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Gaston County Board
of Commissioners

GASTON COUNTY

COMMISSIONER'S COURT

NORTH CAROLINA

DECEMBER 9, 2025

The Gaston County Board of Commissioners (BOC) met in Regular Session at 6:05 pm on December 9, 2025 in The Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse.

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

Commissioner Tom Keigher was not in attendance.

Others present included Matthew Rhoten, County Manager; David Goldberg, County Attorney; and Angela Stacks, Deputy Clerk to the Board.

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

Chairman Brown took a Point of Personal Privilege to address Consent Agenda, item "S" and invited staff from the Sheriff's Office to the podium.

2025-383 Commissioner Shehan – Sheriff's Office – To Approve the Surplus and Disposition of Ten (10) Year Old German Shepard K-9 Named Chief

Commissioner Shehan read a resolution declaring Sheriff's Office K-9 "Chief" surplus property pursuant to N.C.G.S. 160A-266 due to medical issues and authorizing his private sale to handler Deputy Chuck Costner for \$1, with Deputy Costner assuming all future medical and housing expenses.

He noted that Chief is retiring after nearly six years of service, during which he tracked runaway and lost children, located criminal suspects, conducted bomb sweeps, and searched buildings and venues prior to the arrival of dignitaries, including sitting Presidents and their families. Chief was consistently willing to work at any hour, participated in school demonstrations, and was known for his reliability, dedication, and professionalism. Commissioner Shehan stated Chief has earned a well-deserved retirement.

Deputy Chuck Costner, handler, accepted the resolution and deferred remarks to Commissioner Shehan.

Chairman Brown advised the Board of Commissioners would cover the \$1 private sale fee.

Sheriff Chad Hawkins thanked the Board for its support and Deputy Costner for his service as a K-9 handler and advised the Sheriff's Office would present Chief with his badge.

Chairman Brown called for a motion to approve.

On motion introduced by Commissioner Hovis and seconded by Commissioner Bailey, the BOC unanimously approved **2025-383**.

Public Hearing - RE: Commissioner Keigher - Building & Development Services - Zoning Map Change: Conditional District REZ-25-05-13-00228, TKC Land Development II, LLC (Applicant);

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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

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

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

Chairman Brown introduced Mrs. Peyton Wiggins, Planner II - Building and Development Services, for comments.

Mrs. Wiggins advised REZ-25-05-13-00228 is a conditional rezoning request from TKC (The Keith Corporation) Land Development II, LLC (Applicant) for PIDs 142861 & 142862 on Lewis Rd., Gastonia (NC); the Applicants are requesting to 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; the property owner is Christian Valencia; the parcels are located south of the Gastonia city limits in the southwest quadrant of County.

She reviewed aerial, zoning and adjacent property owners' maps and advised the *aerial map* depicts both parcels are currently vacant and surrounded by single family residential homes; the smaller parcel (.48 acres inside) and larger parcel (.96 acres) totals 1.44 acres for the entire site; south of the properties is Chapel Grove Elementary School; the site is relatively flat; there is no flood on the property.

The *zoning map* depicts the parcels are within a large pocket of (R-1) with some (C-1) in the larger vicinity; the (C-1) parcels are currently vacant or have single family dwellings and are residential in nature.

The *adjacent property owners' map* depicts those notified about tonight's Public Hearing that received mailed notices; per UDO (Unified Development Ordinance), all adjacent property owners were noticed within a 200' buffer for the conditional rezoning which exceeds NCGS noticing requirement; notices were mailed on November 24th; a sign was placed on the site same day; staff has not received any calls or inquiries about the request.

The Site Plan proposal include construction of a 10,640SF Dollar General retail store; the proposed building meets all required setbacks; the site complies with the general buffer requirements outlined in Chapter 11 of UDO; parking is provided in the front and side yards; additional site features include a designated dumpster location, a monument sign and loading area for store operations.

The Site Plan meets the required setbacks for the underlying (C-1) zoning district; since the property is next to a residentially zoned district, a 30' setback is required along the side and rear property lines; the proposal provides 30' on all sides (front, rear, sides).

Section 8.2.32 of UDO outlines the supplemental regulations for *Retail* use and none applied within this district or this size store.

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Section 11.3.2 of UDO requires a Type D buffer between commercially and residentially zoned properties that must be located on the commercial site; Applicants is proposing a Type D buffer - option 1 along the sides and rear property lines.

While addressing the Planning and Zoning Board comments, the Applicants' team had to do some shifting to site and reduced the parking spaces; this is added as an area of relief for the request as the UDO required 43 spaces for this use; Applicants are proposing 32 spaces; this request is supported by Dollar General Corporate and a letter of support has been included as an attachment in BOC's staff packets.

Staff reviewed sections in UDO which included the *Retail* use definition under the underlying zoning district for the proposed (C-1) light commercial district, conditional district definition and Table of Uses in Section 7.5 which confirmed *Retail* is a permitted use in the underlying zoning district.

The site is planned to be served by a private well/septic system; discussions have occurred between Applicants team and County's Office of Capital Improvements regarding a possible connection to the Lewis Rd. waterline project; if Applicants choose to connect, coordination and confirmation of water/sewer will occur during the construction documents review phase.

Both road frontages (Lewis Rd. and Holly Hills Dr.) are NCDOT owned and maintained roads.

The TRC (Technical Review Committee) reviewed the project on September 3rd and provided the following comments: The GCLMPO (Gaston-Cleveland-Lincoln Metropolitan Planning Organization) provided their standard letter stating there are no funded transportation improvements projects within the immediate vicinity of the site on the STIP (State Transportation Improvement Plan); however, the CTP (Comprehensive Transportation Plan) identifies recommended bicycle facility improvements along Lewis Rd. although unfunded at this time; TRC had no comments from Building Inspections and EMS.

Environmental Health stated the Applicants will need to apply for well/septic permits.

Natural Resources stated that sediment and erosion control and post-construction stormwater plans will need to be submitted for review; noted the project will be high density and will require a primary stormwater control measure for stormwater treatment.

The Applicant advertised and held two Public Information Meetings (PIMs) on August 6th and 7th which no citizens attended; the case was added to the Planning and Zoning Current Cases page on *Engage Gaston* and no questions were submitted online.

For the record, staff is recommending two conditions of approval: 1) *a recombination plat must be processed prior to issuance of the zoning permit; the proposed septic field location may be adjusted during construction document review as needed;* 2) *final placement shall be coordinated with and approved by Environmental Health and must be finalized prior to issuance of the zoning permit.*

The Planning and Zoning Board reviewed the request on October 6th and November 17th; it continued the October 6th case and requested additional information regarding stormwater, photometric details, landscaping and utilities plans; in response, the Applicants team updated the Site Plan to include a subsurface stormwater management facility and extended landscaping

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details; prepared a comprehensive photometric plan illustrating the proposed site lighting layout which was included in staff's packet.

The Applicants identified the proposed septic field along the northern property line; staff included a condition of approval requiring final placement be coordinated with Environmental Health prior to issuance of any permits; this condition provides flexibility if septic field location require adjustments based on future perc test results.

At the November 17th meeting, the Planning and Zoning Board felt that the Applicant had addressed all of its concerns and recommended approval by a 9-0 vote.

The parcels are located in *Area 5: Scenic Gaston/Southwest Gaston* of the Comprehensive Land Use Plan (CLUP aka as COMP plan); the COMP plan identifies the property under the *Rural Community Future Land Use*; *rural communities are those areas in largely rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. Driving through these areas, you feel like you are in a neighborhood. These areas may serve a purpose like providing homes but still maintain a neighborhood look and feel.*

Staff finds the application as presented is consistent with the goals and *Rural Community Future Land Use Designation* as it will allow for increased commercial opportunities along existing thoroughfares.

This conditional rezoning request and Site Plan, before BOC, will be tied to the property if approved; if Applicants would like to change the use or Site Plan in future, they must go through this process again and appear before the Planning and Zoning Board and BOC for approval; this concludes the presentation.

Chairman Brown called for comments from the Applicant.

Ms. Taryn Stetson, Associate Project Manager with TKC Land Development, 4500 Cameron Valley Parkway, Suite 400, Charlotte, NC, advised TKC is a build-to-suit developer and preferred developer for Dollar General who provide points of locations they would like to be; TKC finds the land and are present to represent them.

Chairman Brown called for citizen comment.

The following individuals spoke in opposition of the proposed conditional rezoning request: Mr. Blair Hall, Kings Mountain, NC; Mr. Eddie Brown, Gastonia, NC; Mr. Eric Riley, Gastonia, NC (***also distributed handout depicting Dollar General stores in various locations***); Mr. George West, Gastonia, NC; Mr. Luther Bowman, Gastonia, NC.

On motion introduced by Commissioner Hovis and seconded by Commissioner Bailey, the BOC unanimously accepted Mr. Riley's document as information.

Chairman Brown called for questions from the BOC.

Commissioner Shehan asked everyone in opposition of the proposed conditional rezoning request to stand; why staff was considering reducing the parking spaces to 32 if the UDO required 43.

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Mrs. Wiggins responded with the septic field location and stormwater management facility in the parking lot area, the Applicants had to reduce some of those spaces and thought that could be an area of relief to get everything on the property.

Commissioner Shehan advised the amount of landscaping is "a lot"; a 10,500SF building on a 1.45 acre lot involves a lot happening on a small piece of dirt; asked if she agreed with that.

Mrs. Wiggins responded she would.

Commissioner Bailey asked where the closest Dollar General was located from the proposed Dollar General; if it was approximately three miles away.

Mrs. Wiggins responded between this area, one is located on the corner of Linwood Rd./Myrtle School Rd. and also 321.

Commissioner Shehan asked if a perc test had been performed on the site.

Mrs. Wiggins responded not yet; that is why staff added that as a condition of approval; the Applicants were trying to secure the rezoning before perc testing.

