



Gaston County

Board of Commissioners

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

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

Tuesday, June 24, 2025

Meeting Agenda

Rescheduled Work Session (Non-Voting)

6:00 P.M.

CALL TO ORDER

I. PROCLAMATIONS, COMMENDATIONS, AWARDS, CERTIFICATES

- A.** Commissioner Keigher - BOC - Commendation - Governor's Volunteer Service Award
- B.** Commissioner Cloninger - Public Works - Proclamation - To Proclaim the Week of June 16 - 24, 2025 as Waste and Recycling Workers Week in Gaston County
- C.** Certificates in Appreciation for Public Service
 - 1. John Lowery, Economic Development Commission
 - 2. Sharon Padgett, Parks and Recreation Advisory Board
 - 3. John (Jay) Briody, Tourism Development Advisory Board
 - 4. Deana Murphy, Workforce Development Board

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

III. OTHER MATTERS

IV. ADJOURNMENT

The Regular County Commission Meeting Will Follow Immediately - See Next Page for Agenda.



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Tuesday, June 24, 2025

Meeting Agenda

REVISED - Regular Meeting (To Immediately Follow the Work Session)

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE

I. ADOPTION OF THE FY26 GASTON COUNTY FIRE PROTECTION SERVICE DISTRICT BUDGET AND TAX RATE

- A. Accept Citizen Comment
- B. Commissioner Hovis - To Adopt a Resolution to Approve the FY25-26 Order to Levy and Collect Ad Valorem Tax for the Gaston County Fire Protection Service District; Approve the FY25-26 Budget Allocations for Contracted Fire Departments; and Set the FY25-26 Rates for the Long Shoals and South Gastonia Fire Protection Districts to Zero

II. FY2025-2026 GASTON COUNTY BUDGET ORDINANCE AMENDMENT

- A. Commissioner Brown - To Amend the FY 2026 Budget Ordinance

III. PUBLIC HEARINGS

- A. Public Hearing - RE: Commissioner Cloninger - Building & Development Services - Zoning Map Change: Conditional District REZ-25-01-28-00211, Michael Boyd (Applicant); Property Parcel: 168515, Located on Bingo Ln., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/RS-12) Single Family 12,000 Square Feet Conditional District with (US) Urban Standards Overlay
 1. Receive Citizen Comment
 2. Close Public Hearing
 3. Accept Motion
- B. Public Hearing - RE: Commissioner Fraley - Building & Development Services -Zoning Map Change: REZ-25-03-06-00217, Mark Russell (Applicant); Property Parcel: 204936, Located at 348 Bess Rd., Kings Mountain, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District
 1. Receive Citizen Comment
 2. Close Public Hearing
 3. Accept Motion

- C.** Public Hearing - RE: Commissioner Keigher - Building & Development Services - Zoning Map Change: REZ-25-03-11-00218, Fred Seeley (Applicant); Property Parcel: 135660, Located at 340 White Jenkins Rd., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay
1. Receive Citizen Comment
 2. Close Public Hearing
 3. Accept Motion
- D.** Public Hearing - RE: Commissioner Bailey - County Attorney - To Close a Portion of a Right-of-Way of Boat Club Road Located Near the Allen Plant Steam Station in the South Point Township
1. Receive Citizen Comment
 2. Close Public Hearing
 3. Accept Motion
- E.** Public Hearing - RE: Commissioner Keigher - EDC - To Approve a Gaston County Level Four 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 DOVE
1. Receive Citizen Comment
 2. Close Public Hearing
 3. Accept Motion
- F.** Public Hearing - RE: Commissioner Keigher - EDC - To Approve a Gaston County Level Four 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 SELF
1. Receive Citizen Comment
 2. Close Public Hearing
 3. Accept Motion
- G.** Public Hearing - RE: Commissioner Keigher - EDC - To Approve a Gaston County Level Three 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 WILLOW
1. Receive Citizen Comment
 2. Close Public Hearing
 3. Accept Motion
- H.** Public Hearing - RE: Commissioner Keigher - EDC - To Approve a Gaston County Level Four 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 ARRIVAL
1. Receive Citizen Comment
 2. Close Public Hearing
 3. Accept Motion

