	CO POLICE	010-02-4310-4310-530010-	C	\$ 345.00
01/04/2021		010-02-4310-4310-530005-	D	\$ 345.00
01/05/2021		010-01-4170-0000-530041-	C	\$ 57,000.00
01/05/2021		010-01-4170-0000-510002-	D	\$ 12,000.00
01/05/2021		010-01-4170-0000-520013-	D	\$ 5,000.00
01/05/2021		010-01-4170-0000-520014-	D	\$ 40,000.00
01/06/2021	DHHS	020-05-4800-4813-530013-	C	\$ 2,000.00
01/06/2021		020-05-4800-4813-520012-	D	\$ 2,000.00
01/07/2021	FINANCE	010-02-4330-0000-530023-	D	\$ 2,000.00
01/07/2021		010-02-4330-0000-540002-	C	\$ 2,000.00
01/08/2021	PARKS & REC	010-04-6130-0000-520001-	C	\$ 108.00
01/08/2021		010-04-6130-0000-540001-	D	\$ 108.00
01/12/2021		040-04-6120-0000-540006-13282	C	\$ 25,000.00
01/12/2021		040-04-6120-0000-540006-16236	D	\$ 25,000.00
01/12/2021	PIO	010-01-4125-0000-540002-	C	\$ 4,000.00
01/12/2021		010-01-4125-0000-540001-	D	\$ 4,000.00
01/13/2021	PARKS & REC	010-04-6130-0000-560000-20001	C	\$ 1,200.00
01/13/2021		010-04-6130-0000-540001-	D	\$ 1,200.00
01/13/2021	SHERIFF	010-02-4315-4315-520011-	C	\$ 5,850.00
01/13/2021		010-02-4315-4315-530010-	C	\$ 5,850.00
01/13/2021		010-02-4315-4315-540001-	D	\$ 11,700.00
01/14/2021	FINANCE	010-01-4130-0000-530029-	D	\$ 6,000.00
01/14/2021		010-01-4130-0000-530010-	C	\$ 6,000.00
01/15/2021	HOPE UNITED	010-05-4121-0000-510001-	C	\$ 20,000.00
01/15/2021		010-05-5810-4121-530010-21574	D	\$ 20,000.00
01/15/2021		010-05-5810-5582-520007-	C	\$ 3,500.00
01/15/2021		010-05-5810-5582-530002-	D	\$ 3,500.00
01/19/2021		011-05-5114-5125-560000-210EH	C	\$ 10,000.00
01/19/2021		011-05-5110-0000-520011-	C	\$ 5,000.00
01/19/2021		011-05-5114-5126-540003-	D	\$ 15,000.00
01/21/2021	TAX	010-01-4140-0000-530005-	D	\$ 4,000.00
01/21/2021		010-01-4140-0000-520014-	C	\$ 4,000.00
01/21/2021	HOPE UNITED	010-05-4121-0000-510001-	C	\$ 4,313.00
01/21/2021		010-05-5810-4121-530029-21574	D	\$ 4,313.00
01/24/2021		010-05-4121-0000-510001-	C	\$ 85,520.00
01/24/2021		010-05-5810-4121-530013-21574	D	\$ 85,520.00
01/25/2021	DHHS	020-05-5440-0000-560008-21578	C	\$ 336,988.00
01/25/2021		020-05-5440-0000-560008-20026	D	\$ 336,988.00
01/25/2021	GEMS	010-02-4370-0000-560000-CAcad	C	\$ 1,200.00
01/25/2021		010-02-4370-0000-560000-KSFar	C	\$ 1,200.00
01/25/2021		010-02-4370-0000-540001-	D	\$ 2,400.00
01/26/2021	FINANCE	010-02-4330-0000-540001-	D	\$ 5,500.00
01/26/2021		010-02-4330-0000-510001-	C	\$ 5,500.00
01/26/2021		010-02-4330-0000-520007-20574	D	\$ 6,000.00
01/26/2021		010-02-4370-0000-560000-20574	C	\$ 6,000.00
01/28/2021	HR	010-01-4122-0000-520011-	C	\$ 2,000.00
01/28/2021		010-01-4122-0000-540001-	D	\$ 1,000.00
01/28/2021		010-01-4122-0000-520001-	D	\$ 1,000.00

