

A G E N D A

LINCOLNTON CITY COUNCIL



November 6, 2025

7:00 p.m.

Council Chambers

City hall



LINCOLNTON
AGENDA
November 6, 2025
7:00 PM

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE - Members of Scout Troop 75

1. AGENDA APPROVALS

1a Approval of REGULAR AGENDA

1b Approval of CONSENT AGENDA

- October 2, 2025 - Regular Meeting Minutes
- Approval of Request for Releases - September 16, 2025 - October 15, 2025

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

SPECIAL PRESENTATION

a ~~Presentation of Eagle Scout Project - Construction and Installation of two flag disposal boxes~~

~~Battalion Chief Brent McConnell and Gage Jones~~ WITHDRAWN

b Intermediate Certificate - Colton Castell

Brian Greene

c ~~Special Recognition to Finance Department - 35th Consecutive Government Finance Officer Association Award (GFOA)~~

2. PUBLIC HEARINGS

2a CZ-5-2025 Application from Shawna Moore requesting a conditional district rezoning from General Business (GB) District to Planned Business-Conditional District (PB-CD) for the purpose of operating a Tattoo Studio in an existing building. The subject property is 1.096 acres in size and located at 1271 Rocky Hill Lane (Parcel ID 00567)

Jean Derby, Planning Director

WITHDRAWN

~~2b CZ 6 2025 Application from Jared Webb requesting a conditional district rezoning from Central Business (CB) District to Residential Office Conditional District (RO-CD) for the purpose of unfitting an ex-siting building for a church and church offices. The subject property is 0.1 acres in size and located at 125 West Water Street (Parcel ID 00510)~~

Jean Derby, Planning Director

3. REGULAR AGENDA

3a Request for Approval and Commitment to 50/50 Local Match for the North Carolina League Municipalities Risk Management Services Safety Grant

Brent Smith - Assistant Chief

3b BA-11-25 Budget Amendment to be made to the Annual Budget Ordinance for the fiscal year ending June 30, 2026

Pamela McBryde, Finance Director

3c Consideration of a Rate Study for Electric Rates

David Ramsey, Business Services Director

4. REGULAR AGENDA

4a Consideration of Request for Amendment to Fee Schedule

Nathan Eurey, Public Services Director

4b Consideration of Request to Approve / Implement A System Development Fee

Scott Clark, Assistant City Manager

5. OTHER BUSINESS

5a City Manager's Update/ Activity Report

Ritchie Haynes, City Manager

5b City Attorney's Update / Activity Report

John Friguglietti, City Attorney

NEWS MEDIA

CLOSED SESSION

In accordance with G.S. 143-318.11(a)(6) - to consider the qualifications, competence, performance, character, fitness, conditions or appointment, or condition of initial employment of an individual public officer or employee or prospective public officer.

ADJOURNMENT

REGULAR MEETING – OCTOBER 2, 2025

The Mayor and City Council met in regular session on Thursday, October 2, 2025 at 7:00 p.m. in the Council Chambers of City Hall, 114 W. Sycamore Street Lincolnton, NC 28092. The following council members were in attendance:

DEMENY JOHNSON TIPTON JETTON

Mayor Ed Hatley called the meeting to order, asking those in attendance to stand for a moment of silence and the Pledge of Allegiance.

Approval of Regular Agenda

Mayor Hatley asked council members to review the Regular Agenda.

Motion by Council Member Jill Tipton to approve the Regular Agenda as submitted. Members voted 4-0 in favor of that motion.

Approval of Consent Agenda

Mayor Hatley noted there was one item to add to the consent agenda - a letter from Richie to the ABC Commission regarding a change for one of the Live After Five events.

Motion to approve the consent agenda as amended was made by Council Member Kevin Demeny. Members voted 4-0 in favor of that motion.

Public Comment

Mr. Alan Hoyle addressed the Council regarding the Marine Corps' 250th anniversary celebration scheduled for November 7, 2025. He then spoke about recent tragedies, including the death of Charlie Kirk, and emphasized the importance of faith and fear of God in addressing social issues.

Special Presentation

Proclamation — Industry Appreciation Month

Mayor Hatley presented a proclamation recognizing October as Industry Appreciation Month. He emphasized the importance of industry to the city and county, noting that industry helps balance the tax base, provides employment, and adds tax revenues through sales and property taxes.

Anna Mullen, the existing industry manager for LEDA (Lincolnton Economic Development Association), thanked the Mayor and Council for their continued support. She mentioned the upcoming 23rd Annual Forklift Rodeo scheduled for the following day.

Intermediate Certificate - Noah Watson

Police Chief Brian Greene presented an Intermediate Certificate to Officer Carson Williams. Mayor Hatley and the Council congratulated the officer on his accomplishment and thanked him for choosing to work in Lincoln.

Public Hearings

ZTA-4-2025

Zoning Text Amendments to Chapter 153 Unified Development Ordinance

Mayor Hatley opened the public hearing. Jean Derby, Planning Director, presented two proposed text amendments:

- Changing the maximum size for Transitional Infill Development projects from 10 acres to 2 acres, noting that most past projects had been less than 2 acres.
- Adding definitions for public parks and recreation facilities and allowing them as permitted uses in all residential zoning districts, explaining that currently parks are only allowed in a few zoning districts.

Ms. Derby noted that the Planning Board recommended approval of these amendments as being consistent with the adopted land use plan and in public interest.

Motion to close the public hearing was made by Council member Kevin Demy. Members voted 4-0 in favor of the motion.

Council member Jill Tipton made a motion to approve the amendments as recommended by Planning Board. Members voted 4-0 in favor of the motion.

Regular Agenda

BA-10-25

Approval of Amendment to be made to the Annual Budget Ordinance for the Fiscal Year Ending June 20, 2026

Finance Director Pamela McBryde requested approval to add \$71,357 to the budget. She explained that the majority of this amount (\$63,300) was reimbursement from NCDEQ for AIA grants expected to be completed by the end of the calendar year. The remaining funds were from online convenience fees collected and police revenues from fingerprinting and off-duty DSS work.

Motion to approve the budget amendment as made by Council member Roby Jetton. Members voted 4-0 in favor of the motion.

Addition to Personnel Policy Article II Recruitment and Selection, Section II Background Checks

Human Resources Director Tanya Osborne presented a new personnel policy requirement stemming from recent state legislation (the False Green Hair in North Carolina Act). The law requires FBI background checks for city positions that interact with children in any capacity.

Ms. Osborne explained that while the city already conducts pre-employment background checks on all candidates, this specific FBI check is now required by law for positions working with children. She noted that the police department is already set up to conduct fingerprinting electronically, which will help with the process, though it may delay hiring as they wait for clearance to come back.

In response to a Council member's question, Ms. Osborne confirmed that parks and recreation employees would be most affected, though each department was asked to identify positions that may fall under the requirement. She mentioned there would be a \$35 charge from the FBI for each background check.

Motion to approve the extensive background checks was made by Council member Mark Johnson. Members voted 4-0 in favor of that motion.

Request for Approval of Revision to Both the 2025-2026 Schedule of Budgeted Positions and the 2025-2026 Salary Schedule-Position Classification Listing due to Grant for Police Social Worker Position

Human Resources Director Tanya Osborne presented a request related to a Governor's Crime Commission Criminal Justice Grant that the Police Department anticipates receiving. The grant, which would provide \$60,000 per year for two years with no match requirement, would fund a Police Social Worker position.

Ms. Osborne explained that to begin recruitment for this position when grant approval is received, the position needs to be added to the city's position classification listing and salary schedule. She emphasized that if the grant is not received, the position would not be added. Council members confirmed that the position is fully funded by the grant and would dissolve after two years unless Council decided to retain it.

Council member Keven Demy made a motion to approve the proposed change to the schedule of budgeted positions for one Police Social Worker. Members voted 4-0 in favor of that motion.

Motion to approve the salary schedule was made by Jill, seconded by Kevin, and unanimously approved.

