



Gaston County

Board of Commissioners

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

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

Tuesday, July 28, 2026

Meeting Agenda

Regular Meeting 6:00 P.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE

I. PROCLAMATIONS, COMMENDATIONS, AWARDS, CERTIFICATES

- A. Commissioner Fraley - BOC - Proclamation - To Recognize and Celebrate the Semiquincentennial (250th) Anniversary of the Founding of the United States of America
- B. Commissioner Hovis - BOC - Proclamation - To Recognize the Annual Observance of Aphasia Awareness Month of June 2026
- C. Commissioner Shehan - BOC - Commendation - To Commend the Hunter Huss Alumni Association Upon Their 10th Anniversary

II. PUBLIC HEARINGS

- A. CONTINUED FROM 6/23/2026 REGULAR MEETING: Public Hearing - RE: Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-26-03-26-00244, Sarah Wooten (Applicant); Property Parcel: 168347, Located on Red Yam Farm Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Overlay to the (R-2) Single Family Moderate Zoning District with (US) Overlay
 - 1. Accept Motion to Continue Public Hearing to 8/25/2026 BOC Regular Meeting
- B. CONTINUED FROM 6/23/2026 REGULAR MEETING: Public Hearing - RE: Commissioner Bailey - Building & Development Services - Zoning Map Change: Conditional District REZ-25-04-10-00226, Jeffery L. Smith (Applicant); Property Parcels: 190594 & 190596, Located at 1435 Union New Hope Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with US and CH Overlays to the CD/(C-3) General Commercial Conditional District with US and CH Overlays
 - 1. Receive Citizen Comment
 - 2. Close Public Hearing
 - 3. Accept Motion

- C. Public Hearing - RE: Commissioner Brown - Building & Development Services - Zoning Text Amendment: TEXT-26-05-20-00013 - Gaston County (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions); Section 2.7 (Terms Defined in this Ordinance); and Chapter 11 (Screening/Buffering and Landscaping); Section 11.7 (Common Open Space, General Requirements)
 - 1. Receive Citizen Comment
 - 2. Close Public Hearing
 - 3. Accept Motion

III. BUSINESS AGENDA

A. AGENDA REVISION/APPROVAL

B. APPROVAL OF MINUTES

- 1. To Approve the Minutes of:
 - Regular Meeting of June 23, 2026
 - Special Meeting of July 14, 2026

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

V. CONSENT AGENDA

- A. Commissioner Fraley - BOC - Proclamation - To Recognize and Celebrate the Semiquincentennial (250th) Anniversary of the Founding of the United States of America
- B. Commissioner Hovis - BOC - Proclamation - To Recognize the Annual Observance of Aphasia Awareness Month of June 2026
- C. Commissioner Shehan - BOC - Commendation - To Commend the Hunter Huss Alumni Association Upon Their 10th Anniversary
- D. Commissioner Brown - BOC - To Set Forth the Names of the 2026 Students of the Senator James S. Forrester Commissioners' School of Excellence in the Board of Commissioners' Minutes
- E. Commissioner Brown - Building & Development Services (Housing Rehabilitation) - To Approve and Adopt the Assistance Policy and the Procurement Policy Specific to the 2027 Urgent Repair Program
- F. Commissioner Brown - Building & Development Services (Housing Rehabilitation) - To Accept and Appropriate State Grant Funds from the NC Housing Finance Agency for Home Repairs (\$165,000)
- G. Commissioner Hovis - County Attorney - To Authorize Settlement of Pre-Litigation Claims Made by Lee Everette Against the Sheriff's Office for \$70,000