2021-046 Commissioner Brown - DHHS (ACCESS Division) - To Accept and Appropriate NCDOT Coronavirus Relief Funds for Transportation to Coronavirus Vaccination Appointments in the Amount of \$39,394 per Budget Change Request:

Account Description	Account Number	Amount
Coronavirus Relief Vaccine Transp	010-01-4521-0000-420000-21594	(\$39,394)
Salaries: Coronavirus Vaccine	010-01-4521-0000-510001-21594	\$39,394

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

2021-047 Commissioner Brown - DHHS (Health Division) - To Accept and Appropriate Additional Federal/State Grant Funds Received from the NC Division of Public Health for the COVID-19 Response (\$150,329) per Budget Change Request:

Account Description	Account Number	Amount
CARES: Enhancing Detection	011-05-5116-5132-420000-21547	(\$150,329)
CARES: Enhancing Detection	011-05-5116-5132-560000-21547	\$150,329

2021-048 Commissioner Brown - DHHS (Health Division) - To Appropriate Excess Fee Revenue Earned During Fiscal Year 2020 from Health Fund Balance for the Public Health Clinics and Environmental Health Program (\$31,181) per Budget Change Request:

Account Description	Account Number	Amount
Fund Balance Appropriated	011-99-9900-0000-490000-	(\$31,181)
FY20 EH Excess Fee Revenue	011-05-5114-5125-560000-21020	\$27,115
FY20 Excess ICS Fee Revenue	011-05-5116-5131-560000-21021	\$4,066

2021-049 Commissioner Brown - DHHS (Health Division) - To Accept and Appropriate State Grant Funds Received from the NC Division of Public Health for the COVID-19 Vaccination Program (\$76,784) per Budget Change Request:

Account Description	Account Number	Amount
Hlth Grt: COVID 19 Vaccination	011-05-5116-5132-425059-21592	(\$76,784)
Hlth Grt: COVID 19 Vaccination	011-05-5116-5132-560000-21592	\$76,784

2021-050 Commissioner Brown - DHHS (Social Services Division) - To Accept and Appropriate Additional Crisis Intervention Program Funds in the Amount of \$19,563 for Low Income Heating and Cooling per Budget Change Request:

Account Description	Account Number	Amount
Crisis Intervention Program-revenue	020-05-5490-0000-425016-	(\$19,563)
Public Asst Payments -CIP	020-05-5490-0000-560008-20029	\$19,563

2021-051 Commissioner Brown - EDC - To Accept and Appropriate the NCDOD Rural Economic Development Division's Building Reuse Grant Funds for Advanced Drainage Systems (Project Drain) (\$100,000) per Budget Change Request:

Account Description	Account Number	Amount
Bldg Reuse Grt: Project Drain (to ADS)	040-07-4920-4920-420001-20550	\$(100,000.00)
Bldg Reuse Grt: Project Drain (to ADS)	040-07-4920-4920-540006-20550	\$100,000.00

2021-052 Commissioner Brown - Elections - To Accept and Appropriate a Grant of Federal Help America Vote Act (HAVA) Funds (\$185,912.00) per Budget Change Request:

Account Description	Account Number	Amount
2018 HAVA Election Security	010-01-4170-0000-420000-21593	\$185,912.00
F&E<5K: 2018 HAVA Election Grt	010-01-4170-0000-540001-21593	(\$181,775.00)
2018 HAVA Election Security	010-01-4170-0000-560000-21593	(\$4,137.00)

2021-053 Commissioner Hovis - Family Justice Center - Proclamation - To Proclaim the Month of February 2021 as Teen Dating Violence Awareness Month

2021-054 Commissioner Worley - Finance - To Accept as Information the Attached Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes (Total NCVTS Refunds - \$1,915.32) as follows:

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

**Gaston County, North Carolina - Listing of Property Tax Refunds Less Than \$100.00 for Vehicles
To Be Reported at the February 23, 2021 Board Meeting**