Consideration of Revisions to Administrative Policy Manual: Addition of Policy #27 Employees Benefits and Stipend Program Replacing Policy #10 Health/Dental Insurance

Human Resources Director Tanya Osborne presented a proposal to replace Administrative Policy #10 (established in 2012 with revisions in 2016 and 2020) with a new Policy #27 regarding employee benefits and the stipend program.

Ms. Osborne explained that the new policy would provide comprehensive guidelines for determining benefit expenses and how the manager would set them each budget year. She noted that the insurance stipend amount had not been adjusted for some time.

The request had two components:

- Replacing Policy #10 with Policy #27
- Establishing the stipend amount and employee benefit amount

For the first part:

Motion to approve Policy #27 replacing Policy #10 was made by Council member Kevin Demeny. Members voted 4-0 in favor of the motion

For the second part, Osborne explained the proposal to increase the monthly insurance stipend from \$50 to \$70. This stipend allows employees to apply funds against whatever benefits they elect to have based on their individual needs. The increase would help offset changes made by the State Health Plan, which now bases employee contributions on salary bands rather than a flat amount.

City Manager Ritchie Haynes noted that while this change would increase costs by approximately \$50,000, it would be partially offset by a decrease in costs for "grandfathered" employees (those hired before 2012) who receive child coverage. The net impact to the budget would be about \$8,000.

The discussion highlighted that the city joined the state health plan in 2016, which has been beneficial despite the current changes, as previous independent insurance rates were "skyrocketing." Mr. Haynes mentioned that the League of Municipalities health insurance program was dissolved as of June 30 because it was no longer sustainable due to costs.

Motion to approve the stipend program was made by Councilmember Roby Jetton. Members voted 4-0 in favor of that motion.

Request for Permission to Post Notice/Accept Applications to Fill Upcoming Vacancies on Various Boards and Commissions

City Clerk Daphne Ingram informed the Council that several vacancies would be created from expiring terms in December. She noted that three positions would need to be filled where current members had already completed two three-year terms. Ms. Ingram requested permission to post the vacancies and accept applications, which would be brought back to Council next month for review, with appointments to be made at the December meeting.

Request Approval of Appointment - Historic Properties Commission

City Clerk Daphne Ingram presented an application from Rob Buff to fill a vacancy on the Historic Properties Commission that had been open since December 2024.

Motion to approve Rob Buff for appointment to the Historic Properties Commission was made by Council member Roby Jetton. Members voted 4-0 in favor of that motion.

Mayor Hatley noted that Mr. Buff is a former city employee who is heavily involved in historical reenactments and preservation.

Other Business

City Manager's Report

City Manager Ritchie Haynes provided an update on various city matters:

- Employee promotions and certifications:
- Promotions: Darius Collins (Master Police Officer), Elijah Herron (Firefighter 2), Lisa Scronce (Police Officer 2), and David Dellinger (Equipment Operator 2)
- Training certifications for several employees in utility management, water treatment, OSHA, FEMA, cybersecurity, and emergency response
- Monthly homeless report: 14 incidents and 19 charges, though 8 of the charges were from one individual
- Update on the stop sign at Academy and Sycamore: The Traffic Safety Committee would be installing a temporary stop sign the following Friday, with a permanent sign to follow
- Fund balance information in preparation for the October workshop
- An article about the top 25 most dangerous jobs, noting that all city outside workers (firefighters, police officers, linemen, construction workers, lawn maintenance) are on this list, highlighting the importance of safety awards
- A report on Star Town development showing houses sold and revenue received
- Upcoming events:
- Live After Five on October 9 featuring the Unknown Artist Band
- Downtown Fall Park Crawl on October 10
- Second Saturday on October 11
- Halloween events on October 31 including a walk with Place to Grow and a Halloween bash on Water Street
-

City Attorney's Report

City Attorney John Friguglietti reported on several ongoing litigation cases:

- A case involving a power line where defendant, Lapari had filed a third-party complaint against AT&T, which has now been identified as Bell South, causing some delay
- A land lawsuit that has been slowed due to a third party (Historic Preservation Foundation) joining the case, with the deadline extended to December 8
- The Broome and Warren cases remain in litigation, with a guardian ad litem appointed for Ms. Warren
- One case has been resolved

Mr. Friguglietti also discussed the new Citizens Board that was proposed in June. He reported significant interest in the board, which will have between 6-12 members. The board will address various city issues, with the homeless situation expected to be a primary focus. Applications will be accepted with appointments planned for December.

Mr. Friguglietti also shared details about the Halloween Bash scheduled for October 31 from 5-8 PM on Water and South Academy Streets. Triad Title is the platinum sponsor providing free hot dogs, and Caroline Auto Direct is the gold sponsor providing candy. Businesses are invited to participate by bringing tables and candy, with Westside Cruisers bringing classic cars for a "trunk or treat" setup. The event is expected to draw over 1,000 children.

Closed Session

Motion to go into closed session in accordance with G.S. 143-318.11(a)(6) to consider personnel matters and real estate was made Council member Kevin Demeny. Members voted 4-0 in favor of the motion.

Mayor Hatley noted that they would return to open session immediately after the closed session.

Adjournment

Upon returning to open session, Council member Mark Johnson made a motion to adjourn the meeting. Members voted 4-0 in favor of that motion.

DRAFT

PERIOD COVERED

CITY RELEASES \$100 AND OVER

September 16, 2025 through October 15, 2025

<u>NAME</u>	<u>YEAR</u>	<u>DIST</u>	<u>A/C NO</u>	<u>AMOUNT</u>	<u>REASON</u>
D & G Construction LLC	2024-2025	22	0286414	\$3,090.76	business closed 2/2023
Morrison, Susan	2025	22	0138098	\$369.30	Exemption audit approved
The Wooden Spoon Enterpisees	2025	22	0306156	\$215.65	corrected values

SUBMITTED BY:

 DATE: 10-17-25

SUSAN SAIN, TAX ADMINISTRATOR

APPROVED BY:

DATE: _____

RICHARD HAYNES, CITY MANAGER

PERIOD COVERED

September 16, 2025 through October 15, 2025

CITY RELEASES LESS THAN \$100

<u>NAME</u>	<u>YEAR</u>	<u>DIST</u>	<u>A/C NO</u>	<u>AMOUNT</u>	<u>REASON</u>
None this month					

SUBMITTED BY:



DATE: 10-17-25

SUSAN SAIN , TAX ADMINISTRATOR

APPROVED BY:

DATE: _____

RICHARD HAYNES , CITY MANAGER

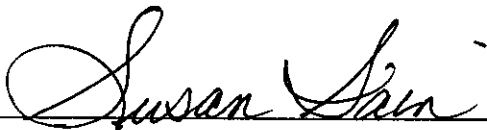
LINCOLN COUNTY TAX DEPARTMENT
ANNUALS

REQUEST FOR REFUNDS

PERIOD COVERED (OCTOBER 1, 2025 - OCTOBER 12, 2025)

G.S. # 105-381(B) ALL REFUNDS ANNUALS LESS THAN \$100.00
(AND) # 105-325 INCLUDING (A) (6)

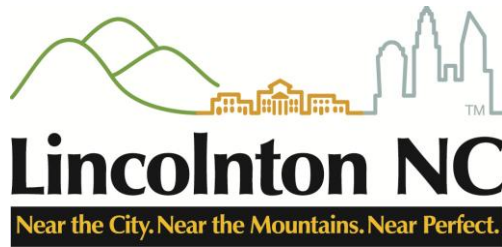
<u>NAME</u>	<u>YEAR</u>	<u>DISTRICT</u>	<u>A/C #</u>	<u>AMOUNT</u>	<u>REASON</u>
US BANK NATIONAL ASSOCIATION	2025	CITY	0239389	\$40.92	PROPERTY TRANSFERRED
			TOTAL	\$40.92	

SUBMITTED BY:  DATE: 10/29/25
SUSAN SAIN, TAX ADMINISTRATOR

APPROVED BY: _____ DATE: _____
RICHARD HAYNES - CITY MANAGER

RECEIVED BY: _____ DATE: _____

Brent McConnell
Battalion Chief



FIRE
DEPARTMENT

To: Mayor and Members of Council
CC: City Manager, Richard Haynes
From: Battalion Chief, B. McConnell
Date: 10/08/2025

Mayor and Council,

I would like to request your consideration for the addition of two separate items to the November 6th City Council meeting agenda concerning a project by a local aspiring Eagle Scout.

