

A G E N D A

LINCOLNTON CITY COUNCIL



March 2, 2023

7:00 p.m.

Council Chambers

City hall



**LINCOLNTON
AGENDA
March 2, 2023
7:00 PM**

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

1. AGENDA APPROVALS

1a Approval of Regular Agenda

1b Approval of Consent Agenda

- **Regular Meeting Minutes - February 2-2-23**
- **Approval of Surplus Request - Glock Handgun - Laptop - Duty Badge**

2. PUBLIC COMMENT

Speakers will be limited to three (3) minutes to address Mayor and City Council. You must sign in with the City Clerk to be eligible to speak

3. PUBLIC HEARINGS

3a CZ-1-2023 Application from Morris Long requesting a conditional district zoning map amendment from Central Business Transitional (CBT) to Transitional Infill Development (TID) for the purpose of building four duplex units on 0.733 arcs of land. The subject property is located at the northwest corner of North Flint Street and East Main Street (Parcel ID 00670)

Jean Derby, Planning Director

3b ZMA-1-2023 Application from JJW Properties, LLC requesting the rezoning of 0.403 acres of land from residential-10 (R-10) to Residential-8 (R-8). The subject property is located on the east side of North Cedar Street approximately 125 feet north of the intersection of North Cedar Street and East Dixon Street (Parcel ID 17871)

Jean Derby, Planning Director

4. REGULAR AGENDA

- 4a Presentation of a long-term land use request by the LEDA Board of Directors - Roper Drive Properties**

Cliff Brumfield Lincoln Economic Development Association

- 4b Presentation/Consideration of Conceptual Design for City Park**

Nathan Euery, Public Services Director

- 4c Presentation of Grant Options/Authorization for McGill Associates to Proceed with Pursuing Grant Funding Opportunities for City Park**

**Nathan Euery, Public Services Director
McGill Associates**

5. REGULAR AGENDA - CONTINUED

- 5a O-04-23 Request from Chief of Police to amend the wording of the Oversize Vehicle ordinance.**

Rodney Jordan, Chief of Police

- 5b R-05-23 Resolution of Intent - Request for Closure of Cleveland Avenue**

Daphne Ingram, City Clerk

- 5c Appointment to the Lincolnton Tourism Development Authority**

Daphne Ingram, City Clerk

6. OTHER BUSINESS

- 6a Consideration/Approval to Proceed with Exploring Potential Interest in surplus equipment acquired with the Purchase of Excel Property.**

David Ramsey, Business Services Director

- 6b Discussion regarding the Application Process to fill the Chief of Police Position**

Ritchie Haynes, City Manager

- 6c Manager's Update/ Report**

Ritchie Haynes, City Manager

NEWS MEDIA

ADJOURNMENT

REGULAR MEETING - February 2, 2023

The Mayor and City Council met in regular session on Thursday, February 2, 2023 at 7:00 PM. in the Council Chambers of City Hall located at 114 West Sycamore Street, Lincolnton, North Carolina. The following members were in attendance:

DEMENY

POINSETTE

TIPTON

JETTON

CALL TO ORDER

Mayor Ed Hatley call the meeting to order

MOMENT OF SILENCE

A moment of silence was observed

PLEDGE OF ALLEGIANCE

Mayor Hatley asked those in attendance to stand as he led the pledge of allegiance

Approval of REGULAR AGENDA

Councilmember Poinsette made a motion to approve the Regular Agenda. Members voted 4-0 in favor of the motion.

Approval of CONSENT AGENDA

Councilmember Tipton made a motion to approve the Consent Agenda. Members voted 4-0 in favor of the motion. All items placed under the Consent Agenda were enacted by one motion without discussion. Items listed as follows: *A copy of the resolutions are attached to and made a part of these minutes.*

- **Approval of Minutes from the January 5, 2023 Regular Meeting**
- **R-03-23 - Resolution declaring Police Department K9 "Nash" as retired and surplus to the City**
- **R-04-23 - Resolution declaring Police Department K9 "Chase" as retired and surplus to the City**

PRESENTATION

Presentation of Advanced Law Enforcement Certificate - Sgt. Devane Rushing

Chief Rodney Jordan presented Sgt. Devane Rushing with the Advanced Law Enforcement Certificate she recently earned. Chief Jordan stated that the Advanced Law Enforcement Certificate is the highest award issued by North Carolina Training and Standards and he spoke to the hundreds of hours of training logged to earn the certificate. Chief Jordan congratulated Sgt. Rushing on her accomplishment and thanked her for her dedication and service.

Presentation of GFOA's Certificate of Achievement for Excellence in Financial Reporting

City Manager Ritchie Haynes recognized the City's finance department as they, once again, have earned the GFOA's Certificate of Achievement for Excellence in Financial Reporting. Mrs. Pam McBryde, Finance Director, was in attendance.

PUBLIC COMMENT

No one requested to speak during this portion of the meeting

PUBLIC HEARINGS

ANX-3-2022

Consideration of Annexation of Property located on the east side of Startown Road approximately 950 feet from Clarks Creek Road (Parcel IDs 16937, 21509, 21507, 21508 and 21510)

Mayor Ed Hatley opened the Public Hearing, recognizing Planning Director Jean Derby, who addressed the Council regarding the request. Mrs. Derby reviewed the request to adopt an ordinance to extend the corporate limits of the city of Lincoln. She reminded members of the location (property located on the east side of Startown Road approximately 950 feet from Clarks Creek Road) and explained the request as being the last step needed for the proposed Carpenter Farms development. She also reminded councilmembers that the conditional zoning was approved, and that annexing the property will allow the city to collect tax revenue from the property owners. In response to a question from Councilmember Jetton, it was confirmed that once annexed, the same city services will be provided for the area. Mr. Freddie Carpenter, the former land owner, spoke in favor of the request. *A copy of the ordinance is attached to and made a part of these minutes.*

Councilmember Jetton made a motion to close the public hearing. Members 4-0 in favor of the motion.

Councilmember Poinsette made a motion to adopt the Ordinance to annex. The motion to approve passed 3-1 with Councilmembers Demeny, Poinsette and Tipton voting in favor of the motion and Councilmember Jetton voting no.

REGULAR AGENDA

Consideration to Accept Subdivision Infrastructure Contract and Surety Bond/Cash

Jean Derby, Planning Director, reviewed a request to consider accepting a subdivision infrastructure contract and surety bond/cash. Mrs. Derby explained the details of the request and why it is needed. She presented a copy of the proposed contract, along with several other supporting documents, stating that the developer has agreed to furnish cash, a letter of credit, a certificate of deposit or a surety bond in a form approved by the city in the amount of \$74,437.50.

Councilmember Tipton made a motion to approve and accept the contract. Members voted 4-0 in favor of the motion

2021-2022 - Audit Presentation

Ms. Carol Avery of Lowermilk Churdh & Co., L.L.P. formally presented the 2021-2022 Audit. Mrs. Avery distributed copies to each individual and briefly addressed the highlights of the report. She offered to answer any questions concerning the report. *A copy of the audit report highlights is attached to and made a part of these minutes.*

C-01-23

Consideration of Contract between the City of Lincolnton and Lowdermilk Church & Co., L.L.P. for the 2022 audit.

Finance Director Pam McBryde appeared before the Council to request the approval of a contract with Lowdermilk Church & Company, L.L.P. to audit accounts for the upcoming fiscal year 2022-2023. Mrs. McBryde informed of a proposed audit fee of \$35,700.00.

Councilmember Jetton made a motion to approve. Members voted 4-0 in favor of the motion.

BA-02-23

Budget Amendment to record adjustments to the General Fund, Boger City Fire District, Powell Bill Fund, Water & Sewer Fund, and Electric Fund

Councilmember Christine Poinsette made a motion to approve the proposed budget amendment as presented. Finance Director Pamela McBryde briefly addressed and explained the needed adjustments to the General Fund, Boger City Fire District, Powell Bill Fund, Water and Sewer Fund, and Electric Fund.

Managers Report/Update

City Manager Ritchie Haynes reported on several things, beginning with dates to remember. He also reminded members of the scheduled budget retreat on March 17th and encouraged them to submit any items they would like to discuss during that time. Mr. Haynes informed councilmembers that a Request For Qualifications (RFQ) for the new Public Service Center is forthcoming, and he invited anyone wishing to tour the facility to contact him.

Continuing, he stated that the Steering Committee is in the process of developing a Request for Proposals (RFP) for the Welcome Center, as well as a Request for Qualifications (RFQ) for the Streetscape Project. Mr. Haynes reported on successfully obtaining a contact at Norfolk Southern regarding purchasing the abandoned railroad corridor and what this could potentially mean for the city in terms of expanding the rail-trail. He also gave an update on the homeless task force.

Police, Fire and Distribution and Collections employees were commended for outstanding performance in recent weeks. Mr. Haynes brought attention to the custom display cabinets recently installed and thanked both the Utility Billing and Finance Departments heading up this project. Mr. Haynes thanked Public Works employees for their dedication and the excellent job they are doing as well. In conclusion, Mr. Haynes informed council of the decision to move forward with only allowing city-issued rollouts to be used beginning on January 1st, 2024. A campaign will take place in March, June and September to inform citizens of the change.

NEWS MEDIA

In response to one question from Mr. Wayne Howard, Chief Rodney Jordan informed that he would forward information regarding the homeless count when received.

ADJOURNMENT

Being no other business, Councilmember Roby Jetton made a motion to adjourn. Members voted 4-0 in favor of the motion.

DAPHNE INGRAM, CMC
CITY CLERK

ED HATLEY
MAYOR

R-03-23

**A RESOLUTION OF THE CITY OF LINCOLNTON ACKNOWLEDGING
THE SERVICE OF POLICE DOG “NASH”, DECLARING HIM AS
SURPLUS, AND AUTHORIZING HIS DISPOSITION TO HIS HANDLER**

WHEREAS, the City of Lincolnton has been well served by its police dog “Nash”, who has served the Lincolnton Police Department and its citizens for many years; and

WHEREAS, it is time for “Nash” to retire as a police dog; and

WHEREAS, although he has been a valuable member of the police department, he is considered personal property, and as such, the City must declare him as “surplus” for purposes of disposing of him; and

WHEREAS, the Lincolnton City Council finds that the City is unlikely to receive significant value through a sale of “Nash”, and the City wishes to make sure that he spends the rest of his life with his beloved handler; Sgt. Randy Carroll;

NOW, THEREFORE, the City of Lincolnton, acting by and through the Lincolnton City Council, does hereby resolve as follows:

1. The Lincolnton City Council recognizes the valuable contributions
Made by “Nash”, its eight year old K-9, to the citizens of Lincolnton.
2. “Nash” is hereby declared surplus to the needs of the City and should
be permitted to retire.
3. City staff is authorized and directed to transfer “Nash” to his handler
Sgt. Randy Carroll, per the Bill of Sale attached hereto as Exhibit “A”

Adopted this 2nd day of February, 2023

ATTEST:

Ed Hatley, Mayor

Daphne Ingram, City Clerk

R-04-23

**A RESOLUTION OF THE CITY OF LINCOLNTON ACKNOWLEDGING
THE SERVICE OF POLICE DOG “Chase”, DECLARING HIM AS
SURPLUS, AND AUTHORIZING HIS DISPOSITION TO HIS HANDLER**

WHEREAS, the City of Lincolnton has been well served by its police dog “Chase”, who has served the Police Department and its citizens for many years; and

WHEREAS, it is time for “Chase” to retire as a police dog; and

WHEREAS, although he has been a valuable member of the police department, he is considered personal property, and as such, the City must declare him as “surplus” for purposes of disposing of him; and

WHEREAS, the Lincolnton City Council finds that the City is unlikely to receive significant value through a sale of “Chase”, and the City wishes to make sure that he spends the rest of his life with his beloved handler; Sgt. Devane Rushing;

NOW, THEREFORE, the City of Lincolnton, acting by and through the Lincolnton City Council, does hereby resolve as follows:

1. The Lincolnton City Council recognizes the valuable contributions Made by “Chase”, to the citizens of Lincolnton.
2. “Chase” is hereby declared surplus to the needs of the City and should be permitted to retire.
3. City staff is authorized and directed to transfer “Chase” to his handler Sgt. Devane Rushing, per the Bill of Sale attached hereto as Exhibit “A”

Adopted this 2nd day of February, 2023

ATTEST:

Ed Hatley, Mayor

Daphne Ingram, City Clerk

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF LINCOLNTON, NC

WHEREAS, the Lincolnton City Council has been petitioned under G.S. 160A-58.1 to annex the area described below; and

WHEREAS, the Lincolnton City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held in the Council Chambers of the Lincolnton City Hall at 7:00 p.m. on February 2, 2023, after due notice by publication and posting on January 18, 2023; and

WHEREAS, the Lincolnton City Council finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the City;
- b. No point on the proposed satellite corporate limits is closer to another municipality than to the City;
- c. The area described is so situated that the City will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;
- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the City; and

WHEREAS, the Lincolnton City Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Lincolnton City Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City of Lincolnton and of the area proposed for annexation will be best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED by the Lincolnton City Council of the City of Lincolnton, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the City of Lincolnton, as of February 2, 2023:

ANNEXATION DESCRIPTION COMMENCING AT NCGS MONUMENT WHITENER, HAVING GRID COORDINATES OF N: 657,394.84 E: 1,326,513.98, FROM SAID POINT OF COMMENCEMENT S 01°04'58" E - 4034.91' TO NCGS MONUMENT CHAPMAN, HAVING NCGS COORDINATES OF N: 653,361.12 E: 1,326,590.22, FROM SAID NCGS MONUMENT S 10°54'48" E - 5, 111.34' TO AND EXISTING #4 REBAR, SAID REBAR BEING THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING A COMMON CORNER WITH SUSAN P. HARRIS ETAL. (14E-96), FROM SAID POINT OF BEGINNING AND FOLLOWING WITH THE COMMON PROPERTY OF SUSAN P. HARRIS ETAL. S 89°56'23" E - 841.50' TO AN EXISTING #4 REBAR, THENCE CONTINUING WITH SUSAN P. HARRIS ETAL. S 47°56'23" E - 2,095.00' TO AN EXISTING #4 REBAR, THENCE CONTINUING WITH SUSAN P. HARRIS ETAL. S 47°56'23" E - 50.00' TO A POINT IN THE CENTER OF CLARK'S CREEK, ALSO BEING A COMMON CORNER WITH TROY A. MOTZ (3082/001), THENCE CONTINUING WITH THE CENTERLINE OF CLARK'S CREEK AND THE COMMON LINE WITH TROY A. MOTZ THE FOLLOWING TEN CALLS:

- 1) S 21°04'57" W - 92.18' TO A POINT
- 2) S 23°17'36" W - 185.78' TO A POINT
- 3) S 28°19'10" W - 96.27' TO A POINT
- 4) S 24°05'34" W - 156.04' TO A POINT
- 5) S 18°29'44" W - 185.15' TO A POINT
- 6) S 30°04'06" W - 249.67' TO A POINT
- 7) S 11°17'12" W - 171.00' TO A POINT
- 8) S 23°02'24" W - 172.73' TO A POINT
- 9) S 12°33'44" W - 238.87' TO A POINT
- 10) S 15°00'47" W - 100.43' TO A POINT, ALSO BEING A COMMON CORNER WITH BHR LAND HOLDINGS LLC (2872/832),