TAXPAYER NAME	AMOUNT	TAXPAYER NAME	AMOUNT
ALLISON, JENNIFER DEE	61.49	HOYING, PAUL THOMAS	62.22
ALLMAN, SIDNEY RITCHIE	34.53	HUSS, WILLIAM WADE	7.25
BANKSTON, DAREL KIRBY	94.38	KERN, RICHARD ALAN	71.56
BRANNON, AARON LEE	31.10	KERSEY, MICHAEL GARRETT	22.10
CABLE, TERESA HARDY	64.67	LEWIS, GLORIA MAULDIN	7.11
CARRIGAN, STEVEN ARBREY	8.79	LLOYD, JAMES ARTHUR JR	33.92
CARRIGAN, STEVEN ARBREY	39.46	LONG, JENNIFER SHOUSE	51.94
CARRIGAN, STEVEN ARBREY	89.05	MCALLISTER, JOHN JASON	42.56
CHAUDHRY, SUBHAN UL HAQUE	51.31	MULLIS, TYLER LEE	88.60
COLESWORTHY, BRADLEY DOW	66.80	PICKETT, DANETA ELIZABETH	51.45
COOPER, EULA GERALDINE	19.97	POINDEXTER, BRENDA MCGINNIS	21.99
DIGH, JOSHUA PHILIP	32.52	PORTER, JERRY LEE	39.23
DIMMER, SOPHIA CARLYN	26.14	RON, SOTHA	51.84
DOVER, AUSTEN MONTGOMERY	17.45	SANDERS, ALLISON FAITH	51.00
FALLS, CHELSEY GRANT	19.20	SEEGER, EARL JR	54.94
FRALEY, ROBY JUNIOR	36.67	SHRADER, STEVEN ALLEN	23.61
FRALEY, ROBY JUNIOR	12.94	SMITH, NEHEMIAH AKINTUNDE	18.53
GORDON, JOHN DOUGLAS	10.47	SMITH, RODNEY WILSON	92.34
GUFFEY, HAROLD	37.68	SS METRO ENTERPRISES LLC	12.33
HARRELSON, ROGER FRANKLIN JR	39.11	THOMPSON, TONI TENPENNY	28.95
HEMPHILL, NANCY BARNETT	59.82	TRULL, RICHARD SHANE	75.07
HERRIN, JAMES EDWARD	33.56	VARRIALE, VINCE CHARLES	46.33
HOFFMAN, CRAIG DOUGLAS	3.66	WEBB, MELISSA JEAN	31.54
HOLLER, HELEN MARIA	38.14	Total NCVTS Refunds (November 2020)	\$ 1,915.32

2021-055 Commissioner Keigher - Finance - To Accept the Fiscal Year Ending June 30, 2020 Gaston County Audit as Information

2021-056 Commissioner Worley - Finance - To Accept and Appropriate Additional Federal Covid-19 Recovery Act Funds in the Amount of \$5,300,000 per Budget Change Request:

Account Description	Account Number	Amount
Coronavirus Relief Fund	010-01-4199-0000-420000-20578	(5,300,000)
Coronavirus Relief Fund	010-01-4199-0000-560000-20578	5,300,000

2021-057 Commissioner Keigher - Finance - To Approve the Current Year Audit Contract with Martin Starnes & Associates, CPAs, P. A. (Base Contract of \$92,000 and Includes Additional \$9,000 for Potential Major Programs Over 5 Included in the Base Contract)

2021-058 Commissioner Brown - Police Department - To Accept and Appropriate Reimbursement Funds from the National Association of School Resource Officers for Training (\$2,124) per Budget Change Request:

Account Description	Account Number	Amount
Miscellaneous Revenue	010-02-4310-4310-415000	(2,124.00)
Employee Training	010-02-4310-4310-520011	2,124.00

2021-059 Commissioner Hovis - Police Department (Communications 911) - To Approve Surplus of Portable Radios and Radio Accessories from the County Police Communications Center and to Approve the Donation and Conveyance to the Grover Police Department (Grover, NC) as follows:

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

WHEREAS, Gaston County owns but no longer needs five (5) portable radios with battery, extra battery, belt clip, desktop charger, and lapel mic and one base station with power supply which is no longer in use; and,

WHEREAS, the equipment meets the established surplus criteria for designation as surplus equipment; and,

WHEREAS, the Grover Police Department, 207 Mulberry Rd, Grover, NC 28073, has requested ownership and use of said surplus property from County staff; and,

WHEREAS, North Carolina Gen. Stat. §160A-280 permits boards of county commissioners to donate personal property it deems to be surplus to other units of government; and,

WHEREAS, the Gaston County Police Department requests the approval to donate this equipment to the Grover Police Department (Grover, NC).