For the last several months, I have been working closely with Gage Jones, a dedicated member of Scout Troop 75 in Lincolnton. Gage has developed an exceptional project to achieve his Eagle Scout rank: the construction and installation of two secure, publicly accessible flag disposal boxes for the respectful retirement of worn American flags. The proposed locations are the front lobby at City Hall and the main parking area at Lincolnton Fire Station 2.

The two items I'm requesting to be added are Gage and three other members of Troop 75 would like the opportunity to present the colors and lead the Council and community members in the pledge of allegiance, along with the opportunity for Myself and Gage to formally present his flag disposal box project to the Mayor and City Council in hopes of receiving approval to proceed with installation.

Your support and consideration of this project would be greatly appreciated.

Brent N. McConnell

Brent N McConnell

Mailing Address:
P.O. Drawer 617
Lincolnton, NC 28093

Lincolnton Fire Department
Telephone: 704-736-8920
<http://www.lincolntonnc.org>

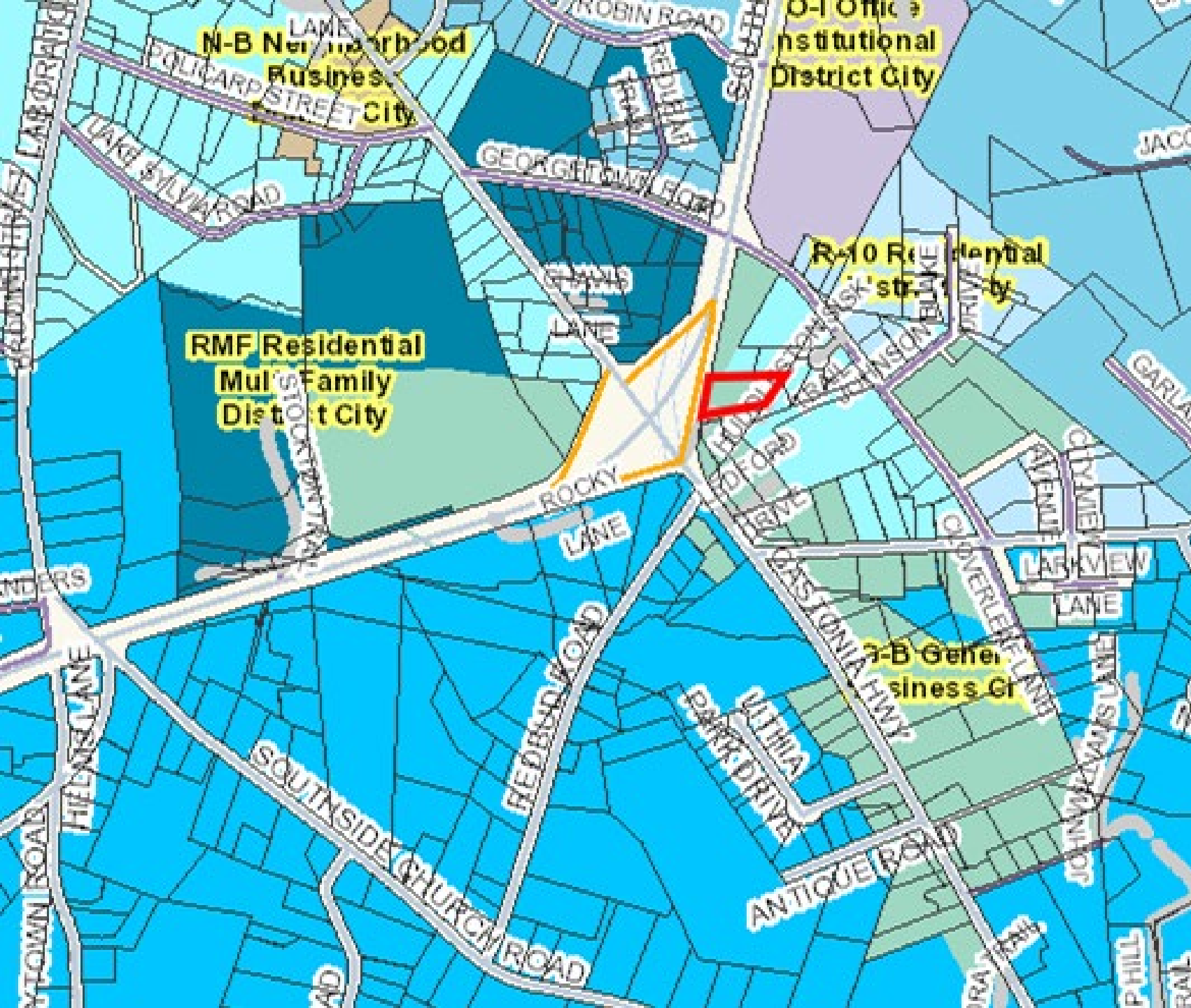
Physical Address:
116 W Sycamore St.
Lincolnton, NC 28092



Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

**Public Hearing Staff Analysis
CZ-5-2025
1271 Rocky Hill Lane, PID 00567**



Zoning

Existing: General Business
Proposed: Planned Business(Conditional District)

Site Information

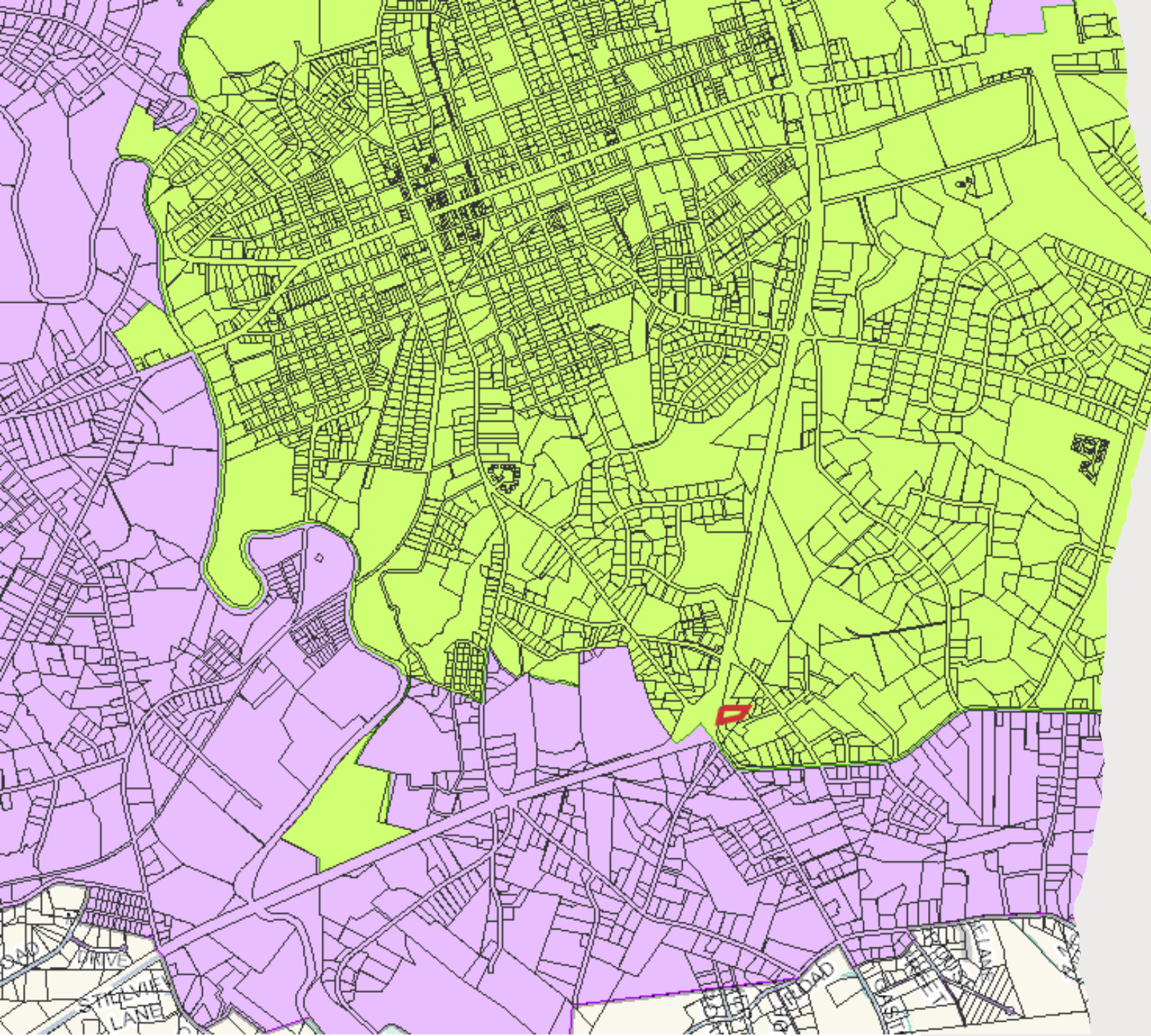
The subject property is 1.096 acres in size and located at 1271 Rocky Hill Lane (Parcel ID 00567). The surrounding properties comprise a mix of commercial, residential, and medical uses. Zoning districts in the immediate surrounding area are general business, office institutional, R-25, R-8, and residential multi family.