Commissioner Cloninger asked about noise levels related to the proposed business.

Mrs. Wiggins referenced the Noise Ordinance and advised she did not think from the zoning perspective and at this level where they are in the review that she could answer that.

Chairman Brown advised he visited the area frequently and did not feel comfortable with the roads; having three roads intersecting in less than a quarter of a mile; with it being in a residential neighborhood; having lighting from a commercial entity; being one way in/out; having no sidewalks or crosswalks for those that walk to Dollar General; no advantage to seeing it coming and giving it his approval; it is a safety issue all the way around; is not against someone bringing their business to town but is against what is happening; don't mind Applicants looking at another area; on this one, am not going to be for it.

Commissioner Hovis stated that he agreed with Commissioner Shehan's concerns regarding parking and site layout. He commented that the proposed development appeared to be attempting to fit too much onto the property. He raised concerns about delivery operations, noting that Dollar General deliveries are typically made by large vans, trucks, or tractor-trailers. He referenced the existing Dollar General in Bessemer City, stating that even with more parking and surrounding driveways, deliveries there can create congestion.

Commissioner Hovis explained that, under the proposed layout, delivery vehicles would enter from Lewis Road, pull into the front parking area, and then back into the southern portion of the site where approximately twelve parking spaces are located. He stated that those spaces would likely be unusable during unloading, further impacting functionality.

He also expressed concern about the site's location within a residential area, including potential impacts related to lighting and overall neighborhood character. For these reasons, he stated he would not be in favor of the proposal.

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Chairman Brown called for additional questions; hearing none, recapped the Planning and Zoning Board unanimously recommended approval finding it to be reasonable (due to the fact its commercial property) and the public interest is consistent with the goals of the COMP Plan.

Chairman Brown called for a motion to accept the Planning and Zoning Board's recommendation to approve.

Hearing none, Commissioner Hovis made a motion to deny the Applicant's rezoning request, citing concerns raised by the Board that the proposed development was inconsistent with the character of the surrounding neighborhood and that the site was too constrained to accommodate the project without negatively impacting the community.

Chairman Brown advised the motion is to disapprove the rezoning request.

The County Attorney asked if it was reasonable and if it was in line with the Comprehensive Plan or not.

Commissioner Hovis stated that in his opinion, the proposed use is in line; however, the site, itself does not meet the requirements of the Comprehensive Plan because it's too constrictive."

On motion introduced by Commissioner Hovis and seconded by Commissioner Shehan, the BOC unanimously approved **2025-384** to **DENY** the conditional rezoning request.

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

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

Chairman Brown introduced Mrs. Shelby Barkley-Harris, Planner - Building and Development Services, for comments.

Mrs. Barkley-Harris advised LM-25-07-18-00005 is a local landmark designation request for parcel 125409 located at 203 N. Main St., Belmont (NC); the Applicants, John and Jodi Kines, are also listed as Managers on the Secretary of State's website; the owner is Whitehouse Lodge LLC; the property, referenced as AC Lineberger House No. 1, is on the corner of N. Main St. and W. Woodrow Ave., Belmont; the property and structure (part of a national historic district) was surveyed and included in the original inventory list of historically significant properties in the County.

She reviewed aerial photos depicting the main house and advised several of its surrounding residential homes are designated local landmarks; *aerial* photography does not reflect renovations that occurred earlier this year (addition of attached garage to western elevation of house).

She reviewed slides depicting the names and contact information of those that received mailed notices about tonight's Public Hearing; advised the case was advertised per local Ordinance and

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NCGS; staff has not received any inquiries about this request which followed standard landmark designation procedures.

The Applicant has been working with the Historic Preservation Commission (HPC) and staff since the end of 2023; HPC placed the property on the study list at its January 16, 2024 meeting; the application and designation report were submitted to HPC on July 18, 2025; the designation report was sent to the state for review and comments on August 14, 2025; HPC reviewed the state's comments and voted to send the request to the Belmont City Council for their recommendation; HPC presented the request to the Council on October 20, 2025 and it was unanimously recommended for approval.

Per NCGS and the County's Ordinance, landmarks may be designated if they have historical, architectural or cultural significance or possess integrity of design, setting, workmanship materials, feelings or association; this structure is presented on its cultural importance to area, architectural and historical significances and high level of design integrity.

The house built in 1910 for Abel Caleb Lineberger, Sr. (well known for being a prominent textile leader in Belmont) and family is a great example of an American Craftsman style home; it was designed by Charles Christian Hook, one of the first leaders in NC early 20th century architectural profession, who designed Trinity College (now Duke University), The Duke Mansion (in Charlotte) and the A.C. Lineberger House No. 2.

She reviewed photos provided by Applicant depicting various features of the home (broad front gable with projecting side gables adorned with plaster and decorative half timbering at apexes from exterior of home from N. Main St.; slate roof and attached garage (part of 2025 restoration project) from south elevation of W. Woodrow Ave; neighboring property (Arby Suggs House) as seen from north elevation; two-double hung 9 over 1 windows, exposed raptors accent the deep overhanging views on second story of house; garage entry and covered back porch (from 2025 restoration) and kitchen, laundry room and bedroom (part of 1980 renovation) from rear elevation of home; the 2025 restoration project was well documented throughout the Designation Report and received an Award for Excellence by Preservation Gaston.

She reviewed a slide depicting the Site Plan that accompanied the Designation Report and advised the local landmark designation request only included the property and exterior of home; guest cottage, built around 1940 on west side of property, is not considered a contributing structure and would be taxed at its regular value if the designation request is approved.

She reviewed a slide depicting tax records information and advised the Present Use Value Program Coordinator estimated the changes in tax revenue; if the designation request is approved and the property owners go through the Tax Department's application process, the City of Belmont would see a decrease in property taxes collected by \$2,395.94; County would see a reduction by \$3,154.21.

Historic local landmarks falls under Real Property Tax Exemptions and Exclusions Program which allows the property to be taxed uniformly on 50% of its true value via tax deferment; if anything happens to property that is deemed a disqualifying event, the most recent three years of deferred taxes from participating in the program must be paid back; a disqualifying event would be work done to house without obtaining a Certificate of Appropriateness; the deferment runs with the

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property owners and not the land; the property will always be designated but the property owners must apply for the tax benefit if its ownership changes in the future.

She concluded the presentation and advised that a HPC member and the property owners were present to answer any questions.

Chairman Brown called for citizen comment.

Ms. Lisa Edwards, Gastonia, NC, asked if citizens could tour it as a museum if it becomes an historic landmark.

Chairman Brown advised he was being told "no" but staff can provide more information on what those variables would be after that distinction is made.

Chairman Brown called for questions from the BOC.

Commissioner Bailey asked if any of the renovations were considered disqualifying.

Mrs. Barkley-Harris responded "no"; renovations are documented in Designation Report by before and after pictures; *The Secretary of the Interiors Guides for the Treatment of Historic Properties* require that you show thorough documentation of those changes; if it's done with similar materials to emulate what that façade already looks like, would not consider that disqualifying.

Commissioner Bailey cited the 1980s and recent renovations; asked if the significance to Belmont and County by making it a historical landmark was for the landmark or to reduce the taxes.

Mrs. Barkley-Harris advised the idea and concept is the money being saved on taxes will be put towards maintenance and upkeep; the property owners have to do a Certificate of Appropriateness if they make any changes.

Commissioner Bailey asked if the money being saved was required to maintain the property.

Mrs. Barkley-Harris replied not technically, but there is demolition by neglect, however it is not something that is often seen; don't know of any in Gaston County that are in poor shape; feel that money is used how the economic development style concept is intended.

Commissioner Hovis advised that hundreds of private residents have obtained historic property designations and continually reinvest in maintaining those homes and preserving our history and heritage at their own cost; the tax deferment allows them to continue the maintenance on the homes; it is basically a offset; we are fortunate that people want to maintain them.

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

On motion introduced by Commissioner Hovis and seconded by Commissioner Cloninger, the BOC unanimously approved **2025-385** as filed with the Clerk to the Board to be set forth in the Gaston County Code of Ordinances, as follows:

WHEREAS, all the prerequisites to the adoption of this ordinance, as prescribed in Part 4, Chapter 160D of the General Statutes of North Carolina, have been met; and,

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- WHEREAS, the Belmont City Council has taken into full consideration all statements and information presented at the public meeting held on the 20th of October 2025; and,
- WHEREAS, the Board of Commissioners of Gaston County has taken into full consideration all statements and information presented at a joint public hearing held with the Historic Preservation Commission on the 9th day of December 2025; and,
- WHEREAS, the property and structure located at 203 N. Main St. in Belmont, also known as the 1910 A.C. Lineberger House No. 1, is an excellent and highly intact example of the American Craftsman architectural style; and,
- WHEREAS, the structure is associated with A.C. Lineberger Sr., a prominent textile leader of Gaston County, which reflects the wealth and prosperity brought about by the textile industry in Belmont and Gaston County; and,
- WHEREAS, the structure was designed by one of the first leaders in North Carolina's early 20th-century architectural profession, Charles Christian (C.C.) Hook, and features a broad front gable with projecting side gables, all with half-timbering at their apexes; and,
- WHEREAS, the house is located on its original site and has not been moved since its construction in 1910; and,
- WHEREAS, the Gaston County Historic Preservation Commission has demonstrated the historic significance of the building and property, as well as North Carolina Department of Natural and Cultural Resources has reviewed the designation report and nomination of the A.C. Lineberger House No. 1.

