



**CITY OF LOWELL
COUNCIL MEETING AGENDA
TUESDAY, SEPTEMBER 13, 2022, 6:00 P.M.**

- 1. CALL TO ORDER – Mayor Sandy Railey**
- 2. INVOCATION / PLEDGE OF ALLEGIANCE**
- 3. ADOPTION OF AGENDA FOR THIS MEETING**
- 4. PUBLIC COMMENTS**
- 5. APPROVAL OF MINUTES**
 - A. Minutes from Council Meeting Held August 8, 2022 **(p. 1-5)**
- 6. SPECIAL PRESENTATION**
 - A. Welcoming of the Lowell Citizens Academy Class of 2023
 - B. Arbor Day Proclamation **(p. 6)**
 - C. Hispanic Heritage Month Proclamation **(p. 7)**
- 7. CONSENT AGENDA**
 - A. Planning Department and GIS Report **(p. 8-11)**
 - B. Public Works Report **(p. 12)**
 - C. Finance Department Report **(p. 13-14)**
 - D. Police Department Report **(p. 15-17)**
 - E. Parks and Recreation Report **(p. 18-19)**
 - F. Designation of a Lowell Police Chief to make recommendations to the NC ABC Control Commission on ABC Permit Applications **(p. 20-21)**
- 8. UNFINISHED BUSINESS**
 - A. Public Hearing for Rezoning Case # RZ22-03 Regarding Parcel ID #'s 202167, 202166, 135144, 210660, 136564, and 202774 from the Zoning Districts of SFR-2 and SFR-3 to the CZ/SFR-4 Zoning District **(p. 22-39)**
 - B. Public Hearing for Consideration of Text Amendment to Lowell Development Ordinance Article 8, Table 8.1 Regarding Beauty Shops and Barber Shops **(p. 40-46)**
- 9. NEW BUSINESS**
 - A. McCord Park Update **(p. 47)**
 - B. Consideration of Lowell Water and Sewer CIP Update **(p. 48-49)**
 - C. Consideration of Resolution RS10-2022 for Preconstruction Planning Grant for a Wastewater Interconnection with Two Rivers Utilities **(p. 50-52)**
 - D. Consideration of Resolution RS11-2022 for Construction Grant for a Wastewater Interconnection with Two Rivers Utilities **(p. 53-55)**

- E. Consideration of Contract Extension with Centralina Council of Governments for CDBG-NR Construction Management Services (p. 56-58)
- F. Interdepartmental Transfers for FY Budget 22 (p. 59-62)
- G. Consideration of Appointment of Jessica Holbrook, on behalf of Tech @ Lowell Library, and Anne Massey, City Resident, as members of the Lowell Community Committee (LCC) for the City of Lowell (p. 63-64)

10. CITY ATTORNEY REPORT

11. CITY MANAGER REPORT

12. MAYOR AND CITY COUNCIL GENERAL DISCUSSION

13. CLOSED SESSION

- A. To Discuss the Acquisition of Real Property Pursuant to NCGS 143-318.11(a)(5)

14. ADJOURN

MINUTES

Lowell City Council

Regular Meeting

Monday, August 8, 2022, 6:00 P.M.

I. CALL TO ORDER – Mayor Sandy Railey

Mayor Railey called the meeting to order at 6:00p.m. A quorum was determined to be in place. Those attending in-person were Mayor Pro-Temp Travis Smith, Councilmembers Phil Bonham, Candy Funderburk, Thomas Gillespie, and Joanna Fulbright. City staff included City Manager Scott Attaway; Planning Director, Joe Gates; City Attorney, John Russell Jr; Police Chief Carl Moore; Sgt Jeff Harrison, Public Works Director, Thomas Shrewsbury (attended remotely), Parks and Recreation Director Cristy Cummings, GIS Analyst Todd Stroupe, and City Clerk Cheryl Ramsey. The meeting was teleconferenced to the public and the agenda and meeting materials were made available on the city's website as well as in person. Members of the public were also present.

II. INVOCATION / PLEDGE OF ALLEGIANCE

Councilmember Gillespie asked all in attendance to repeat the Lord's Prayer then led everyone in the Pledge of Allegiance.

III. ADOPTION OF AGENDA FOR THIS MEETING

Councilmember Funderburk made a motion to accept the agenda, seconded by Councilmember Gillespie. The vote was unanimously in favor.

IV. PUBLIC COMMENTS

A. Herb Gittens of 324 Caroline Ave, Lowell, NC – Requests someone look at the 'dangerous' situation in the curve at Caroline Ave and Stowe St. as there is considerable growth on the lot that makes it difficult to see around the corner, especially children. He stated he is tired of arbitrary enforcement and wants to see all people follow the rules as he does. He also mentioned the need to enforce the leash law by at least giving new residents a handout when they sign up for service of the City's ordinances to follow. He is tired of seeing the stray dogs in neighborhood. Lastly, he recommends letters be sent to renters/homeowners of the city enforcements. Mayor Railey asked about our policy since the house has been under construction for years. Councilmember asked if he called Animal Control about it. He said he had. There was a brief discussion with the resident and Council about the area.

V. APPROVAL OF MINUTES

- A. Minutes from Council Meeting held July 11, 2022.
- B. Minutes from Special Meeting Held July 25, 2022

Councilmember Funderburk made a motion to accept both sets of minutes, seconded by Mayor Pro Temp Smith. The vote was unanimously in favor.

VI. CONSENT AGENDA

- A. Lowell Community Committee (LCC) Membership Update
- B. Public Works Report
- C. Finance Department Report
- D. Police Department Report
- E. Parks and Recreation Report
- F. Planning Department Report

Councilmember Bonham made a motion to adopt agenda items A-F, seconded by Councilmember Funderburk. The vote was unanimously in favor.

VII. NEW BUSINESS

- A. Set Public Hearing for Rezoning Case #RZ/22-03 Regarding Parcel #'s 202167, 202166, 135144, 210660, 136564, and 202774 from the Zoning Districts of SFR-2 and SFR 3 to the CZ/SFR-4 Zoning District. Councilmember Funderburk made a motion to set a public hearing for September 13 regarding all the parcels to be rezoned, seconded by Mayor Pro Temp Smith. The vote was unanimously in favor.
- B. Set Public Hearing for Consideration of Text Amendment to Lowell Development Ordinance Article 8, Table 8.1 Regarding Beauty shops and Barber Shops. Mr. Attaway gave a brief description for the reason for the public hearing denoting he memo from the Planning Director. In it, the Planning Board voted unanimously to recommend approval for the text amendment as submitted by staff. Removing Barber Shops and Beauty Shops as "listed uses" in the Main Street (MS) zoning district. Councilmember Bonham asked about tracking new businesses. Mr. Attaway said they are tracked using zoning permits. He explained non-conforming uses as noted in the ordinance. Councilmember Gillespie asked if it is just for Beauty Shops and Barber Shops. Mr. Attaway said yes. Councilmember Funderburk made a motion to set a public hearing for September 13 for the consideration of Text Amendment to the Lowell Development Ordinance at 6pm, seconded by Councilmember Bonham. The vote was unanimously in favor.
- C. Gaston Vision 2040 Update – Mr. Attaway showed a video for Gaston County (gaston2040.com) discussing the emerging themes from the survey. Over the next few months there will be further efforts to propel the plan including a bold vision statement, implementation plan by November 2022 and community engagement during the month of August where multiple dates will be offered. Mr. Attaway said the City will be sharing these dates via social media.
- D. Consideration of Memorandum of Understanding (MOU) for the possibility of a Wastewater Interconnection with Two Rivers Utilities - presented by Mr. Attaway. This would interconnect the Lowell Wastewater Treatment Plant and take the plan offline, rendering it to be a pump state and send the wastewater to the Long Creek WWTP. This was discussed during the budget planning retreats of 2022 and studied by the City Engineer. A feasibility study will be performed to include what improvements are needed to the existing structure, what new structure will have to be constructed and estimated costs. He stated the collection and distribution of water and sewer

would still be the responsibility of the City of Lowell. Mr. Attaway clarified (via the City Attorney), that even if the feasibility study proves to be beneficial, the City of Lowell is not required to move forward with the interconnection if that is option chosen by Council. Councilmember Funderburk asked how long will it take to do the study? Mr. Attaway said he is still waiting for the city Engineer to give their proposal but thinking a couple months. He said we have been some preliminary work/testing done for the grant application. Councilmember Fulbright asked if we don't get the grant does that mean the study will not be performed? Mr. Attaway said the City of Lowell said would then have to look at other ways to do it. Councilmember Gillespie asked about the operational costs and what will we save? Mr. Attaway said he will not know until the City Engineer completes its survey, but the WWTP budget is part of our (City of Lowell) budget and that will go away. Councilmember Gillespie asked how much would Two Rivers charge us when it goes away. Mr. Attaway said that is all part of the study. Councilmember Funderburk asked how much would it have cost the City if we had built a new WWTP as discussed several years ago (from the 2019 study)? Mr. Attaway said \$19 million at the time and it would be much more now.

Councilmember Gillespie said the key thing is how much Lowell saves especially with the new homes being built and not to have Two Rivers come in and take it over, after we have done the work, unless it will save money. Mr. Attaway said we only do what is financially beneficial to Lowell. Councilmember Fulbright asked if all the area need to be cleaned up. Mr. Attaway said yes, which will be another expense. Mayor Railey asked for a motion. Mayor Pro Temp then made a motion to consider the Memorandum of Understanding (MOU) Wastewater Interconnection with Two River Utilities, seconded by Councilmember Bonham. In the vote Councilmember Gillespie abstained from the vote and stated a no vote was considered a yes vote. All remaining members voted "yes" to accept the motion.

- E. Consideration of Finance Proposals for FY23 Capital Expenditures presented by Mr. Attaway. Staff advertised a Request for Proposal for financing the vehicles and capital expenditures of the FY23 Budget of \$106,132.31 for the Stormwater, Water, and General funds in the Gaston Gazette. Four financial institutions were solicited, and the City received one proposal from United Financial. This financing would be at the current interest rate of 3.44% that would be locked in once approved. Councilmember Bonham made a motion to approve the finance proposals for FY23 Capital Expenditures as noted on page 45, seconded by Councilmember Funderburk. The vote was unanimously in favor.
- F. Consideration of Adding Section 13. "Wellness Benefits" to the Lowell Personnel Policy Article VI. Employee – presented by Mr. Attaway. The Gaston County YMCA Corporate package was reviewed by staff and the fiscal impact for FY2023 will be \$3150 from the administrative budget. Cost savings were found in the Planning budget when looking at a new software system allowing the funds to offset the corporate membership for all employees and Council. The YMCA will review the participation level per year and adjust the rates accordingly. Councilmember Funderburk asked if the deduction would be on bank draft. Mr. Attaway said yes and a representative will come to the City Hall to personally sign potential members up. Councilmember Funderburk made a motion to approve the Wellness Benefits to the Lowell Personnel Policy Article VI. Employee, seconded by Councilmember Bonham. The vote was unanimously in favor.

- G. Discussion of 2022-2023 Legislative Advocacy Agenda – presented by Mr. Attaway stated it was added to the agenda to get this process started and get some feedback from Council. He will be meeting with the City Attorney and with each member individually to discuss.