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

hereby approves the surplus of five (5) portable radios with battery, extra battery, belt clip, desktop charger, and lapel mic and one base station with power supply, which is no longer in use by the Gaston County Police Communications Center, and further approves the conveyance of said surplus equipment to the Grover Police Department, North Carolina.

2021-060 Commissioner Keigher - Public Works - To Accept an Offer to Purchase a County Owned Surplus Parcel (PID# 100036 Located at 1608 North Weldon St.) and Authorize Staff to Initiate the Upset Bid Process

2021-061 Commissioner Philbeck - Public Works - To Approve the Appropriation of \$5,300,000 in County Funds for the Construction of a New Extrusion Facility on the Gaston College Kimbrell Campus in Belmont per Budget Change Request:

Account Description	Account Number	Amount
Fund Balance Appropriated	010-99-9900-0000-490000-	(\$5,300,000)
Transfer to Community Investment Fund	010-98-9800-0000-580041-	\$5,300,000
Transfer from General Fund	041-98-9800-0000-480010-	(\$5,300,000)
Transfer to Capital Improvements Fund	041-98-9800-0000-580040-	\$5,300,000
Transfer from Community Investment Fund	040-98-9800-0000-480041-	(\$5,300,000)
Gaston College Extrusion Facility	040-03-5921-0000-540005-21022	\$5,300,000

2021-062 Commissioner Johnson - Public Works - To Award a Construction Contract for Updates and Improvements at the Gaston County Administration Building Finance Office and Tax Mapping Office to Pinnix, Inc. Totaling \$243,776.35, and to Authorize the County Manager to Execute Any Necessary Contract Documents as follows:

CONTRACTOR	TOTAL
Pinnix, Inc.	\$243,776.35
T. C. Strickland Construction Company, Inc.	\$250,000.00
Catalyst Construction	\$497,470.00

2021-063 Commissioner Hovis - Public Works - Administrative Change to Resolution 2020-344 to Reflect Correct Surplus Property Offer (Administrative Correction)

2021-064 Commissioner Brown - Tax Collections - Uncollected Real Estate Taxes and Lien Advertisement as follows:

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

District	Description	Taxes Uncollected
00	COUNTY FUNDS	7,863,870.23
001	BELMONT CITY	325,802.41
002	BESSEMER CITY	96,467.00
004	CHERRYVILLE CITY	119,304.15
005	CRAMERTON CITY	66,366.56
006	TOWN OF DALLAS	97,160.58
008	GASTONIA CITY	1,672,215.29
009	HIGH SHOALS CITY	14,754.04
010	KINGS MTN CITY	24,546.60
011	LOWELL CITY	81,004.18
012	MCADENVILLE CITY	8,342.49
013	MOUNT HOLLY CITY	250,433.20
014	RANLO CITY	59,476.44
016	STANLEY CITY	103,262.01
021	GAST DOWNTOWN SD	17,998.51
040	AG CENTER FD	32,245.09
041	ALEXIS FD	14,414.38
042	CHAPEL GROVE FD	22,996.98
043	CHEST RIDGE FD	5,020.71
044	COMMUNITY FD	32,624.65
045	CROUSE FD	5,543.92
046	EAST GASTON FD	16,181.66
047	HIGH SHOALS FD	14,264.10
048	HUGHS POND FD	8,350.66
049	LONG SHOALS FD	7,668.12
050	LUCIA-RIVERBEND FD	19,903.19
051	NEW HOPE FD	24,883.09
052	RANLO FD	18,052.63
054	S. GASTONIA FD	33,114.79
055	SOUTH POINT FD	7,108.18
056	SPENCER MTN FD	22,995.48
057	TRYONOTAFD	19,083.64
058	UNION ROAD FD	17,051.66
059	WACO FD	2,008.33
061	LOWELL FD	1,348.74
Total Taxes		11,125,863.69

2021-065 Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed Tax Refunds be Made. (Releases and Refunds - \$15,590.02; Overpayments - \$198,236.01; VTS Refunds - \$8,088.22; Grand Total - \$221,914.25) as follows:

TAXPAYER NAME	AMOUNT
JANUARY 2021 RELEASES AND REFUNDS	
Adams, Doretha	\$423.42
Beam, Mike	\$762.89
Carpenter, Clarence	\$590.69
Conner, Fletcher	\$841.16
Corelogic	\$607.50
Corelogic	\$434.36
Corelogic	\$418.05
Cowan, John L Jr	\$346.77
Davis, Barbara B	\$612.00
Lereta Property Tax Services	\$607.50
Nosek, Linda Mae	\$249.36
Parks H Wilson Jr Attorney	\$488.42
Purser & Glenn PLLC	\$491.96
Purser & Glenn PLLC	\$4,061.42
Purser & Glenn PLLC	\$491.96