THENCE LEAVING THE CENTERLINE OF CLARK'S CREEK AND FOLLOWING WITH THE COMMON LINE OF BHR LAND HOLDINGS LLC N 22°36'36" W - 50.00' TO AN EXISTING #4 REBAR, THENCE CONTINUING WITH BHR LAND HOLDINGS N 22°36'36" W - 181.00' TO AN EXISTING #4 REBAR, THENCE CONTINUING WITH BHR LAND HOLDINGS N 38°06'36" W - 1,411.00' TO AN EXISTING AXLE, THENCE CONTINUING WITH BHR LAND HOLDINGS N 73°07'45" W - 1,222.08' TO AN EXISTING #4 REBAR, SAID REBAR ALSO BEING A COMMON CORNER WITH ROBERT CRAIG KAY (1623/636), THENCE WITH A COMMON LINE WITH ROBERT CRAIG KAY N 73°07'48" W - 189.95' TO AN EXISTING #4 REBAR, SAID REBAR ALSO BEING A COMMON CORNER WITH MICHAEL D. ISSACS (1055/507), THENCE WITH A COMMON LINE WITH MICHAEL D. ISAACS N 72°48'47" W - 90.72' TO AN EXISTING #4 REBAR, SAID REBAR ALSO BEING ON THE EASTERN MARGIN OF THE 60' RIGHT OF WAY OF STARTOWN ROAD (SR#1005), THENCE CONTINUING WITHIN THE RIGHT OF WAY OF STARTOWN ROAD N 72°48'47" W - 29.86' TO A POINT IN THE CENTERLINE OF STARTOWN ROAD, THENCE CONTINUING WITH THE CENTERLINE OF STARTOWN ROAD THE FOLLOWING SIX CALLS:

- 1) N 03°25'50" E - 49.84' TO A POINT
- 2) N 02°11'41" E - 50.00' TO A POINT
- 3) N 01°03'13" E - 50.00' TO A POINT
- 4) N 00°20'14" E - 365.46' TO A POINT
- 5) N 00°24'35" E - 100.00' TO A POINT
- 6) N 00°25'38" E - 20.50' TO A POINT 7) N 00°20'53" E - 241.59' TO A POINT IN CENTERLINE OF STARTOWN ROAD, SAID POINT ALSO BEING A COMMON CORNER WITH SUSAN P. HARRIS ETAL. (14E-96)

THENCE LEAVING THE CENTERLINE OF THE ROAD N 68°57'47" E - 32.47' TO AN EXISTING CONCRETE MONUMENT, SAID MONUMENT ALSO BEING LOCATED ON THE EASTERN MARGIN OF THE 60' PUBLIC RIGHT

OF WAY OF STARTOWN ROAD (SR#1005), THENCE CONTINUING WITH SUSAN P. HARRIS ETAL N 68°57'47" E - 214.12' TO AND EXISTING #4 REBAR, THENCE CONTINUING WITH SUSAN P. HARRIS ETAL N 68°57'47" E - 262.66' TO AN EXISTING #4 REBAR, THENCE CONTINUING WITH SUSAN P. HARRIS ETAL N 31°07'56" E - 165.00' TO THE POINT AND PLACE OF BEGINNING CONTAINING 96.856 AC±.

Section 2. Upon and after February 2, 2023, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Lincolnton and shall be entitled to the same privileges and benefits as other parts of the City of Lincolnton. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Lincolnton shall cause to be recorded in the office of the Register of Deeds of Lincoln County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this ____ day of _____, 2023

Mayor

ATTEST:

APPROVED AS TO FORM:

Clerk

City Attorney

CITY OF LINCOLNTON

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Financial Highlights
Years Ended June 30, 2022 and 2021

General Fund (Includes Powell Bill Funds)	2022		
	Summarized Budget	2022	2021
Total assets		\$ 9,668,593	\$ 8,405,933
Fund balance		\$ 6,985,895	\$ 5,708,206
Fund balance - Reserved for Streets - Powell Bill (included in total fund balance)		\$ 314,798	\$ 278,229
Total revenue	\$ 12,533,106	\$ 13,836,542	\$ 12,971,770
Total expenditures	\$ 13,930,630	\$ 13,712,897	\$ 14,197,999
Revenues over (under) expenditures before other financing sources (uses)		\$ 123,645	\$ (1,226,229)
Other income (expense)	\$ 1,397,527	\$ 1,157,027	\$ 1,640,378
Increase (decrease) in fund balance		\$ 1,280,675	\$ 414,149
Increase (decrease) in inventory		\$ (2,985)	\$ 3,240
Ad valorem taxes collected		\$ 5,638,718	\$ 5,605,996
Percent of taxes collected - current year levy		99.14%	99.10%
Investment income		\$ 35,267	\$ 57,750
Fund Balance Available - without Powell Bill			
Available Fund Balance		\$ 5,413,848	\$ 4,251,362
Expenditures and other financing sources and uses		13,440,911	14,671,925
Available Fund Balance % - without Powell Bill		40.28%	28.98%
Fund Balance Available			
Available Fund Balance		\$ 5,728,646	\$ 4,529,320
Expenditures and other financing sources and uses		13,712,897	15,017,538
Available Fund Balance %		41.78%	30.16%
State average for a municipality with an electric system and with a population grouping of 10,000 to 49,999		44.06%	44.06%

* Local Government Commission minimum recommended general fund balance should be at least 25% of general fund expenditures at the end of the fiscal year.

CITY OF LINCOLNTON

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**Financial Highlights
Years Ended June 30, 2022 and 2021**

Water and Sewer Fund

	<u>2022</u>	<u>2021</u>
Total assets	\$ 34,492,772	\$ 34,322,869
Net position	\$ 28,907,508	\$ 27,993,770
Operating revenue	\$ 8,284,548	\$ 7,624,106
Operating expenses	\$ 6,959,879	\$ 6,861,419
Operating income (loss)	\$ 1,324,669	\$ 762,687
Nonoperating revenue (expenses)	\$ (21,709)	\$ (69,469)
Transfers (to) from	\$ (389,222)	\$ (389,222)
Change in net position	\$ 913,738	\$ 303,996
Accounts receivable - customers	\$ 670,213	\$ 718,035
Investment income	\$ 23,154	\$ 39,807
Days sales in accounts receivable	31.85%	36.33%

Funds Balance Available

Available Fund Balance	<u>\$ 6,487,543</u>	<u>\$ 5,592,029</u>
Expenditures and other financing sources and uses	7,434,848	7,382,684
Available Fund Balance %	87.26%	75.75%

Electric Fund

Total assets	\$ 10,159,509	\$ 9,988,620
Net position	\$ 8,547,892	\$ 8,544,997
Operating revenue	\$ 7,497,646	\$ 8,897,302
Operating expenses	\$ 7,514,098	\$ 7,336,762
Operating income (loss)	\$ (16,452)	\$ 1,560,540
Nonoperating revenue	\$ 49,811	\$ 29,622
Transfers (to) from	\$ (30,465)	\$ (30,465)
Change in net position	\$ 2,894	\$ 1,559,697
Accounts receivable - customers	\$ 559,574	\$ 688,748
Investment income	\$ 49,983	\$ 29,622
Days sales in accounts receivable	31.03%	37.80%

Funds Balance Available

Available Fund Balance	<u>\$ 4,175,179</u>	<u>\$ 3,489,651</u>
Expenditures and other financing sources and uses	7,544,735	7,367,227
Available Fund Balance %	55.34%	47.37%

CITY OF LINCOLNTON**Page 3 of 3****Financial Highlights
Years Ended June 30, 2022 and 2021**

Component Unit:	2022	2021
Lincolnton Tourism Development Authority		
Total assets	\$ 573,958	\$ 572,825
Net position	\$ 556,588	\$ 572,377
Cash and Investments		
Cash	\$ 20,697,485	\$ 17,771,298
Restricted Cash	2,095,945	698,861
Total cash	<u>\$ 22,793,430</u>	<u>\$ 18,470,159</u>
Total cash includes:		
Special Revenue Fund/Federal - ARPA	\$ 1,000,000	\$ -
Special Revenue Fund/State - SCIF	\$ 356,360	\$ -



CITY OF LINCOLNTON POLICE DEPARTMENT

RODNEY JORDAN • CHIEF OF POLICE

TO: Ritchie Haynes, City Manager
FROM: Chief R. Jordan *R-2*
SUBJECT: Surplus of Handgun
DATE: February 20, 2023

The purpose of this memo is to seek permission from you and the Lincolnton City Council to surplus the “Glock” Handgun (**Model 19, Gen 4, Serial Number (YCZ901)**), Old Laptop Computer Lenovo ThinkPad city tag number 00003683, and Duty Badge carried by Myself to present to me upon my retirement from the Police Force. My projected retirement date is April 1, 2023. The value of the weapon in its current condition is \$260.00 and the value of the old computer is estimated by Chris to be about \$100.00. After deducting this from the \$300.00 I am allotted for my retirement per City Policy, I would make a payment to the city in the amount of \$60.00.

Your consideration in this matter is greatly appreciated.

Cc: Daphne Ingram
City Council
Tanya Osborne
Rebecca Huntsinger

MEMO TO: Mayor and City Council

FROM: City of Lincoln Planning Department

SUBJECT: CZ-1-2023- Application from Morris Long requesting a conditional district zoning map amendment from Central Business Transitional (CBT) to Transitional Infill Development (TID).

DATE: March 2, 2023

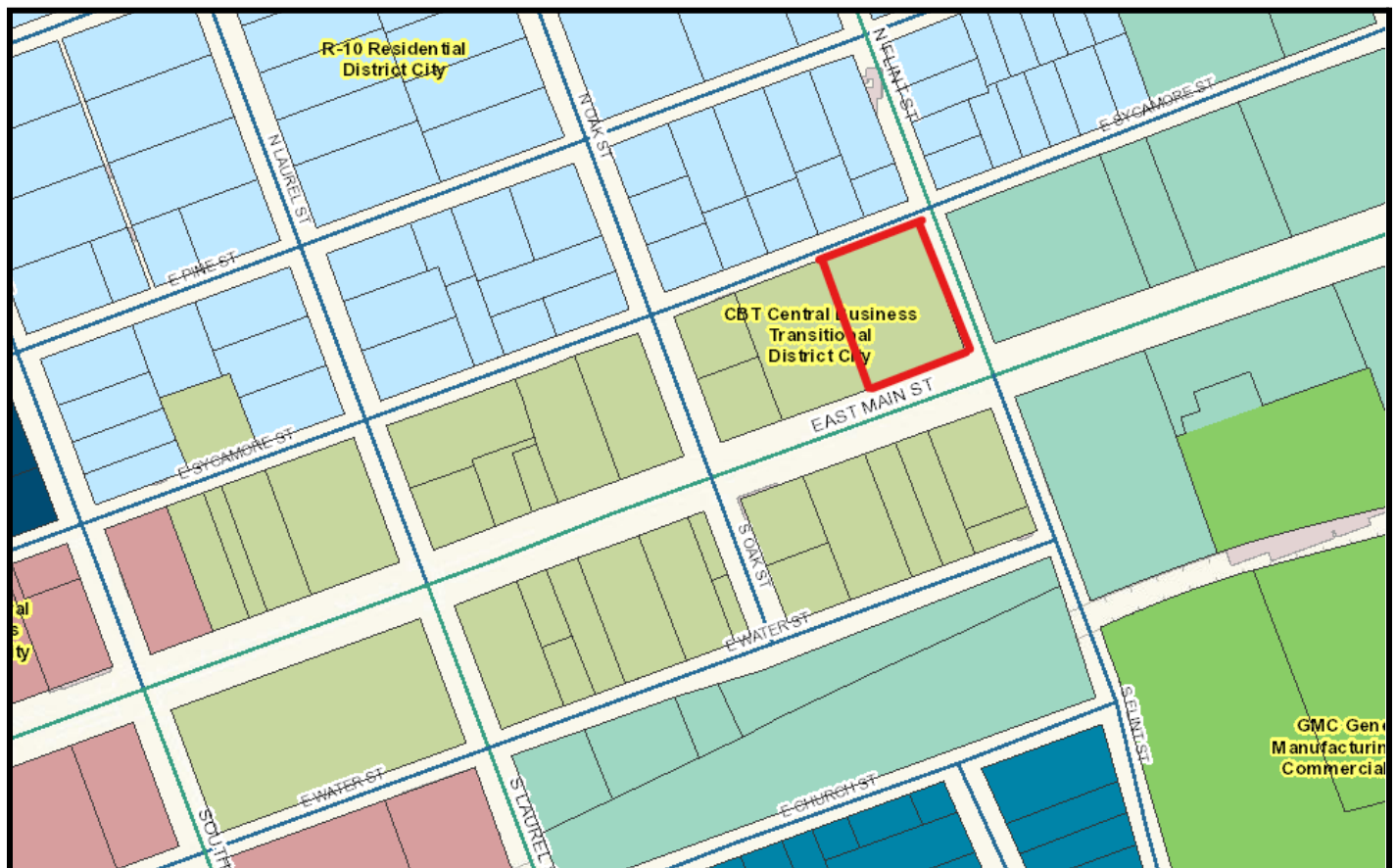
SITE AND AREA DESCRIPTION

Morris Long is requesting a conditional district rezoning of 0.733 acres from the Central Business Transitional (CBT) District to the Transitional Infill Development (Conditional District) TID (CD) for the purpose of creating four duplex residential units. The subject property is located at 627 East Main Street (Parcel ID 00670).

The subject property was formerly used as a police department and currently is a vacant lot.

The adjacent properties are commercial and residential. Zoning around the site is a mixture of Central Business Transitional (CBT) District and Residential 10 (R-10) District and General Business (GB).

