



**CITY OF LOWELL  
COUNCIL MEETING AGENDA  
MONDAY, AUGUST 8, 2022, 6:00 P.M.**

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- 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 July 11, 2022 (p. 1-6)
  - B. Minutes from Special Council Meeting Held July 25, 2022 (p. 7-8)
- 6. CONSENT AGENDA**
  - A. Lowell Community Committee (LCC) Membership Update (p. 9-10)
  - B. Public Works Report (p. 11)
  - C. Finance Department Report (p. 12-14)
  - D. Police Department Report (p. 15-16)
  - E. Parks and Recreation Report (p. 17)
  - F. Planning Department Report (p. 18-19)
- 7. NEW BUSINESS**
  - A. Set 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. 20-34)
  - B. Set Public Hearing for Consideration of Text Amendment to Lowell Development Ordinance Article 8, Table 8.1 Regarding Beauty Shops and Barber Shops (p. 35-38)
  - C. Gaston Vision 2040 Update (p. 39)
  - D. Consideration of Memorandum of Understanding (MOU) for Wastewater Interconnection with Two Rivers Utilities (p. 40-43)
  - E. Consideration of Finance Proposals for FY 23 Capital Expenditures (p. 44-50)
  - F. Consideration of Adding Section 13. “Wellness Benefits” to the Lowell Personnel Policy Article VI. Employee (p. 51-56)
  - G. Discussion of 2022-2023 Legislative Advocacy Agenda (p. 57-58)
- 8. CITY ATTORNEY REPORT**
- 9. CITY MANAGER REPORT**

**10. MAYOR AND CITY COUNCIL GENERAL DISCUSSION**

**11. CLOSED SESSION**

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

**12. ADJOURN**

# MINUTES

Lowell City Council

Regular Meeting

Tuesday, July 11, 2022, 6:00 P.M.

## **I. CALL TO ORDER – Mayor Sandy Railey**

Mayor Railey called the meeting to order at 6:00p.m. 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 (came in at 7:02pm); Police Chief Carl Moore; Sgt Jeff Harrison, Finance Director, Lisa Nolen, Public Works Director, Thomas Shrewsbury, Parks and Recreation Director Cristy Cummings and City Clerk Cheryl Ramsey. A quorum was determined at the beginning of the meeting. 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 gave the invocation and led everyone in the Pledge of Allegiance.

## **III. ADOPTION OF AGENDA FOR THIS MEETING**

Mr. Attaway notified Council of the revised agenda to include section 8D when making the motion to accept. Councilmember Candy Funderburk made a motion to accept the agenda with the addition of 8D under New Business. It was seconded by Mayor Pro Temp Smith. The vote was unanimously in favor.

## **IV. PUBLIC COMMENTS**

No one elected to speak

## **V. APPROVAL OF MINUTES**

A. Minutes from Council Meeting held June 14, 2022. Councilmember Funderburk asked for a correction to resident Larry Simonds remarks regarding Mayor Pro Temp Smith and Councilmember Bonham serving on Council as well as have property in the City of Lowell. She took issues with the words 'businesses' as opposed to 'business'. She also asked for her name to be added on page 5 regarding Beauty Salons in the downtown area. Councilmember Funderburk made a motion to approve both the Regular and Special Meeting minutes, seconded by Councilmember Gillespie. Councilmember Bonham asked to address the comment from Mr. Simonds. He stated that for transparency, he does not own a business in Lowell and that the word should have been business instead of businesses. The vote was unanimously in favor with the corrections.

- B. Minutes from Special Meeting Held May 6, 2022 – see motion above to accept both sets of minutes.

## **VI. SPECIAL AWARDS AND PROCLAMATIONS**

- A. Recognition of Tony Henderson on his Retirement from the Lowell Police Department. Mayor Railey then read Resolution RS#06-2022. Mr. Attaway, Chief Moore, and Councilmember Funderburk thanked Sergeant Henderson for his service. Chief Moore then presented him with his badge and service weapon. Sergeant Henderson thanked the City of Lowell for allowing him to work for it.
- B. Proclamation Designating the Month of July as Parks and Recreation Month. Councilmember Bonham made a motion to adopt July as Parks and Recreation Month, seconded by Mayor Pro Temp Smith. The vote was unanimously in favor.