VIII. CITY ATTORNEY REPORT – None

IX. CITY MANAGER REPORT –

- A. CDBG Update. Moving through first five houses with the CDBG-NR grant. With the Community Center side of the CDBG-NR grant, staff revamped the scope in the hopes of getting more interest in completing this building. No one bid in the last two attempts to complete work from this portion of the grant. Staff will continue working Withers Ravenel and Centralina. The scope for the CDBG-I sewer rehab work has been broadened and should be close to completion in the next coming months. Councilmember Funderburk mentioned she was shown one of the houses that was worked on and stated the homeowners were very pleased with the results.
- B. Finance - Lisa Nolen will be working on catching up the June FY close out. She should have all departmental transfers by the next meeting.
- C. Carolina Thread Trail. The City of Lowell was awarded an \$8000 design grant to work on the trail in the River Falls, River View, and River Heights sections. Mayor Railey asked how this will work since River Falls Neighborhood voted no to the trail. Mr. Attaway said continued education for them to understand the value as we also do not want to do River View area if River Falls is rejected. Will ask the HOA to help with talking with residents.
- D. I-5719 (I-85 Widening Project)- Aesthetics and Betterments Manager's for the county met and are currently drafting a survey for all councils and boards to give input. Meetings will be held August 23 & 24th for local officials. He encouraged council to try to attend one of these meetings.
- E. Working with Dr. McCord regarding the property across the street from City Hall and entered a lease with him last year to do some betterments of the property. Will be called McCord Town Square when completed. Will be meeting with the City Engineer to go through some preliminary planning on Wednesday, August 10th.

X. MAYOR AND CITY COUNCIL GENERAL DISCUSSION

1. Councilmember Fulbright recognized the Police Department and their work on the recent drug busts.
2. Councilmember Bonham stated that we needed to have the same procedures in place for public comments as we do for everyone else and not engage in discussions during this time as this is a business meeting not a town hall meeting. He stated that if we do this, we must allow for all. He stated the time is for the public to voice their opinion without interruption or comments from Council. [This is in reference to Mr. Gittens speaking earlier tonight and the back-and-forth dialogue with the Council.]
3. Councilmember Funderburk had a concern about the proposed rezoning within the Gaston-Cleveland-Lincoln Metropolitan area [see Section A. under New Business]. She asked for the next meeting to consider the listed comments: 1. According to the State Transportation Improvement Program 2020-2029, there are no funded transportation improvement projects in immediate vicinity, 2. The 2050 Highway MTP doesn't include any proposed improvement to any streets adjacent to the subject property and that they are only going to build a new 2-lane

roadway. She is concerned they are not going to do anything with the new 593 houses planned with a possible 1186 cars. She asked if they are they going to do something or not? If not, she doesn't want them coming. Councilmember Bonham said that we can't stop them from building. She is concerned with the traffic. Mr. Attaway said the way DOT operates is they would not put a traffic improvement plan for Lowell Spencer Mtn Rd when its 300 acres of woods as it is of no purpose to them until there is traffic. Mr. Attaway said he will add her concern to legislative agenda and that we can talk to local delegation about the issues.

4. Councilmember Smith thanked Cristy Cummings for a great National Night Out this year. He was glad to see the Fire Department there.
5. Councilmember Gillespie commended the City Manager and how the downstairs area of City Hall has been done. Thanked Mr. Gittens for coming to the meeting to speak.
6. Mayor Railey thanked everyone for coming, including staff, Police and Fire.

Councilmember Funderburk made a motion for a quick break before the closed session, seconded by Councilmember Bonham at 7:11pm. The vote was unanimously in favor. Closed Session resumed at 7:16

XI. CLOSED SESSION

- A. To discuss the Acquisition of Rel Property Pursuant to NCGS 143-318.11(a)(5)
Councilmember Fulbright made a motion to go into Closed Session, seconded by Councilmember Gillespie. The vote was unanimously in favor.

Councilmember Bonham made a motion to come out of closed session, seconded by Councilmember Funderburk. The vote was unanimously in favor.

- ## **XII. ADJOURN**
- Motion to adjourn was made by Councilmember Funderburk, seconded by Councilmember Bonham. The vote was unanimously in favor. Adjourned at 7:57pm

ATTEST:

Sandy Railey, Mayor

Cheryl Ramsey, City Clerk



PROCLAMATION

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, and

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS Arbor Day is now observed throughout the nation and the world, and

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, and

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, and

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Sandy Railey, Mayor of the City of Lowell, do hereby proclaim as **ARBOR DAY** in the City of Lowell, NC, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

IN WITNESS THEREOF, I have hereunto set my hand and caused the seal of the City of Lowell to be affixed, this the 13th day of September in the year of our Lord two thousand and twenty-two.

Sandy Railey, Mayor

ATTEST:

Cheryl Ramsey, City Clerk

#PR4-2022



PROCLAMATION

WHEREAS, Hispanic Heritage Month is an opportunity to celebrate the culture, history, and contributions of Hispanic American citizens and highlights the countless achievements and contributions, and

WHEREAS, the observation began in 1968 as Hispanic Heritage Week under President Lyndon B. Johnson; this was observed annually until 1988 when it was expanded by President Ronald Reagan to the period of September 15th through October 15th and became National Hispanic Heritage Month, and this has been celebrated annually since then; and

WHEREAS, more than sixty million Americans of Hispanic origin today contribute to our national diversity, enriching the quality of American life with centuries old traditions that reflect the multi-ethnic and multicultural customs of their communities, while adding their own distinct and dynamic perspectives to the story of our country; and

WHEREAS, this observance affords special opportunities to become more knowledgeable about Hispanic heritage and to honor the many Hispanic Americans who represent a significant and fast growing demographic of the City of Lowell, we honor the invaluable ways they contribute to our country; and

NOW THEREFORE, I, Sandy Railey, Mayor of the City of Lowell and the City Council of the City of Lowell, do hereby proclaim the month beginning September 15 and ending October 15, 2022 as

National Hispanic Heritage Month

and urge all citizens to join us in celebrating the great contributions of Hispanic Americans to our city, state, and nation. IN WITNESS THEREOF, I hereunto set my hand and caused the seal of the City of Lowell to be affixed, this 13th day of September in the year of our Lord two thousand twenty-two.

ATTEST:

Sandy Railey, Mayor

Cheryl Ramsey, City Clerk
#PR5-2022



To: Scott Attaway, City Manager
From: Joe Gates, Planning Director
Date: Thursday, September 8, 2022
Re: Monthly Department Update

Code Enforcement

For the month of August 2022, the Code Enforcement Office has received 2 online public nuisance complaints. Inspections will be conducted the week of September 5th, 2022

Public Nuisance cases from July were all resolved without further enforcement actions.

Zoning:

The Zoning Department issued 8 permits this month consisting of:

- (2) commercial change of use
- (1) residential remodel
- (1) sign permit
- (1) residential roof solar panels
- (1) new construction, commercial building
- (1) residential accessory building
- (1) residential home addition

Staff attended the annual conference for the North Carolina Association of Certified Zoning Officials (NCAZO) August 15-17, 2022.

Planning:

Staff participated in the August 2022 Planning Board Regular Meeting. There were two items on the agenda for recommendation this month. The first item for the Planning Board to discuss was a conditional rezoning request. Case # RZ22-03 is a request by Pulte to rezone several parcels from the SFR-2 & SFR-3 zoning districts to the SFR-4 (CZ) conditional district. The board voted to unanimously approve this request. The second item for discussion was a City Council initiated text amendment to the LDO. The text amendment involved a change to the permitted uses

allowed on the Main Street (MS) zoning district. The proposed amendment removes barber shops and beauty salons as "Listed Uses" in the Main Street (MS) district. The Planning Board unanimously approved this text amendment.

Staff has reviewed the Final Plat submittals for the River Heights Development – Phase 1 (Townhome Section) and returned comments.

Staff participated in a second preliminary plat pre-submittal meeting with the engineering staff for the Grove Street Townhome development. Different layouts were discussed for the neighborhood road network and connections with existing streets. Staff also discussed the importance of open space and using some the natural features on the site (creeks, streams, etc.) to enhance the neighborhood.

Staff had a rezoning pre-submittal meeting with developers on the Lowery Lane property off Stowe Dr. They do not have a specific plan at this time, but they are considering doing townhomes, which would require the property to be rezoned.

Staff attended the Lowell Downtown Masterplan – Infrastructure meeting held at City Hall.

Stormwater:

Staff met with Stormwater Administrator for the City of Gastonia and received great feedback on best practices for reporting and field collection related to the MS4 annual audit. City staff has created checklists and began inspections of municipal facilities.

Staff attend the Gaston County Municipal Planners Meeting and participated in the Stormwater Training provided by Joseph Alm – Stormwater Administrator with Gaston County Natural Resources.

Staff met with AmeriCorp staff member Kelly Norris. Through Lowell's participation in the Regional Stormwater Partnership of the Carolinas, we will collaborate with Kelly to assist with Public Outreach and Education, particularly in school outreach. Kelly has prior experience as a schoolteacher and has a lot of great ideas to assist the City of Lowell in meeting our goals.



To: Scott Attaway, City Manager

From: Todd Stroupe, GIS Analyst

Date: September 07, 2022

Re: City of Lowell Geographic Information System (GIS) Updates

Meetings and Events

- Started the GIS Analyst position with the City of Lowell on July 11.
- Participated in two visits in July to the River Heights subdivision site with other Lowell staff and Catawba Thread Trail to delineate potential trail and trail easement alignment.
- Attended August City of Lowell Council meeting.
- Attended August GCAMP Gaston County and Municipal Planners Stormwater Meeting.
- Attended August Lowell Downtown Masterplan meeting.
- Attended August I-85 Widening Project meeting.
- Participated in two GIS introduction meetings with Catawba Riverkeepers and Gaston County Transportation.
- Participated in two meetings with Gastonia Public Works and Two River Utilities to discuss stormwater mapping efforts.

Digital and Online Mapping

- Generated McCord / Downtown Park concept landscape map.
- Generated Rezoning Request map and updated adjacent property owners mailing list for case #RZ22-03 on Lowell Spencer Mountain Road.
- Generated Proposed Zoning Ordinance Change for Barbershops and Beauty Salons map for August City Council meeting.
- Generated map for Lowell Spencer Mountain Road speed limit change request to NCDOT.
- Generated map of River Heights subdivision potential trail and trail easement alignment for Catawba Thread Trail.
- Generated potential wayfinding sign locations map.
- Generated sewer infrastructure along 700 Carolina Avenue block reference map.
- Generated greenway sidewalk connection map.
- Generated Lowell downtown master plan study area map.
- Generated new 24 x 36 Official Zoning map.

- Generated a new 24 x 36 Future Land Use map.
- Developed City of Lowell Utilities interactive web map of water and sewer infrastructure for internal use.
- Continue to work on the City of Lowell Zoning interactive web map of zoning districts and Gaston County parcels for public use.
- Continue to work on the City of Lowell Parks and Recreation interactive web map of park boundaries, trails, and park amenities for public use.

Stormwater

- Created online field collection form for City of Lowell owned/operated facility stormwater inspections.
- Participated in one facility stormwater inspection.
- Continue to research GPS Field Collection devices.
- Contacted City of Monroe and Village of Clemmons to discuss stormwater mapping efforts.
- Continue to work on layers for stormwater infrastructure field collection.

Other (Data Management, ETC.)

- Downloaded almost 90 layers from Gaston County GIS, City of Gastonia GIS, Carolina Thread Trail, Wooten, NCGIA, NCDOT, and NC Flood Mapping and organized them into new databases.
- Delineated existing sidewalk network
- Continue field collection to delineate the George Poston Park trail system.
- Participated in annual Demographic Information Survey with NC Office of State Budget and Management.