Previous Uses

Real estate office, auction, employment agency

Current and Proposed Uses

Currently, this building is vacant. The applicant is requesting to open a tattoo studio.



**The City limits
are in lime green
and the ETJ is in
purple.**



WNC 150 HWY

ROCKY LANE

CHAVIS LANE

SOUTH GENERALS BOULEVARD

ROCKY HILL LANE

HUDDLESTON'S TRAIL

GEORGETOWN ROAD

THURGOOD BLAKE DRIVE

LEDFORD DRIVE

GASTON HWY

VICTORY GROVE CHURCH ROAD

REDDUC ROAD

CHICKERLEAF LANE

CHICKERLEAF LANE





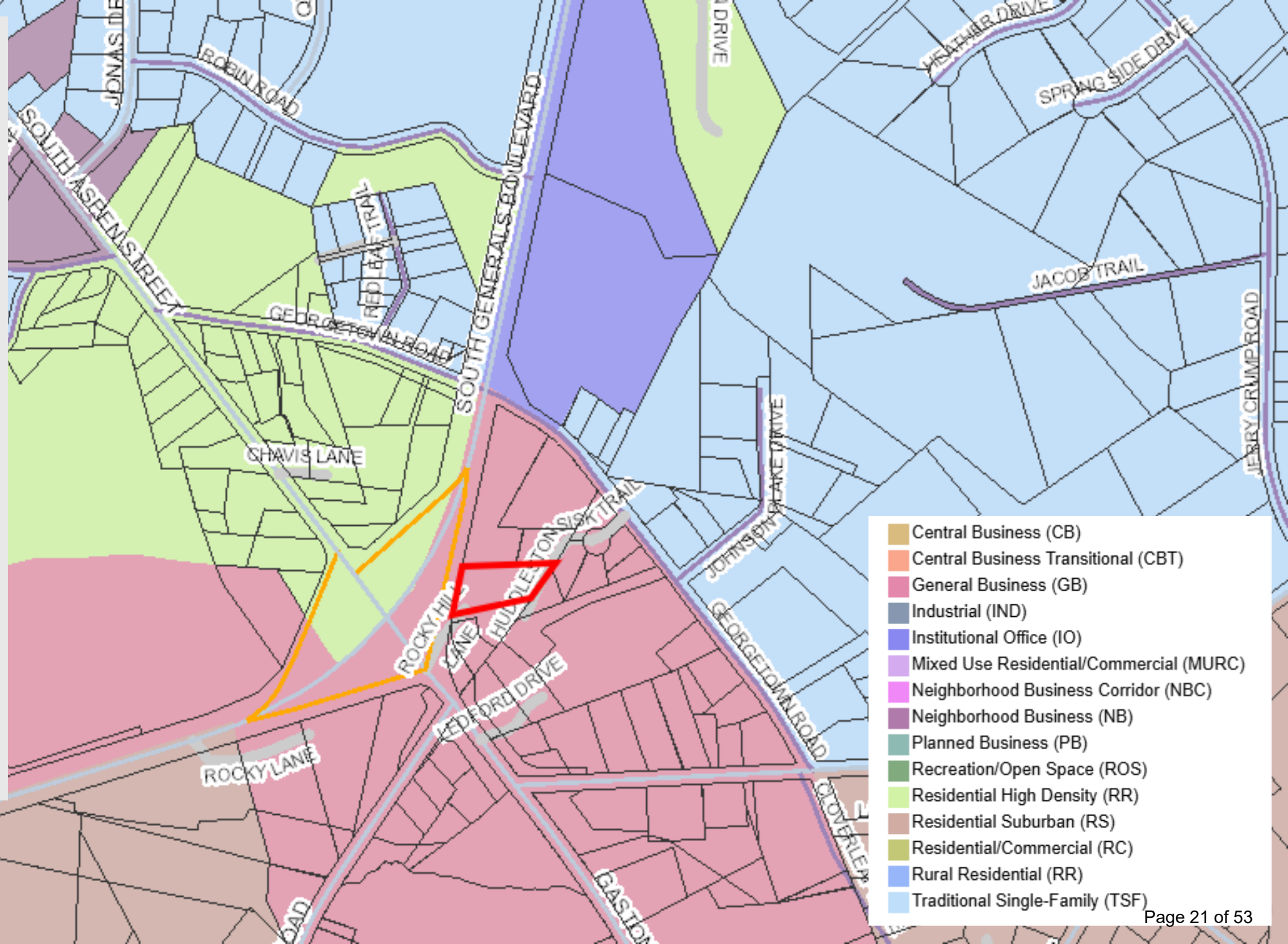
Commercial building with nine total offices, reception area, conference room, kitchen, and two bathrooms. The building is along the exit ramp connecting Business Route 321 North to the 150 bypass.



General Business These are areas that contain "heavy" commercial uses (i.e., commercial uses that do not foster a lot of retail trade or those uses with a significant amount of outdoor storage.) Given the nature of uses in this planning area, aesthetics should play a key role in how and where such uses should develop and/or expand. Necessary steps should be taken to ensure that viewsheds from adjacent public roads are not significantly degraded.

This use would not go against the goals and objectives of the General Business Planning Area.

Staff recommends that an amendment to the Land Use Map is not necessary.



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

Case No. CZ-5-2025

Applicant: Shawna Moore

Parcel ID#: 00567

Location: 1271 Rocky Hill Lane

Request: Rezone from GB and PB(CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the General Business Planning Areas. The proposed rezoning request **is consistent** and reasonable with the Lincolnton Land Use Plan in the following ways.

CONSISTENT:

- Work with the landlords of vacant and underutilized commercial buildings to develop strategies for adaptive reuse
- Continue to encourage the reuse of existing commercial zoned properties rather than the development of greenfields.

REASONABLE:

- In that the rezoning of a vacant building follows strategies from the Land Use Plan for adaptive reuse and to reduce commercial sprawl along our thoroughfares.