## **VII. CONSENT AGENDA**

- A. Eligible Project Policy for the Expenditure of American Rescue Plan Act of 2021 Coronavirus State and Local Fiscal Recovery Funds by the City of Lowell
- B. Policy for Allowable Costs and Costs Principles for Expenditures of American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds by North Carolina Local Governments
- C. Resolutions R6-2022 Acknowledging the Service of Retired Police Sergeant Tony Henderson
- D. Resolution RS7-2022 Acknowledging the Service of Retired Police Chief Scott Bates
- E. Resolution RS8-2022 Ratifying the Updated Charter of Centralina Regional Council
- F. Public Works Report
- G. Finance Department Report
- H. Police Department Report
- I. Parks and Recreation Department Report
- J. Planning Department Report (p. 65-66)

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

## **VIII. NEW BUSINESS**

- A. Customer Relationship Management Software Update – presented by Planning Director, Joe Gates. Mr. Attaway first went over the background stating this update was initially presented as part of the adopted budget that relates to the strategic vision of the Council in getting more information out to the public and being more consistent with the access to information. Mr. Gates then went over the plans to use Polimorphic after looking at three to four vendors when determining who will best service the City's needs. This software will take care of the business processes more efficiently, particularly when dealing with zoning, code enforcement, and streamlining processes. The software can pull out trends, will build workflows based on current processes with staff assistance, be flexible in changes as times change, transparent process for citizens in that they can see where the City is on planning review processes. The goal is to have water/sewer utilities and applicable services into one area for a home to become searchable by the

address. Customized notes can also be added to individual accounts. Polimorphic PCI Level compliant and NACHA Compliant which will allow customers to pay online for permits. Councilmember Bonham asked if this solely for new businesses? Mr. Attaway said that they have been in discussions with the company and our current utility software company, as well as Public Works and Admin to work on a patch that will marry the two systems allowing the public to pay utility bills and receive notifications of outages. The use of notifications that can be sent en masse to citizens. Mr. Attaway stated that the cost of the software is below the budgeted amount.

Councilmember Bonham asked if you could do everything you want to do out the box or does it have to be personalized. Mr. Gates said it will be vendor specific and customized to the City of Lowell needs. He said there is no additional charge for that. Councilmember Bonham's concern is when you want to tweak something more cumbersome that it will be difficult and asked if it can be customized to how we want it to be. Mr. Attaway said yes, it is built into the system to change as necessary. Mr. Gates said its very process driven with some agreed upon tweaking. Councilmember Fulbright asked if this would fall under the city page we currently have with possibly a link to click and will it be user friendly. Mr. Attaway said yes they would work with Proud City who will provide the new website. Councilmember Fulbright then asked if there will still be a manual option for people without computers. Mr. Attaway said they can still come to City Hall and also put payments in the drop box. Mr. Gates stated that he will be providing lunch and learns with the public as well provide step-by-step instructions when customers do go online. Councilmember Bonham thought it was fair to say that if we did this it would help, and developers shouldn't have a problem. He stated the existing customers may have some difficulty, but it seemed this would help, correct? Mr. Gates said yes. Councilmember Fulbright asked if it would add additional fees to pay the bills [online]. Mr. Attaway said no, it will charge the same or around 3.5%. Councilmember Bonham said to be more user-friendly, and a one stop shop in this would be beneficial.

B. Discussion of various text amendments to the Lowell Development Ordinance presented by Mr. Attaway from requests made by councilmembers:

1. Barbershops and salons - It has been brought to the City Manager Attaway's attention that some believe there are too many salons in the downtown Main Street district. He asked what Council recommend taking to the Planning Board for their consideration, then back to Council for a possible public hearing to amend the LDO. He reminded the group that all existing businesses would be allowed to remain as non-conforming uses. In addition, the LDO states that a non-conforming business or business that has to discontinue business can come back within three years, so long as no other business occupies the location during this time. Councilmember Fulbright asked how this could be written into text, especially after the issue with the Blood Plasma place to avoid it appearing discriminatory. Mr. Attaway said they [salons] would still be allowed in other districts, just not in the downtown district. The change would be to Table 8.1 under General Uses listing the uses of the downtown district and to simply eliminate the Main Street district wording from this area. Mayor Pro Temp confirmed that this change wouldn't touch any of the existing shops. Mr. Attaway said not at all. Mr. Gates summarized non-conforming section of LDO and gave example of an owner needing to request to do some work on their property and needing time to do so without losing their occupancy. He emphasized the goal of the amendment is not to disallow salons, just to limit