To: Scott Attaway, City Manager

From: Thomas Shrewsbury, Public Works

Date: September 6, 2022

Re: Monthly report

- Sewer Department employees worked with True Homes to upgrade the Preston Place Lift Station. Contractors ran into problems when standpipes came dislodged while removing the cap.
- City crews worked helped with prepping the lot across from City Hall for the new park.
- Water Dept crews repaired leaks at the following locations.
 - ¾ inch leak on Stowe Drive
 - 2-inch leak on Stowe Street
 - 2-inch leak on Rankin Ave.
 - Water Tap 106 W. First St.
 - Water Tap 123 S. Pine Street
 - Sewer Tap 123 S. Pine St.
- Sewer tap repairs made to Church of God service on W. First Street
- Public Works employees built new steps and made hand rail repairs at Harold Rankin Park.
- Public Works employees picked up the long awaited trash containers. Staff worked to get work orders filled that we have been holding till new containers arrived.



To: Scott Attaway, City Manager

From: Lisa Nolen, Finance Director

Date: September 6, 2022

Re: Finance Update

Utility Billing:

Training for conversion to the updated Mueller Infrastructure System has begun and we will be done with this training by the end of the month. Continuously working with the Planning Director on updating addresses and ownership information for Stormwater Management billing.

Finance:

All documentation has been sent to Butler & Stowe for the year-end audit. We have received the second tranche of funds from the ARPA grant. After our meetings with Centralina regarding these funds, it has been strongly recommended that we get input from the residents on how this money could be spent to improve the City of Lowell. The Town of Landis has a link on their website for the citizens to complete a survey. I have included a copy of the Survey Overview from the Town of Landis website. This may be something that we would like to do for the City of Lowell. We could also hold workshops for the citizens as well.



Landis Community Survey

Survey Overview

Share your opinion and shape the Town's future!

The Town of Landis has started a Strategic Planning process that seeks to set a clear vision for the Town, build public trust and transparency, and gain efficiency in Town operations. To help this process, the Town would like your feedback to guide the Town's future. Please take a few minutes to complete this survey!

Why participate?

- Share your Vision for the Town's future
- Give feedback on current Town services
- Guide the Town's short and long-term priorities

All Landis residents, business owners and employees are encouraged to participate. Survey responses will be kept anonymous. **Please complete this survey by September 28, 2022.**

Questions? Please contact Madison Brown, Town Clerk, at mbrown@townoflandisnc.gov or by calling 704-857-2411.

Thank you for your time and interest in Landis!

Next



To: Scott Attaway, City Manager

From: Carl Moore, Police Chief

Date: September 7, 2022

Re: Police Department Update

Call volume returned to expected levels for August 2022. Police responded to 571 calls for the month, which showed a slight increase over August 2021 at 525. Special checks remain a priority for our officers while curb crime by patrolling and having a marked car seen as much as possible. We have received a few applications for our vacancy however none have shown us to be a good candidate for employment. Our police Cadet Kohl Scott has started his BLET course and early reports have been he is doing very well.

Sergeant Hoffman worked closely with the Gaston County Police Departments investigations unit and closed the case involving the murder of a good Samaritan who was attempting to render aid after a traffic crash. The charged person is a juvenile and their name will not be released. The juvenile was charged with second degree murder among other crimes and is currently being held without bond at a juvenile detention facility.

Sergeant Bowen was awarded her Advanced Law Enforcement Certificate. This is a significant achievement and reflects the years of training she had to complete to qualify for the certificate. The officers of the Lowell Police Department continue to train and gain as much skill and knowledge as possible.

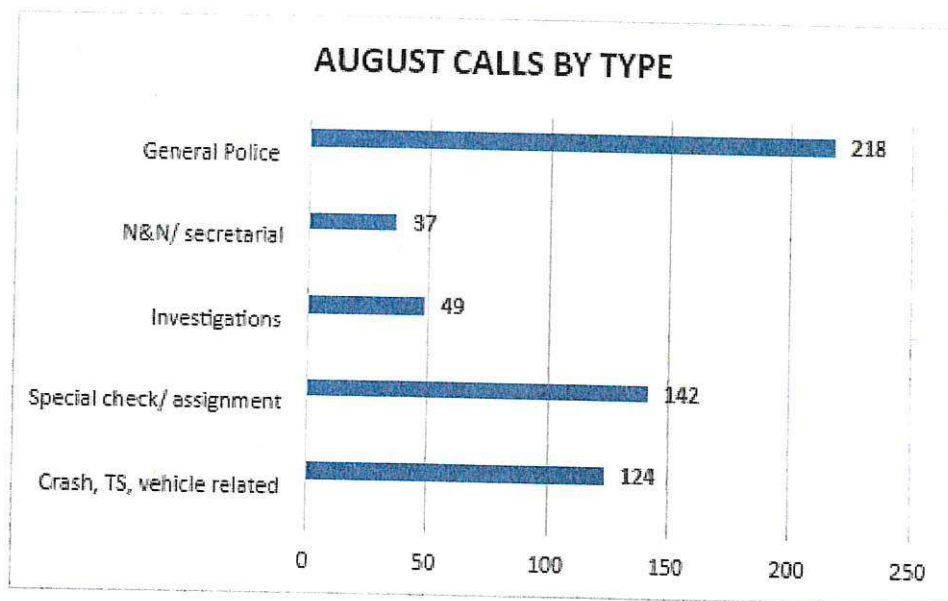
On August 12, Officer Stamey responded to a call for assistance from Bessemer City PD. The BCPD officer stated the occupant of a stolen UHAUL truck had just tried to hit his patrol vehicle with him inside. Officer Stamey responded to I-85 SB to assist with tire deflation device. Officer Stamey deployed his tire deflation device as the UHAUL approached. The driver of the UHAUL changed his course and drove directly to Officer Stamey and his patrol vehicle. Officer Stamey fled across the 2 lanes of SB 85 attempting to escape injury from the approaching UHAUL. As he ran across the street, the driver of the UHAUL again changed direction and continued to steer in the direction of Officer Stamey. Officer Stamey discharged his firearm twice into the UHAUL truck. Officer Stamey was not injured in the incident. BCPD charged the driver of the UHAUL with attempted murder among various other charges stemming from the multi state pursuit. An internal investigation was completed (standard procedure when no persons were struck by gunfire) and it was determined that Officer Stamey acted within the law and our LPD policy manual

A search warrant was served at a well-known drug house on south main street on August 8th. The main target of the warrant was not present at the time of execution, however, the suspect drove by the scene of the warrant while officers were on scene. Officers developed probable cause to conduct a traffic stop and the subsequent search of the vehicle proved very fruitful. Officers seized 178 grams of methamphetamines, \$1600 cash, and various other illegal drugs. This is a large amount of drugs kept off the streets of Lowell by our police officers. Unfortunately, the problem house will likely remain so because the occupants were not found in possession of the seized drugs.



On 08-23-2022, Officer Stamey observed a vehicle leave the target home on S. Church St and drive through town in a clearly careless and reckless manner. He attempted a traffic stop, however the driver failed to yield to blue light and siren. As the driver briefly slowed down for the intersection of Wilkinson Blvd and Mockingbird Ln, a female passenger opened the door and attempted to get out of the fleeing vehicle. The driver pulled her back into the car and would not allow her to exit the vehicle. Officer Stamey observed the same female attempt to exit multiple times as the pursuit went from Lowell to Belmont and eventually ended in Lincolnton. The female passenger stated she had been held against her will by the suspect for the past 3 days.

Good job by all of our officers through a busy month where we continue to see spill over crimes resulting from drugs and violence from the surrounding areas.



August history by year

2020- 367

2021- 525

2022- 571



To: Scott Attaway, City Manager

From: Cristy Cummings, Parks and Recreation Director

Date: August 31, 2022

Re: Parks and Recreation Monthly Report

Events:

- Assisted Lowell Police Department with advertising and planning for National Night Out.
- Assisted Lowell Police Department with day-off coordination for National Night Out
- Planning and advertising for Yoga in the Park
- Planning and advertising for Senior BBQ Lunch
- Day-off coordination for Senior BBQ Lunch
- Planning and advertising for Music in the Park: Echo 13
- Day-off coordination for Music in the Park: Echo 13
- Planning and advertising for Trucks in the Park – recruiting organizations to bring their vehicles
- Planning and advertising for Arbor Day Celebration
- Meeting with Plant it Forward about Arbor Day Celebration
- Planning and advertising for River Sweep
- Planning and advertising for Adult Senior Recess
- Planning and advertising for Fall Festival
- Planning and advertising for Treat Walk

Athletics:

- Closed youth sports registration for soccer
- Scheduling meet and greets
- Coordinating practice times with coaches
- Ordering of uniforms

Projects:

- Attended 1 hour website training calls on Mondays and Wednesday
- Adding content, photos, documents, and forms to new website

General:

- Attended Staff Meeting
- Attended Council Meeting

- Picked up trash
- Locking and unlocking bathrooms
- Meeting with Banner News regarding McCord Town Center

AGENDA ITEM INFORMATION

AGENDA ITEM #: 7-F

DESCRIPTION: DESIGNATION OF A LOWELL POLICE CHIEF TO MAKE
RECOMMENDATIONS TO THE NC ABC CONTROL
COMMISSION ON ABC PERMIT APPLICATIONS

We received a new application for an ABC license from a business, but it was discovered that the City of Lowell did not have an official to make recommendations to the ABC Board concerning new applications. This is commonly assigned to the police chief in jurisdictions and that is what the following page depicts.

Staff recommendation is to appoint Lowell Police Chief, Carl Moore, as this official.

NORTH CAROLINA
ALCOHOLIC BEVERAGE CONTROL COMMISSION

(919) 779-0700

Location: 400 E. Tryon Road
Raleigh, NC 27610

Mail: 4307 Mail Service Center
Raleigh, NC 27699-4307

RESOLUTION OF THE CITY OF Lowell, COUNTY OF Bastonia, REGARDING THE DESIGNATION OF AN OFFICIAL TO MAKE RECOMMENDATIONS TO THE NORTH CAROLINA ALCOHOLIC BEVERAGE CONTROL COMMISSION ON ABC PERMIT APPLICATIONS.

WHEREAS G.S.18B-904(f) authorizes a governing body to designate an official, by name or by position, to make recommendations concerning the suitability of persons or locations for ABC permits; and

WHEREAS the City of Lowell, County of Bastonia, wishes to notify the NC ABC Commission of its designation as required by G.S.18B-904(f);

BE IT THEREFORE RESOLVED that Carl Moore, Chief of Police,
(Name of Official) (Title or Position)

is hereby designated to notify the North Carolina Alcoholic Beverage Control Commission of the recommendations of the City of Lowell, County of Bastonia, regarding the suitability of persons and locations for ABC permits within its jurisdiction.

BE IT FURTHER RESOLVED THAT notices to the City of Lowell, County of Bastonia, should be mailed or delivered to the official designated above at the following address:

Mailing address: 102 East First St

Office location: _____

City: Lowell, NC

Zip Code: 28098 Phone #: _____

This the 13 day of September, 2022.

(Mayor/Chairman)

Sworn to and subscribed before me this the 13 day of September, 2022.

Cheryl Ramsey
(Clerk)

AGENDA ITEM INFORMATION

AGENDA ITEM #: 8-A

DESCRIPTION: PUBLIC HEARING FOR REZONING CASE # RZ22-03
REGARDING PARCEL ID #'S 202167, 202166, 135144, 210660,
136564, AND 202774 FROM THE ZONING DISTRICTS OF SFR-
2 AND SFR-3 TO THE CZ/SFR-4 ZONING DISTRICT

Please see the attached memo from the Planning Director.



