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Gaston County Board
of Commissioners

GASTON COUNTY

COMMISSIONER'S COURT

NORTH CAROLINA

JULY 10, 2018

The Gaston County Board of Commissioners (BOC) met in Special Session on July 10, 2018, at 6:03 pm, immediately following its Work Session, in The Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse.

Chairman Chad Brown presided with Commissioners Tom Keigher, Vice-Chairman; Don Grant, Bob Hovis, Tracy L. Philbeck and Ronnie Worley in attendance.

Commissioner Allen R. Fraley was not in attendance.

Others present included Earl Mathers, County Manager; Charles L. Moore, County Attorney; and Donna S. Buff, Clerk to the Board.

Upon request of Chairman Brown, Commissioner Hovis led those assembled in the Invocation and Commissioner Worley led in the Pledge of Allegiance during the preceding Work Session.

Public Hearing - Re: Commissioner Keigher - County Attorney - To Authorize the Purchase of Multiple Parcels for the Apple Creek Business Park Project

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

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

Chairman Brown recognized the County Attorney for comments.

The County Attorney advised the County is prepared to acquire numerous parcels in the Apple Creek vicinity; this initially started out as a project to acquire property once owned by Mr. Joe Ratchford and family; the County has been able to acquire options on numerous other properties and expand the project to more than 300 acres, which is almost equal to the Gastonia Technology Park; the BOC previously approved funds to conduct the due diligence on the project, which has been completed; staff advertised the Public Hearing in order to authorize moving forward with the acquisition. He also pointed out that during the title work, staff discovered a conservation easement on the Craig parcel that would prevent any development on that property. The parcel will be excluded from the acquisition unless it can be purchased for a nominal value in order to secure the site (as unutilized acreage).

Chairman Brown called for citizen comment and for questions from the BOC; hearing none, called for a motion to approve.

On motion introduced by Commissioner Philbeck and seconded by Commissioner Keigher, the BOC unanimously approved Resolution **2018-178** as follows:

<u>Parcel</u>	<u>Name</u>	<u>Acres</u>	<u>Price</u>
170889	Lynn	6.16	\$234,000.00
*170426	Craig	2.23	\$44,600.00
219200	Freeman	0.35	\$20,000.00
170788	Lynn	40.03	\$845,575.00
170271	Wiggins	0.93	\$240,000.00

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170405	L & S Properties, LLC	4.83	\$127,659.58
170790	Ratchford	21.19	\$449,228.00
170270/170419-20	RKC Dallas, LLC/HCF Dallas, LLC	14.83	\$552,417.50
170418	Thomas/Foley	11.83	\$377,553.15
213893	Stewart Trust	28.97	\$924,548.58
170432	Dutterer	18.66	\$985,106.00

**** Parcel 170426 (Craig Property) - due to the discovery of a conservation easement during the title work, the Craig property will be excluded from the purchase unless an acceptable adjustment to the purchase price can be obtained.***

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

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

Approval of Resolution of Support

2018-179 Commissioner Brown - County Attorney - Approval of a Resolution to Endorse an Application to the U.S. Department of Transportation's 2018 Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Grants Program for the Lineberger Connector Project

Chairman Brown asked if the County would be financially obligated for this project.

The County Attorney advised that staff made a few adjustments to the proposed Resolution that originally referenced the County as a funding partner since the County has not had any discussions with the cities about the total financing cost.

Chairman Brown called for a motion to approve.

On motion introduced by Commissioner Worley and seconded by Commissioner Hovis, the BOC unanimously approved Resolution **2018-179** as follows:

- WHEREAS, the U.S. Department of Transportation's ("USDOT") Better Utilizing Investments to Leverage Development Transportation Discretionary Grants Program ("BUILD") provides funding for capital investments in surface transportation infrastructure; and,
- WHEREAS, the Lineberger Connector Project was identified as a regional project in the *Franklin Boulevard Corridor Access and Alternative Development Mobility Strategy*, completed in August 2016 by the City of Gastonia and the City of Lowell; and,
- WHEREAS, the Cities of Gastonia and Lowell seek to apply for grant funding to construct the Lineberger Connector Project, which will extend Lineberger Road north of I-85 to connect to NC Highway 7, and provide direct access to more than 450 acres of property that is ripe for local and regional development; and,
- WHEREAS, this is the first phase of implementing a broader plan to provide connectivity from Franklin Boulevard north to I-85 through new collector/distributor roads between Exit 21 and Exit 22; and,

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WHEREAS, traffic in the area surrounding the project is experiencing significant congestion and delay, with many intersections performing at a Level of Service F during peak periods; and,

WHEREAS, this proposed project presents a unique opportunity to provide accessibility to an area that could produce significant economic development and job creation along Interstate 85; and,

WHEREAS, the area in which the Lineberger Connector Project is located has been recommended by the NC Department of Commerce to be certified as an Opportunity Zone, which could bring a much-needed infusion of investment dollars for economic development into the most distressed rural and urban areas of our state; and,

WHEREAS, the *Franklin Boulevard Corridor Access and Alternative Development Mobility Strategy* showed that the Lineberger Connector Project would improve congestion and delay in the study area and accommodate new development; and,

WHEREAS, the project will exemplify a strong public-private partnership involving multiple partners in both the public and private sectors, including collaboration among neighboring jurisdictions to achieve both local and regional benefits.

NOW, THEREFORE, BE IT RESOLVED, that the Gaston County Board of Commissioners hereby declares its endorsement of the Lineberger Connector Project, and urges USDOT to fund the grant application.

Adopted this 10th day of July, 2018.

GASTON COUNTY

Chad Brown
Chairman of the Board

ATTEST:

Donna S. Buff
Clerk to the Board of Commissioners

Adjournment

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

On motion introduced by Commissioner Philbeck and seconded by Commissioner Keigher, the BOC unanimously adjourned the Special Meeting of July 10, 2018 at 6:09 pm.

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

Chad Brown, Chairman
Gaston County Board of Commissioners

Donna S. Buff
Clerk to the Board

SEAL