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

Case No. CZ-5-2025

Applicant: Shawna Moore

Parcel ID#: 00567

Location: 1271 Rocky Hill Lane

Request: Rezone from GB and PB(CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the General Business Planning Area. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan. This use is not desirable in the area and, therefore, **denial of the proposed amendment is reasonable and in the public interest.**

Planning Board Vote:

7-0 in favor of approving conditional rezoning

Planning Board recommends the following actions for approval:

- Approve the rezoning of the property from General Business to Planned Business(CD)
- Approve the statement of consistency and reasonableness for approval of the rezoning request

MOTIONS FOR PUBLIC HEARING

For approval of the request:

- Motion to approve as recommended by Planning Board

For denial of request:

- Deny the rezoning of the property from General Business to Planned Business(CD)
- Approve the statement of consistency and reasonableness for denial of the rezoning request



Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

**Public Hearing Staff Analysis
CZ-6-2025
125 W. Water Street, PID 00510**

Zoning

Existing: Central Business

Proposed: Residential Office(Conditional District)

Site Information

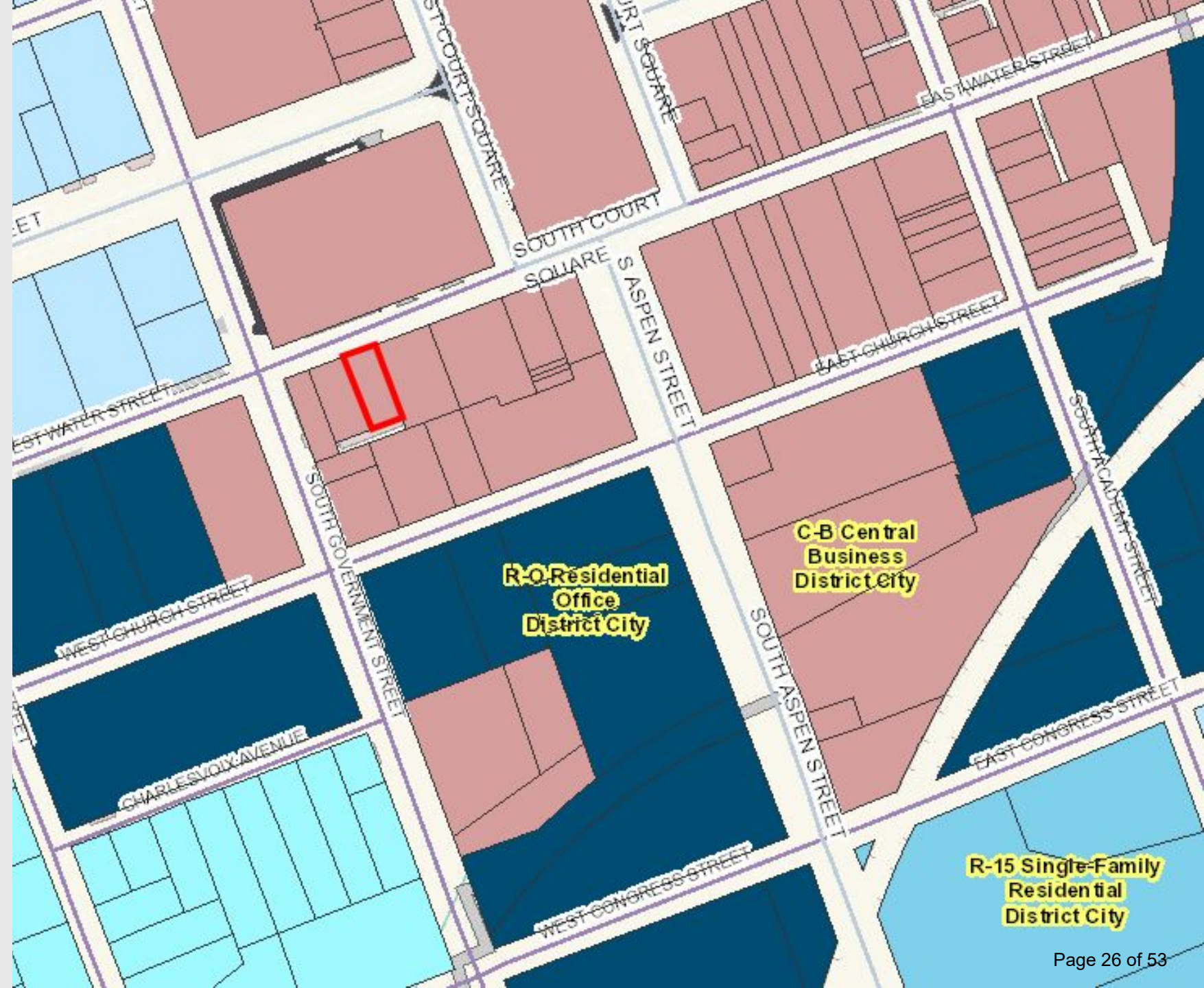
In 2022, the building was rezoned to Residential Office to accommodate a residential project. The project did not come to fruition, and the building was sold in 2024. The new owner applied for a zoning map amendment to return the property to the Central Business Zoning District, allowing for a wider variety of uses. The building is currently for sale. The applicant is under contract to purchase and is requesting a rezoning to Residential Office (CD).

Previous Uses

Lincoln Times Newspaper

Current and Propsed Uses

This building has been vacant since approximately 2021. The applicant is requesting to open a church.



History of Churches and Zoning Requirements in the Central Business District

Until 2017, Churches were a permitted use in the Central Business District.

In 2017, The Downtown Steering Committee applied for a text amendment to make several types of business Conditional Use Permits rather than permitted uses so that each project could be reviewed on a case by case basis and approved by City Council. The following is from the staff report presented to and approved by City Council on April 6, 2017:

“MEMO TO: Mayor and City Council Members

FROM: Laura Elam, Planning Director

THROUGH: Steve Zickefoose, City Manager

SUBJECT: ZTA-1-2017- Request from Downtown Steering Committee for Amendment to the Unified Development Ordinance Regarding Permitted Uses in the Central Business District

DATE: April 6, 2017

BACKGROUND

The Downtown Steering Committee is requesting a change to the downtown (Central Business District) zoning regulations in order to make changes to several permitted land uses. Currently, bail bonds services, check cashing establishments, gas stations, pawn shops, banks and churches are permitted uses in the CBD.

The proposed amendment would change the regulations so that these uses would become conditional uses rather than permitted uses and require the approval of a conditional use permit by City Council.

PURPOSE

The purpose of the proposed amendment is to try to maintain the charm and character of downtown Lincolnton while also helping it to be better positioned to attract more retail and restaurant uses...”.

2021 - with the 160D re-write, Conditional Use Permits were removed from the ordinance in favor of Conditional District rezonings.





**4200 Square foot building
built in 1918.**

Conditions of Approval

1. Coordinate Water and Sewer with the City Utilities Department.
2. All Building and Fire Code Standards must be met.
3. Windows and doors must be similar to the Central Business Design Code Standards for downtown buildings.
4. Accessory uses are governed by the other provisions of the underlying district and are forbidden if not permitted, despite their association with religious uses.
5. Obtain all necessary permits, including a zoning permit from the City of Lincoln, a Change of Tenant/Occupancy permit, and any necessary building permits for the upfit.

Lincolnton's Central Business District is the center of commercial activity of Lincolnton and, as such, contains buildings with many unique historical and architectural features. Future land uses (including new uses and redevelopment of existing structures) are encouraged so as to accentuate and enhance the area's unique "downtown" atmosphere and ambiance. Future residential development is strongly encouraged as a means of enhancing the area's vitality. Accordingly, new commercial structures (with an area of 5,000+ square feet) are encouraged to contain a residential element. Land use policies and practices should also be devised to promote pedestrian accessibility, while effectively and safely directing traffic around the Lincoln County Courthouse Square. Given the area's historic significance, the razing of structures for the purpose of creating surface parking lots is strongly discouraged.

This use would not go against the goals and objectives of the Central Business Planning Area.

Staff recommends that an amendment to the Land Use Map is not necessary.



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

Case No. CZ-6-2025

Applicant: Jared Webb

Parcel ID#: 00510

Location: 125 W. Water Street

Request: Rezone from CB and RO(CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Central Business Planning Areas. The proposed rezoning request **is consistent** and reasonable with the Lincolnton Land Use Plan in the following ways.