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners that after consideration of the local landmark designation request, public hearing comment, City of Belmont recommendation, and Historic Preservation Commission recommendation:

- 1) That the building and property known as the A.C. Lineberger House No. 1, located at 203 N. Main St., Belmont, South Point Township, North Carolina, is hereby designated as historic property pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina. For the purpose of description only, it is described as follows:

Property Description:

BEGINNING at an iron stake on North Main Street in the Town of Belmont and on the north side of the street opened by A. F. Hand (now Woodrow Avenue), and runs with said street South 66 ½ degrees West 250 feet to a stake; thence North 31 ¼ degrees West 100 feet to a stake, formerly R. B. Suggs' corner; thence North 66 ½ degrees East 250 feet to an iron stake on said North Main Street; thence with said street South 31 ¼ degrees East 100 feet to the beginning, containing Lot No. 3 laid off and surveyed for said A. F. Hand.

This conveyance is subject to the right-of-way of North Main Street and Woodrow Avenue in the Town of Belmont, North Carolina.

Being the identical property conveyed to Archibald C. Lineberger III and wife, Anne J. Lineberger by deed dated July 1, 1970, and recorded December 30, 1970, in Deed Book 1046 at Page 674, in the Gaston County Register of Deeds. For informational purposes, Anne J. Lineberger died May 13, 2022, in Gaston County, North Carolina, survived by her spouse, Archibald C. Lineberger III.

- 2) That said building and property may not be demolished, materially altered on the exterior of the buildings, remodeled, or removed until three hundred sixty-five days written notice of the owner's proposed action has been given to the Gaston County Historic Preservation Commission.
- 3) That nothing in this ordinance shall be construed to prevent ordinary maintenance or repair of any architectural exterior features in or on the said building or property that does not involve a change in design, material, or other appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when a building inspector or similar official certifies to the Commission that said action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent

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the property owners from making any use of this property that is not prohibited in other statutes, ordinances, or regulations. The designation shall not be applied to the interior of the home or any other areas included in easements or rights of way.

4) That a suitable sign shall be posted indicating the said building and property designation as a local landmark and any other appropriate information. If the owner consents, the sign shall be placed upon the said building or property, or in a nearby public right-of-way.

5) That the owner of the A.C. Lineberger House No. 1 shall be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the County Clerk, Gaston County Register of Deeds, Building and Development Services, and Tax departments as required by law.

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

Chairman Brown introduced Mrs. Shelby Barkley-Harris, Planner - Building and Development Services, for comment.

Mrs. Barkley-Harris advised LM-25-09-04-00006 is a local landmark designation request for parcel 192796 located at 5302 Bud Wilson Rd. (Gastonia, N.C.); the Applicant, Lynda Hancock, was unable to attend meeting tonight but gave Mrs. (Lucy) Penegar consent to act on her behalf; the property is referred to as the William Clarence Wilson House and is located on Bud Wilson Rd., south of Gastonia municipal limits; the property was surveyed and included in original inventory list of historically significant properties in the County.

She reviewed aerial photos and advised the parcel is heavily wooded and surrounded by residential tracts; Applicant is proposing to designate 4.5 of 91.02 acres, exterior of house, corn crib and gambrel-roof barn; the garage and wellhouse are not considered contributing structures or part of the designation request.

She reviewed adjacent property owners and contact information maps depicting those that received a mailed notice about tonight's Public Hearing; advised the case was advertised per local Ordinance and NCGS; staff received several inquiries about the request being a large housing development but explained it was for a historic preservation.

Earlier this year, the Applicant began working with the Historic Preservation Commission (HPC) and staff on the designation process; the Applicant completed the research and wrote designation report which was submitted on September 4th; HPC reviewed the designation report at its September 16th meeting; it was sent to the State for review and comments on September 19th; HPC reviewed state comments and voted to send the request to BOC for a final decision; this property is not in the municipal limits and did not have to go before a municipal board for recommendation.

Per NCGS and County's Ordinance, landmarks may be designated if they have special significance (historical, architectural or cultural) and maintain historic integrity; the structures and surrounding land presented tonight are based on cultural and historical significance and high level of historic integrity.

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The clapboard farmhouse was built in 1888 for William Clarence Wilson and family in an area being quickly developed into residential tracts; the home reflects the domestic legacy of the Wilson Family and the land ownership incorporates ties to the Civil War area, the (gambrel-roofed) barn and (corn) crib are vital agricultural remnants that illustrate the area's farming heritage; designating the outbuildings as historic structures preserves a picture of the County's rapidly disappearing rural past.

She reviewed the photos provided by the Applicant depicting the exterior of home from Bud Wilson Rd., two-story 3 bay house and gambrel roof and fluted columns supporting 1st floor porch; 2nd story porch turn balusters and a triangular pediment that shelter the 2nd floor doorway; visual of a later addition on southern elevation of home; eastern elevation of house and yard; northern elevation of house.

The working farm historically contains numerous out buildings; several were lost to Hurricane Hugo in 1989; the largest, surviving structure is a bi-level gambrel-roof barn constructed in 1917 that replaced a barn destroyed by fire; the barn retains a high level of integrity, features animal stalls and storage areas on ground level with a spacious hayloft above (typical design of early 20th century agricultural construction); the corncrib, which was once common, is now a rare building type.

She reviewed a slide depicting tax records information and advised the Present Use Value Program Coordinator estimated changes in tax revenues; the property already participates in the agricultural and forestry program; 90 of the 91 acres parcel, excluding the structures, is being taxed at a reduced rate determined by soil type; current property tax bill is \$4,026.39 (\$3,377.88/County + \$648.51/Fire); historical landmarks falls under the Real Property Tax Exemptions and Exclusions Program and allows the property to be taxed uniformly on 50% of true value of property.

If the designation request is approved and the property owners go through the application process with Tax Department, 90 acres will continue to be taxed as part of the agricultural and forestry side of the Present Use Value Program; the one acre of land surrounding the house, structures, barn and (corn)crib will be taxed at 50% of the value; the County would see a reduction by \$1,801.28 (\$1,511.16/taxes + \$290.12/fire insurance).

The tax deferment runs with the property owner and not the designation; if a disqualifying event occurred from participation in the historic exemption program, the deferred taxes for the most recent three years must be paid back.

She concluded the presentation and advised that a HPC member was in attendance to represent the property owner.

Chairman Brown called for citizen comment.

Mr. Steve Waters, Gastonia, NC, and adjacent property owner, voiced support for the landmark designation; asked if it would incorporate the entire 91 acres because the neighbors wish it would incorporate the entire property.

Mrs. Barkley-Harris responded it would incorporate 4.5 acres.

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Chairman Brown asked Mrs. Barkley-Harris to provide her email address for the record in case any neighbors had questions later.

Chairman Brown directed the Deputy Clerk to update Shelby's name in the record to her new name, Mrs. Barkley-Harris.

Chairman Brown called for comments from the BOC; hearing none, declared the Public Hearing closed.

Chairman Brown called for a motion to approve.

On motion introduced by Commissioner Fraley and seconded by Commissioner Shehan, the BOC unanimously approved **2025-386** as filed with the Clerk to the Board to be set forth in the Gaston County Code of Ordinances, as follows:

WHEREAS, all the prerequisites to the adoption of this ordinance, as prescribed in Part 4, Chapter 160D of the General Statutes of North Carolina, have been met; and,

WHEREAS, the Board of Commissioners of Gaston County has taken into full consideration all statements and information presented at a joint public hearing held with the Historic Preservation Commission on the 9th day of December 2025; and,

WHEREAS, the property and structure located at 5302 Bud Wilson Rd. in Gastonia, also known as the 1888 William Clarence Wilson House, is a substantial clapboard farmhouse located in an area now being developed into residential tracts; and,

WHEREAS, the home reflects the domestic legacy of the Wilson family and the land ownership incorporates ties to the Civil War; and,

WHEREAS, the gambrel-roofed barn and corn crib are vital agricultural remnants that illustrate the area's farming heritage; and,

WHEREAS, designating these outbuildings as historic structures is essential to preserving a fuller picture of the County's rapidly disappearing rural past; and,

WHEREAS, the Gaston County Historic Preservation Commission has demonstrated the historic significance of the building and property, as well as North Carolina Department of Natural and Cultural Resources has reviewed the designation report and nomination of the William Clarence Wilson House.

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners that after consideration of the local landmark designation request, public hearing comment, and Historic Preservation Commission recommendation:

- 1) That the buildings and property known as the William Clarence Wilson House, located at 5302 Bud Wilson Rd., Gastonia, South Point Township, North Carolina, is hereby designated as historic property pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina. For the purpose of description only, it is described as follows:

Property Legal Description (only 4.4982 acres of the full 91.02 acres is being designated, described as Tract 1):

TRACT 1

Beginning at a ½" rebar set on the southern right-of-way of Bud Wilson Road (having a 60' public right-of-way), said ½" rebar set also being located N 46-44-05 W, a distance of 1147.13' from a stone control corner, thence from said point of beginning within the property of Lynda W. Hancock, (B.B 1735 PG. 451); Three calls as follows: (A) S 43-28-21 E, a distance of 545.83' to a ½" rebar set, (B) S 46-31-39 W, a distance of 400.00' to a ½" rebar set, and (C) N 43-28-21 W, 469.90' to a ½" rebar set on the southern right-of-way of Bud Wilson Rd., thence N 43-28-21 W, a distance of 30.10' to a calculated point in the centerline of Bud Wilson Rd., thence with the centerline of Bud Wilson Rd two calls as follows: (A) along the arc curve

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to the left having a radius of 4,397.82' and an arc distance of 299.58' and a long chord bearing and distance of N 49-11-26 E, 299.52' to a calculated point, and (B) N 47-14-21 E, a distance of 100.81' to a calculated point, thence leaving the centerline of Bud Wilson Rd. S 43-28-21 E, a distance of 30.00' to the point of beginning containing 4.4982 acres be it more or less.