them from the downtown district. Councilmember Bonham asked if there is a need for all of them or are property owners not on the same page as we [Council] and people and just looking for someone to use their space to get a lease? He questioned why Lowell property owners aren't promoting other businesses that we, Council and the community would like to see and what are we doing to get different types of businesses here? Is it because these units are so small, the space, the property owner? Mr. Attaway said he doesn't think it is the space that is the problem. He mentioned that at the Downtown Master Plan kick-off meeting where a number of business owners and property owners were invited to discuss revitalizing downtown, one developer who owns property downtown also questioned all the salons. With the current use table of the LDO, salons are allowed in the Main Street District. Councilmember Bonham stated then it may be a marketing issue. He expressed that he is in no position to tell people what their business should be but doesn't see the need for so many salons in one area. Councilmember Funderburk mentioned that years ago, Council decided to prevent any more churches or car lots in the downtown area and that has worked out well. Councilmember Bonham asked if property owners understand what council is trying to do. Mr. Attaway said they do and have been sent a document of the master plan. Councilmember Funderburk said she has talked to some of the owners, and they don't want another beauty shop either. It was agreed to allow the City Manager to take the issue back to the Planning Board. No motion was needed.

2. RV's parked in front yards presented by Mr. Attaway. He asked if we should look at different ideas for the LDO regarding RV and boat parking/storage in residential areas. Councilmember Fulbright asked if people are given specific instructions not to do this. She said it would be nice that everyone had the property to move their things around but everyone doesn't have that luxury. Councilmember Bonham said he believes there is a cost to home ownership and proper storage is one of them. He said there is a fee if they are unable to accommodate and that other citizens shouldn't be forced to see their items parked in the front. He believes the enforcement to keep the items out of the front yards protects the overall city not just individuals. An HOA President, in attendance, mentioned they have specific rules preventing homeowners from parking in the front of their home. Mayor Pro Temp Smith said that if they are not living within an HOA, then they don't have to abide by those laws and that is why they don't live there. Councilmember Fulbright does not think it is fair for a citizen to have to come up with money they do not have to make space for their personal items that do not fit in their back yards. Councilmember Bonham said the issue is that when you allow the structures in question, it changes the aesthetics of the homes around it and also how do you determine whose camper is 'nice enough' to be in the front and then tell someone with a not so nice one they have to park it in the back, without being discriminatory? Councilmember Funderburk asked if there were any complaints. Mr. Attaway said they come in spurts. Councilmember Funderburk thinks we should keep the ordinance as it is and make changes as any come up. Mr. Attaway said the ordinance is complaint driven, then the City responds. Councilmember Fulbright asked about penalties for unlicensed vehicles. Mr. Joe Gates explained the process and limitations of unlicensed vehicles. Councilmember Bonham asked if you could have stipulations for the main corridor coming into town (more visible areas). Mr. Gates said you could, but you have to be very specific in describing the area where the rule would be applied.

It was decided it was unnecessary to bring the matter to the Planning Board and will remain as is for now.

- C. Discussion and Consideration of Fee Schedule Update Related to Owner Initiated Road Closures presented by Mr. Attaway. He stated that staff recommended that the City establish a right-of-way fee of \$1000 to cover the costs of review and advertisement of requests to close the rights-of-way. Councilmember Fulbright asked about the specific right-of-way. Mr. Attaway said this is a general process. Mayor Pro Temp Smith asked about other cities fees. Mr. Attaway said they range upwards to \$4000. Mayor Pro Temp Smith made a motion to amend the adopted fee schedule of FY 22-23, streets and road closure fees, seconded by Councilmember Bonham. The vote was unanimously in favor.
- D. Set Public Hearing for Consideration of Economic Development Agreement for Project Hearth pursuant to 160D-1001. Councilmember Funderburk made a motion to set the Public Hearing for Monday, July 25, 2022 at 6pm, seconded by Councilmember Bonham. The vote was unanimously in favor.

**IX. CITY ATTORNEY REPORT – None**

**X. CITY MANAGER REPORT –**

- A. CMAQ Project for the Poston Park Sidewalk update: It is slated for construction April 2024 and will use the chemical plant as a staging area for some materials. This has been authorized by the NCDEQ for temporary use.
- B. I-85 Widening Project – Staff across Gaston County would like to involve elected officials more in the bridge aesthetics. The MPO and GBA are in the process of getting a meeting with all municipalities to explain the what the future will look like since all municipalities will be funding it. Councilmember Bonham asked how Council has a voice in the project. Mr. Attaway would like NCDOT to come in and talk to Council about the project.
- C. New City Website – looking into better visuals with the layout and ease of access to get things done quicker. Staff is in the process of getting the test website ready to review.