CONSISTENT:

- Encourage quality infill development. Build it so that it looks like it "fits in." Attract "people-oriented" uses (e.g., restaurants) downtown.
- A key factor in maintaining the strength and vitality of Downtown Lincolnton is to make it more active and functional during non-peak hours (i.e., at times other than weekdays from 8:00 AM-5:00 PM.)

REASONABLE:

- The use of this vacant building as a church would meet the above goals from the land use plan.

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

Case No. CZ-6-2025

Applicant: Jared Webb

Parcel ID#: 00510

Location: 125 W. Water Street

Request: Rezone from CB and RO(CD)

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 not consistent** with the Lincolnton Land Use Plan in the following ways:

Inconsistent:

- A major objective of this Plan is to ensure the long-term stability of Lincolnton's central business district. In short, It is strongly desired that Downtown Lincolnton maintain its role as the commercial core of the City... and the County. For a downtown to truly be successful, it should be the home for both businesses and people.

Reasonable:

- Denial of the request is therefore reasonable and in the public interest in order to preserve the intended role of the downtown as the community's principal center for commerce, employment, and urban living.

Planning Board Vote:

6-1 in favor of approving conditional rezoning

Planning Board recommends the following actions for approval:

1. Approve the rezoning of the property from Central Business to Residential Office(CD)
2. Approve the statement of consistency and reasonableness for approval of the rezoning request
3. Zoning will be effective upon receipt of signed conditions of approval

MOTIONS FOR PUBLIC HEARING

For approval of the request:

- Motion to approve as recommended by Planning Board

For denial of request (motion for each):

- Deny the rezoning of the property from Central Business to Residential Office(CD)
- Approve the statement of consistency and reasonableness for denial of the rezoning request



**LINCOLNTON
AGENDA ITEM SUMMARY**

To: The Honorable Mayor and City Council
Date: November 6, 2025
From: Brent Smith - Assistant Chief
Subject: Request for Approval and Commitment to 50/50 Local Match for the North Carolina League Municipalities Risk Management Services Safety Grant

Summary:

Background:

Fiscal Impact:

Recommendation:

Attachments:

1. 2025 NCLM RMS Safety Grant Memo (1)
2. Roll and Rack Grant Information (2)
3. QUOTE-3203 (1)

CITY OF LINCOLNTON

Brent H. Smith
DEPUTY FIRE CHIEF



FIRE
DEPARTMENT

P.O. BOX 617 · 116 WEST SYCAMORE STREET · TELEPHONE 704.736.8920 • FACSIMILE 704.736.8929
LINCOLNTON, NORTH CAROLINA 28093-0617

Request for Approval and Commitment of 50/50 Local Match for NCLM RMS Safety Grant

Mayor and Council Members,

I am writing to formally request the governing body's endorsement and commitment of the required 50/50 matching funds for an application to the North Carolina League of Municipalities (NCLM) Risk Management Services (RMS) Safety Grant program.

This grant is an important opportunity to enhance employee safety and mitigate risk within our municipal operations, which directly benefits our staff and reduces potential long-term liability costs.

Project Summary and Financials

The proposed project is a ROLLNRACK Hose Management System.

Project Goal: is designed to directly address the critical need for injury prevention and operational efficiency identified in the Statement of Need. By acquiring and implementing the ROLLNRACK® Hose Management System, the Fire Department will protect its personnel from musculoskeletal injuries associated with large diameter hose (LDH) handling, improve post-incident readiness, and enhance safety during mandated annual testing.

- Total Project Cost: \$9970.00
- NCLM RMS Grant Request (50%): \$4985
- City of Lincolnton Required Match (50%): \$4985

Thank you for your consideration of this important project.

Brent H. Smith

Brent H. Smith

Facts and Data:

Average Cost of a Back Injury \$38,500

Reference: <https://injuryfacts.nsc.org/work/costs/workers-compensation-costs/>

Average weight of LDH Hose: 4" 93 LBS

5" 105 LBS

Reference: <https://firehosedirect.com/products/yellow-5-x-100-pro-flow-rubber-hose-storz-couplings>

Statement of Need:

The physical demands of firefighting, particularly the manual handling of large diameter hose (LDH), pose a significant occupational hazard to our personnel. Our department operates two engine companies, one pumper tanker, and one aerial ladder truck, each carrying 1,000 feet of either 4-inch or 5-inch LDH. The manual process of reloading this volume of hose, which can weigh 100 pounds per section, is extremely labor-intensive and has been identified as a primary cause of back injuries among firefighters. These injuries not only pose a risk to the long-term health and career of our personnel but also lead to increased workers' compensation costs and a reduction in operational readiness.

The ROLLNRACK® Hose Management System offers a critical solution to this problem by mechanizing the hose loading and unloading process. By acquiring this system, we can eliminate the need for firefighters to physically lift and carry heavy sections of hose, thereby directly mitigating the risk of musculoskeletal injuries. The system will enable our crews to reload hose efficiently and safely with minimal effort, allowing for faster response times and a quicker return to service. This grant is essential to helping our department proactively address a known safety issue, protect the well-being of our firefighters, and ensure we can continue to serve our community with the highest level of preparedness.

Project Narrative: Implementation of the ROLLNRACK® Hose Management System

This project is designed to directly address the critical need for injury prevention and operational efficiency identified in the Statement of Need. By acquiring and implementing the ROLLNRACK® Hose Management System, the Fire Department will protect its personnel from musculoskeletal injuries associated with large diameter hose (LDH) handling, improve post-incident readiness, and enhance safety during mandated annual testing. The implementation plan is divided into three distinct phases: Procurement, Training, and Operational Integration.

Phase I: Procurement and Acquisition (Months 1–2)

Upon receipt of grant funds, the department will immediately initiate the procurement process for the necessary ROLLNRACK® components. This phase includes:

1. **Ordering and Delivery:** Placing the purchase order with the approved vendor. We anticipate a 6–8 week lead time for delivery, during which administrative procedures will be completed.
2. **Facility Preparation:** Preparing the apparatus bay floor space for the secure storage and use of the system when not out on a fire scene or training/testing site.

Phase II: Comprehensive Training and Certification (Month 3)

Effective use of the system requires hands-on training for all personnel to ensure safety and maximize efficiency gains. This phase will be conducted following equipment delivery and assembly.

1. **Train-the-Trainer:** A core group of designated company officers and safety personnel will first receive specialized instruction from the vendor or a certified representative.
2. **Department-Wide Instruction:** The trained cadre will then conduct mandatory, shift-based training sessions to instruct all firefighters (across all shifts and companies) on the proper and safe use of the ROLLNRACK® system.
3. **Integration into Standard Operating Procedures (SOPs):** New SOPs for hose management and hose testing procedures will be drafted and implemented to officially incorporate the new equipment and practices.

Phase III: Deployment and Operational Integration (Month 4 & Ongoing)

Once training is complete, the equipment will be placed into active service, immediately impacting our operational readiness and safety profile.

1. **Immediate Deployment:** The ROLLNRACK® system will be shared and centralized for use by all companies immediately following any incident requiring large hose deployment.
2. **NFPA Hose Testing Optimization:** The system's greatest recurring value will be realized during our **annual NFPA 1962 required hose testing**. Currently, this process requires extensive manual labor for drying, rolling, and loading hundreds of sections of hose. The ROLLNRACK® will significantly reduce the time and physical strain associated with these annual mandates, turning a multi-day, high-risk physical evolution into a streamlined, safer process. This not only protects our firefighters but also minimizes the time our apparatus are out of service for testing.
3. **Evaluation and Feedback:** Within six months of deployment, the department Safety Committee will review incident reports, injury logs, and operational timelines to formally evaluate the system's impact on reducing back injuries and improving operational turnaround time.

Through these steps, the Fire Department is committed to ensuring a swift, effective, and sustainable transition to a safer hose management methodology, solidifying our commitment to firefighter health and community service.

Budget Justification: A Prudent Investment in Firefighter Safety

The total cost for the acquisition and implementation of the ROLLNRACK® Hose Management System is estimated at **\$10,000**. The Fire Department is requesting **\$5,000** in grant funding to secure this essential equipment. The remaining **\$5,000** will be committed by the city from the department's operational budget, demonstrating a significant local investment and a shared commitment to firefighter safety.