- 2) That said buildings and property may not be demolished, materially altered on the exterior of the buildings, remodeled, or removed until three hundred sixty-five days written notice of the owner's proposed action has been given to the Gaston County Historic Preservation Commission.
- 3) That nothing in this ordinance shall be construed to prevent ordinary maintenance or repair of any architectural exterior features in or on the said buildings or property that does not involve a change in design, material, or other appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when a building inspector or similar official certifies to the Commission that said action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owners from making any use of this property that is not prohibited in other statutes, ordinances, or regulations. The designation shall not be applied to the interior of the structures or any other areas included in easements or rights of way.
- 4) That a suitable sign shall be posted indicating the said buildings and property designation as a local landmark and any other appropriate information. If the owner consents, the sign shall be placed upon the primary said building or property, or in a nearby public right-of-way.
- 5) That the owner of the William Clarence Wilson House shall be given notice of this ordinance as required by applicable law, and that copies of this ordinance be filed and indexed in the offices of the County Clerk, Gaston County Register of Deeds, Building and Development Services, and Tax departments as required by law.

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

Chairman Brown introduced Ms. Alisha Summey, EDC Assistant Director, for comments.

Ms. Summey advised that the Economic Development Commission (EDC) has been working with Project Beach, a distribution company, for approximately two years. She stated that the company anticipates making a final location decision by the end of the month or early January. She reported that the project would involve a \$3 million investment to upfit an existing vacant building and is expected to create 20 direct jobs with an average annual wage of approximately \$57,000, in addition to indirect job creation. The project also includes extending rail spurs to connect to the existing rail line at an estimated cost of \$3 million; however, she noted that the requested grant would not cover the rail extension.

Ms. Summey stated that the EDC is requesting approval of a Level One incentive grant, structured as a five-year grant, to support the \$3 million building upfit. She further advised that the building is not currently receiving any incentives.

Chairman Brown called for citizen comment, for questions from BOC and for additional comments; hearing none, declared the Public Hearing closed.

Chairman Brown called for a motion to approve.

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On motion introduced by Commissioner Hovis and seconded by Commissioner Bailey, the BOC unanimously approved **2025-387** as follows:

WHEREAS, Project BEACH is considering a total investment of \$3,000,000 to upfit an existing facility in Gaston County; and,

WHEREAS, North Carolina General Statute §158-7.1 authorizes a County to undertake an economic development project by providing grants for the location of industry; and, should any grants and incentives be offered by the State of North Carolina and a local match be required, the Local Investment Grant will be used as the match and no additional funds will be obligated by the County; and,

WHEREAS, Gaston County developed an economic grant policy to provide global advanced manufacturing companies and distribution facilities with incentives to develop high quality industries in the County; and,

WHEREAS, it is anticipated that the Company's capital investment in and at the Property and its operations thereat will generate significant ad valorem tax, sales tax and other revenues to the County and will qualify for a Level One Incentive Grant; and,

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

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

Chairman Brown announced the Public Hearings had concluded.

Agenda Revision/Approval

- Pulled by Commissioner Shehan/ 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 – IV., P.*
- Pulled by Commissioner Shehan/ 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 – IV., R.*
- Added/ Commissioner Brown - *EDC - To Appropriate General Fund Balance Toward the Construction of a Vehicular and Pedestrian Pass-through at 212 W. Main Avenue for \$400,000 – IV., U.*
- Added/ Board of Commissioners - *County Manager - Resolution Closing County Offices on January 2, 2026, in Recognition and in Appreciation of Gaston County Employees – V., A.*

On motion introduced by Commissioner Hovis and seconded by Commissioner Bailey, the BOC unanimously approved the Agenda of December 9, 2025 with changes as noted above.

Approval of Minutes

On motion introduced by Commissioner Hovis and seconded by Commissioner Fraley, the BOC unanimously approved the Minutes of the Regular Meeting of October 28, 2025 and the Closed Session Minutes of October 28, 2025.

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Citizen Recognition

Mr. Kevin Smith, Belmont, NC, Division Manager and Vice President of Swinerton Builders, addressed the BOC regarding the Health Department Renovation and Expansion Project bid to question the determination that Swinerton's bid was non-responsive, raised concerns about the bid process, and requested that the item be removed from the Consent Agenda for open discussion; asked that his written comments and supporting documents be entered into the record.

Chairman Brown advised the issue would be revisited later in the meeting.

Mr. Joshua Brown, Mount Holly, NC, addressed the BOC to express concerns about insufficient fire service staffing levels. He referenced recent fires and emphasized the need to increase personnel per truck to improve response effectiveness and meet state staffing standards and urged the Board to prioritize additional manpower.

Ms. Kelly McLain, Belmont, NC, addressed the Board to advocate for the establishment of a County-supported Trap-Neuter-Return (TNR) program for community cats such as the Cleveland County program and requested the BOC support and implement a similar program in Gaston County.

Chairman Brown pointed out that he had failed to recognize Commissioner Shehan during the Approval of the Agenda segment, regarding his request to pull two Consent items. Hearing no objection from the Board, he called for a motion to pull items P and R.

On a motion by Commissioner Hovis, seconded by Commissioner Shehan, the Board of Commissioners unanimously approved repositioning the two items on the Agenda to *"Items Pulled from Consent Agenda"*.

Consent Agenda

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

2025-388 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 (\$247,540) per Budget Change Request:

Account Description	Account Number	Amount
Federal Grant Rev-2024 ESFR	1000-BDS-233-00000-000000-000000-0000-07-410000-G0116	(\$247,540)
HousngRehabImprov-2024 ESFR	1000-BDS-233-00000-000000-000000-0000-07-540015-G0116	\$247,540

2025-389 Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information as follows:

ENTRY DATE	DEPT. NAME	ACCOUNT	DR/CR	AMOUNT
11/03/2025	Community Support Services	1000-CSS-270-00000-WIOA00-000000-0000-05-530015-	C	500
11/03/2025	Community Support Services	1000-CSS-270-00000-WIOA00-000000-0000-05-520020-	D	125
11/03/2025	Community Support Services	1000-CSS-270-00000-WIOA00-WIOAdlt-0000-05-520020-	D	125
11/03/2025	Community Support Services	1000-CSS-270-00000-WIOA00-WIODWkr-0000-05-520020-	D	125
11/03/2025	Community Support Services	1000-CSS-270-00000-WIOA00-WIOYuth-0000-05-520020-	D	125
11/04/2025	Public Works	1000-PWK-192-00000-000000-000000-0000-01-530023-18084	C	1,000
11/04/2025	Public Works	1000-PWK-192-00000-000000-000000-0000-01-530023-	D	1,000

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11/05/2025	Community Support Services	1000-CSS-290-29001-000000-000000-0000-05-560001-	C	4,875
11/05/2025	Tourism	2005-TRM-000-00000-000000-000000-0000-07-520015-	C	24,377
11/05/2025	Tourism	2005-TRM-000-00000-CTAPPg-00000000-0000-07-530054-	C	25,000
11/05/2025	Community Support Services	1000-CSS-290-29001-000000-000000-0000-05-530052-	D	4,875
11/05/2025	Tourism	2005-TRM-000-00000-000000-000000-0000-07-530010-	D	49,377
11/06/2025	Community Support Services	1000-CSS-274-00000-000000-000000-0000-05-530003-	C	1,000
11/06/2025	Community Support Services	1000-CSS-274-00000-000000-000000-0000-05-520002-	D	1,000
11/07/2025	GEMS	2055-EMS-000-00000-ATIMAT-Strtgr11-0000-02-520003-	C	2,000
11/07/2025	GEMS	2055-EMS-000-00000-ATIMAT-Strtgr11-0000-02-530029-	D	2,000
11/12/2025	County Police	1000-GPD-000-00000-LEADGC-00000000-0000-02-520019-	C	1,040
11/12/2025	County Police	1000-GPD-000-00000-000000-000000-0000-02-520011-	D	1,040
11/13/2025	County Police	1000-GPD-000-00000-000000-000000-0000-02-530053-G0045	C	3,075
11/13/2025	Solid Waste	6000-SWS-380-00000-000000-000000-0000-08-530015-	C	75,000
11/13/2025	County Police	1000-GPD-000-00000-000000-000000-0000-02-530027-G0045	D	3,075
11/13/2025	Solid Waste	6000-SWS-380-00000-000000-000000-0000-08-530013-	D	30,000
11/13/2025	Solid Waste	6000-SWS-380-00000-000000-000000-0000-08-530024-	D	40,000
11/13/2025	Solid Waste	6000-SWS-380-00000-000000-000000-0000-08-530004-	D	5,000
11/17/2025	Economic Dev Com	1000-EDC-000-00000-EventS-00000000-0000-07-520005-	C	4,019
11/17/2025	Economic Dev Com	1000-EDC-000-00000-000000-000000-0000-07-530010-	C	2,500
11/17/2025	Economic Dev Com	1000-EDC-000-00000-000000-000000-0000-07-520005-	D	4,019
11/17/2025	Economic Dev Com	1000-EDC-000-00000-000000-000000-0000-07-520005-	D	2,500
11/18/2025	Public Works	4005-PWK-000-00000-WSLine-HSHDal-0000-01-540016-AG011	C	1
11/18/2025	Public Works	4005-PWK-000-00000-WSLine-HSHDal-0000-01-540007-AG011	D	1
11/19/2025	Public Works	4005-PWK-192-00000-000000-000000-0000-01-540006-	C	15,000
11/19/2025	Public Works	4005-PWK-000-00000-WSLine-HSHDal-0000-01-540016-AG011	C	4,500
11/19/2025	Public Works	4005-PWK-192-00000-000000-000000-0000-01-540016-P2408	D	15,000
11/19/2025	Public Works	4005-PWK-000-00000-WSLine-HSHDal-0000-01-540004-AG011	D	4,500

2025-390 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 (\$70,071) per Budget Change Request:

