



# Gaston County

## Board of Commissioners

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

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

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Tuesday, December 9, 2025

Meeting Agenda

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### Regular Meeting

6:00 P.M.

CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE

#### I. PUBLIC HEARINGS

- A. Public Hearing - RE: Commissioner Keigher - Building & Development Services - Zoning Map Change: Conditional District REZ-25-05-13-00228, TKC Land Development II, LLC (Applicant); Property Parcels: 142861 & 142862, Located on Lewis Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/C-1) Light Commercial Conditional District with (US) Urban Standards Overlay
  1. Receive Citizen Comment
  2. Close Public Hearing
  3. Accept Motion
- B. Public Hearing - RE: Commissioner Bailey - Historic Preservation Commission: LM-25-07-18-00005 - An Ordinance to Designate the A.C. Lineberger House No. 1; Property Parcel: 125409, Located at 203 N. Main St., Belmont, N.C., Gaston County as a Historic Local Landmark Pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina
  1. Receive Citizen Comment
  2. Close Public Hearing
  3. Accept Motion
- C. Public Hearing - RE: Commissioner Bailey - Historic Preservation Commission: LM-25-09-04-00006 - An Ordinance to Designate the William Clarence Wilson House; Property Parcel: 192796, Located at 5302 Bud Wilson Rd., Gastonia, N.C., Gaston County as a Historic Local Landmark Pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina
  1. Receive Citizen Comment
  2. Close Public Hearing
  3. Accept Motion

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

## II. BUSINESS AGENDA

### A. AGENDA REVISION/APPROVAL

### B. APPROVAL OF MINUTES

- 1. To Approve the Minutes of:
  - Regular Meeting of October 28, 2025
  - Closed Session of October 28, 2025

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

## IV. CONSENT AGENDA

- A. Commissioner Brown - Building & Development Services (Housing Rehabilitation) - To Accept and Appropriate Additional Grant Funds from the NC Housing Finance Agency (NCHFA) for the Single Family Rehabilitation Program (100% Grant Funds - \$247,540)
- B. Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information
- C. Commissioner Keigher - DHHS - Health Division - To Accept and Appropriate Federal Grant Funds Received from the Center for Disease Control and Prevention Passed Through Cabarrus Health Alliance for Year 3 of the REACH Grant (100% Federal Grant Funds - \$70,071)
- D. Commissioner Keigher - DHHS - Health Division - To Approve a Resolution to Direct the Expenditure of Opioid Settlement Funds and Appropriate \$150,237.48 (Year 1: \$51,412.51, Year 2: \$98,824.97, Total: \$150,237.48)
- E. Commissioner Keigher - DHHS - Health Division - To Approve a Resolution to Direct the Expenditure of Opioid Settlement Funds and Appropriate \$140,655.30 (Year 1: \$91,325.30, Year 2: \$49,330.00, Total: \$140,655.30)
- F. Commissioner Keigher - DHHS - Health Division - To Approve a Resolution to Direct the Expenditure of Opioid Settlement Funds and Appropriate \$160,919.70 (Year 1: \$106,446.40, Year 2: \$54,473.30, Total: \$160,919.70)

- G. Commissioner Keigher - DHHS - Health Division - To Approve the Amended 2026-2029 Gaston County Opioid Settlement Strategic Plan
- H. Commissioner Keigher - DHHS - Social Services Division - To Accept and Appropriate Donations Received for Hope for the Holidays Project in the Amount of \$50,000
- I. Commissioner Shehan - Financial and Management Services - Budget - To Transfer \$64,000 Budgeted Funds from the Capital Fund to the General Fund for Sheriff's Office Idemia Software Update
- J. Commissioner Brown - Financial and Management Services - Budget - To Approve the Reallocation of Budgeted Capital Funds to Replace the Jail Annex Roof (\$445,000)
- K. Commissioner Hovis - Financial and Management Services - Finance - To Accept as Information the October 2025 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$2,563.35)
- L. Commissioner Hovis - Financial and Management Services - Finance - To Approve the Amended Contract with Martin Starnes & Associates, CPAs, P.A. for the Fiscal Year 2025 Audit
- M. Commissioner Keigher - Library - To Accept and Appropriate State Aid Grant (\$170,846 - 100% Non-County Funds)
- N. Commissioner Shehan - Office of Capital Improvements - To Appropriate Community Investment Funds and Award a Construction Contract to Classic City Mechanical in the Amount of \$1,845,746.70 for the Old Willis Force Main Project and To Authorize the County Manager, or His Designee, to Execute Said Contract on Behalf of Gaston County
- O. Commissioners Brown & Bailey - Office of Capital Improvements - To Authorize the County Manager, or His Designee, to Execute a Professional Services Contract with Moseley for the Gaston County Jail Needs & Conditions Assessment
- P. Commissioner Keigher - Office of Capital Improvements - To Award a Construction Contract and Authorize the County Manager, or his Designee, to Execute said Contract with Beam Construction Company, Inc., for the Health Department Major Renovation & Expansion in the Amount of \$26,773,050.00 and to Appropriate \$13,353,970.04 from Medicaid Max Reserve
- Q. Commissioner Hovis - Police Department - Retirement Commendation - To Award the Service Side Arm and Badge to Retired Sergeant Steven S. Brandon
- R. Commissioner Cloninger - Public Works - To Authorize the Purchase of Buffer Property Adjacent to the Gaston County Landfill, Located at 1451 Alexis - High Shoals Road, Dallas NC (PID 200982) for \$335,000 as well as Associated Closing Costs and Direct the County Attorney to Draft Any Necessary Documents and Authorizes the County Manager, or Designee, to Execute Said Documents for Closing Purposes

- S. Commissioner Shehan - Sheriff's Office - To Approve the Surplus and Disposition of Ten (10) Year Old German Shepard K-9 Named Chief
- T. Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed Tax Refunds be Made. (Releases and Refunds - \$344.91; Overpayments - \$12,734.41; VTS Refunds - \$5,482.59; Grand Total - \$18,561.91)

**V. ITEMS PULLED FROM CONSENT AGENDA**

**VI. ITEMS ADDED BY MAJORITY VOTE FOR DISCUSSION ONLY**

**VII. APPOINTMENTS**

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

**VIII. REPORTS**

- A. Commissioners Committee Reports
- B. County Manager's Report
- C. County Attorney's Report

**IX. OTHER MATTERS**

**X. ADJOURNMENT**

***The Organizational Meeting Will Follow Immediately.***



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### Organizational Meeting

(To Immediately Follow the Regular Meeting)

### CALL TO ORDER BY THE COUNTY ATTORNEY

#### I. ORGANIZATION OF THE BOARD

*The County Attorney Will Entertain Nominations for Chair of the Board*

- A. [Election of the Chair of the Board](#)

*The Chairman Will Entertain Nominations for Vice-Chair of the Board*

- B. [Election of the Vice-Chair of the Board](#)

#### II. APPOINTMENTS

- A. [Appointment of Mr. Matthew Rhoten to the Position of County Manager](#)
- B. [Appointment of Mr. David Goldberg to the Position of County Attorney](#)
- C. [Appointment of Ms. Donna S. Buff to the Position of County Clerk](#)

#### III. RESOLUTIONS

- A. [Resolution of Meetings](#)
- B. [Resolution of Approval of Bonds](#)
- C. [Resolution of Meetings with Legislative Delegation](#)
- D. [Resolution of Annual Planning Session](#)

#### IV. ADJOURNMENT