CURRENT ZONING MAP

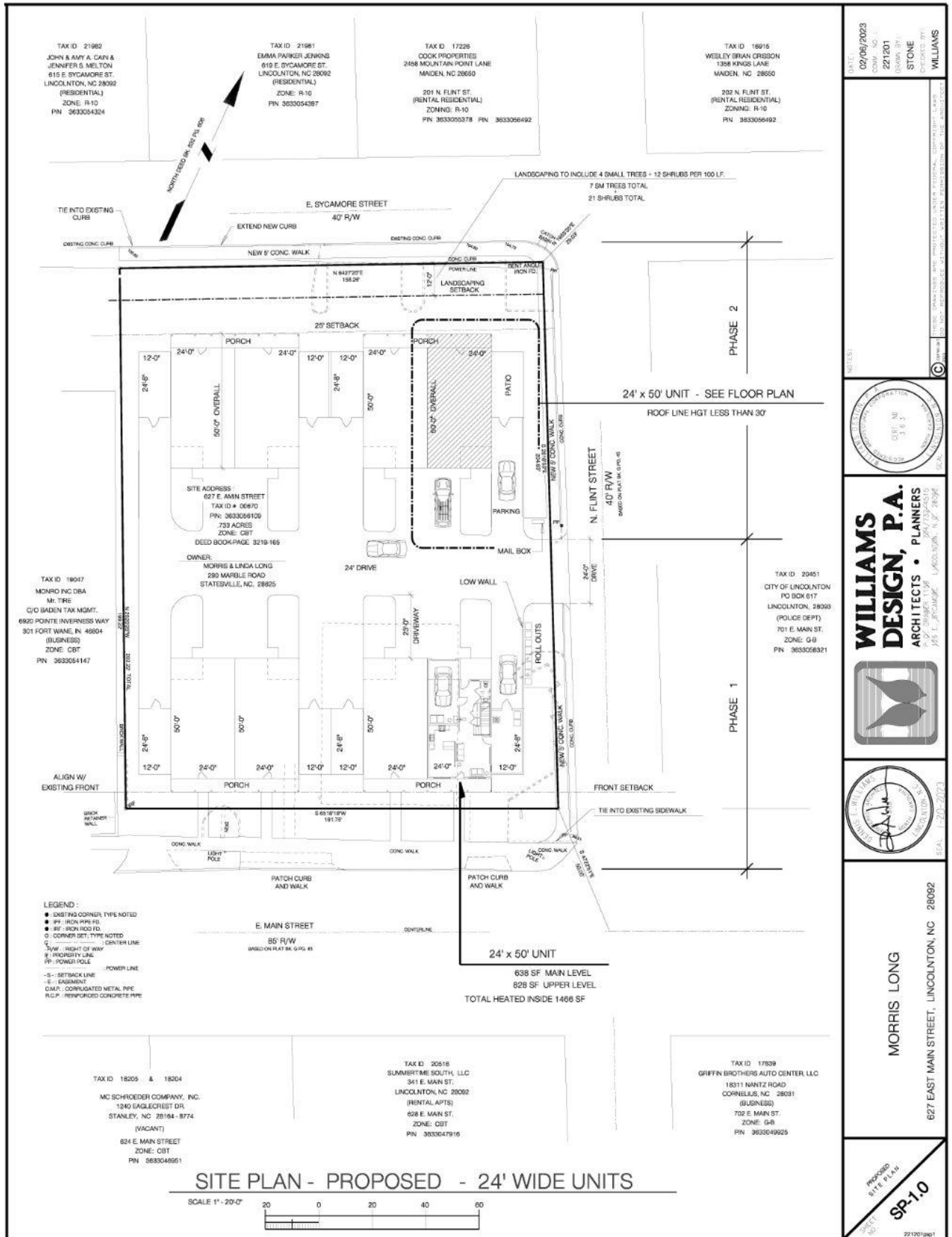


AERIAL VIEW



STREET VIEW





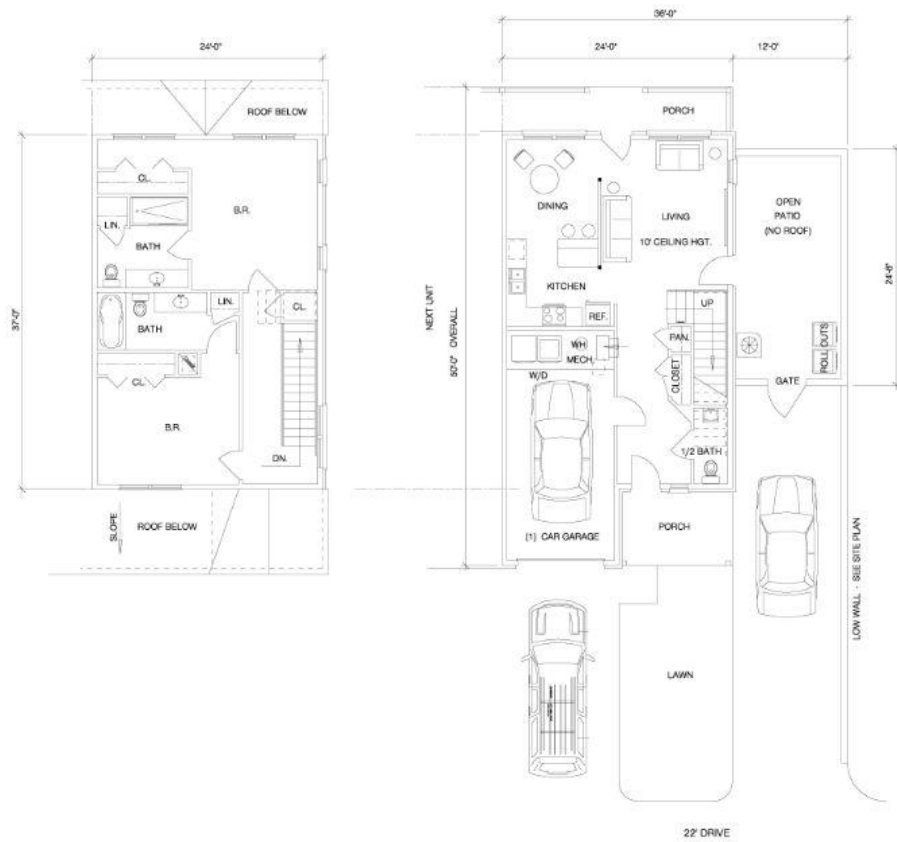
DATE: 02/06/2023
COMP. NO.: 221201
CREATED BY: STONE
CHECKED BY: WILLIAMS

NOTES:
1. THESE PLANS AND PROTECTED UNDER FEDERAL, STATE, AND LOCAL LAWS.
2. NO PART OF THESE PLANS MAY BE REPRODUCED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

WILLIAMS DESIGN, P.A.
ARCHITECTS • PLANNERS
195 E. STANLEY, LINCOLTON, NC 28092
TEL: 704.732.4515
FAX: 704.732.4516
www.williamsdesignpa.com

MORRIS LONG
627 EAST MAIN STREET, LINCOLTON, NC 28092

PROPOSED
SITE PLAN
SP-1.0
221201.dwg



UPPER FLOOR PLAN

SCALE 1/8" = 1'-0"

24' x 50' UNIT

828 SF UPPER LEVEL

MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"

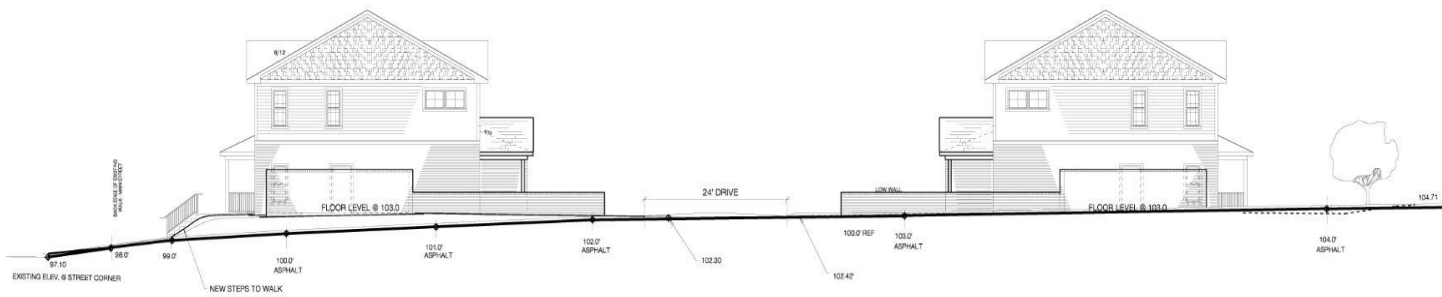
638 SF MAIN LEVEL

TOTAL HEATED INSIDE 1466 SF



FRONT ELEVATIONS FM. MAIN STREET

SCALE 1/8" = 1'-0"



SIDE ELEVATIONS FM. FLINT STREET

SCALE 1/8" = 1'-0"



REAR ELEVATIONS FM. DRIVE - TOWARDS MAIN STREET

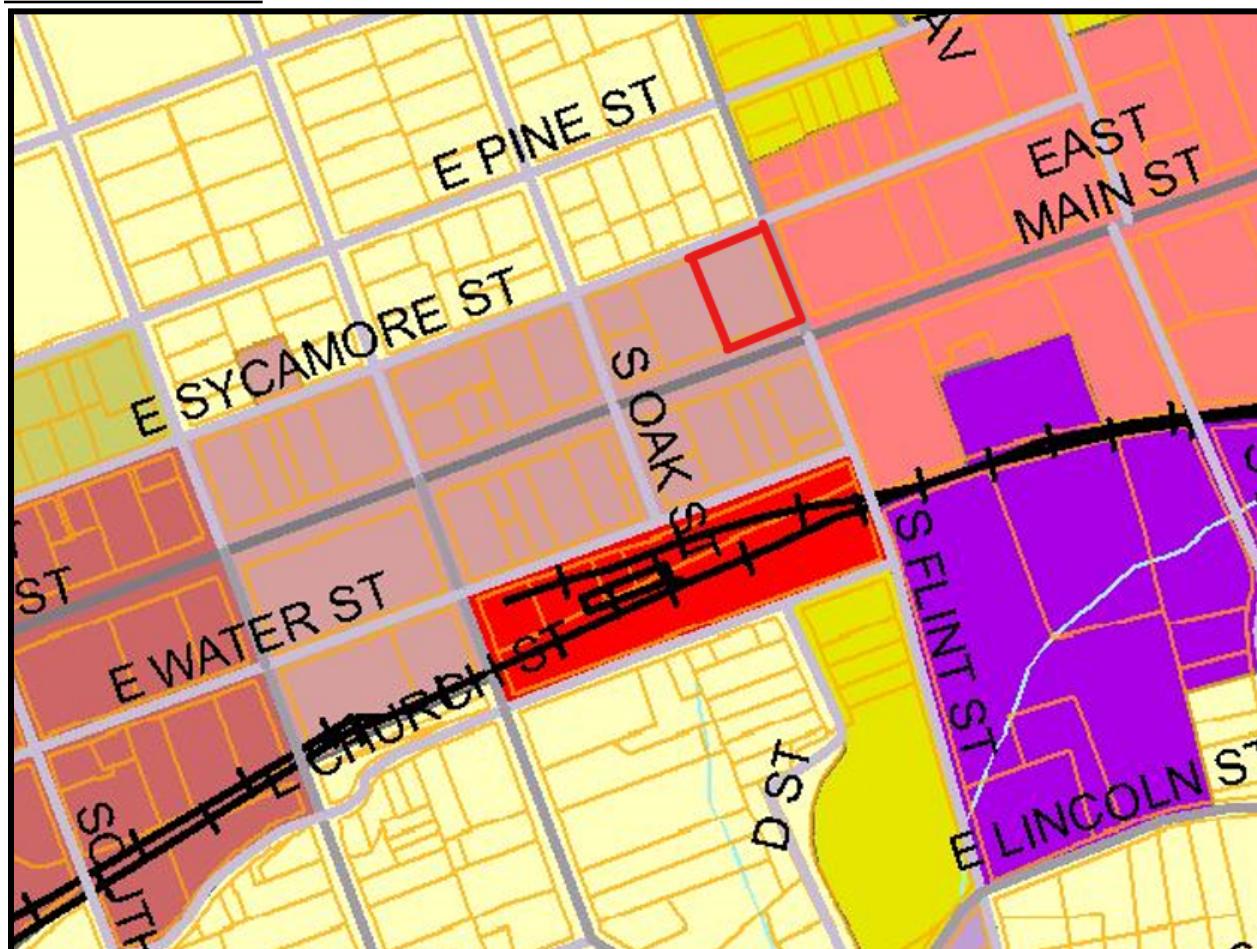
SCALE 1/8" = 1'-0"



PROJECT DETAILS

- 4 - 2 unit buildings
- 4 units will front East Main Street and 4 units will face East Sycamore
- 2 bedroom/2.5 bathroom units
- 1 car rear loaded garage and three parking spaces per unit
- Exterior will be a combination of brick and hardie board
- Each unit will have a side patio and a front porch

LAND USE PLAN



Land Use Code and Description

CB, Central Business	MURC, Mixed Use Residential/ Commercial	ROS, Recreation/ Open Space
CBT, Central Business Transitional	NB, Neighborhood Business	RR, Rural Residential
GB, General Business	NBC, Neighborhood Business Corridor	RS, Residential Suburban
IND, Industrial	PB, Planned Business	TSF, Traditional Single-Family
IO, Institutional Office	RHD, Residential High Density	

The Land Use Plan shows the property in the Central Business District Transitional Area. This planning area lies adjacent to Downtown Lincoln and, in many ways, is an extension of "downtown" with office and retail uses prevailing. The major factor that differentiates the two areas is off-street parking. While traditional "downtown" uses have little if any on-site parking, the CBD transitional planning area is meant to accommodate off-street parking in the rear yard only. Thus, the dense development pattern found in downtown Lincoln is modified somewhat in CBD Transitional planning area.

Accordingly, the CBD Transitional planning area is an excellent venue for multi-family development where on-site off-street parking is of major concern.

The rezoning of the property to the Transitional Infill Development (Conditional District) TID (CD) is consistent with the intent of the land use plan.

CONDITIONAL ZONING

Because this is a proposed rezoning to a conditional zoning district, if the request is approved, the property could only be used for the specified use in accordance with the approved site plan. Any major modification or change in use would require approval by the City Council through a public hearing process.

STAFF REVIEW COMMITTEE

The Staff Review Committee had the following comments:

1. Coordinate Water and Sewer with the City Utilities Department.
2. Building plans must be submitted to and approved by Lincoln County Inspections prior to development.
3. Windows and doors must be similar to CB Design Code Standards for downtown buildings.
4. The City Fire Inspector will need to review and approve all plans prior to development. For building height, ground to eave must be 30' or less. Building height of more than 30' would require the driveway width to be 26 feet.
5. NCDOT stated that with access only on North Flint St, they would not require a driveway permit. However they want to see the existing curb cuts along NC27, E Main St, be removed and curbing placed to match existing. This would be done through a 16.1A (Non-utility) encroachment agreement.
6. Coordinate with the City Electric Department on electric meters and conduit.
7. Coordinate with the City on trash pick up.
8. Move mailboxes to an interior location to prevent residents from stopping on N. Flint Street to pick up mail.
9. Erosion control plans must be submitted to and approved by Lincoln County Soil and Erosion prior to development.
10. Building design is to be generally consistent with the quality, character and fenestration portrayed in the renderings. Minor variations from the renderings that do not detract from the quality, character and fenestration may be permitted.
11. Sidewalks constructed to City of Lincoln specifications must be constructed along North Flint and East Sycamore.
12. Landscaping along the length of Sycamore where it is across from Single Family Dwellings. Use Street Landscaping Standards 4 small trees, 12 shrub per 100 linear feet

Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness
for APPROVAL of Application

Case No. CZ-1-2023

Applicant: Morris Long

Parcel ID#: 00670

Location: Intersection of East Main and N. Flint Street

Request: Rezone from CBT to TID (CD) for the use of the property for 4 duplex units.