Account Description	Account Number	Amount
Salaries-ReachYr3	1000-HLT-250-00000-000000-Year003-0000-05-510001-G0109	\$29,745.00
FICA-ReachYr3	1000-HLT-250-00000-000000-Year003-0000-05-510100-G0109	\$2,275.00
Retirement-ReachYr3	1000-HLT-250-00000-000000-Year003-0000-05-510101-G0109	\$4,045.00
401K Contr-ReachYr3	1000-HLT-250-00000-000000-Year003-0000-05-510102-G0109	\$1,487.00
Health Insurance-ReachYr3	1000-HLT-250-00000-000000-Year003-0000-05-510103-G0109	\$6,000.00
Dental Insurance-ReachYr3	1000-HLT-250-00000-000000-Year003-0000-05-510104-G0109	\$150.00
Life Insurance-ReachYr3	1000-HLT-250-00000-000000-Year003-0000-05-510105-G0109	\$100.00
Program Supplies-ReachYr3	1000-HLT-250-00000-000000-Year003-0000-05-520002-G0109	\$500.00
Printing-ReachYr3	1000-HLT-250-00000-000000-Year003-0000-05-520013-G0109	\$433.00
Other Services-ReachYr3	1000-HLT-250-00000-000000-Year003-0000-05-530015-G0109	\$25,000.00
Mileage Reimbursement- ReachYr3	1000-HLT-250-00000-000000-Year003-0000-05-520010-G0109	\$336.00
FedGrtRev (PT): ReachYr3	1000-HLT-250-00000-000000-Year003-0000-05-410000-G0109	(\$70,071.00)

2025-391 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) as follows:

WHEREAS, Gaston County has joined national settlement agreements with companies engaged in the manufacturing, distribution, and dispensing of opioids, including settlements with drug distributors Cardinal, McKesson, and AmerisourceBergen, and the drug maker Johnson & Johnson and its subsidiary Janssen Pharmaceuticals; and,

WHEREAS, the allocation, use, and reporting of funds stemming from these national settlement agreements and certain bankruptcy resolutions ("Opioid Settlement Funds") are governed by the Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation ("MOA"); and,

WHEREAS, Gaston County has received Opioid Settlement Funds pursuant to these national settlement agreements and deposited the Opioid Settlement Funds in a separate special revenue fund as required by section D of the MOA; and,

WHEREAS, section E.6 of the MOA states:

E.6. Process for drawing from special revenue funds.

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- a. Budget item or Resolution required. Opioid Settlement Funds can be used for a purpose when the Governing Body includes in its budget or passes a separate resolution authorizing the expenditure of a stated amount of Opioid Settlement Funds for that purpose or those purposes during a specified period.
- b. Budget item or Resolution details. The budget or resolution should (i) indicate that it is an authorization for expenditure of opioid settlement funds; (ii) state the specific strategy or strategies the county or municipality intends to fund pursuant to Option A or Option B, using the item letter and/or number in Exhibit A or Exhibit B to identify each funded strategy, and (iii) state the amount dedicated to each strategy for a stated period of time.

NOW, THEREFORE, BE IT RESOLVED in alignment with the NC MOA, Gaston County authorizes the expenditure of Opioid Settlement Funds as follows:

- 1. First strategy authorized
 - a. Name of strategy: Collaborative Strategic Planning
 - b. Strategy is included in Exhibit A of the NC MOA
 - c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Exhibit A, Strategy
 - d. Amount authorized for this strategy: \$150,237.48
 - e. Period of time during which expenditure may take place: Start date January 1, 2026 through End date June 30, 2027
 - f. Description of the program, project, or activity: fund an additional Prevention Strategies Coordinator to support the additional workload of the program.
 - Program will monitor outcomes and impact of funded and recommended programs and ongoing assessment of data and current and emerging community needs.
 - Monitoring, surveillance, data collection, and evaluation of programs and strategies described in this opioid abatement strategy list.
 - Maintain a dashboard to ensure accountability and transparency with use of the Opioid Settlement Funds
 - Provide oversight and management of funded programs.
 - g. Provider: Gaston County Public Health

The total amount of Opioid Settlement Funds appropriated for the above named and authorized strategies is \$150,237.48.

and per Budget Change Request:

Account Description (Year 1)	Account Number	Amount
Fund Balance Appropriated	2055-NDP-000-00000-FBApro-0000000-0000-99-490000-	(51,412.51)
Salaries	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-510001-	33,750.00
FICA	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-510100-	\$2,581.88
Retirement	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-510101-	\$4,843.13
401K Contribution	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-510102-	\$1,687.50
Health Insurance	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-510103-	\$6,000.00
Dental Insurance	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-510104-	\$150.00
Life Insurance	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-510105-	\$100.00
Furn/Equip<\$5K	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-520020-	\$2,000.00
Phone Service	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-530002-	\$300.00

Account Description (Year 2)	Account Number	Amount
Fund Balance Appropriated	2055-NDP-000-00000-FBApro-0000000-0000-99-490000-	(98,824.97)
Salaries	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-510001-	67,500.00
FICA	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-510100-	5,163.72
Retirement	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-510101-	9,686.25
401K Contribution	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-510102-	3,375.00
Health Insurance	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-510103-	12,000.00
Dental Insurance	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-510104-	300.00
Life Insurance	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-510105-	200.00
Phone Service	2055-HLT-000-00000-CSPIng-Stratg1-0000-05-530002-	600.00

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2025-392 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) as follows:

WHEREAS, Gaston County has joined national settlement agreements with companies engaged in the manufacturing, distribution, and dispensing of opioids, including settlements with drug distributors Cardinal, McKesson, and AmerisourceBergen, and the drug maker Johnson & Johnson and its subsidiary Janssen Pharmaceuticals; and,

WHEREAS, the allocation, use, and reporting of funds stemming from these national settlement agreements and certain bankruptcy resolutions ("Opioid Settlement Funds") are governed by the Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation ("MOA"); and,

WHEREAS, Gaston County has received Opioid Settlement Funds pursuant to these national settlement agreements and deposited the Opioid Settlement Funds in a separate special revenue fund as required by section D of the MOA; and,

WHEREAS, section E.6 of the MOA states:

E.6. Process for drawing from special revenue funds.

- a. Budget item or Resolution required. Opioid Settlement Funds can be used for a purpose when the Governing Body includes in its budget or passes a separate resolution authorizing the expenditure of a stated amount of Opioid Settlement Funds for that purpose or those purposes during a specified period of time.
- b. Budget item or Resolution details. The budget or resolution should (i) indicate that it is an authorization for expenditure of opioid settlement funds; (ii) state the specific strategy or strategies the county or municipality intends to fund pursuant to Option A or Option B, using the item letter and/or number in Exhibit A or Exhibit B to identify each funded strategy, and (iii) state the amount dedicated to each strategy for a stated period of time.

NOW, THEREFORE, BE IT RESOLVED in alignment with the NC MOA, Gaston County authorizes the expenditure of Opioid Settlement Funds as follows:

- 1. First strategy authorized:
 - a. Narcan Distribution
 - b. Strategy is included in Exhibit A of the NC MOA
 - c. Item letter and/ or number in Exhibit A or Exhibit B to the MOA: Exhibit A, Strategy 7
 - d. Amount authorized for this strategy: \$140,655.30
 - e. Period of time during which expenditure may take place: Start date January 1, 2026, through End date June 30, 2027.
 - f. Description of the program, project, or activity: Narcan Distribution

Funds will be used for the flexible deployment of Narcan vending machines allowing rapid response to shifting community needs. This will ensure supplies are readily available and placed where they will have the greatest impact. The program will be managed by the Gaston Emergency Medical Services Department.

- g. Provider: Gaston Emergency Medical Services

The total dollar amount of Opioid Settlement Funds appropriated for the above named and authorized strategies is \$140,655.30.

and per Budget Change Request:

Account Description (Year 1)	Account Number	Amount
Fund Balance Appropriated	2055-NDP-000-00000-FBApro-0000000-0000-99-490000-	(91,325.30)
Program Supplies	2055-EMS-000-00000-NalKit-Stratg7-0000-02-520002-	1,360.00
Medication	2055-EMS-000-00000-NalKit-Stratg7-0000-02-520003-	53,725.00
Food and Provisions	2055-EMS-000-00000-NalKit-Stratg7-0000-02-520005-	390.00
Miscellaneous Supplies/Expense	2055-EMS-000-00000-NalKit-Stratg7-0000-02-520007-	225.30
Furn/Equip<5k	2055-EMS-000-00000-NalKit-Stratg7-0000-02-520020-	34,500
Other Medical Supplies	2055-EMS-000-00000-NalKit-Stratg7-0000-02-520004-	1,125.00

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Account Description (Year 2)	Account Number	Amount
Fund Balance Appropriated	2055-NDP-000-00000-FBApro-0000000-0000-99-490000-	(49,330.00)
Medication	2055-EMS-000-00000-NalKit-Stratg7-0000-02-520003-	49,330.00

2025-393 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) as follows:

WHEREAS, Gaston County has joined national settlement agreements with companies engaged in the manufacturing, distribution, and dispensing of opioids, including settlements with drug distributors Cardinal, McKesson, and AmerisourceBergen, and the drug maker Johnson & Johnson and its subsidiary Janssen Pharmaceuticals; and,

WHEREAS, the allocation, use, and reporting of funds stemming from these national settlement agreements and certain bankruptcy resolutions ("Opioid Settlement Funds") are governed by the Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation ("MOA"); and,

WHEREAS, Gaston County has received Opioid Settlement Funds pursuant to these national settlement agreements and deposited the Opioid Settlement Funds in a separate special revenue fund as required by section D of the MOA; and,

WHEREAS, section E.6 of the MOA states:

E.6. Process for drawing from special revenue funds.

