

**MINUTES**  
**INTERGOVERNMENTAL RELATIONS & ECONOMIC DEVELOPMENT**  
**COMMITTEE MEETING**  
**AUGUST 17, 5:45 PM**  
**CITY COUNCIL CONFERENCE ROOM—2ND FLOOR, CITY HALL**

Council Members Present: Walker Reid, Chairman  
Mayor Jennifer Stultz  
Councilman Dale Burkett

Additional Council Members: Councilwoman Brenda Craig

The City Council Intergovernmental Relations & Economic Development Committee met on Monday, August 17, 2009, and discussed the following items:

**1. Proposed Sphere of Influence Agreement Between the City of Gastonia and the Town of Cramerton**

Michelle Nance, Development Services Manager, was recognized for Staff's presentation. Ms. Nance stated the current ten-year annexation agreement between the City of Gastonia and the Town of Cramerton would expire on November 1, 2009. The proposed agreement would amend the duration of the agreement to a twenty-year period from November 1, 2009 through October 31, 2029. The agreement would also include a new paragraph, which would allow the agreement map to be revised for particular parcels, through formal approval by both governing boards. All other provisions of the previous agreement would remain in place.

**Recommendation:**

The Committee voted unanimously (3-0) to recommend that full Council approve the Gastonia/Cramerton Sphere of Influence Agreement as presented.

**2. 212 Main Avenue Property – Acquisition from Gaston County:**

Mr. Jim Palenick, City Manager, was recognized for the purpose of Staff's presentation. Mr. Palenick stated that it has been approximately two years since the City first approved the Central City Revitalization Plan. Gaston County first agreed the City could swap some 60+ acres of Pasour Mountain for 212 Main Avenue. After further review by the City and Gaston County, the land was reconfigured to 70+ acres. The County contemplated this site as an industrial park; however, it was determined to be unsuitable for that purpose. The City later requested the County deed the Highland Hospital and 212 Main Avenue to the City. Gaston County required these two properties be handled separately. An agreement was reached to deed the Highland Hospital to the City; however, no agreement has been reached in acquiring 212 Main Avenue. Individual County Commissioners have indicated if the City can provide written letters of interest in 212 Main Avenue, the Commissioners would consider deeding the property to the City. Staff recommends Council take action to request the County make a decision in deeding 212 Main Avenue to the City for purposes of redevelopment in Central City.

**Committee Recommendation:** A motion was made by Councilman Burkett and seconded by Mayor Stultz, that the Committee recommends that the City Council formally adopt a Resolution requesting the prompt approval by the Gaston County Board of Commissioners of an action transferring title of the vacant, former County Administration Building at 212 Main Avenue to the City of Gastonia for the purpose of facilitating its subsidized re-sale to a private sector purchaser for redevelopment as a mixed-use anchor to Center City revitalization. The Committee voted unanimously (3-0) to recommend to full Council.

3. **Update on Sales Tax Distribution:**

Mr. Jim Palenick, City Manager, was recognized for the purpose of Staff's presentation. Mr. Palenick informed the Committee that even though the Hold-Harmless Agreement with Gaston County and Cities/Towns regarding the Sales Tax Distribution issue has been approved, the agreement has not been executed.

This item was presented for informational purposes. The Committee recommended continued dialogue with the County.

4. **Update on City of Gastonia/Town of Dallas Sphere of Influence Agreement:**

Staff continues to pursue with the Town of Dallas an updated sphere of influence annexation agreement since the previous agreement has expired. Staff feels it is in the best interests of both municipalities to have this agreement in place for future growth. On a related matter, the City of Gastonia and the Town of Dallas continues discussions on the water/sewer system merger study prepared by a jointly hired consultant.

This item was presented for informational purposes. The Committee recommended continued dialog with the Town of Dallas.

5. **Proposed Sewer Line Extension to High Shoals/Gaston County Landfill:**

Gaston County recently advised the City of their plans to allocate up to \$8M towards extending public sewer to the Hardin Landfill and connect the Town of High Shoals. The proposed sewer line extension would ultimately connect to the City of Gastonia's system. The project would support development of an alternative energy industrial park near the County's landfill.

This item was presented for informational purposes. Staff will continue to work with all applicable parties in pursuit of this project.

Having no further business, the meeting of the Committee was adjourned at 7:00 PM.