Proposed Consistency and Reasonableness Statement:

The Lincolnnton Land Use Plan designates this property as part of the Central Business Planning Area. The proposed rezoning request **is consistent** with the Lincolnnton Land Use Plan in the following ways:

- The CBD transitional planning area is meant to accommodate off-street parking in the rear yard only.
- The CBD Transitional planning area is an excellent venue for multi-family development where on-site off-street parking is of major concern.
- Encourage quality infill development. Build it so that it looks like it "fits in." Mixed-use type buildings are acceptable. Attract "people-oriented" uses (e.g., restaurants) downtown. Encouraging persons to live downtown Lincolnnton is very much recommended.
- The City should continue its efforts to promote downtown living and also allow for additional and quality higher-density developments on the downtown periphery.

The proposed rezoning request **is reasonable** with the Lincolnnton Land Use Plan in the following ways:

- The Land Use Plan strongly encourages residential development in the CBD Transitional Planning Area as a means of enhancing the vitality of downtown.

Therefore, **approval of the proposed amendment is reasonable and in the public interest.**

**Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness
for **DENIAL** of Application**

Case No. CZ-1-2023

Applicant: Morris Long

Parcel ID#: 00670

Location: Intersection of East Main and N. Flint Street

Request: Rezone from CBT to TID (CD) for the use of the property for 4 duplex units.

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Central Business Planning Area.

The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan.

- However, the proposed use is not viewed as desirable in the area.

The proposed rezoning request **is not reasonable** with the Lincolnton Land Use Plan in the following ways:

- The change in zoning is not reasonable as it will create development that is not desirable. A mixed use development or commercial development would be better suited to this property.

Denial of the proposed amendment is reasonable and in the public interest.

PLANNING BOARD OUTCOME

Planning board voted in favor of the project with the condition that the front facade of the units on Main Street be brick veneer as opposed to a combination of brick and hardie board.

STAFF AND PLANNING BOARD RECOMMENDATION

Recommends the following actions:

- approval of the request for rezoning from CBT to the Transitional Infill Development(Conditional District) TID(CD) subject to the staff review committee comments being made conditions of approval,
- approval of the statement of consistency for approval of the rezoning request, and
- the rezoning being effective once the Zoning Administrator receives written agreement from the applicant and property owner with the conditions of approval.

MEMO TO: Mayor and City Council

FROM: City of Lincoln Planning Department

SUBJECT: ZMA-1-2023 – Application from JJW Properties requesting the rezoning of 0.403 acres from R-10 to R-8

DATE: March 2, 2023

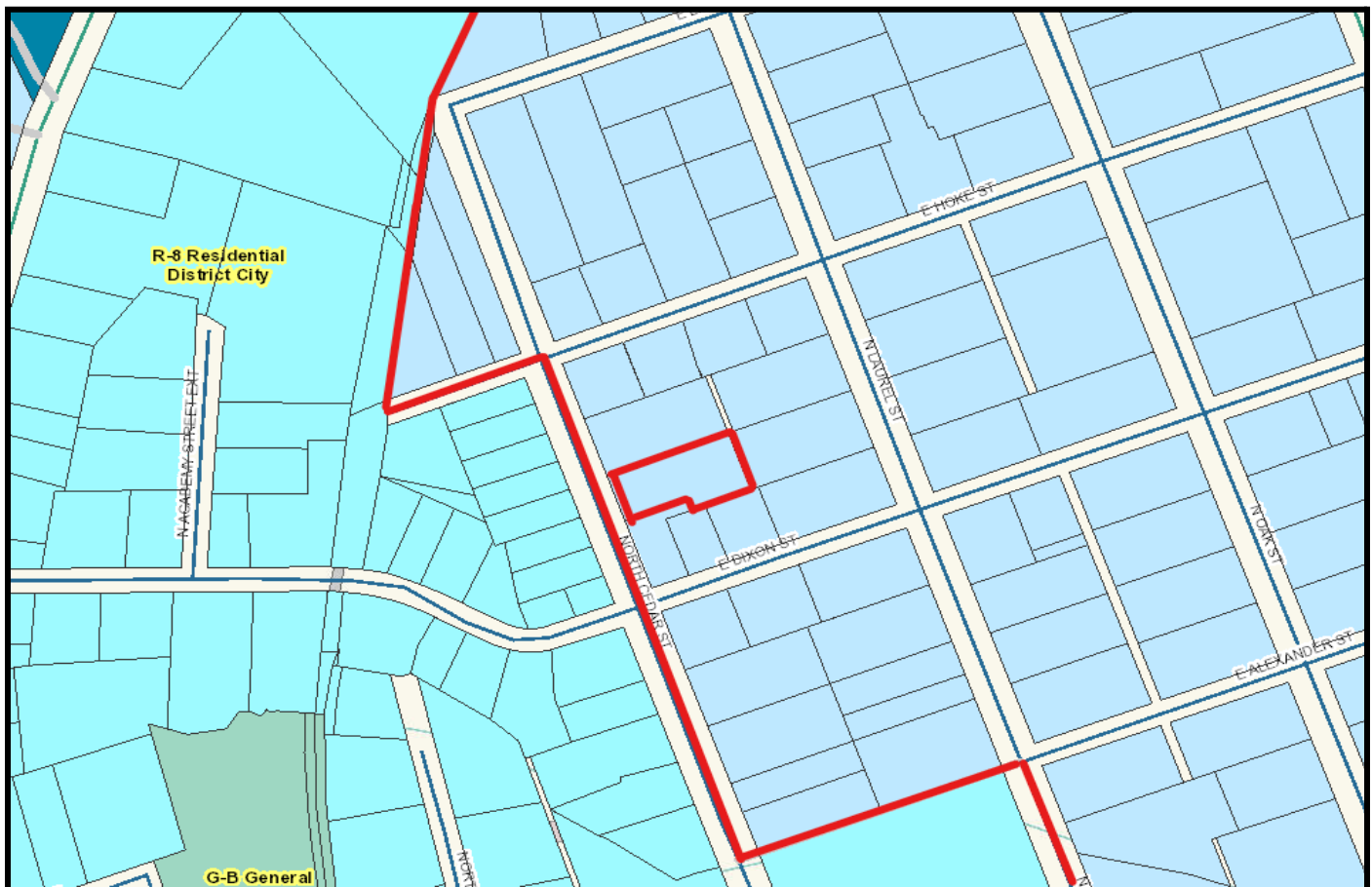
SITE AND AREA DESCRIPTION

The applicant is requesting a rezoning of a parcel totaling approximately 0.403 acres from the Residential-10 (R-10) district to the Residential-8 (R-8) district. The subject property is located at 710 N. Cedar Street. Properties to the north, south and east are R-10. Properties to the west are R-8.

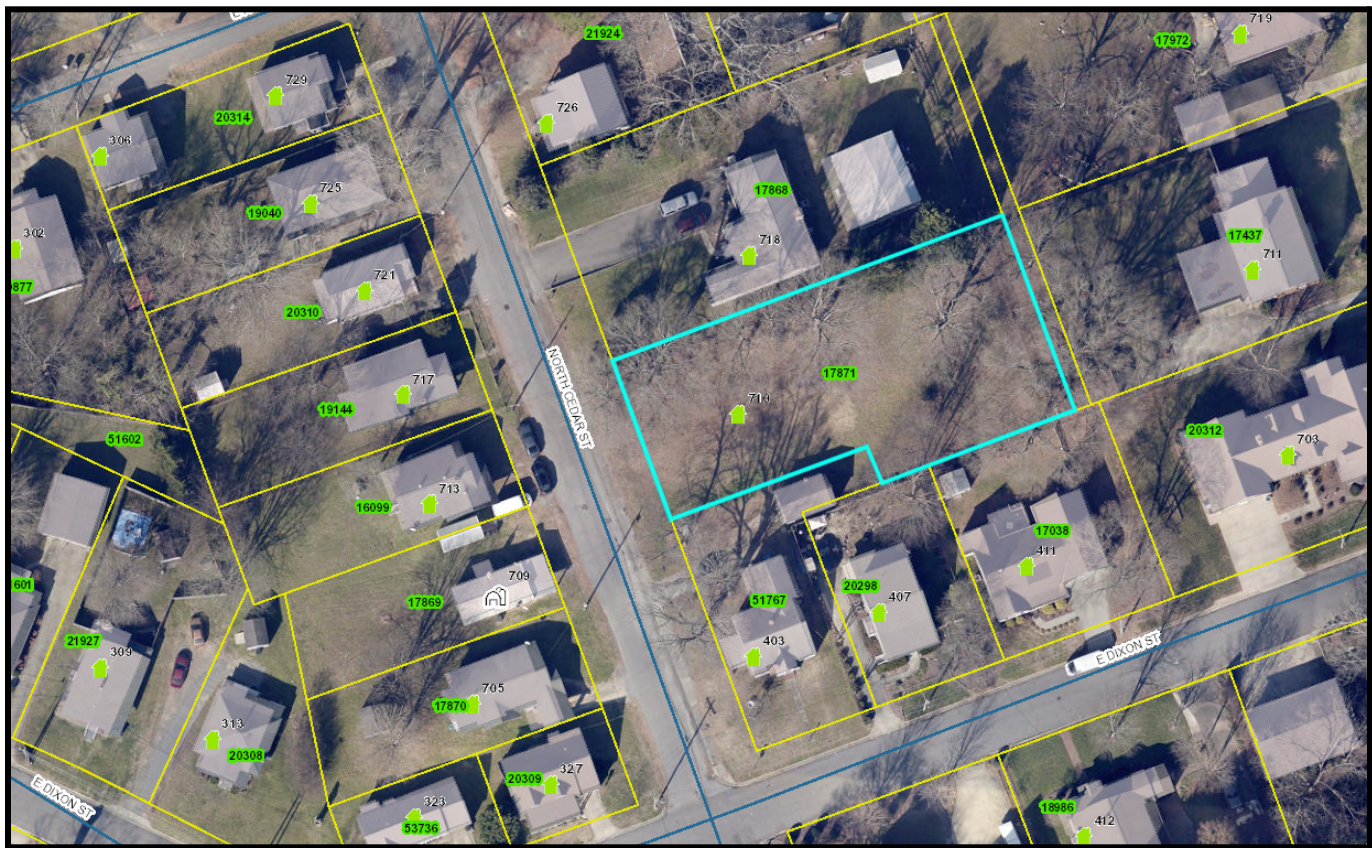
The applicant would like to rezone to R-8.

The subject property is vacant. Land uses in the area are primarily single-family.

CURRENT ZONING MAP



CURRENT AERIAL VIEW



CURRENT STREET VIEW



PERMITTED USES BY ZONING DISTRICT:

R-10 (Current Zoning)	R-8 (Proposed Zoning)
Single-family dwellings	Single-family dwellings
Day care centers, small group	Day care centers, small group
Customary home occupations	Customary home occupations
Family care homes	Family care homes
Essential services, Class I	Essential services, Class I
Accessory structures	Accessory structures
Publicly owned and operated outdoor recreation facility one acre or less in size and not containing a swimming pool.	Publicly owned and operated outdoor recreation facility one acre or less in size and not containing a swimming pool.
	Two Family Homes

LAND USE PLAN

The land use plan shows the property in the Traditional Single Family Planning Area. Neighboring properties are also in the Traditional Single Family.

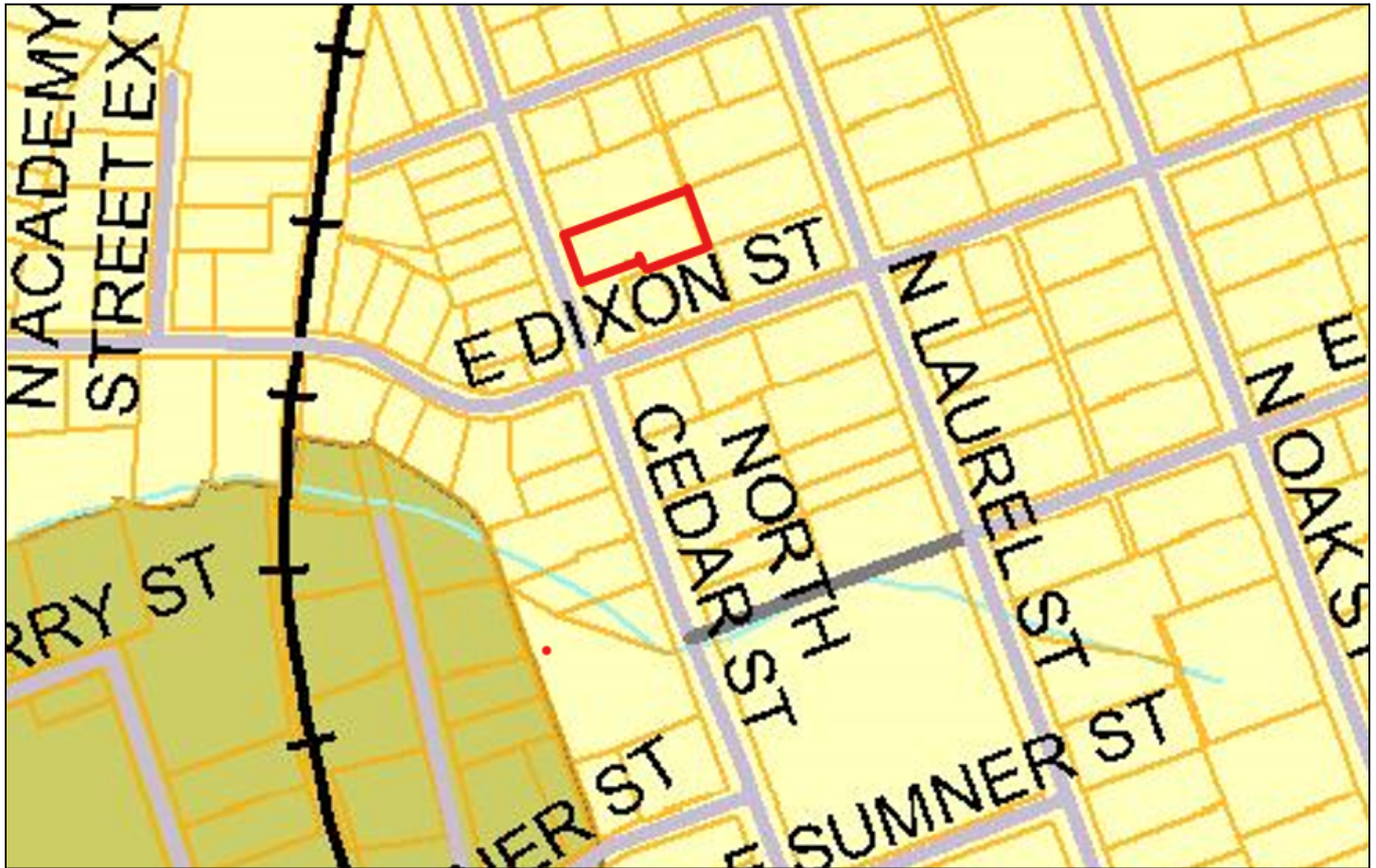
These planning areas will consist of single-family uses on smaller to medium sized lots in older established portions of the community. As these areas are primarily residential in character, they should be protected from encroachment of incompatible business and industrial development.