- a. Budget item or Resolution required. Opioid Settlement Funds can be used for a purpose when the Governing Body includes in its budget or passes a separate resolution authorizing the expenditure of a stated amount of Opioid Settlement Funds for that purpose or those purposes during a specified period of time.
- b. Budget item or Resolution details. The budget or resolution should (i) indicate that it is an authorization for expenditure of opioid settlement funds; (ii) state the specific strategy or strategies the county or municipality intends to fund pursuant to Option A or Option B, using the item letter and/or number in Exhibit A or Exhibit B to identify each funded strategy, and (iii) state the amount dedicated to each strategy for a stated period of time.

NOW, THEREFORE, BE IT RESOLVED in alignment with the NC MOA, Gaston County authorizes the expenditure of Opioid Settlement Funds as follows:

- 1. First strategy authorized:
 - a. Narcan Distribution
 - b. Strategy is included in Exhibit A of the NC MOA
 - c. Item letter and/ or number in Exhibit A or Exhibit B to the MOA: Exhibit A, Strategy 7
 - d. Amount authorized for this strategy: \$ 160,919.70
 - e. Period of time during which expenditure may take place: Start date January 1, 2026, through End date June 30, 2027.
 - f. Description of the program, project, or activity: Narcan Distribution

Funds for Kintegra Health will be used to expand access to Naloxone (nasal spray) distribution for residents of Gaston County by way of distribution in primary care and outpatient behavioral health. Kintegra will utilize educational materials in the primary care and outpatient offices which will reach all patients by way of visual representation.

- g. Provider: Kintegra Health

The total dollar amount of Opioid Settlement Funds appropriated for the above named and authorized strategies is \$160,919.70.

and per Budget Change Request:

Account Description (Year 1)	Account Number	Amount
Fund Balance Appropriated	2055-NDP-000-00000-FBApro-0000000-0000-99-490000-	(106,446.40)
Other Services	2055-HLT-000-00000-NalKit-Stratg7-0000-05-530015-	106,446.40

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Account Description (Year 2)	Account Number	Amount
Fund Balance Appropriated	2055-NDP-000-00000-FBApro-0000000-0000-99-490000-	(54,473.30)
Other Services	2055-HLT-000-00000-NalKit-Stratg7-0000-05-530015-	54,473.00

2025-394 Commissioner Keigher - DHHS - Health Division - To Approve the Amended 2026-2029 Gaston County Opioid Settlement Strategic Plan

2025-395 Commissioner Keigher - DHHS - Social Services Division - To Accept and Appropriate Donations Received for Hope for the Holidays Project in the Amount of \$50,000 per Budget Change Request:

Account Description	Account Number	Amount
Hope for the Holidays-Donation revenue	1000-CSS-274-00000-Hope4H-0000000-0000-05-445004-	(50,000.00)
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	50,000.00

2025-396 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 per Budget Change Request:

Account Description	Account Number	Amount
Furn/Equip<\$5k	4005-SHF-000-00000-Annual-PayAsGo-0000-02-540002-P2501	(64,000.00)
Transfer to CIF	4005-NDP-000-00000-TrfxTo-0000000-0000-98-584000-	64,000.00
Transfer from Capital Fund	4000-NDP-000-00000-TrfxFr-0000000-0000-98-484005-	(64,000.00)
Transfer to General Fund	4000-NDP-000-00000-TrfxTo-0000000-0000-98-581000-	64,000.00
Transfer from CIF	1000-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(64,000.00)
Software Rental	1000-SHF-000-00000-0000000-0000000-0000-02-530029-	64,000.00

2025-397 Commissioner Brown - Financial and Management Services - Budget - To Approve the Reallocation of Budgeted Capital Funds to Replace the Jail Annex Roof (\$445,000) per Budget Change Request:

Account Description	Account Number	Amount
Bldg&Imp: GEMS Roof Rplcmnt	4005-EMS-000-00000-0000000-0000000-0000-02-540005-P2503	(445,000.00)
Bldg & Imprvmt-JailAnnexRoof	4005-SHF-210-00000-0000000-0000000-0000-02-540005-P2604	445,000.00

2025-398 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) as follows:

TAXPAYER NAME	AMOUNT	TAXPAYER NAME	AMOUNT
OCTOBER 2025 REFUNDS			
AMOS, CAROLYN LAVERNE	\$68.17	MOORE, JAMES MARK	\$9.97
BAILEY, JAMES DANIEL	\$48.88	NULL, KEVIN MICHAEL	\$10.97
BAILEY, ROBERT LEWIS	\$22.17	OGLESBY, ROBERT JR	\$86.86
BALLENTINE, SHELBY BROOK	\$22.18	PASTRANA AGUILAR, MARIA JANETH	\$35.14
BARKER, JUNE LACKEY	\$81.47	PATRICK, ROGER LEE JR	\$37.75
BERRIER, ROBERT MILES	\$38.92	PEARSON CONSTRUCTION ANDSERVICES LLC	\$83.22
BRIDGES, JEFFREY SCOT	\$22.77	PICKELSIMER, DAVID ALAN	\$57.67
BROWN, CHRISTINA NICOLE	\$90.15	PORTER, JOEL ELLIOTT	\$63.59
BROWN, LYNETTE ELAINE	\$81.78	REDFORD, NICHOLAS CHARLES	\$6.95
CLARK, RONALD CAIN	\$16.47	ROACH, MARY BEATRIZ	\$83.60
COOPER, MATHEW ROBERT	\$93.91	RODRIGUEZ ECHEVERRIA, ERNESTO LEOPOLDO	\$22.20
DAVIS, JOHN	\$11.95	SHEPHERD, SYLVIA ROWELL	\$73.65
DODD, ANGELA PERRY	\$14.27	SHULL, JOHN RICHARD	\$17.62
FELDHAKE, DOROTHY MARIE	\$74.47	SIGMON, BRENDA OZMAR	\$37.37
FIDELITY ELECTRIC INC	\$41.70	SMITH, CATHY DIANNE	\$31.62
HARTMAN, DARA BARRAVECCHIA	\$60.12	STINSON, CHANTE TUSTHIA	\$64.59
JACKSON, DWIGHT ROLAND	\$28.56	STOFFEL, PETER CHARLES	\$7.43
JACKSON, DWIGHT ROLAND	\$28.56	TANYI, ALEXANDER JR	\$2.99
KING, AMANDA NICOLE	\$92.76	THOMAS, RICKY JAY	\$62.37
LAMONTAGNE, AMBER MCCLURE	\$55.37	THOMPSON, NEIL CURTIS	\$26.97
LAMPKIN, LARRY LEE	\$69.85	TURBYFILL, BELINDA RAGAN	\$5.78
LEATHERWOOD, STEPHANIE STAFFORD	\$19.99	VEZEZIANO, ANTHONY MICHAEL	\$92.47
LINGERFELT, PEGGY CALDWELL	\$23.97	WALKER, CATHY MARIE	\$90.26

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LOGAN, SIMIRACLE JUANTA	\$59.94	WEISBECKER, STEPHEN JAMES	\$87.66
LUNSFORD, EDWARD GENE	\$39.51	WIDMER, ANTHONY WILLIAM	\$35.93
LYNN, MARTIN LEE	\$35.54	WILLIAMS, CHARLOTTE LYNN	\$62.00
LYNN, MARTIN LEE	\$41.22	WORICK, DAVID JOSEPH	\$72.18
MCELHANEY, MICHAEL LAWRENCE	\$9.89		
		TOTAL	\$2,563.35

2025-399 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

2025-400 Commissioner Keigher - Library - To Accept and Appropriate State Aid Grant (\$170,846) per Budget Change Request:

Account Description	Account Number	Amount
State Grant Rev-FY26 State Aid	1000-LIB-000-00000-0000000-000004-410001-G0156	(\$170,846)
Books & AV Suppl-FY26 State Ai	1000-LIB-000-00000-0000000-000004-520018-G0156	\$170,846

2025-401 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 per Budget Change Request:

Account Description	Account Number	Amount
Fund Balance Appropriated	4000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(1,845,746.70)
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	1,845,746.70
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(1,845,746.70)
W&S Lines:Old Willis ForceMain	4005-MGR-103-00000-0000000-0000000-0000-01-540007-P2605	1,845,746.70

2025-402 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

2025-403 Commissioner Hovis - Police Department - Retirement Commendation - To Award the Service Side Arm and Badge to Retired Sergeant Steven S. Brandon

2025-404 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) as follows:

TAXPAYER NAME	AMOUNT
October 2025 RELEASES AND REFUNDS	
O'Connor, Colleen	\$344.91
TOTAL	\$344.91
October 2025 OVERPAYMENTS	
Keaton, Gregory S	\$170.99
king, Patsy	\$585.00
Parker, Max M	\$1,565.64
Newby, Francina	\$159.52
Schafer, Jonathon David	\$382.48
Beard, Kevin	\$123.57
Rosdahl, Brandy	\$250.17
O'Connor, Colleen	\$136.00
McKinney, Stephanie B	\$828.35

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Littlejohn, Vania D	\$204.35
State Employees' Credit Union	\$180.00
Hunter, William D	\$100.00
Allen, Joseph	\$100.00
Keaton, Gregory	\$201.28
Stone, Meredith	\$113.01
EG Investments Corp Solo 401(k)	\$1,482.43
Johnson, Charles	\$233.76
Rosdahl, Brandy	\$333.22
Dietrich, Robert E	\$101.36
Taylor Law, PLLC	\$1,000.00
Hoefner, Richard T Sr	\$107.71
Chappell, Julian A III	\$222.34
Rhyme, Willie	\$285.96
Ashrafi, Kathy	\$126.00
Barker, Johnny D	\$191.38
Beard, Kevin W	\$118.86
McCorkle, Florence G	\$128.32
24Hour Closing Real Estate Trust Account	\$1,000.00
Duncan, Judy Ballard	\$200.00
24Hour Closing Real Estate Trust Account	\$580.31
Gallagher, James	\$186.04
Stone, Meredith	\$102.26
Merritt Law PLLC	\$134.69
Wilson, Vonjaree	\$151.04
Trotman, Queen	\$302.00
Scott, Michael E	\$146.37
Carolina Closing Group Gibson Law Firm, PLLC	\$500.00
TOTAL	\$12,734.41