This investment represents a fiscally responsible decision that offers a substantial return. The average cost of a single firefighter back injury is approximately **\$40,000** in combined medical and indemnity payments. This conservative figure does not account for the significant indirect costs associated with such an injury, including:

- Lost operational capacity and productivity.
- The cost of temporary staffing or overtime to cover a firefighter on injury leave.
- Decreased crew morale and increased stress on the remaining team.
- The time and resources required for training and onboarding new personnel.

By investing \$10,000 in the ROLLNRACK® system, the department is proactively preventing injuries and avoiding costs far greater than the initial outlay. The successful prevention of even a single back injury would result in net savings of at least \$30,000 for the city. This project is not an expenditure but a strategic investment that will protect our most valuable asset—our firefighters—and ensure the long-term financial and operational health of the department.

ROLLNRACK® Hose Management System Project Timeline

This timeline outlines the key phases and milestones for the acquisition, training, and operational integration of the ROLLNRACK® system, ensuring a smooth and effective project rollout.

Phase I: Procurement & Acquisition (Months 1-2)

- **Month 1:** Finalize system specifications, including the exact quantity and configuration of equipment needed for the fleet. Place the purchase order with the approved vendor.
- **Month 2:** Complete administrative procedures and receive the equipment. Prepare the apparatus bay for secure storage and use of the system.

Phase II: Comprehensive Training & Certification (Month 3)

- **Month 3 (Weeks 1-2):** A core group of company officers and safety personnel will receive specialized "train-the-trainer" instruction.
- **Month 3 (Weeks 3-4):** The trained cadre will conduct mandatory training sessions for all sworn firefighters across all shifts on the safe and proper use of the system. Concurrently, new Standard Operating Procedures (SOPs) will be drafted to incorporate the new equipment.

Phase III: Deployment & Operational Integration (Month 4 & Ongoing)

- **Month 4:** The ROLLNRACK® system will be placed into immediate operational service. The new SOPs will be fully implemented.
- **Month 5:** The system will be utilized to streamline the annual NFPA 1962 required hose testing.
- **Months 6-10:** The department Safety Committee will begin a formal evaluation of the system's impact, reviewing injury logs and operational data to assess the project's success.
- **Ongoing:** The department will continue to use the system for all hose management needs, reaping long-term benefits in firefighter health and operational readiness.

The department will evaluate the benefits of the equipment primarily during Phase III, specifically from Month 6 onward.

The evaluation will be conducted by the department's Safety Committee and will focus on two key areas:

1. **Health and Safety Benefits:** They will review **injury logs** to determine if there has been a reduction in back injuries or other musculoskeletal injuries directly related to hose handling since the system was implemented. The goal is to see a significant decline in these types of incidents.
2. **Operational Efficiency:** The committee will analyze **operational data** to assess the system's impact on a day-to-day basis. This could include tracking the time it takes to reload apparatus after an incident and, most notably, the time and labor required for the annual NFPA hose testing. By comparing these metrics before and after the system's deployment, they can quantify the savings in time and manpower.

Conclusion:

In conclusion, this project represents a proactive and fiscally responsible investment in the long-term health, safety, and operational readiness of the Fire Department. The ROLLNRACK® Hose Management System directly addresses the critical risk of musculoskeletal injuries from manual hose handling, a costly and frequent hazard. By implementing this system, we will not only protect our firefighters but also achieve significant gains in efficiency, particularly during the labor-intensive annual NFPA hose testing. With the city's committed match funding, the grant of **\$5,000** will be the catalyst for a solution that avoids the far greater costs—both human and

financial—associated with a single back injury, which can exceed **\$40,000**. We are confident that this project will serve as a model for firefighter wellness and operational excellence, ensuring our department remains prepared to serve the community for years to come.







ROLLNRACK, LLC
 P.O. Box 328
 Mukwanago, 53149
 United States (US)
 Email: info@rollnrack.com
 Phone: 262-363-2030
 FAX: 262-363-2034
 262-363-2030

QUOTE

Deputy Fire Chief Brent Smith,
 Lincolnton Fire Department
 PO Box 617
 Lincolnton, NC 28093
 bsmith@lincolntonnc.org
 7047368920

Ship To:
 Brent Smith
 Lincolnton Fire Department
 116 WEST SYCAMORE STREET
 Lincolnton
 NC
 28092

Order Number: 3203
 Order Date: October 8, 2025
 Quote Valid: 30 Days

Product	Quantity	Total
 Efficiency Package	1	\$9,400.00
 POWER ROLLER (Included)	1	\$0.00
 GO PACK (Included)	1	\$0.00
 Battery Pack & Charger (Included)	1	\$0.00
Subtotal		\$9,400.00
Shipping		\$570.00
Total		\$9,970.00

Shipping amount is for Contiguous U.S. ONLY. Others, please call us for a customized shipping quote.

NOTE: The shipping does include a liftgate delivery.

We require a copy of your state sales tax exempt certificate.

Terms: Payment in full, in US DOLLARS, within 15 DAYS of shipment. Pricing includes a cash discount.



LINCOLNTON
AGENDA ITEM SUMMARY

To: The Honorable Mayor and City Council
Date: November 6, 2025
From: Pamela McBryde, Finance Director
Subject: Budget Amendment to be made to the Annual Budget Ordinance for the fiscal year ending June 30, 2026

Summary:

Background:

Fiscal Impact:

Recommendation:

Attachments:

1. Budget Amendment -11-25

CITY COUNCIL

Ed L. Hatley, Mayor
Kevin Demeny, Mayor Pro-Tem
Roby D. Jetton
Mark Johnson
Jill Tipton



CITY MANAGER

Richard Haynes
rhaynes@lincolntonnc.org

CITY CLERK

Daphne Ingram
d Ingram@lincolntonnc.org

CITY ATTORNEY

John M. Friguglietti, Jr.
john@davidsonlawyers.net

BA-11-25

BE IT ORDAINED by the Governing Board of the City of Lincolnton, North Carolina, that the following amendment be made to the Annual Budget Ordinance for the fiscal year ending June 30, 2026.

Section 1: To amend the General Fund, the expenditures are to be changes as follows:

General Expense	\$	2,853
Police		9,723
	\$	<u>12,576</u>

Section 2: To amend the General Fund, the revenues are to be changed as follows:

PD: Report/Fingerprint Fees	\$	265
PD: Misc. Revenue		9,458
General: Insurance Settlement		2,853
	\$	<u>12,576</u>

General Fund: Police Dept. revenues- (1) reports/fingerprint fees; (2) DSS off-duty, and Insurance Settlement - Interlocal Risk Settlement for Fire Dept. vehicle damage-tree limb.

Section 5: To amend the Water and Sewer Fund, the expenditures are to be changes as follows:

Distribution and Collection	\$	94,611
Water and Sewer Intangibles		508,646
	\$	<u>603,257</u>

Section 6: To amend the Water and Sewer Fund, the revenues are to be changed as follows:

Connection Charges	\$	93,740
Loan Proceeds		508,646
Other Operating Revenues		871
	\$	<u>603,257</u>

Water and Sewer Fund: Auto-pay draft fee, Water Connections, and SEL-W-0057 Loan Proceeds.

Section 7: To amend the Electric Fund, the expenditures are to be changes as follows:

Electric Operations	\$	<u>1,276</u>
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Section 8: To amend the Electric Fund, the revenues are to be changed as follows:

Other Operating Revenue	\$	1,276
	\$	1,276

Electric Fund: Auto-pay draft fee and Utility Receivables.

Section 9: To amend the Special Revenue Fund, the expenditures are to be changed as follows:

AIA Grants-Water-D-ARP-0243	\$	27,100
AIA Grants-WasteWater-W-ARP-0242		23,300
	\$	50,400

Section 10: To amend the Special Revenue Fund, the revenues are to be changed as follows:

AIA Grants-Water-D-ARP-0243	\$	27,100
AIA Grants-WasteWater-W-ARP-0242		23,300
	\$	50,400

Special Revenue Fund: Record NCDEQ-AIA Grant Reimbursements for WTP & WWTP.