Strategies included in the land use plan:

STRATEGY R-A2: Strongly encourage infill development in older portions of Lincolnton that will be in harmony with these areas' architectural characteristics.

STRATEGY R-A5: Maintain the unique single-family residential character of the City's existing "mill villages" and their viability as a source of quality affordable single-family housing. (NOTE: consider rezoning such areas from R-8 to R-10 or R-15 to eliminate the placement of duplex units).

FUTURE LAND USE MAP:



Land Use Code and Description

CB, Central Business	MURC, Mixed Use Residential/ Commercial	ROS, Recreation/ Open Space
CBT, Central Business Transitional	NB, Neighborhood Business	RR, Rural Residential
GB, General Business	NBC, Neighborhood Business Corridor	RS, Residential Suburban
IND, Industrial	PB, Planned Business	TSF, Traditional Single-Family
IO, Institutional Office	RHD, Residential High Density	

COMPLIANCE WITH LAND USE PLAN

The Land Use Plan designates the subject property as a Traditional Single Family Planning Area. These Planning Areas are primarily single family in character. Therefore, the proposed rezoning request is not consistent with the Land Use Plan.

**Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness
for **APPROVAL** of Application**

Case No. ZMA-1-2023

Applicant: JJW Properties

Parcel ID#: 17871

Location: 710 N. Cedar Street

Request: Rezone from R-10 to R-8

Proposed Consistency and Reasonableness Statement:

The Lincolnnton Land Use Plan designates this property as part of the Traditional Single Family Planning Area. The proposed rezoning request **is not consistent** with the Lincolnnton Land Use Plan.

However, the rezoning is **reasonable** in that the Land Use Plan states the following in reference to Residential Strategies:

STRATEGY R-A2: Strongly encourage infill development in older portions of Lincolnnton that will be in harmony with these areas' architectural characteristics.

STRATEGY R-G1: Encourage mixed-use development (in a more urban manner) in areas other than Downtown.

Therefore, **approval of the proposed amendment is reasonable and in the public interest.**

**Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness
for **DENIAL** of Application**

Case No. ZMA-1-2023

Applicant: JJW Properties

Parcel ID#: 17871

Location: 710 N. Cedar Street

Request: Rezone from R-10 to R-8

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Residential Suburban Planning Area. Therefore, the proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan. Traditional Single Family planning areas will consist of single-family uses on smaller to medium sized lots in older established portions of the community. As these areas are primarily residential in character, they should be protected from encroachment of incompatible business and industrial development.

STRATEGY R-A2: Strongly encourage infill development in older portions of Lincolnton that will be in harmony with these areas' architectural characteristics.

STRATEGY R-A5: Maintain the unique single-family residential character of the City's existing "mill villages" and their viability as a source of quality affordable single-family housing. (NOTE: consider rezoning such areas from R-8 to R-10 or R-15 to eliminate the placement of duplex units).

The proposed rezoning request **is not reasonable** in that there are no duplexes in that area. All of the homes are single family homes. It would not fit with the character of the neighborhood.

Denial of the proposed amendment is reasonable and in the public interest.

PLANNING BOARD OUTCOME

Planning board voted in to deny rezoning.

STAFF AND PLANNING BOARD RECOMMENDATION

Staff recommends the following action:

1. Denial of the rezoning from R-10 to R-8
2. and approve the Proposed Statement of Consistency and Reasonableness for DENIAL of Application



LINCOLNTON
AGENDA ITEM SUMMARY

To: The Honorable Mayor and City Council
Date: March 2, 2023
From: Cliff Brumfield Lincoln Economic Development Association
Subject: Presentation of a long-term land use request by the LEDA Board of Directors - Roper Drive Properties

Summary:

Request from Mr. Cliff Brumfield with Lincoln Economic Development Association to update Council Members on projects and what they are seeing on the horizon in activity.

Background:

Fiscal Impact:

NA

Recommendation:

No Action Required

Attachments:

None



LINCOLNTON
AGENDA ITEM SUMMARY

To: The Honorable Mayor and City Council
Date: March 2, 2023
From: Nathan Euery, Public Services Director
Subject: Presentation/Consideration of Conceptual Design for City Park

Summary:

Nathan Euery, Public Services Director, along with representatives from McGill Associates, will present the proposed conceptual design for the City Park project.

Background:

Discussions with Jim Ford and Nate Halubka from McGill and Associates regarding the City Park site development project. A community input meeting was also held.

Fiscal Impact:

Undetermined

Recommendation:

Consensus of council members

Attachments:

1. Lincolnton City Park Conceptual Plan_Alt A
2. Lincolnton City Park Conceptual Plan_Alt B



CITY PARK, LINCOLNTON NORTH CAROLINA

ALTERNATE A



CITY PARK, LINCOLNTON NORTH CAROLINA

ALTERNATE B



LINCOLNTON
AGENDA ITEM SUMMARY

To: The Honorable Mayor and City Council
Date: March 2, 2023
From: Nathan Euery, Public Services Director
McGill Associates
Subject: Presentation of Grant Options/Authorization for McGill Associates to Proceed with Pursuing Gant Funding Opportunities for City Park

Summary:

Request from Public Works Director Nathan Eurey to secure the services of McGill Associates to proceed with applying for potential grant funding to assist with the cost of the City Park project.

Background:

Fiscal Impact:

Undetermined

Recommendation:

Approval to seek potential grants, which may require matching funds.

Attachments:

None



LINCOLNTON
AGENDA ITEM SUMMARY

To: The Honorable Mayor and City Council
Date: March 2, 2023
From: Rodney Jordan, Chief of Police
Subject: Request from Chief of Police to amend the wording of the Oversize Vehicle ordinance.

Summary:

Background:

Fiscal Impact:

NA

Recommendation:

Staff Recommends to Approve

Attachments:

1. O-04-23 Ordinance amendment - change in oversize vehicles

O-04-23

§ 72.03 PARKING OVERSIZED VEHICLES, CONTAINERS OR TRAILERS ON STREETS.

(A) It shall be unlawful to park a vehicle or container, as described in division (B) of this section, in any residentially zoned area of the city. No vehicle or trailer including those in divisions (C) (1) and (2) below shall block the street or interfere with emergency response passage or any normal flow of traffic.

~~—(B) A vehicle to which this section shall be applicable shall be a truck, tractor, trailer, (regardless of size), semi-trailer or bus which has a gross weight in excess of 10,000 pounds or which has a length of 270 inches (22 feet and six inches) overall or a width in excess of 96 inches (eight feet) or a height in excess of 96 inches (eight feet). Also included is any dumpster, storage container, POD etc.~~

(C) This section shall not be applicable to the following vehicles:

(1) A vehicle in the process of being loaded, unloaded or in the performance of service to or for property located adjacent to the public street; or

(2) A vehicle temporarily rendered inoperable by mechanical difficulty for the time necessary to effect necessary repairs, but in no event to exceed three hours.

(Prior Code, § 13-59) (Ord. O-47-96, passed - - ; Am. Ord. O-05-19, passed 6-6-2019) Penalty, see § [70.99](#)

REPLACE WITH.....

(B) A vehicle to which this section shall be applicable shall be a truck, tractor, semi-trailer or bus which has a gross weight in excess of 10,000 pounds or which has a length of 270 inches (22 feet and six inches) overall or a width in excess of 96 inches (eight feet) or a height in excess of 96 inches (eight feet). Other vehicles and containers to which this ordinance applies is any trailer, utility trailer, dumpster, storage container, POD etc. (Regardless of size and weight).



LINCOLNTON
AGENDA ITEM SUMMARY

To: The Honorable Mayor and City Council
Date: March 2, 2023
From: Daphne Ingram, City Clerk
Subject: Resolution of Intent - Request for Closure of Cleveland Avenue

Summary:

Request from Downtown Mini Storage, LLC (Walter Clark) to close Cleveland Avenue, a 50' unopened right of way, pursuant to N.C.G.S. 160A-299

Background:

The request was initially received June 21, 2022 but was withdrawn by the applicant after learning that an adjoining property owner, Mr. Mike Baker, was opposed to the closure. Our office was recently contacted by Rob Brown, of The Jonas Law Firm, requesting to move forward with the closure, stating that Mr. Clark has agreed to terms with Mr. Mike Baker to purchase the lot in question. The Resolution of Intent is attached and if adopted, will be advertised, posted and sent to each of the adjoining property owner. The required public hearing will take place at the April 6th City Council meeting.

Fiscal Impact:

NA

Recommendation:

Adoption of Resolution of Intent to Close Cleveland Avenue

Attachments:

1. Resolution of Intent - Cleveland Avenue 2023
2. survey - Cleveland Ave.
3. Baker - Map with Parcel Information
4. WC Ittr City 6-21-22

CITY COUNCIL

Ed L. Hatley, Mayor
Christine Poinsette, Mayor Pro-Tem
Kevin Demeny
Jill Tipton
Roby Jetton



CITY MANAGER

Ritchie Haynes
rhaynes@lincolntonnc.org
CITY CLERK
Daphne Ingram
[dingram@lincolntonnc.org](mailto:d Ingram@lincolntonnc.org)
CITY ATTORNEY
Thomas J. Wilson, Jr.

Resolution of Intent

A RESOLUTION DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF LINCOLNTON TO CONSIDER A REQUEST FOR THE CLOSURE OF CLEVELAND AVENUE

WHEREAS, G.S. 160A-299 authorizes the Lincolnton City Council to close streets and public alleys; and

WHEREAS, the Lincolnton City Council has received a formal request to close Cleveland Avenue, a 50' unopened right of way, pursuant to N.C.G.S. §160A-299; and

WHEREAS, the Lincolnton City Council agrees that the closure of this street will not be detrimental to the public interest or the property rights of any individual; and

WHEREAS, the Lincolnton City Council agrees that none of the adjoining owners will be deprived of reasonable means of ingress and egress to their respective parcels of real property.

NOW, THEREFORE, BE IT RESOLVED by the Lincolnton City Council that:

- (1) A meeting will be held at 7:00 p.m. on the 6th day of April, 2023 in the Council Chambers of City Hall to consider a resolution closing Cleveland Avenue, a 50' unopened right of way.
- (2) The City Clerk is hereby directed to publish this Resolution of Intent once a week for four successive weeks in the Lincoln Times News, or other newspaper of general circulation in the area.
- (3) The City Clerk is further directed to transmit by registered or certified mail to each owner of property abutting upon that portion of said street a copy of this Resolution of Intent.
- (4) The City Clerk is further directed to cause adequate notices of this Resolution of Intent and the scheduled public hearing to be posted as required by G.S. 160A-299

Upon motion duly made by Councilmember _____, and unanimously approved, the above resolution was duly adopted by the Lincolnton City Council at the meeting held on the 2nd day of March, 2023, in the Lincolnton City Hall.

Ed Hatley, Mayor

ATTEST:

Daphne Ingram, City Clerk

NOTES:
* PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED.
* OWNER TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.
* DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THIS PLAT SHOULD NOT BE SCALED OR RELIED UPON FOR DESIGN OR CONSTRUCTION WITHOUT A FIELD VERIFICATION OF ALL DIMENSIONS.
* DIGITAL COPIES OF THIS FILE ARE FOR REFERENCE ONLY AND MAY NOT BE USED FOR DESIGN WORK.
* 10' DRAIN, & UTILITY EASEMENT MAY EXIST ALONG EACH LOT LINE.
* NO USGS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.
* THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.

PROPERTY IS ZONED - GMC
SETBACKS:
FRONT 50'
REAR 30' (50' IF RESIDENTIAL ADJOINER)
SIDE 10'
PROPERTY IS IN THE WS - IV WATERSHED.

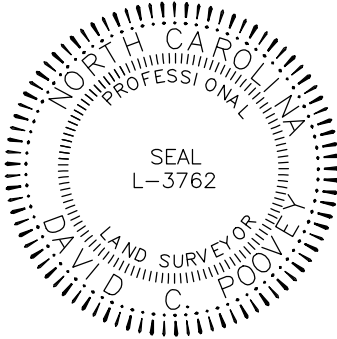
LEGEND

- R/W RIGHT-OF-WAY
- E/P EDGE OF PAVEMENT
- C/L CENTERLINE
- PDE PERMANENT DRAINAGE EASEMENT
- UTILITY POLE
- LIGHT POLE
- UNDERGROUND POWER
- S SANITARY SEWER LINE
- OVERHEAD UTILITY LINE
- RAILROAD TRACK
- UNDERGROUND TELECOMMUNICATIONS LINE
- G GAS LINE
- W WATER LINE
- F FIBER OPTIC CABLE LINE

STATE OF NORTH CAROLINA
I, DAVID C. POOVEY CERTIFY THAT THIS MAP WAS (DRAWN BY ME)
(DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE
BY ME) (AN ACTUAL SURVEY MADE UNDER MY SUPERVISION) (DEED
DESCRIPTION RECORDED IN BOOK 156, PAGE 085;
BOOK _____, PAGE _____; BOOK _____, PAGE _____;
THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND
DEPARTURE IS 1: 10,000, (THAT THE BOUNDRIES NOT SURVEYED
ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND
IN BOOK 11, PAGE 159); THAT THIS MAP WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.
WITNESS MY HAND AND SEAL THIS THE 19 DAY OF
DECEMBER, A.D. 2020.