IV. BUSINESS AGENDA**A. AGENDA REVISION/APPROVAL**

- 1. ADDED: Section V., Item AG.**
- 2. REVISED: Section VI., Item B.**
- 3. DELETED: Section XII., Item A.**

V. CONSENT AGENDA

- A.** Commissioner Brown - BOC - To Revise the Gaston County Board of Commissioners' Regular Meeting Schedule for July 2025 to Reschedule the July 8th Work Session to Precede the July 22nd Regular Meeting - 6:00 P.M.
- B.** Commissioner Keigher - BOC - Commendation - Governor's Volunteer Service Award
- C.** Commissioner Brown - Building and Development Services - To Support the Creation of the South Fork Passage State Trail and Its Inclusion in the North Carolina State Parks System Award
- D.** Commissioner Keigher - Cooperative Extension - To Accept, Appropriate and Carry Forward Donated Funds for \$8,815
- E.** Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information
- F.** Commissioner Keigher - DHHS - Health Division - To Accept and Appropriate Donation Received from CaroMont Health (\$10,000 - 100% Donation Funds)
- G.** Commissioner Keigher - DHHS - Health Division - To Implement Changes to the Child Fatality Prevention Local Team per Session Law 2023-134, Effective July 1, 2025
- H.** Commissioner Keigher - DHHS - Social Services Division - To Amend Budgets for NCDHHS Disaster Rental Assistance Grant Funds Accepted and Appropriated in Resolution 2025-010 (\$14,446 Reduction)
- I.** Commissioner Keigher - DHHS - Social Services Division - To Authorize Proposal Awards for Temporary Staffing Services, and In-Home Aide Services
- J.** Commissioner Keigher - DHHS - Social Services Division - To Accept and Appropriate Donations Received in April and May 2025 Totaling \$2,916.80
- K.** Commissioner Keigher - EDC - To Authorize an Application to the NC Department of Commerce One NC Grant Program on Behalf of Project DOVE
- L.** Commissioner Brown - Emergency Management and Fire Services - To Approve Adoption of Revised Cleveland Gaston Lincoln County Regional Hazard Mitigation Plan
- M.** Commissioner Brown - Financial and Management Services - To Approve the Carry Forward of an Estimated \$5,739,946.17 from FY 2025 into FY 2026