Section 16: Appropriations are authorized by fund totals. The City Manager is authorized to reallocate fund appropriations among line item objects of expenditures and revenues as necessary during the budget year.

Section 17: Copies of this Budget Ordinance shall be furnished to the Clerk to the Governing Board and to the Budget Officer and Finance Director to be kept on file by them for their direction in the disbursement of funds.

TOTAL AMENDMENT \$ 667,508

Adopted this 6th day of November, 2025

Attest:

Daphne Ingram
City Clerk

Edward L Hatley
Mayor



LINCOLNTON
AGENDA ITEM SUMMARY

To: The Honorable Mayor and City Council
Date: November 6, 2025
From: David Ramsey, Business Services Director
Subject: Consideration of a Rate Study for Electric Rates

Summary:

Study to determine whether our electric rates are in need of any adjustments.

Background:

Electric rate study has not been completed in many years.

Fiscal Impact:

Recommendation:

Attachments:

1. ElectriCities COS Study - Lincolnton 09.23.2025
2. 2025 System Betterment Reimbursement Form - Lincolnton 2025



Cost of Service Study For City of Lincolnton

September 23, 2025

Cost of Service Study

Scope:

- Executive Summary for Management and the Board of Directors
 - a. Cost of service identifying cost to serve each class of customers
 - b. Minimum system analysis to identify cost to recover in customer charges
 - c. Load research development on how customers use electricity
 - i. Load Factors
 - ii. Contribution to system peak demands
 - iii. Peak demand of each class of customers
 - d. Power Supply cost breakdown by class
 - i. By season, demand and energy
 - e. Distribution breakdown of costs
 - iv. Customer charge
 - v. Distribution charges at voltage (service) level
- Financial Projection and long-term rate track
 - a. Development of five-year financial projection
 - b. Identification of long-term rate adjustments
 - c. Identification of projected debt coverage ratios
 - d. Minimum cash reserve for the utility to maintain
 - e. Identification of target operating income
- Rate Design for one year at current rate structure
 - a. Impact of rate designs at various usage levels within each class
 - b. Movement of rate toward cost of service
- Detailed report for Management
 - a. Identifying process and result of study
- Presentation to Management and the Board of Directors/City Council
 - a. Presentation of results via MS Teams included, on-site optional
 - b. Training at the presentation on financial targets and how to consider looking at costs
- Input from Board/Council on rate adjustments and movement toward cost of service
- Fees by number of customers. Fees below include an MS Teams presentation, optional, on-site.

Time to Complete:

3-6 months after receipt of data

Electricities Role:

Electricities will partner with Utility Financial Solutions (UFS) to provide the above deliverables. Electricities staff will assist by reviewing data inputs, analysis and reports; facilitating meetings; and providing information and guidance regarding NCPA1 wholesale power costs and retail rate design objectives.

Project Cost (a):

Cost Quote (a):	\$28,900
Less System Betterment Allocation (b):	\$ 5,000
Net Cost to City:	\$23,900

- (a) Quoted price is effective until February 28, 2026.
- (b) The city may elect to reduce the cost of this service by utilizing \$5,000 of funding available from the ElectriCities System Betterment Program if not already designated for other purposes.



2025 System Betterment Project Reimbursement Form

Projects should be submitted by December 1st

City/Town Name: City of Lincolnton

Power Agency: NCEMPA

Project Name: Cost of Service Study with UFS

NCMPA1

Short Description of the Project:

Type of Project:

Perform Cost of Service and Rate Design

- Distribution Improvement
- Distribution Audit
- Smart Grid
- Load Management
- IT Project
- Cyber Security Project
- Rate Study
- Cost of Service Study
- Billing/Financial System
- Billing System Audit
- Economic Benefit Study
- Strategic Planning
- Organization Check Up
- Power Audits
- Energy Efficiency Project
- Other

Expected Project Start Date: 10/15/2025

Expected Project End Date: Six months from start date above

Payment Date Desired: When Invoice Due

Amount of Reimbursement: \$5,000

Contact Name: N/A (SBF will be deducted before invoice the Member)

Contact Phone: _____

Bank Name: _____

ABA Number: _____

Account Number: _____

Remittance email: _____

I certify that the above funds (\$5,000) will be spent calendar year 2025 and on the project described in this reimbursement form. The project in this form was started and/or worked on during 2025.

Signature: _____ Date: _____

City of Lincolnton
P. O. Box 617
128 Motz Avenue
Lincolnton, North Carolina
28093-0617



Public Works
Phone (704) 736-8940
FAX (704) 736-8959
www.lincolntonnc.org

MEMORANDUM: Recommended Amendment to Fee Schedule for Non-Resident Trash Container Rental

TO: Ritchie Haynes, City Manager

FROM: Nathan Eurey, Public Services Director

DATE: October 29, 2025

SUBJECT: Recommendation to Amend Fee Schedule to Include Rental Fee for Residential Trash Containers Used by Non-City Residents

The City currently allows certain non-city residents (e.g., those owning property adjacent to the City limits or those with pre-existing agreements) to subscribe to our residential trash collection services. While they are charged for the collection service itself, the existing fee schedule does not include a fee for the use of the city-supplied 96-gallon residential trash container.

Cost Recovery:

The cost of each new residential trash container is approximately \$90.00. These containers have a finite lifespan and require periodic maintenance, repairs from damage, and eventual replacement.

Equity:

City residents indirectly cover these capital and maintenance costs through their property taxes and general fees. Non-residents who benefit from the use of this City asset should directly contribute to these expenses.

Standard Practice:

Charging a rental fee for City-owned assets used by external entities is a standard and fiscally responsible practice in municipal operations.

Recommended Amendment and Fee Structure:

It is recommended that the City Fee Schedule be amended to add a new line item under “Public Works Services” as follows:

PW-0030	Non-City Residential Trash Container Rental Fee	\$50.00 / year
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This recommended yearly fee is designed to be self-sustaining for the container inventory without placing an undue burden on the non-resident customer.

Recommendation:

I recommend that you approve the amendment to the City Fee Schedule as proposed above and direct staff to prepare the necessary ordinance or resolution for the City Council's consideration at the November City Council meeting.

Let me know if you have any questions or recommended changes.

Sincerely,

Nathan Eurey



October 24, 2025

Ritchie Haynes, City Manager
City of Lincolnton
114 W Sycamore Street
Lincolnton, NC 28092

**RE: Agreement for Task Order No. 04
System Development Fee Study 2025
Lincolnton, North Carolina
WR Project No. 24-0085-004**

Dear Mr. Haynes,

WithersRavenel is pleased to provide this Task Order No. 04 for the City of Lincolnton. We look forward to working with you on this project. If you have any questions or concerns about this agreement, please do not hesitate to call me at the number listed below.

Sincerely,
WithersRavenel

Shannon Moore
Director, Finance Services, Funding and Asset Management
smoore@withersravenel.com
Ph. 336.605.3009 | Direct. 919-678.3862

Attachment:

Agreement for Task Order No. 04

115 Mackenan Drive | Cary NC 27511

t: 919.469.3340 | www.withersravenel.com | License No. F-1479

Asheville | Cary | Charlotte | Greensboro | Pittsboro | Powells Point | Raleigh | Southern Pines | Wilmington



LINCOLNTON
AGENDA ITEM SUMMARY

To: The Honorable Mayor and City Council
Date: November 6, 2025
From: Ritchie Haynes, City Manager
Subject: City Manager's Update/ Activity Report

Summary:

Background:

Fiscal Impact:

Recommendation:

Attachments:

None



LINCOLNTON
AGENDA ITEM SUMMARY

To: The Honorable Mayor and City Council
Date: November 6, 2025
From: John Friguglietti, City Attorney
Subject: City Attorney's Update / Activity Report

Summary:

Background:

Fiscal Impact:

Recommendation:

Attachments:

None