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

Purser & Glenn PLLC	\$490.20
Putnam, Barbara K	\$257.36
The David Belk Cannon Foundation	\$2,432.84
Wells Fargo Real Estate Tax Service	\$491.96
Wells Fargo Real Estate Tax Service	\$490.20
TOTAL	\$15,590.02

JANUARY 2021 OVERPAYMENTS

A & A Painting	\$100.00
Adams, George G	\$336.95
Alisa Ramey DBA 1521 Butternut LLC	\$2,149.88
Allen, Terry	\$624.24
Anderson, William	\$206.06
Angie's Farm Inc	\$274.34
Armed Forces Outfitters	\$164.83
Bailey, Evelyn	\$489.01
Barrett, Christine	\$101.50
Beam, Jason K	\$824.04
Beaty, Ruby N	\$340.99
Belmont Savings Bank	\$333.45
Belmont Savings Bank	\$555.00
Belmont Savings Bank	\$2,288.86
Belmont Savings Bank	\$302.63
Belmont Savings Bank	\$1,968.81
Belmont Savings Bank	\$1,801.76
Belmont Savings Bank	\$2,582.00
Belmont Savings Bank	\$634.55
Belmont Savings Bank	\$552.75
Belmont Savings Bank	\$3,202.99
Bosauanh, Sengthiene	\$323.46
Bowen, William G	\$264.51
Bradley, Kimberly D	\$149.80
Brown, Terry Michael	\$102.68
Byrum, James Gregory	\$100.39
Cannon, Earl	\$1,738.42
Carpenter, J Dean	\$693.34
Carpenter, J Dean	\$472.04
Charpentier, Emile	\$1,245.11
Christopher, Brittany R	\$1,063.05
Clearview Pyramid Acquisition Company	\$1,544.73
Cloninger, Robert Gerald Jr	\$228.01
CLT Express Livery LLC	\$2,244.27
Connor, Martha	\$200.00
Corelogic	\$3,005.87
Corelogic	\$4,743.68
Corelogic	\$100.00
Corelogic	\$179.88
Corelogic	\$1,303.27
Corelogic	\$2,340.63
Corelogic	\$1,970.00
Corelogic	\$2,594.03
Corelogic	\$724.53
Costner Law Office PLLC	\$176.72
Covius Mortgage Solution	\$585.63
Covius Mortgage Solution	\$1,070.82
Covius Mortgage Solution	\$1,933.69
Craighead, Cindy L	\$880.34
Dalton, Bryan	\$488.43
David W Hoyle JR Appraisal	\$121.14
DRH Inc Controlled Disbr Acct	\$646.24
DRH Inc Controlled Disbr Acct	\$3,659.85
Duncan & Smith LLC	\$611.79
Duncan, Stephen G	\$1,536.53
Dye, Kenneth	\$371.25