To: Scott Attaway, City Manager

From: Joe Gates, Planning Director

Date: Thursday, September 8, 2022

Re: Rezoning Case # RZ22-03 (CZ) containing parcel #'s: 136564, 210660, and a portion of 135144, 202166 and 202774.

The request is for conditional rezoning involving Parcel #' 136564, 210660, and a portion of 135144, 202166 and 202774, owned by Belmont Land & Investment Co.

Applicant is requesting the change from the current zoning designation of Single Family Residential-2 (SFR-2) and Single Family Residential-3 (SFR-3) to that of Single Family Residential-4 (SFR-4) Conditional Zoning.

The Planning Board during their regularly scheduled meeting on August 2, 2022, reviewed this request. The Planning Board voted unanimously to recommend **APPROVAL** for the rezoning as submitted by the applicant.

Zoning District Description:

The Single-Family Residential Districts (SFR-2, SFR-3 and SFR-4) provide for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single-Family, including duplex (two-family), homes and their accessory uses. Neighborhoods in these districts are the dominant land use in Lowell and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts promote that new development maintains the character of the community. The Single-Family Residential Districts permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the City of Lowell prior to the effective date of these regulations. Proposed Zoning Description:

District Development Standards:

Section 8.4-2 Single-Family Residential Districts (SFR-2, SFR-3 and SFR-4)

(A.) **Intent.** The Single-Family Residential Districts (SFR-2, SFR-3 and SFR-4) provide for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single-Family, including duplex (two-family), homes and their accessory uses. Neighborhoods in these districts are the dominant land use in Lowell and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts promote that new development maintains the character of the community. The Single-Family Residential Districts permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the City of Lowell prior to the effective date of these regulations.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.1) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Detached House

(D.) **Gross Residential Density Limit**, excluding Accessory Dwellings meeting the limitations of and in accordance with Article 10, Section 10.1-3:

- (1.) SFR-2: 2.00 unit/acre
- (2.) SFR-3: 3.00 units/acre
- (3.) SFR-4: 4.00 units/acre

(E.) General Standards & Specifications:

(1.) Building placement, parking placement, building type, access, and lot arrangement shall be controlled by the lot and building type standards set forth in Article 9 for the lot and building types listed in the Single-Family Residential Districts.

2.) In addition to the requirements established by the lot type standards and building type standards, the following minimum dimensional standards shall apply in the Single-Family Residential Districts:

| | SFR-2 | SFR-3 | SFR-4 |
|---|--------------|--------------|--------------|
| LOT DIMENSIONS | | | |
| Minimum Lot Size (gross square feet) | 17,450 | 11,600 | 7,800 |
| Minimum Lot Width measured at Front Street Setback | 72' | 60' | 50' |
| PRINCIPAL STRUCTURES | | | |
| Minimum Front Street Setback measured from Street Right-of-way | 33' | 20' | 20' |
| Minimum Rear Yard Setback | 9' | 8' | 5' |
| Minimum Side Yard Setback | 9' | 8' | 5' |
| Minimum Corner Lot Side Street Setback measured from Street Right- of-way | 21' | 17' | 10' |
| ACCESSORY STRUCTURES | | | |
| Minimum Front Street Setback measured from Street Right-of-way | 73' | 60' | 60' |
| Minimum Rear Yard Setback | 4' | 4' | 4' |
| Minimum Side Yard Setback | 4' | 4' | 4' |
| Minimum Corner Lot Side Street Setback measured from Street Right- of-way | 22.5'' | 18.5' | 11.5' |
| MINIMUM REQUIRED PARKING, WHETHER ENCLOSED OR NOT | | | |
| Minimum Front Street Setback measured from Street Right-of-way | 36.5' | 23.5' | 23.5' |
| Minimum Corner Lot Side Street Setback measured from Street Right- of-way | 22.5' | 18.5' | 11.5' |

All uses listed in Article 8, Table 8.1, Those tables may be found here:
<http://lowellnc.com/301/Lowell-Development-Ordinance>

Staff comments:

Staff recommends approval of this rezoning as submitted and has determined it to be consistent with the Future Land Use Plan.

AMENDED
APPLICATION FOR REZONING

TO: THE CITY OF LOWELL

APPLICATION #: Rz 22-03

DATE FILED: February 15, 2022

Amended: July 12, 2022

FEE PAID: \$1,000

The undersigned does (do) hereby respectfully make application and request to the City of Lowell to amend the Zoning Ordinance and/or change the Zoning Map of the City of Lowell as hereinafter requested and in support of this application the following facts are shown:

- 1) It is requested that the real property hereinafter described be rezoned from:

SFR-3 to SFR-4(CZ)

The real property sought to be rezoned is owned in fee simple by: Belmont Land Investment Co. as evidenced in Deed Book, Page: SEE SCHEDULE 1 of the Gaston County Register of Deeds Office. There are no restrictions or covenants of record appearing in the chain of title which would prohibit the property from being put to the use specified in Paragraph 1 of this application.

- 2) The address of the real property sought to be rezoned is: SEE SCHEDULE 1 and / or a further legal description by metes and bounds of said realty is attached to this application.
- 3) The real property sought to be rezoned is located on the Right side of Lowell Spencer Mountain Road between Flowers Road and South Fork Catawba River and further identified in Gaston County Tax Book , Map Parcels 136564, 210660 and a portion of 135144, 202166, and 202774; Said Lots have 226.29 acres. *Parcel corrected 7/27*
- 4) The following are all the adjoining property owners who own land adjacent to all sides, front and rear, which shall include properties across the street from the property sought to be rezoned. The names and addresses listed below shall be determined

SCHEDULE 1

| Parcel | Owner | Parcel Address | Owner Address | Deed Book | Deed page |
|-------------------|---|-------------------|--|-----------------|-----------------|
| 135144 | BELMONT LAND & INVESTMENT CO | N/A | PO BOX 1939 , MC ADENVILLE, NC 28101-1939 | 3397 | 0134 |
| 136564 | BELMONT LAND & INVESTMENT CO | N/A | PO BOX 1939 , MC ADENVILLE, NC 28101-1939 | 001E | 0182 |
| 202166 | BELMONT LAND & INVESTMENT CO | N/A | PO BOX 1939 , MC ADENVILLE, NC 28101-1939 | 3397 | 0130 |
| 202167 | BELMONT LAND & INVESTMENT CO | N/A | PO BOX 1939 , MC ADENVILLE, NC 28101-1939 | 3397 | 0130 |
| 210660 | BELMONT LAND & INVESTMENT CO | N/A | PO BOX 1939 , MC ADENVILLE, NC 28101-1939 | 4214 | 2394 |
| 202774 | BELMONT LAND & INVESTMENT CO | N/A | PO BOX 1939 , MC ADENVILLE, NC 28101-1939 | 466 | 144 |

SCHEDULE 2

| Parcel | Deed | Owner | Mailing Address | Zoning |
|--------|-----------|--|---|--------|
| 136566 | 2133-708 | Doris B Tallent | 2306 RYAN CONLEY CT, GASTONIA, NC 28056 | RS-20 |
| 136565 | 2411-777 | Doris B Tallent | 2306 RYAN CONLEY CT, GASTONIA, NC 28056 | RS-20 |
| 136557 | 1891-116 | Tallent Drum Company | P O BOX 675, LOWELL, NC 28098 | RS-20 |
| 136558 | 1454-363 | Doris B Tallent | 2306 RYAN CONLEY CT, GASTONIA, NC 28056 | RS-20 |
| 135132 | 4963-030 | Eunice H Carpenter & Cathy J Snyder | 129 SUTTON CARPENTER RD, GASTONIA, NC 28056- 7852 | R-1 |
| 135137 | 4514-2463 | Gail Reddick Barker | 2940 ALARKA RD, BRYSON CITY, NC 28713 | R-1 |
| 135141 | 4684-697 | Daniel A Davis | 1405 LOWELL SPENCER MTN RD, GASTONIA, NC 28056-7841 | R-1 |
| 135134 | 4975-2031 | Jeffrey A Little | 1413 LOWELL SPENCER MTN RD, GASTONIA, NC 28056-7841 | R-1 |
| 135133 | 4693-2468 | Tammy S Schronce | 2408 MALLOTTE LN, GASTONIA, NC 28054-6407 | C-1 |
| 135138 | 2286-634 | Rachel Mann Moore | 1429 LOWELL SPENCER MTN RD, GASTONIA, NC 28056-7841 | R-1 |
| 135129 | 2371-490 | Franklin Charles & Marsha B Morrow | 104 FLOWERS RD, GASTONIA, NC 28056 | R-1 |
| 135128 | 0010-551 | Edith C May Heirs | C/O JEFFERY SCOTT BEASLEY 114 FLOWERS RD, GASTONIA, NC 28056- 6647 | R-1 |
| 135127 | 1432-802 | Dorothy May Brown | 126 FLOWERS RD, GASTONIA, NC 28056 | R-1 |
| 135108 | 4467-1512 | Thomas gerald & Teri Lyn Flowers | 138 HALL RD, GASTONIA, NC 28056-7825 | R-1 |

R222-03

by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.)

NAME

ADDRESS

SEE SCHEDULE 2

- 6) The applicant understands that a letter stating the date, time and place for the Public Hearing for the rezoning of said property shall be mailed to each of the parties listed in Paragraph 5 at least ten (10) days prior to the said Public Hearing.
- 7) If the applicant is not the legal owner of the property sought to be rezoned, the legal owners names and addresses shall be listed below. Owners shall be determined by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.)

SEE SCHEDULE 1

- 8) A map or drawing identifying the real property requested to be rezoned and all attached properties with their designated zoning districts shown shall be attached to this application.

Applicant(s) Name: The PulteGroup

Address: 11121 Carmel Commons Blvd, Suite 450, Charlotte, NC 28226

Telephone: 704-972-7389

Applicant's Signature: _____

DocuSigned by:

Matt Kearns

070F408162D94A1...