- H. Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information
- I. 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 of the Community Nutrition Services Section for Public Health Women, Infants, and Children (WIC) (100% Grant Funds - \$448)
- J. Commissioner Brown - Financial and Management Services - Budget - To Appropriate Funds to Purchase FY27 Vehicles and Approve the Reimbursement Declaration (\$4,811,319 Total Appropriation; Maximum of \$4,657,561 to be Financed)
- K. Commissioner Brown - Financial and Management Services - Budget - Administrative Correction to Correct Carry Forward List for Board Action 2026-203 Adopted at the 6/23/2026 BOC Meeting
- L. Commissioner Keigher - Financial and Management Services (Budget and Finance) - To Amend the FY2026-2027 Gaston County Budget Ordinance to Authorize Technical, Non-Cash Accounting Entries Required for Financial Reporting (No Budget Impact or Change in Appropriations)
- M. Commissioner Hovis - Financial and Management Services - Finance - To Accept as Information the June 2026 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$2,687.52)
- N. Commissioner Hovis - Financial and Management Services - Finance - To Appropriate Accumulated Investment Earnings from June 1, 2026, through June 30, 2026 (\$16,187.78) in FY27
- O. Commissioner Hovis - Financial and Management Services - Finance - To Appropriate Debt Service Fund Balance for Internal Revenue Service Arbitrage Rebate Payment Related to the FY2023 Vehicle Financing (\$98,267.37)
- P. Commissioner Shehan - Financial and Management Services - Finance - To Accept and Appropriate FY27 State and Federal Grant Funds from CACNC for The Lighthouse (1 yr - \$185,869)
- Q. Commissioner Shehan - Financial and Management Services - Grants - To Accept and Appropriate Additional State Grant Funds from the NC Council for Women & Youth Involvement for The Cathy Mabry Cloninger Center for FY 2026 (\$2,013.98)
- R. Commissioner Keigher - Library - To Accept and Appropriate State Aid Grant (\$121,915 - 100% Non-County Funds)
- S. Commissioner Keigher - Library - To Approve the Transfer of \$12,374 from the Strengthening Connection Grant in the General Fund to the Capital Fund for Strengthening Grant for Furniture Purchase (100% Grant Funds)

- T. Commissioner Shehan - Office of Capital Improvements - To Amend Gaston County ARPA Grant Project Ordinance 2021-264, to Redistribute Funding (\$17,500) ARPA Tryon Elementary Waterline Extension, ARPA Homelessness Initiative - ICGH (\$65,215.90), AR012 ARPA Project Coordinator (\$425,000), and ARPA Dallas High Shoals Waterline - Water (\$472,715.90)
- U. Commissioner Brown - Police Department - Retirement Commendation - To Award the Service Side Arm and Badge to Retired Master Police Officer John Kaiser
- V. Commissioner Hovis - Police Department (Animal Care and Enforcement) - To Authorize the Transfer of \$4,518 from the General Fund to the General Government Capital Fund, via the Community Investment Fund (CIF) for the Purchase of Olympic Veterinary Lift Table
- W. Commissioner Hovis - Police Department (Animal Care and Enforcement) - To Accept and Appropriate Donations Received in FY2026 (\$1,954.29)
- X. Commissioner Cloninger - Public Works - To Authorize a Surplus Vehicle and Equipment Sale for the Disposal of Surplus Vehicles and Equipment to the Highest Bidder on GovDeals.com Under North Carolina General Statute 160A-266
- Y. Commissioner Cloninger - Public Works - To Approve an Interlocal Agreement with the City of Gastonia for Joint Procurement of a Feasibility Study on Development and Operation of a Transfer Station
- Z. Commissioner Brown - Register of Deeds - To Amend the Current Gaston County Fee Schedule to Adjust Register of Deeds Fees
- AA. Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed Tax Refunds be Made. (Releases and Refunds - \$0.00; Overpayments - \$6,219.69; VTS Refunds - \$1,345.64; Grand Total - \$7,565.33)
- AB. Commissioner Brown - Tax Collections - To Accept the Annual Tax Settlement Report of Taxes Billed and Collected Over the Previous Fiscal Year Ending June 30, 2026, per N.C.G.S. 105-373
- AC. Commissioner Fraley - Authorization for Tax Collection - To Adopt and Enter into the Minutes an Order Directing the Tax Collector to Collect the Taxes Charged in the Tax Records and Receipts, and a Copy of the Order to be Delivered to the Tax Collector, Pursuant to N.C.G.S. 105-321(b)

VI. ITEMS PULLED FROM CONSENT AGENDA

VII. ITEMS ADDED BY MAJORITY VOTE FOR DISCUSSION ONLY

VIII. APPOINTMENTS

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

IX. REPORTS

A. Commissioners Committee Reports

B. County Manager's Report

C. County Attorney's Report

X. OTHER MATTERS

XI. ADJOURNMENT