October 2025 VTS REFUNDS

Bumgarner,Patrick Keith	\$133.50
Cox, Noralie Virginia	\$103.06
Lincoln County Tax Dept	\$461.88
Senior Total Life Care	\$418.42
Senior Total Life Care	\$413.94
Senior Total Life Care	\$364.07
Senior Total Life Care	\$512.99
Senior Total Life Care	\$221.03
Senior Total LifeCare, INC	\$741.08
Senior Total LifeCare, INC	\$476.00
Senior Total LifeCare, INC	\$713.28
Senior Total LifeCare, INC	\$461.67
Senior Total LifeCare, INC	\$461.67
TOTAL	\$5,482.59

GRAND TOTAL **\$18,561.91**

2026-405 Commissioner Brown - EDC - To Appropriate General Fund Balance Toward the Construction of a Vehicular and Pedestrian Pass-through at 212 W. Main Avenue for \$400,000 per Budget Change Request:

Account Description	Account Number	Amount
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(400,000.00)
Other Contracts & Subsidies	1000-EDC-000-00000-000000-0000000-0000-07-570006-	400,000.00

Non-Consent Agenda

2025-406 Board of Commissioners - County Manager - Resolution Closing County Offices on January 2, 2026, in Recognition and in Appreciation of Gaston County Employees

On motion introduced by Commissioner Hovis and seconded by Commissioner Shehan, the BOC unanimously approved **2025-406** as follows:

WHEREAS, the Board of Commissioners wishes to express its deep gratitude for the dedication and commitment of its employees, including its numerous first responders who provide essential services to the community during the holiday season; and,

WHEREAS, the Board seeks to provide employees with an additional opportunity to enjoy time with family and friends during the holidays without expending additional County funds.

NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners that all nonessential County offices shall be closed on January 2, 2026. All employees will be granted up to eight hours of paid leave on this day, unless they are required to work that day. Such employees will be granted eight hours of compensatory leave, which they may use with supervisor approval by no later than June 30, 2026. Any unused compensatory leave will be forfeited and not eligible for payout.

Items Pulled from Consent Agenda

2025-407 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

Commissioner Shehan introduced the motion to approve and Chairman Brown provided the second.

Chairman Brown called for discussion.

Commissioner Shehan requested that the County Attorney provide clarification for the public regarding the status of the Health Department renovation bid process. He added that the matter had been confusing to many citizens and asked for a clear explanation of where the County had been in the process, how it arrived at its current position, and what was presently before the Board.

County Attorney Goldberg stated the matter before the Board was the award of a contract for the renovation of the Health Department building. He explained that the County received multiple bids several weeks prior. At the bid opening, Swinerton Building Company was identified as the lowest apparent bidder. Beam Construction was the next lowest apparent bidder, followed by additional bidders.

At the time of bid opening, a calculation discrepancy was discovered in Swinerton's bid. They submitted a base bid, which was the competitive amount used to determine the lowest apparent bidder. The bid documents required the addition of fixed allowances and a 5% contingency calculation based upon the base bid. The mathematical calculation of the 5% contingency did not

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align with the base bid amount as submitted. The total bid amount therefore did not mathematically reconcile with the required calculations. Upon identifying the discrepancy, Swinerton was notified of the apparent error. Pursuant to applicable North Carolina bidding statutes, Swinerton was given the option to withdraw its bid or acknowledge the error and accept correction of the calculation. Swinerton elected not to withdraw its bid and agreed to accept the corrected calculation. The correction resulted in approximately \$150,000 to the County's favor. He stated that the initial calculation issue was determined not to be a material error affecting eligibility and could properly be addressed without disqualifying the bidder.

During a subsequent review, an additional issue was identified in Swinerton's bid. North Carolina statute requires bidders to identify Historically Underutilized Business (HUB) subcontractors and specify the dollar amount of the bid to be allocated to those subcontractors. Swinerton did not fill in the required blank. Unlike the earlier mathematical error, this omission was considered statutory in nature. The requirement to identify HUB participation amounts is explicitly mandated by North Carolina law. Failure to include the required HUB dollar amount constituted a material deviation and to have waived this omission would have created an unfair competitive advantage because other bidders had filled in the required blank and would be contractually bound by those numbers, whereas Swinerton would not have been bound to any specified number. He advised that the omission could not be waived and the recommendation is that Swinerton's bid be deemed nonresponsive and removed from consideration. The next lowest apparent bidder would be Beam Construction, which is the item presently before the Board.

He further noted that Mr. Maxwell and the project architect were available to answer questions regarding bid specifications or project details.

Commissioner Shehan asked Mr. Ray Maxwell how the calculation error was identified and whether appropriate checks and balances were in place.

Mr. Maxwell responded that the error was not missed by staff. During the bid evaluation process, staff identified that the base bid had been multiplied by 5% to determine the contingency amount. The resulting contingency number submitted by Swinerton did not accurately reflect 5% of the base bid. Staff brought it to the attention of the County Attorney. Because the issue involved a straightforward mathematical calculation and did not require interpretation of how the base bid itself was derived, staff could confirm the correct percentage calculation. The correction was determined to be non-material and was in fact to the County's favor. He noted that it is not uncommon in public bidding for obvious mathematical errors to be addressed in this manner, consistent with statute.

Chairman Brown inquired of the County Attorney whether the County had acted fairly and prudently throughout the process.

The County Attorney responded that Statutory advertising requirements were properly followed, the process was conducted transparently, and the recommendation before the Board is appropriate.

Hearing no further discussion, Chairman Brown called for the vote, and the BOC unanimously approved **2025-407** per Budget Change Request:

Account Description	Account Number	Amount
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(13,353,970.04)
Transfer to CIF Fund	1000-NDP-000-00000-TrfxTo-0000000-0000-98-584000-	13,353,970.04
Transfers from General Fund	4000-NDP-000-00000-TrfxFr-0000000-0000-98-481000-	(13,353,970.04)
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	13,353,970.04

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Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(13,353,970.04)
Hudson Health Bldg Renovation	4005-HLT-000-00000-Hudson-0000000-0000-05-540005-P2301	13,353,970.04

2025-408 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

Commissioner Shehan introduced the motion to approve and Chairman Brown provided the second.

Chairman Brown called for discussion.

Commissioner Shehan asked for the approximate size of the proposed acquisition. Mr. Dan Ziehm, Public Works Director, responded it is just under an acre; there is a line of six properties in that area that the County is working on obtaining from the landowners; each parcel is under an acre; this one is 0.81 acres.

Commissioner Shehan asked, of the six properties, how many the County currently possesses; will the land be used for buffer or for expansion; is there a residence on this parcel and will it be demolished?

Mr. Ziehm responded that the County owned two of the properties. For now, this will be for buffer, but the need at the landfill is soil, dirt and gravel and that is why they are looking at this area; the residence on the parcel will be demolished eventually; the County negotiated a five-year deal to allow homeowners to stay there; it will be demolished once vacated.

Chairman Brown called for additional questions; none was heard.

Chairman Brown called for the vote, and the BOC unanimously approved **2025-408** per Budget Change Request:

Account Description	Account Number	Amount
Buffer Property Acquisition-Othimp	6000-SWS-380-00000-0000000-0000000-0000-08-540006-BfPrp	(300,138.00)
Buffer Property Acquisition-Land	6000-SWS-380-00000-0000000-0000000-0000-08-540004-BfPrp	(8,062.00)
Buffer Property Acquisition-Bldg	6000-SWS-380-00000-0000000-0000000-0000-08-540005-BfPrp	308,200.00

Appointments

On motions introduced and seconded, the following individuals were unanimously appointed/reappointed to the **Local Emergency Planning Committee (LEPC)**:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Shehan	Commissioner Hovis	Ms. Tara C. Lane	December 31, 2028
Commissioner Bailey	Commissioner Hovis	Ms. Stephanie K. Westbrook	December 31, 2026
Commissioner Cloninger	Commissioner Hovis	Mrs. Tiffany Donnelly	December 31, 2028
Commissioner Hovis	Commissioner Fraley	Mr. John Watts	December 31, 2028
Commissioner Hovis	Commissioner Fraley	Mr. Anderson Holder	December 31, 2028
Commissioner Hovis	Commissioner Fraley	Mr. Michael Foulk	December 31, 2027 (Unexpired)
Commissioner Brown	Commissioner Hovis	Mr. Earl Withers, III	December 31, 2028
Commissioner Brown	Commissioner Hovis	Ms. Christina Rodite	December 31, 2028

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On motions introduced and seconded, the following individuals were unanimously appointed/reappointed to the **CaroMont Health/Gaston Memorial Hospital Board of Directors**:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Fraley	Commissioner Shehan	Mr. Jeffery Cash	December 31, 2029
Commissioner Brown	Commissioner Fraley	Commissioner Bob Hovis	December 31, 2026

On motions introduced and seconded, the following individuals were unanimously appointed/reappointed to the **Economic Development Commission**:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Fraley	Commissioner Shehan	Mr. Will Kiser	December 31, 2028
Commissioner Hovis	Commissioner Fraley	Mr. Stephen Whitesell	December 31, 2028

On motion introduced by Commissioner Brown and seconded by Commissioner Fraley, the BOC unanimously reappointed Commissioner Bob Hovis to the **Centralina Economic Development Commission** to a term ending December 31, 2027.