David C. Poovey

PROFESSIONAL LAND SURVEYOR - PLS #3762



LINCOLNTON DEV. PARTNERS, LLC
PB 14-325

NO DOCUMENTATION FOUND (AS PER PB 11-159)
60' REPUTED R/W PER GIS
CSX RAILROAD
C/L SPUR
C/L MAIN TRACK
REPUTED R/W LIMIT

SOUTH EDWARDS ST
40' PUBLIC R/W

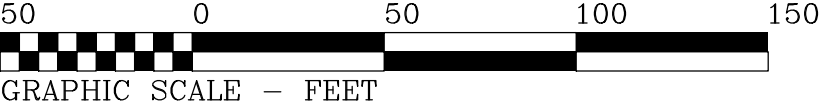
PARCEL #00621

2.750 AC.+- TOTAL

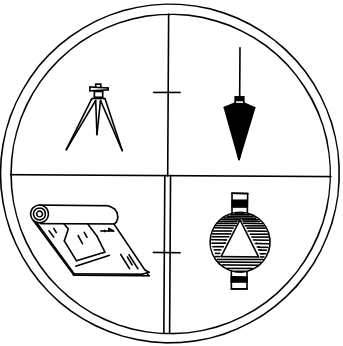
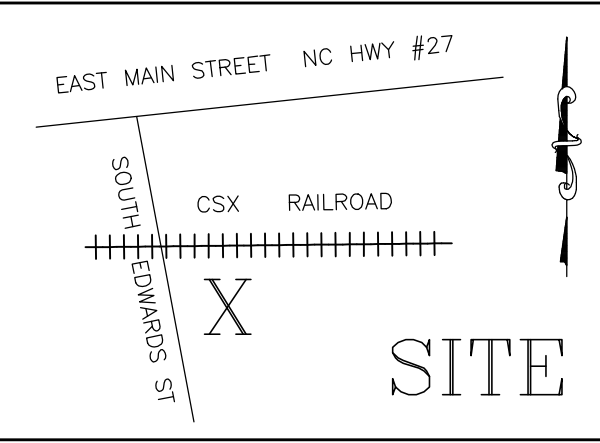
CLEVELAND AVE 50' R/W (UNOPENED)

HESED HOUSE
PB 11-159

HESED HOUSE
PB 11-159



VICINITY MAP



DEDMON SURVEYS

DEDMON SURVEYS

CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
3704 NC HIGHWAY #16 BUSINESS NORTH
P.O. BOX 494 - DENVER, NC 28037
PHONE: 704/483/4908
FAX: 704/483/2170

DATE 12-19-2020
SCALE: 1" = 50'

DB: 156 PG: 085
DB: PG:
PB: 11 PG: 159

LINCOLNTON TOWNSHIP
LINCOLN COUNTY, NC

SURV. BY: CP DRAWN: CP JOB# SOUTHEED

PHYSICAL SURVEY
FOR
DOWNTOWN MINI
STORAGE. LLC

PARCEL #00621
PIN 3633-14-8767



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
Date: 8/11/2022

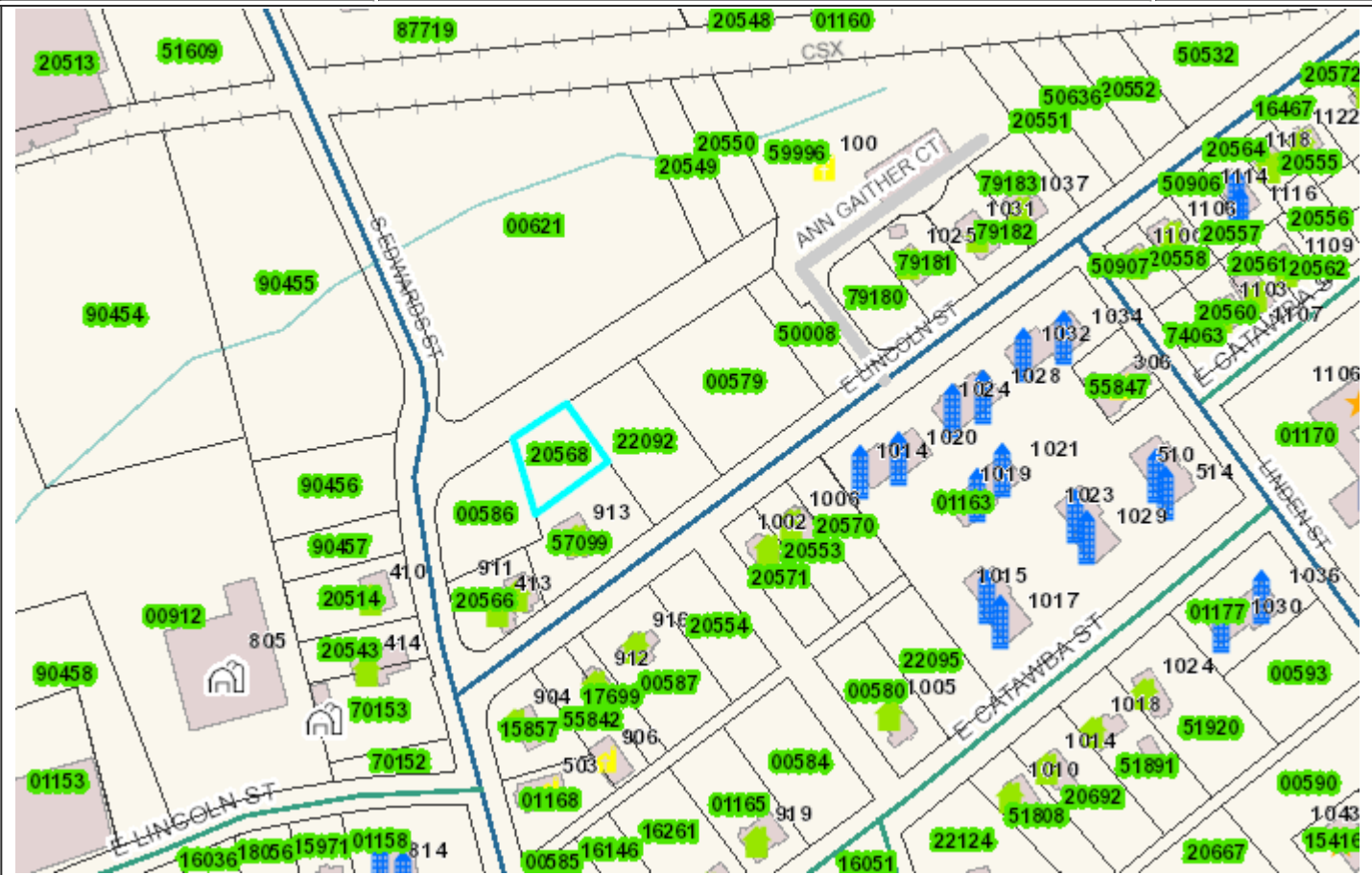


Photo Not Available

Parcel ID	20568	Owner	BAKER-DEAN INVESTMENTS LLC		
Map	3633	Mailing	PO BOX 579		
Account	0160079	Address	LINCOLNTON, NC 28093		
Deed	1364 100	Last Transaction Date	07/30/2002	Sale Price	\$2,000
Plat		Subdivision	LINCOLN PARK	Lot	3-5
Land Value	\$4,950	Improvement Value	\$0	Total Value	\$4,950

Previous Parcel

-----All values for Tax Year 2022 -----

Description	908-912 EDWARDS	Deed Acres	0
Address	E LINCOLN ST	Tax Acres	0.19
Township	LINCOLNTON	Tax/Fire District	LINCOLNTON
Main Improvement		Value	
Main Sq Feet	Stories	Year Built	

Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-8	0.19	LS12	0.19

Watershed	Sewer District
0.19	0.19

Census County	Tract	Block	
109	070100	5018	0.19

Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710363300	0.19

THE JONAS LAW FIRM

A Professional Limited Liability Company
www.jonaslaw.com

LINCOLNTON
210 EAST MAIN STREET
POST OFFICE BOX 38
LINCOLNTON, N.C. 28093-0038
TELEPHONE (704) 735-1423
TELEFACSIMILE (704) 735-6480

CHARLES A. JONAS (1876-1955)
CHARLES R. JONAS (1904-1988)
JEREMY S. WILSON (1978-2011)
HARVEY A. JONAS, JR (1919-2018)

JOHNATHAN L. RHYNE, JR.*
REBECCA J. POMEROY
ROBERT J. BROWN (Denver Office)
REBECCA J. YODER *

RICHARD E. JONAS - Of Counsel
MARTHA C. RHYNE - Of Counsel
ELLEN B. FICHTELMAN - Associate (Denver Office)

**Board Certified Specialist in Family Law*

DENVER
1258 NC-16 BUSINESS HWY.
POST OFFICE BOX 1594
DENVER, N.C. 28037-1594
TELEPHONE (704) 483-2016
TELEFACSIMILE (704) 483-2019

Writer:
Robert J. Brown
rbrown@jonaslaw.com

Assistant:
Crissy Anthony Gaus
cgaus@jonaslaw.com

PLEASE REPLY TO DENVER PO BOX

June 21, 2022

City of Lincolnton

Attn: Ritchie Haynes, City Manager; Ed Hatley, Mayor; and T.J. Wilson, City Attorney
PO Drawer 617
Lincolnton, NC 28093-0617

Re: Request for closure of Cleveland Avenue

Dear Gentlemen:

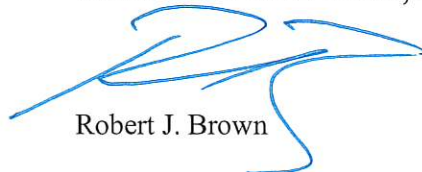
This letter will serve as a formal request on behalf of my client, Downtown Mini Storage, LLC (Walter Clark), to have the City close Cleveland Avenue, a 50' unopened right of way, pursuant to N.C.G.S. §160A-299.

I have enclosed a GIS map and a recent survey depicting the portion of Cleveland Avenue that my client desires to have closed. This un-opened road is located east of S Edwards St and north of E Lincoln Street.

It is our opinion that the closure of this street would not be detrimental to the public interest or the property rights of any individual, nor would any adjoining owners be deprived of reasonable means of ingress and egress to their respective parcels of real property.

Please let me know what additional information you need to begin the process and publish the notices.

Sincerely Yours,
THE JONAS LAW FIRM, PLLC



Robert J. Brown

RJB/cag
Encl:



LINCOLNTON
AGENDA ITEM SUMMARY

To: The Honorable Mayor and City Council
Date: March 2, 2023
From: Daphne Ingram, City Clerk
Subject: Appointment to the Lincolnton Tourism Development Authority

Summary:

Appointment of two individuals to the Lincolnton Tourism Development Authority. One appointment to be an individual affiliated with the industry that will be collecting the tax, and one individual/resident active in the promotion of travel and tourism in the city.

Background:

The Lincolnton Tourism Development Authority board appointed by City Council tasked with considering, evaluating and approving allocations of occupancy tax funds collected. They award funding request that benefit tourism-related activities and projects that meet the needs of the City and its business, development and community goals. This board currently has two vacancies. Per the bylaws, vacancies occurring for reasons other than expiration of term will be filled as they occur by the City Council for the period of the unexpired term.

Fiscal Impact:

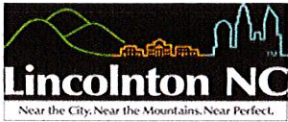
NA

Recommendation:

Approval of two appointments

Attachments:

1. LTDA applications - 2-2-23



Daphne Ingram <dingram@lincolntonnc.org>

Online Form Submittal: Boards and Commissions Application

1 message

noreply@civicplus.com <noreply@civicplus.com>
To: dingram@lincolntonnc.org, rhaynes@lincolntonnc.org

Tue, Jan 31, 2023 at 10:53 AM

Boards and Commissions Application

Application for Boards/Commissions/Committees

Please complete each section

First Name	Danny Wayne**
Last Name	Brooks Jr
Date of Birth	6/29/1980
Home Street Address	112 Saddletree Rd
Home City	Lincolnton
Home Zip Code	28092
Home Phone	<i>Field not completed.</i>
Cell Phone	<i>Field not completed.</i>
Email Address	Info@discountkitchendirect.com
Board/Commission/Committee Applying For:	Lincolnton Tourism Development Authority
Why are you interested in serving on this Board/Commission/Committee?	I'm heavily invested in downtown Lincolnton and involved in various boards and committees. Looking forward to seeing Lincolnton grow.
Interest/Skills/Areas of Expertise/Professional Organization/Activities	Online marketing and short term rental expertise.
Current Employer	Discount Kitchen Direct / RE/MAX Crossroads
Years in current position	14
Job Title	Owner
Employer Phone Number	980-525-2033

Duties *Field not completed.*

Other employment history *Field not completed.*

It is the City Council's goal to maintain a balance of membership on its Boards/Commissions/Committees based on race, gender and Council Ward residency.

Council Ward No. Ward 2

Gender Male

Ethnic Origin White

Generally, the Council desires to broaden participation on Boards /Commissions /Committees for as much citizen involvement as possible; therefore, a goal is to limit appointees to no more than 1 Board/Commission/Committee. Therefore, please list any other Board/Commission/Committee on which you currently serve in the box below:

Affirmation of Eligibility:

Has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes or No No

If yes, please explain disposition *Field not completed.*

Is there any conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as a appointee of the City Council?

Yes or No No

If yes, please explain *Field not completed.*

I understand this application is public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all statements contained herein as deemed appropriate. I further authorize all information concerning my qualifications to be investigated and release all parties

from all liability for any damages that may result from this investigation. I understand and agree that any misstatement may be cause for my removal from any Board/Commission/ Committee. I understand regular attendance to any Board/Commission/Committee is important and, accordingly, I further understand that if my attendance is less then the standards established for any such body that this is cause for removal. Lacking any written standards for attendance by any Board/Commission/Committee it is expected that I will attend at least 75% of all meetings during any one calendar year to maintain my seat on any Board/Commission/Committee to which I may be appointed. This form will remain on file in the Office of the City Clerk and requests for updates will be sought prior to any consideration for reappointment (or future appointment) to any Board/Commission/Committee.

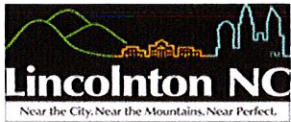
Signature

Wayne Brooks

Date

01/31/2023

Email not displaying correctly? [View it in your browser.](#)



Daphne Ingram <dingram@lincolntonnc.org>

Online Form Submittal: Boards and Commissions Application

noreply@civicplus.com <noreply@civicplus.com>
To: dingram@lincolntonnc.org, rhaynes@lincolntonnc.org

Tue, Jan 31, 2023 at 8:24 PM

Boards and Commissions Application

Application for Boards/Commissions/Committees

Please complete each section

First Name	Carol
Last Name	King
Date of Birth	9/19/1950
Home Street Address	204 MOCKINGBIRD LN
Home City	LINCOLNTON
Home Zip Code	28092
Home Phone	704-477-6259
Cell Phone	704-477-6259
Email Address	csking0919@gmail.com
Board/Commission/Committee Applying For:	Lincolnton Tourism Development Authority
Why are you interested in serving on this Board/Commission/Committee?	I am interested in helping make the city of Lincolnton more appealing to tourists.
Interest/Skills/Areas of Expertise/Professional Organization/Activities	Previous chair of this committee for 6 years. I believe in sharing ideas and perfecting good ones to implement in the community
Current Employer	Retired
Years in current position	Field not completed.
Job Title	Field not completed.
Employer Phone Number	Field not completed.
Duties	Field not completed.

Other employment history *Field not completed.*

It is the City Council's goal to maintain a balance of membership on its Boards/Commissions/Committees based on race, gender and Council Ward residency.

Council Ward No. Ward 2

Gender Female

Ethnic Origin White

Generally, the Council None

desires to broaden
participation on Boards
/Commissions /Committees
for as much citizen
involvement as possible;
therefore, a goal is to limit
appointees to no more than 1
Board/Commission/Committee.
Therefore, please list any
other
Board/Commission/Committee
on which you currently
serve in the box below:

Affirmation of Eligibility:

Has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes or No No

If yes, please explain disposition *Field not completed.*

Is there any conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as a appointee of the City Council?

