



Gaston County

Gaston County
Board of Commissioners
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Financial and Management Services - Finance

Board Action

File #: 26-124

Commissioner Hovis - Financial and Management Services - Finance - To Approve a Certificate of Need (CON) for Lucia-Riverbend Fire Department for the Purchase of 6.005 Acres for Development of 2nd Fire Station

STAFF CONTACT

Kyle Sutherland - Finance - 704-866-3130

BUDGET IMPACT

No budget impact. No appropriation of County funds.

BACKGROUND

At the March 12, 2026 Fire Commission Meeting, a Certificate of Need (CON) was presented for Lucia-Riverbend Fire Department for 6.005 acres on south side of Stanley-Lucia Road in the 1700 block of said road. Site will be used for development of a 2nd fire station. The Fire Commission approved the Certificate of Need. The purchase is being made from Lucia-Riverbend's available funds.

POLICY IMPACT

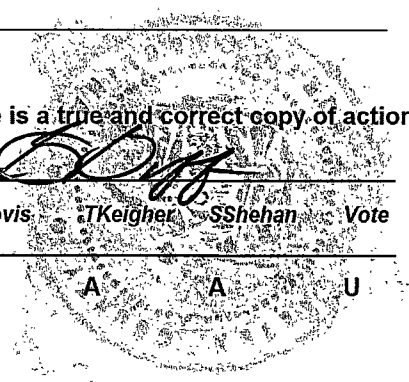
N/A

ATTACHMENTS

Certificate of Need 20262242-42

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:



NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2026-124	04/28/2026	TK	BH	A	A	A	A	A	A	A	U

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Gaston County Fire Commission



CERTIFICATE OF NEED APPLICATION

Fire Department

Name

Lucia-Riverbend Fire Department

Address

14124 Lucia-Riverbend Highway

Address Line 1

Address Line 2

Mount Holly

City

North Carolina

State

28120

Zip Code

Chief

David E. Toomey

Contact Phone #**Board President**

Chad Belcher

Contact Phone #**Fire Department Board Approval / Notification**

Yes No

General Description of Purchase

6.005 acres on south side of Stanley-Lucia Road in the 1700 block of said road. East of intersection of Blacksnake and Rutledge Roads, west of Dutchman's Creek. This will be a new parcel created out of parent parcel 308823. We've engaged a surveyor and have a preliminary survey which we have attached. Upon our real estate closing and filing of the Warranty Deed with the Gaston County Register of Deeds, we will provide that to the Fire Commission as a part of our file.

Time Line of Purchase

30 days or less

List Specifics of Purchase

Purchase of 6.005 acres. Site will be used for development of a 2nd fire station to serve our existing 9E area; to provide 5-mile coverage and most importantly, a water point as a result of a separate sprinkler system for the new structure. We are anticipating a new 3-bay building of 7,000 to 9,000 SF.

Estimated Cost

\$82,500.00

Financing Information

Lender

Self

Amount Financed

\$0.00

Rate

0

Estimated Amount

\$0.00

Number of Payments

0

Down Payment Amount

\$82,500.00

Debt Ratio-Current / Post Purchase

0.00% / 0.00%

Any Re-Financing or Bundling

Yes No

If Yes, then Describe

How Will Purchase Benefit the Department (Safety/ISO/Cost Savings, etc)

Our 31A area has rapidly been building out with new residential structures, some of which are quite large. This land purchase and subsequent new station development will allow us a quicker response time, a lowering of our ISO and give us a water point that we currently don't have. We will likely deploy some of our existing apparatus to this new location which will be a cost savings rather than having to purchase new and the time constraints on receiving new equipment.

How Will Purchase be Funded (Long Term - NOT Just Current Year)

We are currently debt-free and this land purchase will not strain our finances. We did not renew an approximate \$100,000 CD when it came due in 4th quarter of 2025 and we moved that money to the checking account to cover the purchase of this land and have seed money for the new building.

If Purchase is NOT Approved for Funding, Describe Department Alternatives

Since there is no debt being incurred or a borrowing of new public monies, we do not see this as a problem.

Is This a Replacement?

Yes No

If Yes, List Details (Make, Model, Years of Service, Remaining Balance, etc.)

What Will Become of Old Apparatus / Equipment?

Submit your last three 5-Year Capital Improvement Plans:

5-year Plan
LRFR 5 Year Plan.pdf

5-year Plan #2 (optional)

5-year Plan #3 (optional)

Account Balances:

Checking	CD	Savings	Relief Fund	Money Market	Other
\$327,010.00		\$25.00	\$35,538.00	\$46,994.00	
				Name of Fund	Name of Fund
				Money Market	Other

UPLOAD FILE(S)

Item 1

STAFF ONLY

Received By (OEMFS Director):

Date:

Fire Commission Meeting Date:

APPROVED NOT
APPROVED

Gaston County BOC Meeting Date:

APPROVED NOT
APPROVED

Certificate Number
20262242-42

Lucia-Riverbend 5 Year Plan as of January 1, 2026

Build our 2nd station

Acquire a 2nd engine

Replace TIC cameras

Add a 3rd person for coverage

Replace MSA air packs