**XI. MAYOR AND CITY COUNCIL GENERAL DISCUSSION**

- 1. Councilmember Gillespie asked about the bushes getting really high around Exit 22 and Kenworthy as well as the other side. Mr. Gates has sent letters to both owners with no response from either. He is expecting something in the next few days and will follow up with the owners.
- 2. Councilmember Funderburk thanked the Chief and Police Officers for their work in closing the bar Iconz. She also thanked Public Works and City Staff for their hard work.

*Councilmember Bonham made a motion for a quick break before the closed session, seconded by Mayor Pro Temp Smith at 7:53pm. The vote was unanimously in favor. Closed Session resumed at 7:58*

**XII. CLOSED SESSION**

- A. Pursuant to NCGS 143-318.11(A)(3) in Order to Consult with the City Attorney Regarding Pending Litigation and to Give Instructions with Respect to the Handling or Settlement of a Claim or Administrative Procedure.

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

**XIII. ADJOURN** – Motion to adjourn was made by Councilmember Funderburk, seconded by Councilmember Gillespie. The vote was unanimously in favor. Adjourned at 8:17pm

ATTEST:

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Sandy Railey, Mayor

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Cheryl Ramsey, City Clerk

**DRAFT**



# MINUTES

Lowell City Council  
Special Meeting-Budget  
Monday, July 25, 2022, 6:00 P.M.

## I. CALL TO ORDER – Mayor Sandy Railey

Mayor Railey called the meeting to order at 6:00 p.m. Those attending in-person were, Councilmembers Phil Bonham, Candy Funderburk, Thomas Gillespie, Joanna Fulbright. Mayor Pro-Temp Travis Smith participated by calling in. City staff included City Manager Scott Attaway, City Attorney John Russell, and City Clerk Cheryl Ramsey.

Mr. Russell went over the procedures allowing Mayor Pro Temp Smith to attend the meeting remotely. He stated that each member, when voting, will have to individually cast their vote.

## II. ADOPTION OF AGENDA FOR THIS MEETING

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

## III. PUBLIC COMMENTS

There were no public comments.

## IV. PUBLIC HEARING

A. Public Hearing for Consideration of Economic Development Agreement (EDA) for Project Hearth pursuant to 160D-1001.

Councilmember Funderburk made a motion to go into public hearing, seconded by Councilmember Gillespie. The vote was unanimously in favor and individually confirmed.

Mr. Attaway gave a background on the EDA, relative to the NorthPoint development specific to building #3 termed Project Hearth. On November 10, 2020, there was a public hearing on the original EDA for this project within the City of Lowell, as did the City of Gastonia for the portions inside their city limits, and the County Commissioners for the entire property between both municipalities. At that time, an EDA was approved for Northpoint Development. What we are doing tonight is for Project Hearth, the business that is moving into Building #3. Hearth plans to invest a minimum of \$135 million in Building #3 which exceeds the standard for the level 4 grant. He asked Donnie Hicks with the Economic Development Commission to speak about the property and answer questions.

Mr. Hicks also brought Leslie Campbell, Project Manager, with him. Mr. Hicks briefly went over the grant program and welcomed questions. Councilmember Funderburk asked when they will occupy the building. He stated they are waiting on final inspections of the building to put machinery equipment in place. Councilmember Gillespie asked if we did this in November 2020, are we doing the same

thing over? Mr. Hicks said what was done before was for the building alone. Today is for the equipment inside the building.

With no further questions, Mr. Attaway added that there will likely be two more meetings regarding building #8 and a portion of building #7 that is within Lowell. Mr. Hicks added that the City of Gastonia and Gaston County has already approved this EDA.

Councilmember Bonham made a motion to close the public hearing, seconded by Councilmember Funderburk. The vote was unanimously in favor and individually confirmed.

Councilmember Bonham made a motion to approve Resolution RS09-2022 Economic Development Agreement for Project HEARTH, seconded by Councilmember Fulbright. Councilmember Funderburk was concerned about the pay for the workers being kind of low [at \$36,515] and giving tax breaks to them with other taxes increasing with the fire tax and the reevaluation next year. Mr. Russell said in order to discuss this, we would need to go back into the public hearing. Councilmember Fulbright made a motion to go back into the public hearing, seconded by Councilmember Gillespie. The vote was unanimously in favor and individually confirmed. Mr. Attaway addressed the pay rate and said he also asked about the wage. He said the figures are somewhat dated and asked Mr. Hicks to speak on it. He said they have been working on this project for quite some time. The County average is about \$42k/year and \$36k is not out of line for the job classifications. Keep in mind everyone will not make this amount as Management will be included and people making less. The existing workforce in Gaston County can fulfill the 128 positions.