Yes or No No

If yes, please explain *Field not completed.*

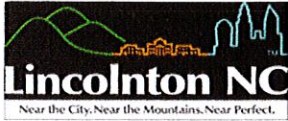
I understand this application is public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all statements contained herein as deemed appropriate. I further authorize all information concerning my qualifications to be investigated and release all parties from all liability for any damages that may result from this investigation. I understand and agree that any misstatement may be cause for my removal from any

Board/Commission/ Committee. I understand regular attendance to any Board/Commission/Committee is important and, accordingly, I further understand that if my attendance is less then the standards established for any such body that this is cause for removal. Lacking any written standards for attendance by any Board/Commission/Committee it is expected that I will attend at least 75% of all meetings during any one calendar year to maintain my seat on any Board/Commission/Committee to which I may be appointed. This form will remain on file in the Office of the City Clerk and requests for updates will be sought prior to any consideration for reappointment (or future appointment) to any Board/Commission/Committee.

Signature Carol King

Date 1/31/23

[Quoted text hidden]



Daphne Ingram <dingram@lincolntonnc.org>

Online Form Submittal: Boards and Commissions Application

1 message

noreply@civicplus.com <noreply@civicplus.com>
To: dingram@lincolntonnc.org, rhaynes@lincolntonnc.org

Mon, Jan 9, 2023 at 12:39 PM

Boards and Commissions Application

Application for Boards/Commissions/Committees

Please complete each section

First Name	Chris
Last Name	Nichols
Date of Birth	4/10/1968
Home Street Address	2163 Dale Ave
Home City	Lincolnton
Home Zip Code	28092
Home Phone	704 309-5694
Cell Phone	704 309-5694
Email Address	christopher.nichols@jci.com
Board/Commission/Committee Applying For:	Lincolnton Tourism Development Authority
Why are you interested in serving on this Board/Commission/Committee?	Interested in helping shape the county
Interest/Skills/Areas of Expertise/Professional Organization/Activities	Field not completed.
Current Employer	Johnson Controls
Years in current position	21
Job Title	Senior Fire Alarm Inspector
Employer Phone Number	704 501-0500

information concerning my qualifications to be investigated and release all parties from all liability for any damages that may result from this investigation. I understand and agree that any misstatement may be cause for my removal from any Board/Commission/ Committee. I understand regular attendance to any Board/Commission/Committee is important and, accordingly, I further understand that if my attendance is less then the standards established for any such body that this is cause for removal. Lacking any written standards for attendance by any Board/Commission/Committee it is expected that I will attend at least 75% of all meetings during any one calendar year to maintain my seat on any Board/Commission/Committee to which I may be appointed. This form will remain on file in the Office of the City Clerk and requests for updates will be sought prior to any consideration for reappointment (or future appointment) to any Board/Commission/Committee.

Signature

Chris Nichols

Date

01/09/2023

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LINCOLNTON
AGENDA ITEM SUMMARY

To: The Honorable Mayor and City Council
Date: March 2, 2023
From: David Ramsey, Business Services Director
Subject: Consideration/Approval to Proceed with Exploring Potential Interest in surplus equipment acquired with the Purchase of Excel Property.

Summary:

Request for authorization to contact local businesses that may be interested in purchasing surplus equipment acquired/included in the purchase of the Excel property on Wilma Sigmon Road

Background:

With the acquisition of the Excel property, the city is now in possession of various pieces of surplus equipment. And in an effort to dispose of this equipment in the most efficient way, Business Services Director David Ramsey would like to contact some of our local machine shops to see if there is any interest in purchasing this equipment prior listing it on the GovDeals website. With the boards approval, the basic procedures required under state law for disposing of personal property will be followed.

Fiscal Impact:

NA

Recommendation:

Approval of the request to proceed

Attachments:

None



LINCOLNTON
AGENDA ITEM SUMMARY

To: The Honorable Mayor and City Council
Date: March 2, 2023
From: Ritchie Haynes, City Manager
Subject: Discussion regarding the Application Process to fill the Chief of Police Position

Summary:

City Manager Ritchie Haynes to explain the process that will be followed as the City starts the search for a new Chief of Police.

Background:

Police Chief Rodney Jordan will retire effective April 1, 2023. As a result, the City of Lincolnton will need to fill this position. City Manager Ritchie Haynes will address council members regarding the steps that will need to be taken going forward.

Fiscal Impact:

Recommendation:

No Action Needed

Attachments:

None



LINCOLNTON
AGENDA ITEM SUMMARY

To: The Honorable Mayor and City Council
Date: March 2, 2023
From: Ritchie Haynes, City Manager
Subject: Manager's Update/ Report

Summary:

Background:

Fiscal Impact:

NA

Recommendation:

No Action Needed

Attachments:

1. manager's report back-up

Local Market Update for January 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®



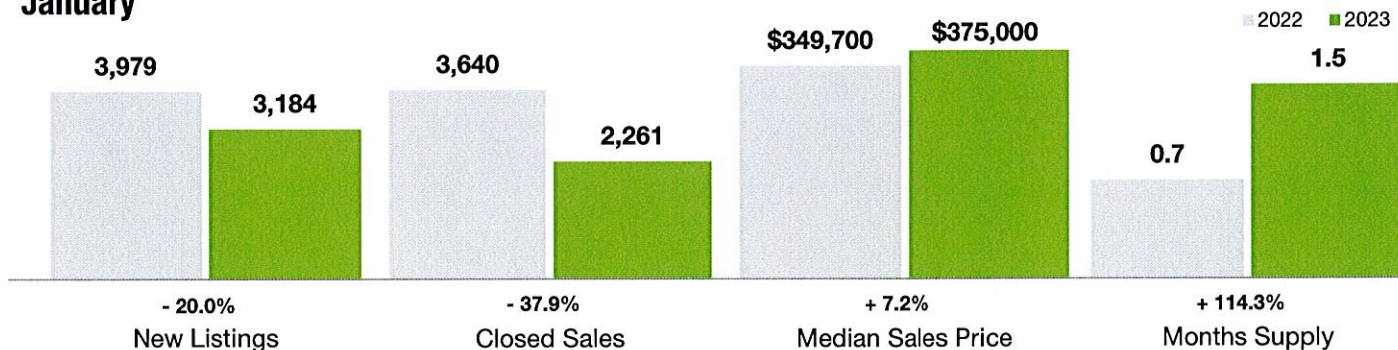
Charlotte Region

Includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties in North Carolina and Chester, Chesterfield, Lancaster and York Counties in South Carolina

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	3,979	3,184	- 20.0%	3,979	3,184	- 20.0%
Pending Sales	4,135	3,638	- 12.0%	4,135	3,638	- 12.0%
Closed Sales	3,640	2,261	- 37.9%	3,640	2,261	- 37.9%
Median Sales Price*	\$349,700	\$375,000	+ 7.2%	\$349,700	\$375,000	+ 7.2%
Average Sales Price*	\$392,989	\$417,430	+ 6.2%	\$392,989	\$417,430	+ 6.2%
Percent of Original List Price Received*	100.1%	94.5%	- 5.6%	100.1%	94.5%	- 5.6%
List to Close	83	106	+ 27.7%	83	106	+ 27.7%
Days on Market Until Sale	23	46	+ 100.0%	23	46	+ 100.0%
Cumulative Days on Market Until Sale	23	47	+ 104.3%	23	47	+ 104.3%
Average List Price	\$424,508	\$454,994	+ 7.2%	\$424,508	\$454,994	+ 7.2%
Inventory of Homes for Sale	3,702	5,768	+ 55.8%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--

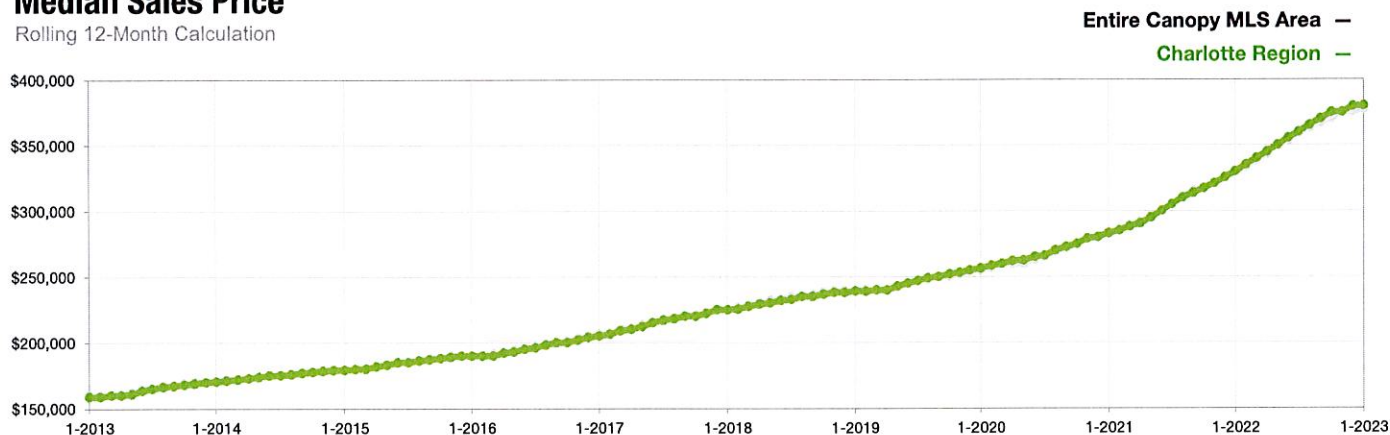
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

January



Median Sales Price

Rolling 12-Month Calculation



Current as of February 5, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.

Local Market Update for January 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®



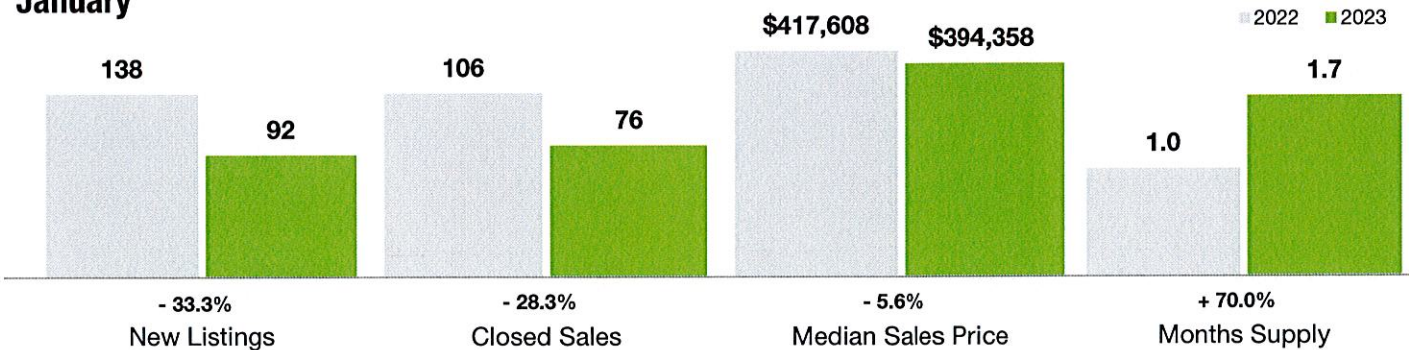
Lincoln County

North Carolina

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	138	92	- 33.3%	138	92	- 33.3%
Pending Sales	142	117	- 17.6%	142	117	- 17.6%
Closed Sales	106	76	- 28.3%	106	76	- 28.3%
Median Sales Price*	\$417,608	\$394,358	- 5.6%	\$417,608	\$394,358	- 5.6%
Average Sales Price*	\$432,814	\$444,508	+ 2.7%	\$432,814	\$444,508	+ 2.7%
Percent of Original List Price Received*	98.5%	95.4%	- 3.1%	98.5%	95.4%	- 3.1%
List to Close	92	124	+ 34.8%	92	124	+ 34.8%
Days on Market Until Sale	18	67	+ 272.2%	18	67	+ 272.2%
Cumulative Days on Market Until Sale	18	51	+ 183.3%	18	51	+ 183.3%
Average List Price	\$416,502	\$511,903	+ 22.9%	\$416,502	\$511,903	+ 22.9%
Inventory of Homes for Sale	163	202	+ 23.9%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--

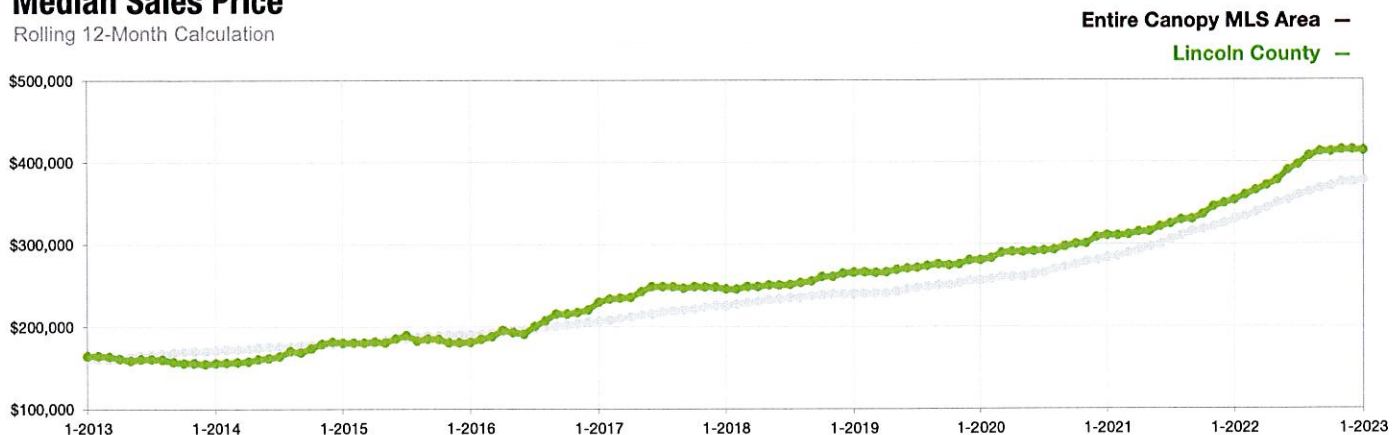
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

January



Median Sales Price

Rolling 12-Month Calculation



Current as of February 5, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.