City of Lowell
101 West First Street
Lowell, NC 28098

Telephone: 704 - 824 - 3518

CHAR2\2503762v2



CLIENT

PULTE HOMES
11121 CARMEL C
SUITE 450
CHARLOTTE, NC



**SPENCER MOUNTAIN
SINGLE FAMILY
REZONING PLAN
LOWELL SPENCER MOUNTAIN ROAD
LOWELL, NORTH CAROLINA, 28098**

REVIEWS

| NO. | DATE | REMARKS |
|-----|------------|---------------|
| 1 | 07.12.2022 | RECEIVED FROM |
| 2 | 05.03.2023 | RECEIVED FROM |

PLAN INFORMATION

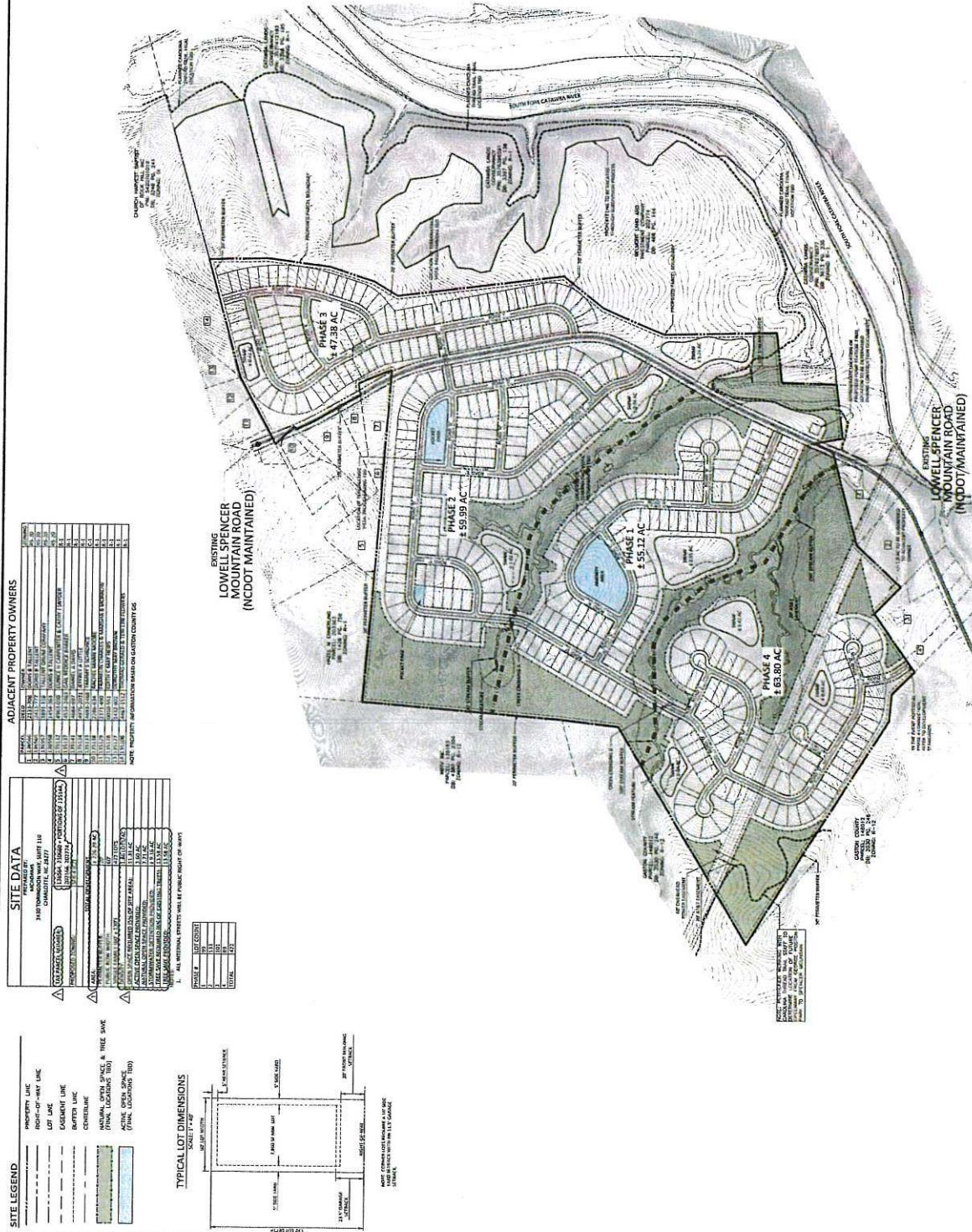
| | |
|-------------|--------------|
| PROJECT NO. | PLT21001 |
| FILENAME | PLT21001-R21 |
| CHECKED BY | EM |
| DRAWN BY | JDS |
| SCALE | 1" = 300' |
| DATE | 12.10.2021 |

REZONING PLAN

RZ.01



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



City of Lowell Planning REZONING REQUEST #RZ22-03


Applicant: The PulteGroup


Owner: Belmont Land
Investment Co.


Request: SFR-3 to SFR-4 (CZ)

Subject Area Size: 226.29 Acres

Parcel ID #: 136564, 202160,
and portions of 135144, 202166,
and 20274

 Subject Area

 Lowell City Limits

 Parcels

Lowell Zoning Districts

 Single-Family Residential
(SFR-2)


 Single-Family Residential
(SFR-3)

 Civic (CIV)

Gaston County Zoning


 C-1

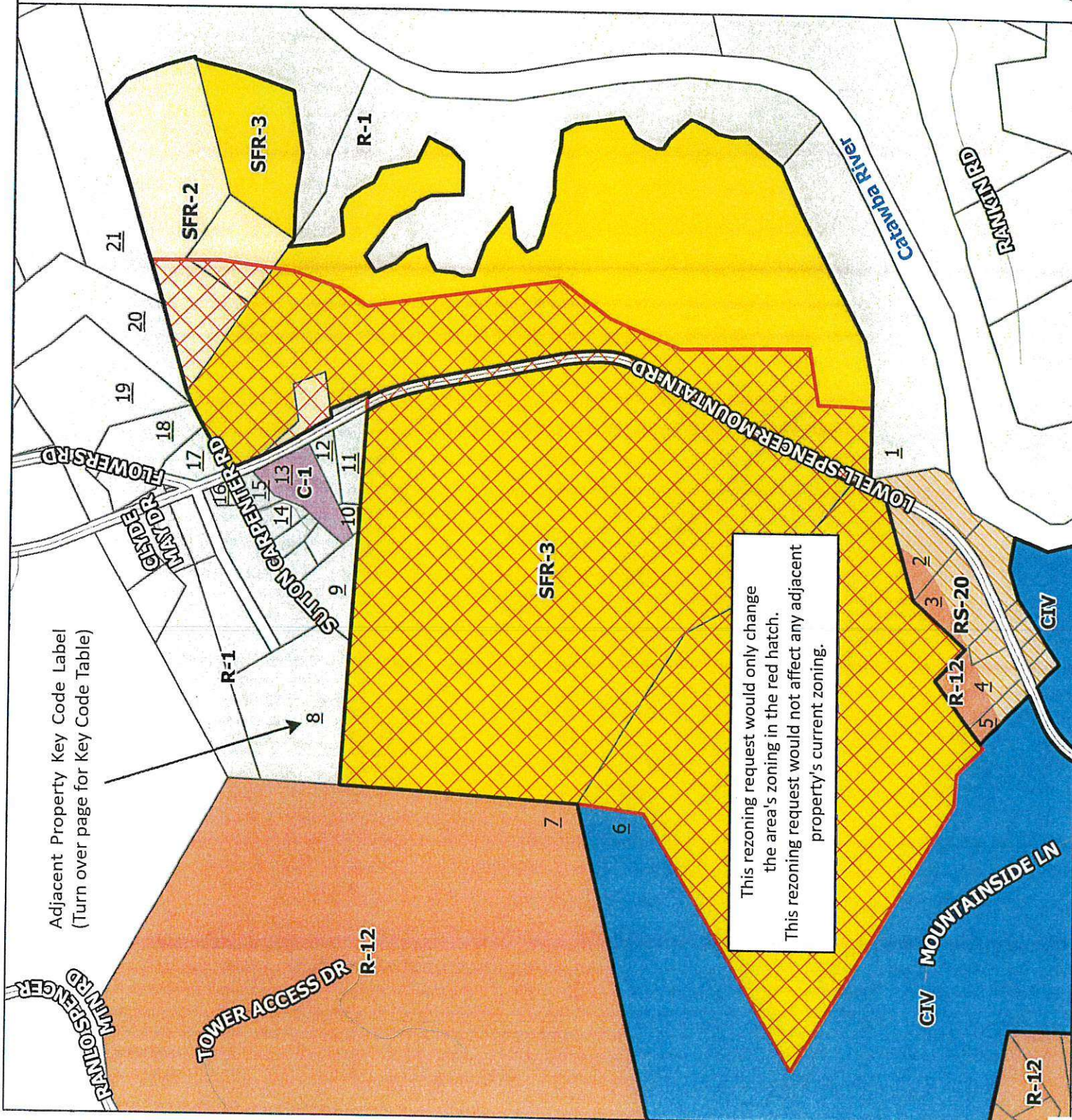
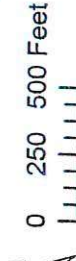
 R-1

 RS-20

Ranlo Zoning

 R-12

 Streets



Adjacent Property Key Code Label
(Turn over page for Key Code Table)

This rezoning request would only change
the area's zoning in the red hatch.
This rezoning request would not affect any adjacent
property's current zoning.

Notice of Public Hearing

The City of Lowell's City Council will hold a Public Hearing at their regularly scheduled meeting on Tuesday, September 13th, 2022, at 6:00 pm, at City Hall, 101 West First Street, Lowell, North Carolina, 28098.

The purpose of this Public Hearing will be to consider a proposed conditional zoning map amendment for the properties located along Lowell Spencer Mountain Road with Gaston County Parcel ID #'s 136564, 210660 and a portion of 135144, 202166 and 202774 **FROM** the SFR-3 and SFR-2 (Single Family Residential) Zoning District **TO** SFR-4 (CZ) Single Family Residential Conditional Zoning District.

Rezoning Case # RZ22-03

You can also listen to the meeting by dialing in using your phone with the following:

Lowell City Council Meeting
Tue, Sep 13, 2022 6:00 PM

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/248386149>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 248-386-149

For further information please call Joe Gates, Planning Director at 704-824-3518.



Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6980

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

Memorandum

To: Scott Attaway, City Manager, City of Lowell
From: Julio Paredes, Planner
Date: March 24, 2022
Subject: Spencer Mountain Single Family Rezoning - GCLMPO Site Plan Review

Thank you for the opportunity to provide comments on a proposed rezoning within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the site plan in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The site is located at Parcel IDs# 135144, 136564, 202166, 202167, 210660 & 202774. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. The GCLMPO 2050 Highway MTP does not include any proposed improvements to any streets adjacent to the subject property.
3. A proposed new 2-lane roadway, the North Ranlo Loop, is included in the MPO's CTP. This recommended new major road connects Lower Dallas Hwy. and Ranlo Spencer Mountain Rd./Spencer Mountain Rd. A functional design has been completed for this proposed roadway, but the project is not funded and the alignment is subject to change. During the most recent round of NCDOT Prioritization, the MPO and NCDOT did test-score this project with an extension to Lowell-Spencer Mountain Road. The project was ultimately not submitted for funding.
4. The CTP shows recommended bike facilities improvements along Lowell Spencer Mountain Rd.
5. The CTP shows a recommended multi-use path along South Fork Catawba River as part of the Carolina Thread Trail.
6. Please note that for any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the property owner/developer should work with NCDOT on any required driveway permits or any TIA requirements.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or juliop@cityofgastonia.com.

Stormwater Control Recommendations

The Catawba Riverkeeper Foundation is concerned that rapid development within the watershed is negatively impacting water quality. Many of our lakes, rivers, and tributaries are being degraded by sedimentation and are federally listed as Impaired due to nonpoint source pollution. These challenges will grow with our area's population and the changes in land use. In addition to recreational value, surface water provides the drinking water source for most residents across the basin.

As large areas are developed, we encourage counties, cities, the states, and developers to do so with deliberation and with the impacts on water quality in mind. This approach means prioritizing the conservation of areas closest to perennial waters and drinking water intakes. Because our dependency on these waters for drinking water and economic growth, minimum protections should be exceeded. We recommend the following enhanced measures for most projects that include perennials streams or are in critical or already impaired watersheds:

For design and post construction stormwater containment:

1. 200 Feet or 100 year Floodplain (whichever is greater) buffer on surface waters.
2. A maximum built upon area (BAU) under 10% in the Protected Watershed (NC) or Source Water Protection Areas (SC).
3. For all projects with >10% BAU, Stormwater Control Measures (SCMs) capable of treating the greater of 1.5" or the difference in stormwater runoff from pre-development and post-development conditions for the 1-yr, 24-hour storm.
4. SCMs capable of limiting peak flow from the site at each point of discharge to the predevelopment conditions for the 1- and 10-yr, 24hr storm events.
5. A total phosphorus (TP) removal rate of at least 70% for all SCM(s) used.
6. SCMs capable of conveying the 25-yr design storm.
7. SCM Operation and Maintenance Agreements and Plans should be clearly explained to the responsible party.
8. For redevelopment, SCMs should be designed to treat runoff from all BUA.
9. To the greatest extent possible, BUA and runoff should be minimized through site design and Low Impact Development (LID) measures such as downspout disconnection, permeable pavements, green roofs, planter boxes, etc.