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

Eaker, Michael	\$143.02
Edgington, Rosalie J	\$364.91
Erikson, Kathy	\$138.40
Estrada, Emily	\$102.47
Evans Coghill Homes	\$807.00
Evans Coghill Homes	\$807.00
Freeman Container	\$1,504.22
Gardin, Everett	\$258.20
Gaston County Tax	\$876.11
Gillisson, David R	\$170.57
Gillespie, William W Jr	\$373.00
Glover, William Ross	\$758.16
Goin Family Company	\$135.45
Gray, Layton, Kersh, Solomon, Furr & Smith PA	\$4,034.69
Gray, Layton, Kersh, Solomon, Furr & Smith PA	\$9,000.37
Gray, William Kays	\$1,582.73
Green, Stephanie	\$480.97
Gunnings, Sandra V	\$224.27
Gunter, Cheryl	\$300.00
Haas, Arlan K	\$155.00
Hanna Place Properties	\$799.82
Harry Marsh Law	\$123.63
Harry Marsh Law	\$128.66
Hartsell, Jody M	\$388.78
Helms, Daniel J	\$509.09
Hodge, Mamie	\$450.00
Hodge, Tony D	\$607.22
Hogsed, Jody M	\$884.67
Holland, Joann Smith	\$740.88
Homebuyers LLC.com	\$1,102.51
Homes, William R	\$293.02
Homes, William R	\$282.10
Howard, D W	\$157.49
Huffstickler, Sheryl	\$434.56
Iannacone, James R	\$2,300.77
James P McCarthy DMD PA	\$1,286.01
Jax, LLC/Golden Corral	\$166.66
Julian Investments LLC	\$990.20
Keaton, Danny	\$156.35
Kelley, Harold	\$130.00
Key Builders	\$196.56
Key Builders	\$249.48
Key Builders	\$196.16
Key Builders	\$121.37
Key Builders	\$155.32
Key Builders	\$155.32
Key Builders	\$157.75
Key Builders	\$156.91
Kindred Rolling	\$6,812.91
King, Debbie M	\$1,206.90
King, Debbie M	\$3,918.31
Kline, William J JR	\$216.98
Kovach Real Estate	\$125.00
Lennar Carolinas LLC	\$101.52
Lennar Carolinas LLC	\$634.50
Lennar Carolinas LLC	\$634.50
Lennar Carolinas LLC	\$634.50
Lentz, Zachary	\$1,482.98
Leonhardt, Ronald A	\$155.00
Lutz, Debra	\$625.18
M & W Industires	\$124.12
Malton, Haley	\$200.56
Maycroft LLC	\$2,122.61
McClure, Marshall D	\$1,625.25

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

McLamb Holdings LLC	\$1,735.57
McLean, R Blake	\$1,754.77
McSwain, Diane L	\$100.00
Medlin, Nancy A	\$300.00
Melton, Kevin Scott	\$1,035.74
Mercer, Jack A	\$175.00
Metwally, Emad S	\$2,232.77
Morgan, Barbara	\$5,314.31
Moxley, Barry	\$236.25
Mullis, Wanda H	\$200.00
Multi State Escrow Account	\$488.42
Murphy, Luther M	\$113.20
New View Realty Group	\$1,748.92
New View Realty Group	\$665.15
Nisbet Oil Compnay	\$180.00
Norman, Andrea S	\$878.95
NW Lake Wylie	\$252.23
Pasour, Clay	\$1,424.77
Patel, Natvarla B	\$710.41
Penaloza, Nora	\$642.68
Perrigo Heating & A/C Inc	\$1,547.23
Poag, Freida	\$12,023.09
Primm, David M	\$326.43
Propst, John P	\$1,599.29
Pulley, Jeffrey	\$959.81
Purser & Glenn PLLC	\$488.42
Queen, Shawn M	\$121.54
Quick, Jeanette S	\$245.99
Ramirez, Teresa Susana	\$175.00
Ray, Robert A Jr	\$1,684.38
Reflection Pointe Land Holdings	\$627.82
Robinson, Arthur Ray	\$2,292.27
Rogers, Glenn M	\$838.08
Rooney, Daniel M	\$1,085.34
Ryan Tax Compliance Services	\$2,287.06
Ryan Tax Compliance Services	\$2,189.63
Ryan Tax Compliance Services	\$4,022.19
Ryan Tax Compliance Services	\$3,004.25
Salazar, Candelaria	\$239.62
Sanders, Elizabeth G	\$193.61
Sanders, Elizabeth G	\$231.31
Schaffer, Eric	\$420.80
SFR JV-1 Property LLC	\$1,929.11
SFR JV-1 Property LLC	\$2,170.61
SFR JV-1 Property LLC	\$2,397.47
Shoaf Law Firm PA	\$471.09
Shoaf Law Firm PA	\$356.70
Silk Abstract Company	\$249.90
Smith, Edna R	\$552.34
Solidifi Title & Closing	\$386.06
Sparkles, LLC	\$439.41
State Employee Credit Union	\$1,162.23
Strishak, Jon	\$1,670.22
Tate, Larry Charles	\$1,318.68
Taylor, Lee Martin	\$769.41
Taylor, Lee Martin	\$821.48
Temple, Randolph S	\$184.72
The Mortgage Center Superior Credit Union	\$163.49
Thomas, Jerry W	\$164.16
Thornburg, Lucius E	\$148.14
Thornburg, Lucius E	\$111.22
Thurman, Terry L	\$107.25
Torppa, Donald P	\$100.36
Treece Heating & Air	\$342.39