Local Market Update for January 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®



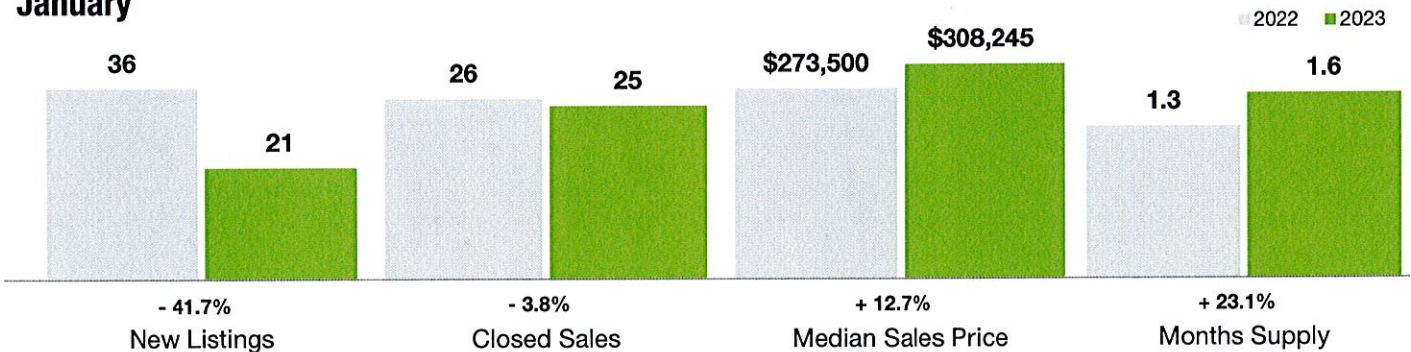
Lincolnton

North Carolina

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	36	21	- 41.7%	36	21	- 41.7%
Pending Sales	45	37	- 17.8%	45	37	- 17.8%
Closed Sales	26	25	- 3.8%	26	25	- 3.8%
Median Sales Price*	\$273,500	\$308,245	+ 12.7%	\$273,500	\$308,245	+ 12.7%
Average Sales Price*	\$307,643	\$311,348	+ 1.2%	\$307,643	\$311,348	+ 1.2%
Percent of Original List Price Received*	96.6%	92.7%	- 4.0%	96.6%	92.7%	- 4.0%
List to Close	66	86	+ 30.3%	66	86	+ 30.3%
Days on Market Until Sale	20	39	+ 95.0%	20	39	+ 95.0%
Cumulative Days on Market Until Sale	20	45	+ 125.0%	20	45	+ 125.0%
Average List Price	\$314,436	\$321,310	+ 2.2%	\$314,436	\$321,310	+ 2.2%
Inventory of Homes for Sale	60	61	+ 1.7%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

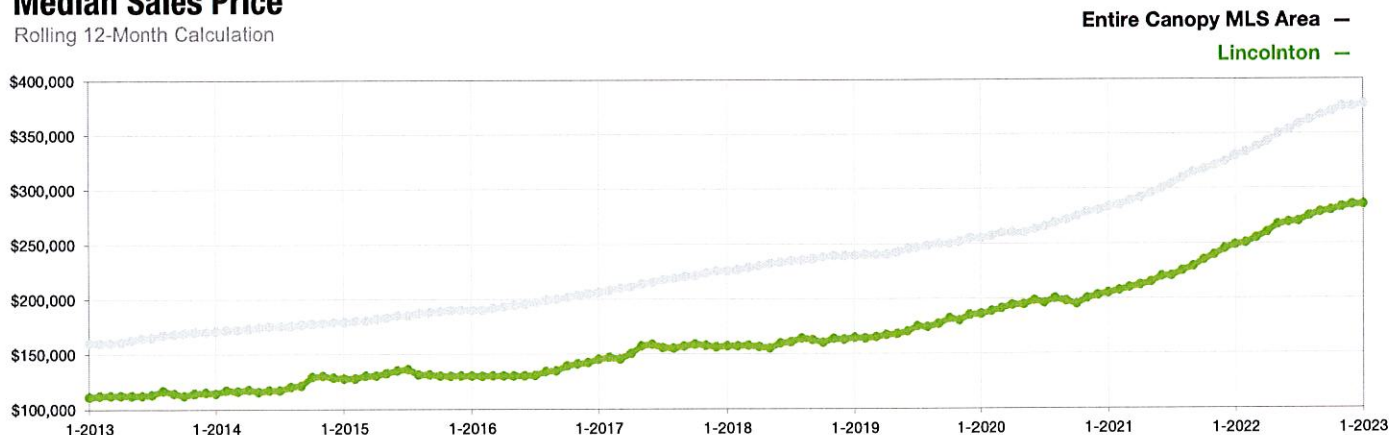
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January



Median Sales Price

Rolling 12-Month Calculation



Current as of February 5, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.

Brad and Jennifer Raimey
213 N Cedar Street
Lincolnton, NC 28092
2/7/2023

Mr. Ritchie Haynes
114 W Sycamore Street
Lincolnton, NC 28092

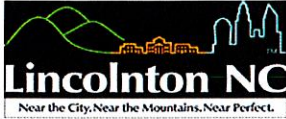
Dear Mr. Ritchie Haynes:

We would like to extend our sincerest thanks to the City Public Services team for the phenomenal job they did completing the tree removal and repair of the sidewalk on N. Cedar street. Mr. Eury maintained consistent communication with us regarding progress and timelines and each crew that came out to complete the work was both friendly and professional. Each member of this team is a true asset to our community.

Many Thanks,

Brad and Jennifer Raimey

Brad and Jennifer Raimey



Ritchie Haynes <rhaynes@lincolntonnc.org>

Fwd: FW: Kudos!!

2 messages

Ryan Heavner <rheavner@lincolntonnc.org>

Thu, Feb 9, 2023 at 9:04 AM

To: Ritchie Haynes <rhaynes@lincolntonnc.org>

Cc: Joe Fletcher <jfletcher@lincolntonnc.org>, Marcus Shoemaker <mshoemaker@lincolntonnc.org>, "Brent H. Smith" <bsmith@lincolntonnc.org>, Julie McIntyre <jmcintyre@lincolntonnc.org>, Laura Morris <lmorris@lincolntonnc.org>

Mr. Haynes,

Just sharing the great job that Captain Fletcher and his shift did yesterday on a pregnancy call, please don't believe what you read in the email below from Atrium. I can assure you that the Fire Chief did not deliver a baby. Joe Fletcher, C-Shift Captain, did however deliver a newborn along with help from Engineer Marcus Shoemaker. These are absolutely amazing people that work for the City and I can't stress how lucky we all are to have folks like this watching over us and our families.

Sincerely,
C. Ryan Heavner
Fire Chief
Lincolnton Fire Dept.
rheavner@lincolntonnc.org
704.736.8920



This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.

----- Forwarded message -----

From: **Kim Campbell** <kim.campbell@lincolncounty.org>

Date: Thu, Feb 9, 2023 at 8:41 AM

Subject: FW: Kudos!!

To: Ryan Heavner <rheavner@lincolntonnc.org>, <rreynolds@lincolntonnc.org>

Cc: Ron Rombs <rrombs@lincolncounty.org>, Bill Gibbs <bgibbs@lincolne911.org>, Rodney Emmett <remmett@lincolncounty.org>

Please see below and disseminate as needed.

Thank you all for your excellence on this most difficult call! Great job by all!

~Kim

Kimberly Campbell, BS, NRP

EMS Manager



Lincoln County EMS

720 John Howell Memorial Drive

Lincolnton, NC 28092

Office: 704-736-9387

Cell: 980-429-6040

Fax: 704-736-1924

From: Henley, Amanda A [<mailto:Amanda.Henley@atriumhealth.org>]

Sent: Thursday, February 9, 2023 8:31 AM

To: vpalmer@lincolncounty.org

Cc: kcampbell@usacs.com; Edwards, Jason <jason.edwards@atriumhealth.org>; rsmitek@usacs.com

Subject: FW: Kudos!!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good Morning, Vanessa! Please see kudos sent below for your teammates. Everyone did a GREAT job!! We appreciate you all!

Question, you know who to forward this to for Lincoln fire? I do not have nay contacts for them, but wanted to make sure this was shared with them.

AMAZING teamwork yesterday! 😊

Thanks,

Amanda Henley, BSN, RN, CEN

Nurse Manager

Emergency Department

Atrium Health

Mailing Address: P.O. Box 677, Lincolnton, NC 28092-0677

Shipping / Express Mail Address: [433 McAlister Road, Lincolnton, NC 28092](#)

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From: Rachel Smitek, MD, FACEP <rsmitek@usacs.com>
Sent: Thursday, February 09, 2023 7:53 AM
To: Kirk Campbell, DO, MSED <kcampbell@usacs.com>
Cc: dtompson@usacs.com; dpatel@usacs.com; Edwards, Jason <Jason.Edwards@atriumhealth.org>; Henley, Amanda A <Amanda.Henley@atriumhealth.org>
Subject: [EXTERNAL] Kudos!!

WARNING: This email originated from outside of Atrium Health (rsmitek@usacs.com). **DO NOT** click links or open attachments unless you know and trust the sender. **NEVER** provide your password to anyone, and use the Squish the Phish button to report any suspicious email.

I wanted to pass along what I heard was an amazing job of teamwork yesterday. Certainly I may be missing details so Darshan please correct or fill in where needed.

Darshan was the ED dr.
Jacobsmeier was the peds Hospitalist.
Dr Caramen was the OB.
Lincoln EMS - Armon, Tori, Majhetzy, Jonathan, Carol, Stephen (I actually saw Armon and Tori this morning and told them great job).
Lincoln fire- McNeely. I don't have the others name.
L&D nurses

A mother who was 28 weeks pregnant with twins came in via Lincoln EMS and fire. She delivered one breech prior to arrival; baby A was delivered by the fire chief. Baby A (girl) originally coded for fire/EMS but arrived to the ED with ROSC. Mom and baby B were met by OB and nurses in the ED and taken directly up to OB to do a section. Apparently baby B (boy) coded after delivery in OB, for roughly 45 minutes. The peds Hospitalist was back and forth taking care of the babies as baby A was still here in the ED.

After the emergencies, Darshan whipped through seeing ED patients as it was also a busy, high acuity day.

Apparently baby girl is still admitted at Lincoln; baby boy was flown to Pineville.

The ED staff recognized how great the teamwork was between all the different services. I think it sounds SO amazing and wanted to recognize those involved in a high stress, high risk situation.

A JOB WELL DONE to all involved!!

Rachel

Rachel Smitek, MD, FACEP

Regional Quality Director, Southeast Division

rsmitek@usacs.com



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Laura Morris <lmorris@lincolntonnc.org>

To: Ryan Heavner <rheavner@lincolntonnc.org>

Cc: "Brent H. Smith" <bsmith@lincolntonnc.org>, Joe Fletcher <jfletcher@lincolntonnc.org>, Julie McIntyre <jmcintyre@lincolntonnc.org>, Marcus Shoemaker <mshoemaker@lincolntonnc.org>, Ritchie Haynes <rhaynes@lincolntonnc.org>

Thu, Feb 9, 2023 at 10:21 AM

Extraordinary! We are very lucky indeed.

[All Articles](#)

How The Debt Ceiling Debate Impacts Local Governments



BY:

Michael Gleeson

Local Authority & Intergovernmental Relations Municipal Finance

Update as of 2/3/23: On Wednesday, February 1, Speaker McCarthy met with President Biden to try to forge a path forward. "I think that at the end of the day, we can find common ground," McCarthy told reporters outside the West Wing. The White House in its read out struck a different tone, saying: "The President welcomes a separate discussion with congressional leaders about how to reduce the deficit and control the national debt while continuing to grow the economy." Translation, lets move past the debt ceiling and find a way to address government spending, which will be a non-starter for the House GOP.

On January 19, 2023, U.S. Treasury Secretary Janet Yellen sent a [letter](#) to House Speaker Kevin McCarthy announcing the government hit the debt ceiling and would begin taking "extraordinary measures" to conserve cash in order to prevent a default on the nation's debt. In her letter, Yellen indicated the Treasury could use extraordinary measures for a few months, setting a target date of early June as the time when the Treasury would exhaust its ability to pay its obligations.

Congress and the White House are not in agreement on next steps to raise or suspend the debt limit, as has been done in all past instances. Negotiations between the two appear stuck, with the House Republican Majority seeking concessions from the White House in the form of federal spending cuts to a variety of programs. The House Democratic minority and the White House have so far refused cuts and favor passing

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President Biden indicated a willingness to meet with House Speaker McCarthy, and will meet with McCarthy on Wednesday, February 1, but the way forward to resolving the impasse remains uncertain.

Uncertainty About How Long Congress and The White House Have to Reach an Agreement

The Treasury indicated early June is the date when the department will no longer be able to pay its obligations. This date is a moving target.

In April, the federal government will see an influx of cash with the tax filing deadline, which could extend how long the Treasury can continue to pay its obligations for a few weeks or a month. However, if the U.S. slides into recession, the cash collected by the federal government could be less than expected, causing the Treasury to run out of [cash sooner](#).

The unpredictability of when the Treasury will exhaust its extraordinary measures means that a delay in finding a deal could inject uncertainty into financial markets, which could be consequential for cities, towns and villages.

How Could Municipalities be Impacted by a US Government Default?

Domestic discretionary spending, which includes federal grants for local governments, is often the part of the federal budget most vulnerable to cuts.

Of every dollar spent by the government, 25 cents is spent on Medicare and other healthcare programs, 21 cents is spent on Social Security, 13 cents is spent on defense, 7 cents is spent on retirees and veterans, and 7 cents is spent on debt service. Combined, these areas of spending represent nearly 75 percent of all government spending. Although this part of the federal budget is usually off limits to cuts, this time some House GOP lawmakers are seeking to place [entitlement cuts](#) on the table. [Others do not](#).

Cuts to the remaining 25 percent could be big and could hit local governments hard. According to one municipal securities expert NLC spoke to, funding for infrastructure is one area where cities could see support from the federal government slashed, leaving cities to make up the gap in their budgets from reduced federal spending. Other areas that could be affected include education and housing.

Financial markets could also be impacted by a federal default or even just the uncertainty around not raising the debt limit. In 2011, America faced a similar impasse, where Congress and The White House disagreed about raising the debt ceiling. While the debt limit was raised in time to avoid a default, equity markets were roiled and liquidity in debt markets dried up.

If the U.S. defaults, it would raise borrowing costs for municipalities, leaving less money to go towards cities' projects and forcing more money to be directed to cover debt service.

For smaller cities, a default could have a profound effect. It would have impacts on city operations, as municipalities vie to make their debt offerings more attractive in the marketplace.

Mayor Mark Shepherd of Clearfield City, Utah and chair of the Finance, Administration and Intergovernmental Relations Federal Advocacy Committee at NLC said that his city would be forced to strengthen its credit to attract investor dollars in a market where there is less liquidity. He said that the city would have to boost coverage ratios, save more cash, increase fees and taxes all "to make the case that Clearfield debt is still worth the risk." If a city is saving cash that means less investment back into the

A default would also mean higher interest rates for all types of debt at a time that residents and businesses are experiencing high inflation. The one-two punch of increasing interest rates and inflation would mean that mortgage rates would go up, businesses' borrowing costs would increase, and businesses and residents would have fewer dollars to invest in local communities. The likely net effect for sales tax driven economies would be to see a decrease in receipts. But this could go further and effect property taxes, as mortgage rates would rise, impacting property prices, and remissions from businesses to local governments could decrease, as local governments raise taxes and residents have fewer dollars to spend on goods and services.

Takeaway

The US has been in a similar position before, and each time a bipartisan majority ultimately found a way forward before the debt limit was crossed. But with a slim majority in the House and partisanship still running high following the midterm elections, there appear to be fewer Members of Congress willing to compromise this time.

At this time, rating agencies, who are in the forecasting business, as well as markets, still believe that Congress and The White House will get through this moment. The question is at what cost to cities.

About the Author



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