For active construction we recommend:

1. The use of high hazard or double row silt fencing along surface water bodies.
2. Stop valves and additional filtration at the outlet discharges.
3. Retention basins capable of conveying the 25-year storm with an outfall sized to maximize drawdown time.
4. Installation of temporary seeding and slope drains within 7 days after grading.
5. Installation of natural fiber matting on slopes greater the 10'.
6. Third party sediment and erosion control monitoring of the site.
7. Implementation of devices downstream to numerically monitor turbidity during construction and provide alerts to regulators and site operators when turbidity levels exceed action levels.
8. Bathymetric survey and core samples of any downstream coves before and after construction to document offsite sedimentation.
9. Additional measures such as polyacrylamides, proposed by the designers and owners.



ORDINANCE NO. 5-2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP of the CITY OF LOWELL DEVELOPMENT ORDINANCE TO APPROVE A CONDITIONAL REZONING of PARCEL ID#'s: 136564, 210660 AND A PORTION OF 135144, 202166 AND 202774 from SINGLE-FAMILY RESIDENTIAL-3 (SFR-3) to SINGLE-FAMILY RESIDENTIAL-4 CONDITIONAL ZONING DISTRICT (SFR-4 (CZ-2022-03)).

WHEREAS, on May 11, 2021 the Lowell City Council adopted the Lowell Development Ordinance, also known as the LDO, and the City of Lowell Zoning Map to promote the health, safety, and general welfare of the residents of the City of Lowell by regulating the use of buildings and land, land development, planned developments, manufactured housing, development of subdivisions, signs off-street parking and loading, planting yards, watershed protection, flood damage protection, and/or undertaking other consistent action as provided in the Ordinance; and,

WHEREAS, Article 5 of the LDO allows the Lowell City Council to amend, supplement, modify, or repeal any provision of the Ordinance or to amend the Zoning Map pursuant to the procedures established by N.C. Gen. Stat. §160D-601 through §160D-605 and upon a finding of compliance with the City of Lowell Comprehensive Land Use Plan; and

WHEREAS, on August 2, 2022, the Lowell Planning Board unanimously voted to approve a Zoning Map Amendment providing for a conditional rezoning of Parcel ID#'s: 136564, 210660 and a portion of 135144, 202166 AND 202774 from Single-Family Residential-3 (SFR-3) to Single-Family Residential - 4 Conditional Zoning District (SFR-4 (CZ-2022-03)); and ;

WHEREAS, the Lowell City Council, after conducting a public hearing which was duly advertised as provided by the foregoing statutes, has found this Amendment to the City of Lowell Zoning Map be in the public interest, in furtherance of the general purpose and objectives of the LDO, and in compliance with the City of Lowell Comprehensive Land Use Plan;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Lowell, North Carolina that the Official Zoning Map of the Lowell Development Ordinance be amended as follows:

Part 1. Consistency with Adopted Comprehensive Plan.

The City Council finds that the zoning map amendment to the property of described as Gaston County Tax Parcels 136564, 210660 and a portion of 135144, 202166 and 202774 and illustrated in Attachment "A" attached hereto, establishing a conditional zoning designation of Single-Family Residential 4 (SFR-4 (CZ-2022-03) is consistent with the City's 2040 Comprehensive Land Use Plan (the Plan) as appearing on the Future Land Use Map, as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property is situated adjacent to existing public recreation amenities and is in close proximity to land that is also zoned Single Family Residential. The amendment allows for the growth and expansion of the economic base of the City and provides opportunities for growth of the City.

Part 3. Designation of Zoning Designation.

That Gaston County Tax Parcels 136564, 210660 and a portion of 135144, 202166 and 202774, as shown in Attachment "A" attached hereto shall be designated a conditional zoning designation of Single-Family Residential 4 (SFR-4 (CZ-2022-03), Ord#2022-5 on the Official Zoning Map, all provisions of which shall hereafter be applicable to the subject land areas. Furthermore, the Future Land Use Map of the City of Lowell shall simultaneously be amended to reflect the aforementioned zoning designation.

Part 4. Effective Date.

This Ordinance shall be effective immediately upon its adoption

PASSED AND APPROVED this _____ day of _____, 2022.

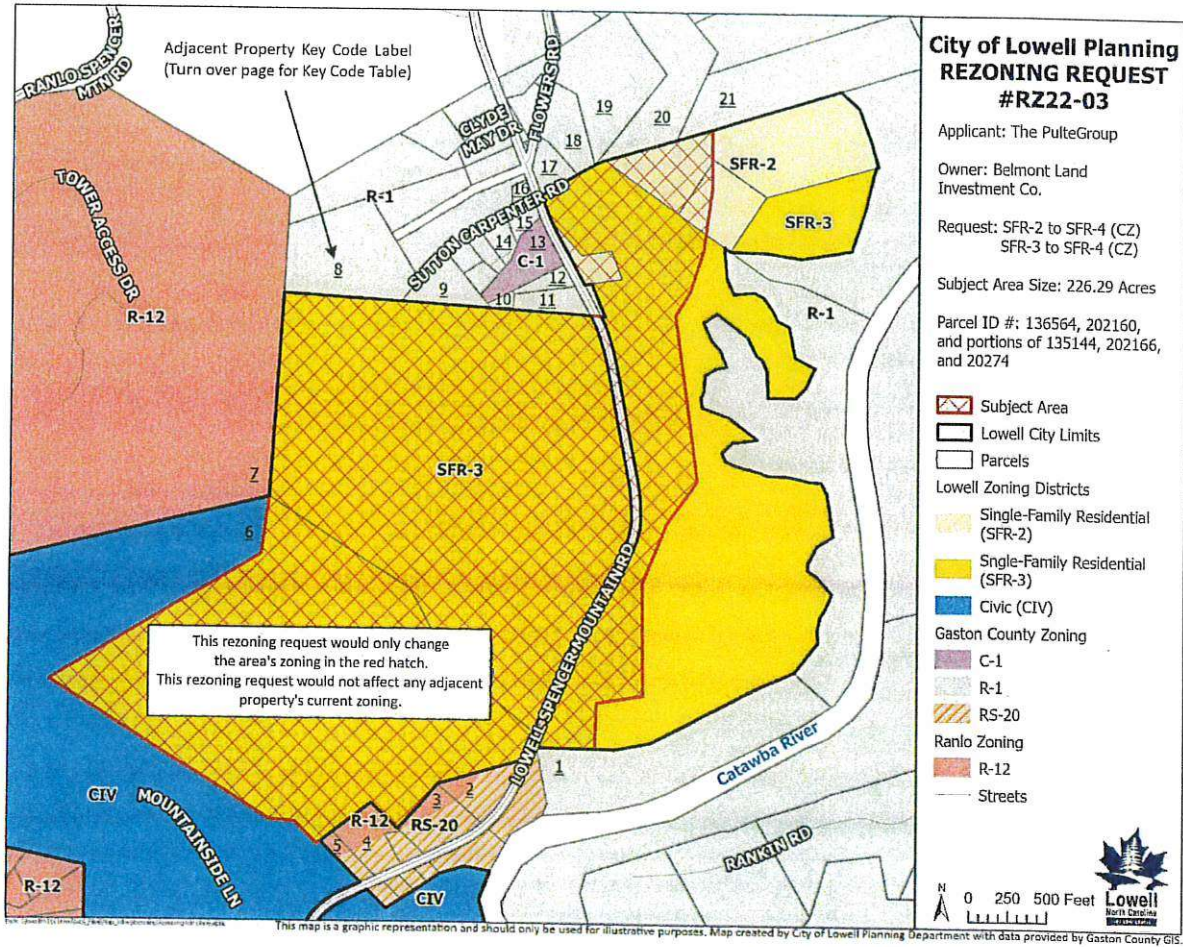
ATTEST:

Cheryl Ramsey , City Clerk

[SEAL]

Sandy Railey, Mayor

EXHIBIT "A"



AGENDA ITEM INFORMATION

AGENDA ITEM #: 8-B

DESCRIPTION: PUBLIC HEARING FOR CONSIDERATION OF TEXT
AMENDMENT TO LOWELL DEVELOPMENT
ORDINANCE ARTICLE 8, TABLE 8.1 REGARDING BEAUTY
SHOPS AND BARBER SHOPS

Please see the attached memo from the Planning Director.



To: Scott Attaway, City Manager

From: Joe Gates, Planning Director

Date: Thursday, September 8, 2022

Re: Case # ZTA22-03 – LDO Text Amendment for Table 8.1 Table of Uses

At the direction of City Council on their July 2022 regularly scheduled meeting, staff was instructed to draft a text amendment that would remove Barber Shops and Beauty Shops as “listed uses” in the Main Street (MS) zoning district.

The Planning Board during their regularly scheduled meeting on August 2, 2022, reviewed this request. The Planning Board voted unanimously to recommend **APPROVAL** for the text amendment as submitted by staff.

The City Council set the public hearing for this proposed staff text amendment at their regular meeting in August 2022

The proposed text amendment only removes Barber Shops and Beauty Salons from the Main Street (MS) zoning district in the Table of Uses. These new barber shops and salons will still be allowed in our Mixed-Use Districts and the C-74 and C-85 districts. A map has been created and placed in the agenda packet that highlights remaining areas in the city that new barber shops and salons can be located.

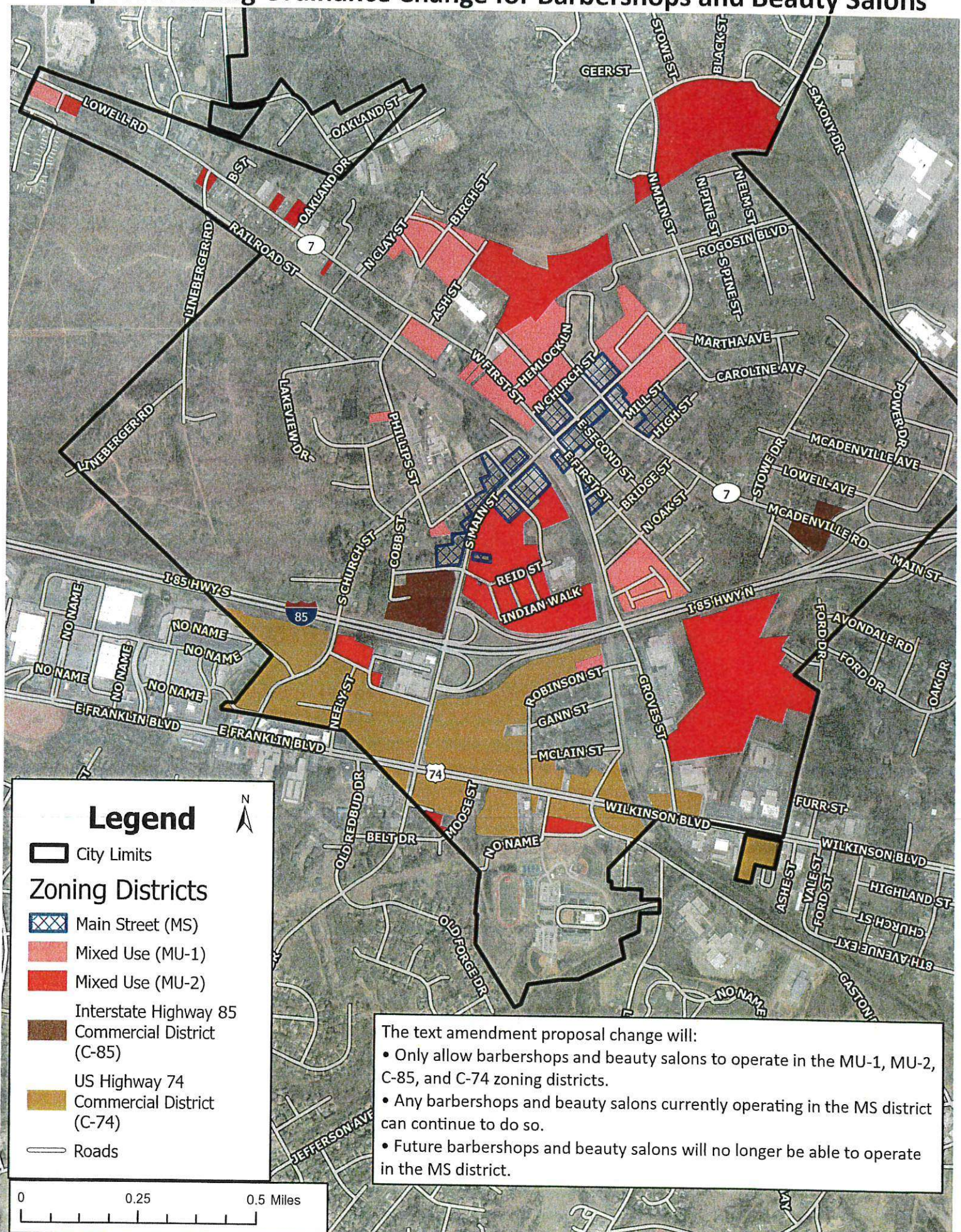
Furthermore, this text amendment will not affect the barber shops and beauty salons that are currently located in Main Street (MS) district. These businesses can continue to operate in their current locations without any change to the way they are currently doing business.