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

Triangle Real Estate	\$674.06
True Homes	\$417.60
Van Pelt, Ralph	\$915.62
Vilay, Khampha	\$1,856.78
Whites Idealease LLC	\$909.08
Whitlock, John C	\$250.00
Wiggins, Michael R	\$890.70
Wilkerson, Nancy C	\$361.51
Willis, Elizabeth H	\$1,554.39
Yelton, James K	\$2,190.11
TOTAL	\$198,236.01

JANUARY 2021 VTS REFUNDS

Beck, Peter Hanson	\$277.70
Berry, Diana	\$245.90
Brenes, Carlos Alberto	\$118.12
Brown, Jeffrey Scott	\$158.32
Bryson, Alisa Stewart	\$188.22
Cloniger, Howard Lee Jr	\$306.25
Daily, Thomas Joseph II	\$100.20
Deltex Systems Inc	\$426.82
Gephart, Christine Marie	\$174.52
Guglelmi, Jennifer Sarah	\$243.73
Harris, Kenneth Douglas	\$181.80
Hope, Ashley Nicole	\$103.57
Hostetter, John Larry	\$178.16
Huffstickler, Rodney Brian	\$145.10
Lafferty, Darian Lee	\$441.72
Larrazabal, Francisco Jose	\$136.66
Mathis, Cameron Lee	\$141.01
McGinnis, Kimberly Dawn	\$246.31
McSwain, Mark Lewis	\$212.43
Mull, Tina Partain	\$119.48
Parker, Adam Lewis	\$166.06
Patz, Kevin Walter	\$110.03
Sadler, Caleb Michael Lee	\$133.60
Schaffer, Karen Ann	\$373.58
Sisom, David Francis	\$282.87
Small, Bill Ray	\$220.70
Trimal, Dawn Marie Rogers	\$297.63
Varela, Luis Manuel	\$505.02
Weems, Dennis Cody	\$140.38
Whitesell, Brandon Michael	\$161.66
Whitley, Jesse Alan	\$122.47
Williams, Nicole Erica	\$197.46
Worley, Meredith Stewart	\$167.02
Wright, Danny William	\$505.74
Yeargan, Eliane Elliott	\$179.03
Zambrano, Franklin Daniel	\$378.95
TOTAL	\$8,088.22

GRAND TOTAL**\$221,914.25**

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

Non-Consent**WITHDRAWAL OF ORDINANCE**

2021-066 Commissioner Worley - To Withdraw Ordinance (Second Reading) - TITLE: To Amend the Gaston County Code of Ordinances, Chapter 8 - Health and Sanitation, Article IV. - Public Assembly and Parade Permits - To Create Article Outlining County Permitting Process for Mass Gatherings Held Within County's Jurisdiction (First Reading January 26, 2021)

On motion introduced by Commissioner Hovis and seconded by Commissioner Johnson, the BOC unanimously approved **2021-066** to withdraw the second reading of the ordinance.

INTRODUCTION OF SUBSTITUTE ORDINANCE

2021-067 Commissioner Johnson – County Attorney – To Amend the Gaston County Code of Ordinances, Chapter 8 – Health and Sanitation, Article IV – Public Assembly and Parade Notification – To Create Article Outlining County Notification Process for Public Assemblies Held on County Property (First Reading)

Chairman Keigher advised subject Ordinance must pass unanimously by all BOC members on the first reading; if not, it will require a second reading at the next meeting whereby it may pass by a simple majority.

Chairman Keigher called for a motion to approve.

On motion introduced by Commissioner Brown and seconded by Commissioner Hovis, the BOC unanimously approved the First Reading.

Absent: Commissioners Allen Fraley and Ronnie Worley

Required Second Reading to occur March 23, 2021.

Appointments

On motion introduced by Commissioner Philbeck and seconded by Commissioner Brown, the BOC unanimously appointed Ms. Judy Wall to the **Adult Care Home Community Advisory Committee** to a term ending January 31, 2024.

On motion introduced by Commissioner Philbeck and seconded by Commissioner Brown, the BOC unanimously appointed Ms. Cheryl Hathaway to the **Child Fatality Prevention Team** to a term ending January 31, 2025.

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

On motion introduced by Commissioner Philbeck and seconded by Commissioner Brown, the BOC unanimously appointed Ms. Cheryl Hathaway to the **Community Child Protection Team** to a term ending January 31, 2025.