- N. Commissioner Hovis - Financial and Management Services - Finance - To Accept as Information the May 2025 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$2,085.38)
- O. Commissioner Hovis - To Appropriate Fund Balance from the General Fund for the Self Insurance Fund (\$3,000,000) for FY2025
- P. Commissioner Hovis - Financial and Management Services - Finance - To Appropriate \$2,843,549.42 for the Year-End Entries Associated with GASB 87 Lease Agreements and GASB 96 Subscription Agreements (General Fund \$2,521,241.43; Tourism Fund \$8,746.44; Property Revaluation Fund \$81,386.55; Emergency Telephone Fund \$88,430.00; Drug Forfeiture Fund \$30,000.00; Debt Service Fund \$113,745.00)
- Q. Commissioner Hovis - Financial and Management Services - Finance - To Approve Transfer of Remaining 2023 School Bond Anticipation Notes Professional Services Budget from Education Debt Service Fund to Education Capital Fund (\$47,234.38)
- R. Commissioner Hovis - Financial and Management Services - Finance - To Appropriate the Reimbursement to the General Fund for Parking Lot Attendant from Courthouse Parking Fund for \$14,000 for FY25.
- S. Commissioner Brown - Financial and Management Services - Grants (Hope United Survivor Network) - Transfer Funds from the General Fund, North Carolina Council for Women & Youth Involvement Sexual Assault Furniture & Equipment Account, to Reimburse the General Government Capital Fund for the Purchase of the Cortexflo Photographic Examination System for The Family Justice Center (\$10,590)
- T. Commissioner Brown - Financial and Management Services - Grants - To Accept and Appropriate Additional State Grant Funds from the NC Council for Women & Youth Involvement for The Cathy Mabry Cloninger Center for FY 2025 (\$1,871.48)
- U. Commissioner Bailey - GEMS - To Declare Surplus and Sell One Strike Team Task Trailer to the City of Belmont Police Department
- V. Commissioner Cloninger - Human Resources - To Approve Revisions to the Gaston County Pay Plan Narrative
- W. Commissioner Keigher - Library - To Approve the Transfer of \$51,475 from the General Fund to the Capital Fund for Security Camera Purchase (100% Grant Funds)
- X. Commissioner Hovis - Natural Resources - Resolution to Approve an Interlocal Agreement for Enforcement Services of the Gaston County Soil Erosion and Sedimentation Control Ordinance for the Town of Dallas
- Y. Commissioner Hovis - Natural Resources - Resolution to Approve an Interlocal Agreement for Enforcement Services of the Gaston County Stormwater Ordinance for the Town of Dallas
- Z. Commissioner Hovis - Natural Resources - Resolution to Approve an Interlocal Agreement for Enforcement Services of the Gaston County Stormwater Ordinance for the City of Bessemer City

- AA. Commissioner Hovis - Natural Resources - Resolution to Approve an Interlocal Agreement for Enforcement Services of the Gaston County Soil Erosion and Sedimentation Control Ordinance for the City of Bessemer City
- AB. Commissioner Brown - Police Department - To Authorize the Transfer of \$99,520 from General Fund to the General Government Capital Fund, via the Community Investment Fund (CIF) for the Sole Source Purchase of Forensic Download Towers from Sumuri for \$99,520
- AC. Commissioner Brown - Public Works - To Approve the Gaston County Driving Policy
- AD. Commissioner Cloninger - Public Works - Proclamation - To Proclaim the Week of June 16 - 24, 2025 as Waste and Recycling Workers Week in Gaston County
- AE. Commissioner Brown - Tax - To Approve the Interlocal Agreement for Collection of Taxes for Municipalities in Gaston County
- AF. Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed Tax Refunds be Made. (Releases and Refunds - \$3,428.95; Overpayments - \$4,070.65; VTS Refunds - \$752.12; Grand Total - \$8,251.72)
- AG. **ADDED/ Commissioners Brown & Fraley - Tourism Development - To Approve the Release of Tourism Strategic Reserve Funds Into the Tourism Advertising Account to Host FY2025 American Legion Junior and Senior State Baseball Tournaments (\$30,000)**

VI. NON-CONSENT AGENDA ITEMS

- A. Commissioner Keigher - County Manager - To Approve Gaston County Schools Property Purchase and to Provide \$1.5 Million for a Site Located at 3372 Robinwood Road, Gastonia, NC
- B. **REVISED/** Commissioners Fraley, Hovis & Shehan - Building and Development Services - Resolution to Dissolve the Planning Board and the Board of Adjustment and Establish a Unified Planning and Zoning Board, to be Effective July 1, 2025

VII. LEGISLATIVE REQUEST

- A. Board of Commissioners - Legislative Request: Resolution Opposing Senate Bill 205 and the Limitation of Local Zoning Authority

VIII. ITEMS PULLED FROM CONSENT AGENDA

IX. ITEMS ADDED BY MAJORITY VOTE FOR DISCUSSION ONLY

X. APPOINTMENTS

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

XI. REPORTS

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

XII. OTHER MATTERS

- A. ~~DELETED/ Closed Session Pursuant to NCGS 143-318.11(a)(6) - Personnel Matters~~**

XIII. ADJOURNMENT