The correction to the SIC reference was found while doing research for this amendment. It appears to just be a clerical error made when the original text was adopted. Staff determined the correct reference, and it is shown in the chart below highlighted in yellow.

Proposed amendment to Table 8.1 Table of Uses

| Table 8.1 - Table of Uses L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following: | SIC | Main Street (MS) |
|---|-----------------------------|------------------|
| Barber Shop | 7241 | L |
| Beauty Shop | 7431 7231 | L |

Proposed Zoning Ordinance Change for Barbershops and Beauty Salons



Path: \\lowell\IT\GIS Drive\GIS Files\Map Files\Zoning\BarbershopsBeautySalons.aprx

Notice of Public Hearing

The City of Lowell's City Council will hold a Public Hearing at their regularly scheduled meeting on Tuesday, September 13th, 2022, at 6:00 pm, at City Hall, 101 West First Street, Lowell, North Carolina, 28098.

The purpose of this Public Hearing will be for a proposed zoning text amendment for consideration of Article 8, Table 8.1, Tables of Uses, Section 1 – General Uses of the Lowell Unified Development Ordinance.

Case# ZTA22-02

You can also listen to the meeting by dialing in using your phone with the following:

Lowell City Council Meeting

Tue, September 13, 2022 6:00 PM(EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/952396133>

You can also dial in using your phone.

United States: [+1 \(408\) 650-3123](tel:+14086503123)

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For further information please call Joe Gates, Planning Director at 704-824-3518.



ORDINANCE NO. 6-2022

AN ORDINANCE AMENDING THE LOWELL DEVELOPMENT ORDINANCE OF THE CITY OF LOWELL, NORTH CAROLINA

WHEREAS, on May 11, 2021 the Lowell City Council adopted the Lowell Development Ordinance, also known as the LDO, to promote the health, safety, and general welfare of the residents of the City of Lowell by regulating the use of buildings and land, land development, planned developments, manufactured housing, development of subdivisions, signs off-street parking and loading, planting yards, watershed protection, flood damage protection, and/or undertaking other consistent action as provided in the Ordinance; and,

WHEREAS, Article 5 of the LDO allows the Lowell City Council to amend, supplement, modify, or repeal any provision of the Ordinance or to amend the Zoning Map pursuant to the procedures established by N.C. Gen. Stat. §160D-601 through §160D-605 and upon a finding of compliance with the City of Lowell Comprehensive Land Use Plan; and,

WHEREAS, on August 2, 2022, the Lowell Planning Board voted in unanimous consent to recommend a text amendment to the Lowell Development Ordinance (Article 8, Table 8.1 Table of Uses) to remove the uses Barber Shop and Beauty Shop as Listed Uses “L” in the Main Street (MS) zoning district. This text amendment also corrects an SIC classification number to the correct reference of 7231; and,

WHEREAS, the Lowell City Council, after conducting a public hearing which was duly advertised as provided by the foregoing statutes, has found this Amendment to be in the public interest, in furtherance of the general purpose and objectives of the LDO, and in compliance with the City of Lowell Comprehensive Land Use Plan; and,

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

Table 8.1 Table of Uses, is hereby amended to read as follows:

| Table 8.1 - Table of Uses L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following: | SIC | Main Street (MS) |
|---|------|------------------|
| Barber Shop | 7241 | |
| Beauty Shop | 7231 | |

PASSED AND APPROVED this _____ day of _____, 2022.

ATTEST:

Cheryl Ramsey , City Clerk

[SEAL]

Sandy Railey, Mayor

AGENDA ITEM INFORMATION

AGENDA ITEM #: 9-A

DESCRIPTION: MCCORD PARK UPDATE

The City Manager will give a progress update and budget update on the McCord Park project in downtown Lowell.

AGENDA ITEM INFORMATION

AGENDA ITEM #: 9-B

DESCRIPTION: CONSIDERATION OF LOWELL WATER AND SEWER CIP
UPDATE

The City of Lowell has need for and intends to construct, plan for, or conduct a study in a project described as the City of Lowell Construction Grant for a Wastewater Interconnection with Two Rivers Utilities through the North Carolina Department of Environmental Quality Division of Water Infrastructure.

The applications for funding are due on September 30, 2022. Staff is currently working with LaBella (City Engineer) on the grant application.

The attached CIP amendment is required to be included with the application submitted to NC Division of Water Infrastructure.

The CIP document is Exhibit A in this agenda due to its size.

See Exhibit A

AGENDA ITEM INFORMATION

AGENDA ITEM #: 9-C

DESCRIPTION: CONSIDERATION OF RESOLUTION RS10-2022 FOR
PRECONSTRUCTION PLANNING GRANT FOR A
WASTEWATER INTERCONNECTION WITH TWO RIVERS
UTILITIES

The City of Lowell has need for and intends to construct, plan for, or conduct a study in a project described as the City of Lowell Pre-Construction Planning Grant for a Wastewater Interconnection with Two Rivers Utilities through the North Carolina Department of Environmental Quality Division of Water Infrastructure. The applications for funding are due on September 30, 2022. Staff is currently working with LaBella (City Engineer) on the grant application.

The attached resolution is required to be included with the application submitted to NC Division of Water Infrastructure.



RESOLUTION BY GOVERNING BODY OF APPLICANT

RESOLUTION NUMBER: RS10-2022

WHEREAS, The City of Lowell has need for and intends to construct, plan for, or conduct a study in a project described as the City of Lowell Pre-Construction Planning Grant for a Wastewater Interconnection with Two Rivers Utilities, and

WHEREAS, The City of Lowell intends to request State grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF LOWELL:

That City of Lowell, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Lowell to make a scheduled repayment of the loan, to withhold from the City of Lowell any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

If applying for a regional project, that the **Applicant** will partner and work with other units of local government or utilities in conducting the project, including City of Lowell.

That Scott Attaway, City Manager, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 13th day of September, 2022 at the City of Lowell, North Carolina.

Sandy Railey, Mayor of Lowell

AGENDA ITEM INFORMATION

AGENDA ITEM #: 9-D

DESCRIPTION: CONSIDERATION OF RESOLUTION RS11-2022 FOR
CONSTRUCTION GRANT FOR A WASTEWATER
INTERCONNECTION WITH TWO RIVERS UTILITIES

The City of Lowell has need for and intends to construct, plan for, or conduct a study in a project described as the City of Lowell Construction Grant for a Wastewater Interconnection with Two Rivers Utilities through the North Carolina Department of Environmental Quality Division of Water Infrastructure. The applications for funding are due on September 30, 2022. Staff is currently working with LaBella (City Engineer) on the grant application.

The attached resolution is required to be included with the application submitted to NC Division of Water Infrastructure.



RESOLUTION BY GOVERNING BODY OF APPLICANT

RESOLUTION NUMBER: RS11-2022

WHEREAS, The City of Lowell has need for and intends to construct, plan for, or conduct a study in a project described as the City of Lowell Wastewater Interconnection with Two Rivers Utilities, and

WHEREAS, The City of Lowell intends to request State grant and/or loan assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF LOWELL:

That City of Lowell, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Lowell to make a scheduled repayment of the loan, to withhold from the City of Lowell any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

If applying for a regional project, that the **Applicant** will partner and work with other units of local government or utilities in conducting the project, including City of Lowell.

That Scott Attaway, City Manager, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 13th day of September, 2022 at the City of Lowell, North Carolina.

Sandy Railey, Mayor of Lowell

AGENDA ITEM INFORMATION

AGENDA ITEM #: 9-E

DESCRIPTION: CONSIDERATION OF CONTRACT EXTENSION WITH
CENTRALINA COUNCIL OF GOVERNMENTS FOR
CDBG-NR CONSTRUCTION MANAGEMENT SERVICES

Attached is an extension of the existing Statement of Work (SOW). The prior agreement has expired, but the project is not complete. The formerly approved contract with Centralina was \$50,425 and this amendment will raise it to \$67,233. This is an increase of \$16,808. This is paid from the CDBG-NR funds.



Exhibit D-#1
Statement of Work Amendment

This Statement of Work Amendment to Exhibit D (this "Amendment D-#1"), dated as of August 23, 2022 (the "Amendment C-#1 August 23, 2022"), is an amendment to, and is hereby incorporated into, the Initial Statement of Work Exhibit D (the "Relevant SOW") of the Services Agreement with an Effective Date of January 28, 2021 (the "Agreement"), by and between CENTRALINA COUNCIL OF GOVERNMENTS, d.b.a Centralina Regional Council ("Centralina"), and **the City of Lowell**, ("Client"). Centralina and Client are each referred to individually as a "Party" and collectively as the "Parties" to this Amendment.

RECITALS

WHEREAS, Centralina is a North Carolina regional council of governments pursuant to Chapter 160A, Article 20, Part 2 of the General Statutes of North Carolina and having a principal place of business at 10735 David Taylor Drive, Suite 250, Charlotte, North Carolina 28262; and,

WHEREAS, Client is a local government member of Centralina having a principal place of business at 101 West First Street, Lowell, NC 28098; and,

WHEREAS, the Relevant SOW identified Services to be rendered to Client by Centralina to support Client's efforts to complete Construction Management services; and,

WHEREAS, the time for performance of the Relevant SOW ends on April 1, 2022 and the Services contemplated under the Relevant SOW have not yet been completed; and,

WHEREAS, Client wishes to purchase, and Centralina wishes to provide, additional or different services related to the Relevant SOW's Services;

NOW THEREFORE, Client and Centralina agree to amend the Relevant SOW as follows:

1. "Time For Performance" section III: The time for performance/expiration date is amended to expire as of December 31, 2022.