On motion introduced by Commissioner Johnson and seconded by Commissioner Keigher, the BOC unanimously appointed Ms. Sarah Koprowski to the **Animal Care and Enforcement Advisory Board** to a term ending February 28, 2025.

On motion introduced by Commissioner Johnson and seconded by Commissioner Keigher, the BOC unanimously appointed Ms. Kristen Dormsjo to the **Juvenile Crime Prevention Council (JCPC)** to an unexpired term ending June 30, 2022.

On motion introduced by Commissioner Keigher and seconded by Commissioner Philbeck, the BOC unanimously appointed Commissioner Tom Keigher to the **Economic Development Commission** to a term ending December 6, 2022.

On motion introduced by Commissioner Keigher and seconded by Commissioner Hovis, the BOC unanimously appointed Commissioner Tracy Philbeck to the **Family Advisory Board** to a term ending April 30, 2024.

* On motion introduced by Commissioner Philbeck and seconded by Commissioner Brown, the BOC unanimously appointed Mr. Rashaun Newton to the **Juvenile Crime Prevention Council (JCPC)** to an unexpired term ending June 30, 2021.

** NOTE: Following the meeting, Mr. Newton informed the Clerk to the Board that he is no longer affiliated with the Dream Center Academy and therefore, no longer meets the qualifications for the position. The seat will remain vacant at this time.*

Commissioners Committee Reports

Commissioner Brown commended Mr. Brian Sciba and the Planning Department on the new process for zoning applications.

Commissioner Hovis reported that **CaroMont Health - Board of Directors** held a Zoom Meeting last night; a clinic will be held the next three days from 8 am to 7 pm in their downstairs conference room for Covid-19 vaccinations; school employees will be eligible to receive the vaccine at 12:01 am; they have about 5k additional doses to further protect the County; hope the BOC decides to open its meetings to the public in a limited capacity.

Commissioner Philbeck requested the Chairman to appoint a committee focused on homelessness in the County and he agreed to chair it; the committee will appoint individuals from each municipality to gauge the need in the County. He also advised he strongly believes the County needs a mass gathering ordinance.

Commissioner Keigher advised that BOC meetings will open up to the public on March 9th but attendance will be restrictive due to Covid-19; overflow seating will be provided for citizens to view meetings on a closed circuit monitor.

COMMISSIONER'S COURT

FEBRUARY 23, 2021

GASTON COUNTY, NORTH CAROLINA

County Manager's Report

The County Manager presented:

- **Fees Methodology:** The BOC received an report via email yesterday that contains a recommendation on the County's fees methodology; recalled during the FY19-20 budgetary process that she recommended, and the Board agreed, that staff would not make any changes to the fees so that staff could evaluate how to approach those fees and use it as staff prepares the recommended budget for BOC's consideration; the first component is classifying the different types of fees (mandated fees, public good fees, user fees and fines assessed for re-inspections); the second component involves benchmarking with comparable counties and looking regionally at neighbors and peer counties across the state; the third component involves looking at economic efficiency and positioning the BOC to ask if the County is providing a service to the public and if it should be in a position for the General Fund to subsidize that service; the BOC may decide to gradually increase a fee over a number of years to be fully self-supporting and cost-recovering to provide the service; asked BOC to advise the Manager of any concerns
- **Annual Report 2.0:** She referenced page 5 of the Annual Report - budget snapshot; the report contains other information than the budget; it looks back over the calendar year and describes the County's challenges and accomplishments; staff is printing a small number to provide to the BOC, to place in libraries and on its website and to provide to the municipalities; more copies can be provided if needed; the table of contents covers every aspect of the County.

Commissioner Philbeck thanked and commended the Manager for following up on this report.

The Manager gave kudos to staff and Ms. Alexandria Norman and the Communications Group in conjunction with budget and evaluations.

County Attorney's Report

No report.

Other Matters

None.

Adjournment

Chairman Keigher called for a motion to adjourn the Regular Meeting.

On motion introduced by Commissioner Brown and seconded by Commissioner Johnson, the BOC unanimously adjourned the Regular Meeting of February 23, 2021 at 8:00 pm.

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

Tom Keigher, Chairman
Gaston County Board of Commissioners

Donna S. Buff
Clerk to the Board

SEAL