On motion introduced by Commissioner Brown and seconded by Commissioner Fraley, the BOC unanimously reappointed Commissioner Tom Keigher to the **Gaston Business Association** to a term ending December 31, 2026.

Commissioners' Committee Reports

Commissioner Shehan thanked the County employees for their hard work this year and wished them a Merry Christmas and Happy New Year.

Commissioner Bailey reported that he recently visited the **Gaston County Museum of Art & History**, where he met with staff, toured the facility, and reviewed several upcoming projects. He noted that the Museum has a number of initiatives underway and stated that its future plans will reflect positively on the County.

Commissioner Cloninger reported attendance to the **Mountain Island Education State Forest Project** that includes 2,000 acres of educational forests in the community; the lake is a natural beauty in Stanley.

Commissioner Brown reported that the County experienced a tremendous year and expressed appreciation to all who contributed to its success, particularly County employees who worked diligently to ensure the safety and well-being of the community. He noted that employees were awarded an additional day off earlier in the meeting in recognition of their efforts. Commissioner Brown concluded by extending his wishes for a Merry Christmas and a Happy New Year to employees and citizens.

County Manager's Report

No report.

County Attorney's Report

No report.

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Other Matters

Commissioner Shehan recalled that earlier in the year the Board of Commissioners had taken action to revisit discussion of five additional Sheriff positions for the Courthouse, which had originally been approved in the current budget. He inquired why the matter was removed from the current meeting agenda.

Chairman Brown clarified that the item had not been placed on the agenda. He explained that after Commissioner Bailey inquired about it, he began contacting members of the Board and received confirmation from four Commissioners that they had not changed their positions on the matter. Once he received four responses, he concluded his inquiry and the item was not added to the agenda. He noted that the Board could address the matter at its next meeting if desired.

Commissioner Shehan asked whether the Chairman had concluded discussions after speaking with four Commissioners. Chairman Brown confirmed that once he had received four responses, no further discussion was pursued.

Commissioner Bailey stated that he would like the item placed on the January agenda.

Chairman Brown directed the County Manager and Deputy Clerk to add the matter to the January meeting agenda.

Chairman Brown announced that the Board of Commissioners will hold a Special Meeting on January 13, 2026, at 12:00 p.m. to conduct its Annual Planning Session. Additional details regarding the location and format will be provided at a later date. He further noted that a Work Session is scheduled for later that evening in the Harley B. Gaston, Jr. Public Forum.

Adjournment

Chairman Brown called for a motion to adjourn.

On motion introduced by Commissioner Hovis and seconded by Commissioner Bailey, the BOC unanimously adjourned the Regular Meeting of December 9, 2025 at 7:37 pm.

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

Chad Brown, Chairman
Gaston County Board of Commissioners

Angela Stacks
Deputy Clerk to the Board

SEAL

Donna S. Buff
Clerk to the Board

ADOPTED

FEB 26 2026

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Gaston County Board
of Commissioners

GASTON COUNTY

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The Gaston County Board of Commissioners (BOC) met on December 9, 2025 at 7:38 pm following its Regular Meeting in The Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse, for the purpose of reorganization of the County Commission.

Commissioners Jim Bailey, Chad Brown, Cathy Cloninger, Allen R. Fraley, Bob Hovis and Scott Shehan were in attendance.

Commissioner Tom Keigher was not in attendance.

Others present included Matthew Rhoten, County Manager; David Goldberg, County Attorney; and Angela Stacks, Deputy Clerk to the Board.

Election of the Chairman

The County Attorney entertained nominations for the Chairman of the Board as follows:

Commissioner Fraley nominated Commissioner Chad Brown to serve as Chair of the Gaston County Board of Commissioners and Commissioner Hovis provided the second.

The County Attorney asked if there were any other nominations; none was heard.

The County Attorney declared the nominations closed and called for the vote to elect Commissioner Chad Brown as Chairman of the County Commission and the motion carried as follows:

2025-409 Commissioner Chad Brown is hereby elected to serve as **Chairman of the Gaston County Board of Commissioners.**

Ayes: Commissioners Brown, Cloninger, Fraley, Hovis
Nays: Commissioners Bailey, Shehan
Absent: Commissioner Keigher

Election of the Vice-Chairman

Chairman Brown entertained nominations for the Vice-Chairman of the County Commission.

Commissioner Bailey nominated Commissioner Tom Keigher to serve as Vice-Chairman of the County Commission.

Chairman Brown nominated Commissioner Bob Hovis to serve as Vice-Chairman of the County Commission.

Chairman Brown asked if there were any other nominations; none was heard.

Chairman Brown declared the nominations closed and called for the vote to elect Commissioner Tom Keigher as Vice-Chairman of the County Commission and the motion failed to carry as follows:

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

Chairman Brown called for the vote to elect Commissioner Bob Hovis as Vice-Chairman of the County Commission and the motion carried as follows:

2025-410 Commissioner Bob Hovis is hereby elected to serve as Vice-Chairman of the **Gaston County Board of Commissioners**.

Ayes: Commissioners Brown, Cloninger, Fraley, Hovis
Nays: Commissioners Bailey, Shehan
Absent: Commissioner Keigher

Appointment of County Manager

On motion introduced by Commissioner Hovis and seconded by Commissioner Shehan, the BOC unanimously approved Resolution **2025-411** as follows:

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Gaston County, North Carolina, appoints Matthew Rhoten to the position of County Manager.

Appointment of County Attorney

On motion introduced by Commissioner Hovis and seconded by Commissioner Bailey, the BOC unanimously approved Resolution **2025-412** as follows:

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Gaston County, North Carolina, appoints David Goldberg to the position of County Attorney.

Appointment of County Clerk

On motion introduced by Commissioner Shehan and seconded by Commissioner Fraley, the BOC unanimously approved Resolution **2025-413** as follows:

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Gaston County, North Carolina, appoints Donna S. Buff as Clerk to the Board of Commissioners.

Resolution of Meetings

On motion introduced by Commissioner Hovis and seconded by Commissioner Bailey, the BOC unanimously approved Resolution **2025-414** as follows:

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NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Gaston County, North Carolina sets forth the time and place of its required meetings at 6:00 pm, The Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse, 325 Dr. Martin Luther King Jr. Way, Gastonia, North Carolina as follows:

- **Work Sessions to be held on the 2nd Tuesday each month**
- **Regular Meetings to be held on the 4th Tuesday each month,**

with exception of the following meetings in 2026:

- **February 24th BOC Regular Meeting Rescheduled to THURSDAY, February 26th – 6:00 PM**
- **November BOC Regular Meeting to be Combined with the November Work Session and Held on THURSDAY, November 19th – 6:00 PM**
- **December 7th BOC Induction Ceremony & Organizational Meeting – 9:00 AM – Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse**
- **December BOC Regular Meeting to be Combined with the December Work Session and Held on THURSDAY, December 17th – 6:00 PM**

BE IT FURTHER RESOLVED that when the Board of Commissioners sets a location with date and time of a meeting away from the Courthouse, the location for the meeting will be designated by the Commissioner representing the township where such meeting is to be held. The Clerk shall cause the place of the meeting to be published as required by law.

Resolution of Approval of Bonds

On motion introduced by Commissioner Hovis and seconded by Commissioner Fraley, the BOC unanimously approved Resolution **2025-415** as follows:

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gaston County, that in accordance with North Carolina General Statutes, bonds are hereby set and approved as follows:

Sheriff, Chad Hawkins \$25,000
 Register of Deeds, Jonathon L. Fletcher \$10,000
 Finance Director, Kyle Sutherland \$1,000,000
 Tax Collector, Chelsea Tarbush \$1,000,000
 Faithful Performance Blanket Bond \$500,000

Resolution of Meeting with Legislative Delegation

On motion introduced by Commissioner Hovis and seconded by Commissioner Bailey, the BOC unanimously approved Resolution **2025-416** as follows:

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Gaston County will meet with the aforementioned legislative delegation as required during the year.

BE IT FURTHER RESOLVED that the time and place of the aforementioned meetings are to be scheduled by the Chair after consultation with the members of the legislative delegation.

Resolution for Annual Planning Session

On motion introduced by Commissioner Hovis and seconded by Commissioner Fraley, the BOC unanimously approved Resolution **2025-417** as follows:

NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners that the policy of the Board of Commissioners shall be to have one major annual Planning Session with said date being determined at a later time.

Other Matters

Chairman Brown addressed the Board and expressed his appreciation to his fellow Commissioners for allowing him to serve as Chairman for another year. He added that continued leadership provides stability during times of uncertainty, allows the Board to maintain and build upon the relationships it has developed, and maintains a continued focus on the Board's initiatives.

He stated that the selection of the Chairman is an internal decision of the Board and reflects the leadership direction the Board wishes to pursue. He emphasized that the Board remains focused on maintaining a strong foundation while continuing efforts to create jobs, promote economic development, serve citizens effectively, and uphold its fiduciary responsibilities to the County.

Chairman Brown thanked the citizens for entrusting the Board with its responsibilities, noting that the community deserves the Board's very best efforts. He acknowledged the pressures associated with public service, including late-night calls and difficult situations involving community hardship. He expressed appreciation for first responders who serve citizens daily.

In closing, Chairman Brown announced that he does not intend to serve as Chairman next year and encouraged members to begin considering future leadership. He stated he was proud to have served in the role.

COMMISSIONER'S COURT

DECEMBER 9, 2025

GASTON COUNTY, NORTH CAROLINA

Adjournment

Chairman Brown called for a motion to adjourn the Organizational Meeting.

On motion introduced by Commissioner Fraley and seconded by Commissioner Shehan, the BOC unanimously adjourned the Organizational Meeting of December 9, 2025 at 7:44 pm.

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

Chad Brown Chairman
Gaston County Board of Commissioners

Angela Stacks
Deputy Clerk to the Board

Donna S. Buff, Clerk to the Board

SEAL