2. The following changes or additions to Services and or Deliverables included in SOW Amendment C#1:

The construction management activities for the following properties in the City of Lowell:

- 1) 421 Birch St.
- 2) 419 Birch St.
- 3) 108 Oakland Dr.
- 4) 302 N. Clay St.
- 5) 309 Hemlock Dr.
- 6) Lowell Community Center

3. "Compensation" Section IV: The fees and/or payment schedule of fees due to Centralina from Client are amended as follows: The Centralina contract amount is now increased from \$50,425 to \$67,233. Additional fees of \$ 16,808 will be billed as follows:




| | | |
|----|------------|-----------------|
| A. | \$8,404.00 | October 1, 2022 |
| B. | \$8,404.00 | January 1, 2023 |

This Amendment D-#1 has been executed by each Party's duly authorized representative.

CENTRALINA REGIONAL COUNCIL

CITY OF LOWELL

By: 

By: _____

Name: Geraldine Gardner

Name: Scott Attaway

Title: Executive Director

Title: City Manager

Date: 9/1/22

Date: _____

"This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act."

(signature)
Lisa Nolen, City of Lowell Finance Officer

AGENDA ITEM INFORMATION

AGENDA ITEM #: 9-F

DESCRIPTION: INTERDEPARTMENTAL TRANSFERS FOR FY 22 BUDGET

Attached is a memo from the Finance Director regarding interdepartmental transfers within the General Fund and the Water/Sewer Fund.

Furthermore, the approved FY 22-23 Budget Ordinance states:

Section 9: The City Manager or a designee is hereby authorized to transfer appropriations as contained herein under the following conditions:

- b. Transfers between departments within the same fund, including contingency appropriations, not to exceed 10% of the appropriated monies for the department whose allocation is reduced. Notice of all such transfers shall be made to the Council at the next regular meeting of the Council.



To: Scott Attaway, City Manager

From: Lisa Nolen, Finance Director

Date: August 19, 2022

Re: Budget Transfers

Finance has made lateral inter-fund transfers within the General Fund from the Public Safety and Public Works Departments to the Administration and Sanitation Departments for Fiscal Year Ending June 30, 2022. Finance has also made lateral inter-fund transfers within the Water/Sewer Fund from the Wastewater Treatment Department to the Water/Sewer Department for Fiscal year Ending June 30, 2022. See attached for the line-item transfers.

City of Lowell, North Carolina
FY 2022 Dashboard
6/30/2022

| Department | Original Budget | Budget Transfers | Ending Budget | YTD thru 6/30/2021 | Budget Remaining | Percent Remaining | Percent of FY21 Remaining |
|-------------------------|---------------------|------------------|---------------------|---------------------|-------------------|-------------------|---------------------------|
| General Fund | | | | | | | |
| Administration | 747,970.00 | 32,600.00 | 780,570.00 | 773,205.10 | 7,364.90 | 0% | 1 |
| Public Safety | 1,358,837.52 | (32,600.00) | 1,326,237.52 | 1,222,421.68 | 103,815.84 | 0% | 0% |
| Public Works | 276,078.00 | (20,000.00) | 256,078.00 | 221,310.47 | 34,767.53 | 0% | 0% |
| Sanitation | 264,547.00 | 20,000.00 | 284,547.00 | 274,507.69 | 10,039.31 | 0% | 1 |
| Parks & Rec | 203,225.00 | - | 203,225.00 | 142,189.32 | 61,035.68 | 0% | 0% |
| Powell Bill | 231,275.00 | - | 231,275.00 | 177,484.75 | 53,790.25 | 0% | 0% |
| Total | 3,081,932.52 | | 3,081,932.52 | 2,811,119.01 | 270,813.51 | 0% | 0% |
| Water/Sewer Fund | | | | | | | |
| Water/Sewer | 1,093,520.00 | 20,000.00 | 1,113,520.00 | 1,093,678.71 | 19,841.29 | 0% | 2 |
| Wastewater Treatment | 291,081.00 | (20,000.00) | 271,081.00 | 224,421.77 | 46,659.23 | 0% | 0% |
| Total | 1,384,601.00 | | 1,384,601.00 | 1,318,100.48 | 66,500.52 | 0% | 0% |
| Stormwater | | | | | | | |
| Stormwater | 337,919.00 | - | 337,919.00 | 154,920.47 | 182,998.53 | 0% | 0% |
| Total | 337,919.00 | | 337,919.00 | 154,920.47 | 182,998.53 | 0% | 0% |

Notes:

- 1 - Due to the budget deficit in the Administration and Sanitation Departments at year-end, Finance has transferred budget within the General Fund from the Public Safety and Public Works Departments by \$52,600. The overages within the Administration Department can be attributed to Professional Services and Contracted Services, with expenses related to Main Street Master Plan and Crompton Knolls. The overages within Sanitation can be attributed to increase in costs for recycling.
- 2 - Due to the budget deficit in the Wastewater Department at year-end, Finance has transferred budget within the Water/Sewer Fund from the Wastewater Treatment Department by \$20,000. The overages in the Water/Sewer Department can be attributed to the costs of the SDF study performed by Wilbur Financial Services.

City of Lowell, North Carolina
Manager's Budget Summary
Presented at the 9/13/22 Board Meeting
For Fiscal Year Ending June 30, 2022

BUDGET TRANSFERS LEGEND: D = DEPARTMENTAL; L = LATERAL

| BUD # | BUDGET TYPE | ACCOUNT NAME TO | ACCOUNT NAME FROM | EXPLANATION | BUDGET AMOUNT |
|-------|-------------|-----------------|-------------------|--|---------------|
| 1 | L | 10-4100-0400 | 10-5100-0200 | Transfer funds to cover Administrative expenses related to Main Street Master Plan and Crompton Knolls | \$ 32,600.00 |
| 2 | D | 10-4100-0400 | 10-4100-0200 | Transfer funds to cover Administrative expenses related to Main Street Master Plan and Crompton Knolls | \$ 17,886.00 |
| 3 | D | 10-4100-0100 | 10-4100-0200 | Transfer funds to cover travel & training expenses for Council | \$ 1,527.00 |
| 4 | D | 10-4100-0500 | 10-4100-3304 | Transfer funds to cover excess FICA expenses | \$ 2,245.00 |
| 5 | D | 10-4100-0700 | 10-4100-0200 | Transfer funds to cover excess Retirement expenses | \$ 288.00 |
| 6 | D | 10-4100-1400 | 10-4100-0200 | Transfer funds to cover excess travel & training expenses | \$ 6,305.00 |
| 7 | D | 10-4100-1500 | 10-4100-0200 | Transfer funds to cover basement uplift expenses | \$ 74,229.00 |
| 8 | D | 10-4100-1800 | 10-4100-0600 | Transfer of funds to cover excess election expenses | \$ 142.00 |
| 9 | D | 10-4100-2600 | 10-4100-0600 | Transfer of funds to cover excess advertising expenses | \$ 681.00 |
| 10 | D | 10-4100-3500 | 10-4100-0600 | Transfer funds to cover excess master planning committee expenses | \$ 125.00 |
| 11 | D | 10-4100-1900 | 10-4100-0600 | Transfer funds to cover excess checking account expenses | \$ 1,525.00 |
| 12 | D | 10-4100-3300 | 10-4100-0200 | Transfer funds to cover excess departmental supplies expenses | \$ 3,688.00 |
| 13 | D | 10-4100-3400 | 10-4100-5700 | Transfer funds to cover excess zoning board expenses | \$ 100.00 |
| 14 | D | 10-4100-4500 | 10-4100-3900 | Transfer funds to cover excess contracted services expenses | \$ 13,040.00 |
| 15 | D | 10-4100-4500 | 10-4100-0600 | Transfer funds to cover excess contracted services expenses | \$ 5,517.00 |
| 16 | D | 10-4100-4501 | 10-4100-3401 | Transfer funds to cover excess tax collection fees | \$ 4,397.00 |
| 17 | D | 10-4100-5300 | 10-4100-0200 | Transfer funds to cover excess dues and subscriptions expenses | \$ 1,160.00 |
| 18 | D | 10-4100-5400 | 10-4100-0200 | Transfer funds to cover excess insurance & bonds expenses | \$ 2,857.00 |
| 19 | L | 10-5800-4500 | 10-5600-4500 | Transfer funds to cover excess contracted services expenses due to cost increase of recycling | \$ 20,000.00 |
| 20 | D | 10-5800-0600 | 10-5800-0200 | Transfer funds to cover excess health insurance expenses | \$ 1,528.00 |
| 21 | D | 10-5800-1700 | 10-5800-0200 | Transfer funds to cover excess main. & repairs - trucks | \$ 3,691.00 |
| 22 | D | 10-5800-3100 | 10-5800-4500 | Transfer funds to cover excess automotive supplies | \$ 4,033.00 |
| 23 | D | 10-5800-3300 | 10-5800-5400 | Transfer funds to cover excess departmental supplies | \$ 998.00 |
| 24 | D | 10-5800-5000 | 10-5800-0700 | Transfer funds to cover excess landfill costs | \$ 1,173.00 |
| 25 | D | 10-5800-5700 | 10-5800-0200 | Transfer funds to cover excess miscellaneous expenses | \$ 244.00 |
| 26 | L | 30-8100-0400 | 30-8200-4504 | Transfer funds to cover costs related to the SDF study performed by Willdan Financial Services | \$ 20,000.00 |
| 27 | D | 30-8100-0200 | 30-8100-0400 | Transfer funds to cover excess salary costs | \$ 1,883.00 |
| 28 | D | 30-8100-1600 | 30-8100-0400 | Transfer funds to cover excess main. & repairs - equip. expenses | \$ 5,323.00 |
| 29 | D | 30-8100-3100 | 30-8100-1100 | Transfer funds to cover excess automotive supplies | \$ 1,216.00 |

AGENDA ITEM INFORMATION

AGENDA ITEM #: 9-G

DESCRIPTION: CONSIDERATION OF APPOINTMENT OF JESSICA HOLBROOK, ON BEHALF OF TECH @ LOWELL LIBRARY, AND ANNE MASSEY, CITY RESIDENT, AS MEMBERS OF THE LOWELL COMMUNITY COMMITTEE (LCC) FOR THE CITY OF LOWELL

Please see the attached memo from the Parks and Recreation Director.



To: Scott Attaway, City Manager

From: Cristy Cummings, Parks and Recreation Director

Date: September 1, 2022

Re: Appointment of Jessica Holbrook, on behalf of Tech @ Lowell Library, and Anne Massey, City Resident, as members of the Lowell Community Committee for the City of Lowell

On August 4, 2022, Ms. Jessica Holbrook, 5702 Erin Drive, Dallas, NC 28034, submitted her application for appointment to the City of Lowell Community Committee. Ms. Holbrook has served as the branch manager for Tech @ Lowell Library for the past 2.5 years and has worked with the City of Lowell during this time to collaborate on community programs and events. Ms. Holbrook would like to further her work with the City by helping strengthen the Community Committee as the goals of the Community Committee and the Library are very similar.

On August 31, 2022, Ms. Anne Massey, 510 McAdenville Road, Lowell, NC 28098 submitted her application for appointment to the City of Lowell Community Committee. Ms. Massey is a long-time resident and has many years working with children in her church and within the Gaston School County School system. Ms. Massey previously served on the Community Committee (formerly known as the CIA) for three years and would like to serve again utilizing her experience in helping to plan and implement activities for the City.

City staff recommend Ms. Holbrook and Ms. Massey both be brought before the City Council for the consideration of appointment during their City Council meeting scheduled for September 13, 2022.