Councilmember Funderburk made a motion to close the public hearing, seconded by Councilmember Gillespie. The vote was unanimously in favor and individually confirmed.

Mayor Railey said the original motion is still on the floor. Councilmember Gillespie said the only reason he votes the way he will vote is because people are needing jobs. If this will bring 128 jobs to the City of Lowell that is a good thing. The vote was approved with Mayor Pro Temp Smith and Councilmembers Gillespie, Bonham, and Fulbright stating yes and Councilmember Funderburk stating no.

V. **ADJOURN** – Councilmember Bonham made a motion to adjourn, seconded by Councilmember Funderburk. The vote was unanimously in favor and individually confirmed. Adjourned at 6:21 p.m.

ATTEST:

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Sandy Railey, Mayor

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Cheryl Ramsey, City Clerk

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 6-A

**DESCRIPTION:** LOWELL COMMUNITY COMMITTEE (LCC) MEMBERSHIP  
UPDATE

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



**To:** Scott Attaway, City Manager

**From:** Cristy Cummings, Parks and Recreation Director

**Date:** August 3, 2022

**Re:** Lowell Community Committee Membership

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Per the Lowell Community Committee by-laws, members should not miss more than 25% of the meetings in a calendar year. Mr. Scott Bates has not been in attendance to a Community Committee since July 26, 2021. Discussion occurred among the LCC members at the July 25, 2022 meeting about Mr. Bates' removal from the committee due to the attendance rule and the Chairperson has made a recommendation, based off that discussion, to remove Mr. Bates from the Community Committee in accordance with the approved by-laws.



**To:** Scott Attaway, City Manager

**From:** Thomas Shrewsbury, Public Works

**Date:** August 2, 2022

**Re:** Monthly report

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July 2022 updates:

-Sewer Department employees had issues at the Lynn Street lift station. The problems did not result in any spill but one pump had to be removed and sent to the shop for repairs.

-City staff had a 16-inch aerial sewer line broken by a fallen tree between Power Drive and the South Fork River. Contractors were brought in to assist city crews with the repairs. This did result in a spill that was reported to the state, but permanent repairs were completed that day.

-Water Dept crews repaired leaks at the following locations.

6-inch main break on River Run Drive

2-inch water leak at WWTP.

2-inch leak on Neeley Street.

2-inch leak on Rankin Street.

2-inch leak on Wilkinson Blvd.

2-inch leak on Cobb Street.

-Public Works employees continued to assist in work taking place at City Hall in the new offices.

-Water Dept employees set meters and boxes in Magnolia Place Subdivision.



**To:** Scott Attaway, City Manager

**From:** Lisa Nolen, Finance Director

**Date:** August 1, 2022

**Re:** Finance Update

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**Utility Billing:**

Scheduling training for conversion to the updated Mueller Infrastructure System. Also, coordinating with Public Works to schedule their training as well.

Continuously working with the Planning Director on updating addresses and ownership information for Stormwater Management billing.

Training new Accounting Tech on all front office operations, including posting and billing UB accounts, compiling daily journal reports for finance, and covering all monthly billing procedures and processes.

**Finance:**

Currently working on June 2022 transactions and bank reconciliation. Cleaning up previous transactions that were keyed to incorrect accounts. Working on year-end documents needed by Butler & Stowe.

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

Department	Budget	YTD thru 6/30/2022	Budget Remaining	Percent Remaining	Percent of FY22 Remaining
<b>General Fund</b>					
Administration	747,970.00	773,205.10	(25,235.10)	-3%	0%
Public Safety	1,358,837.52	1,222,421.68	136,415.84	10%	0%
Public Works	276,078.00	221,310.47	54,767.53	20%	0%
Sanitation	264,547.00	274,507.69	(9,960.69)	-4%	0%
Parks	203,225.00	142,189.32	61,035.68	30%	0%
Powell Bill	231,275.00	177,484.75	53,790.25	23%	0%
<b>Total</b>	<b>3,081,932.52</b>	<b>2,811,119.01</b>	<b>270,813.51</b>	<b>9%</b>	<b>0%</b>
<b>Water/Sewer Fund</b>					
Water/Sewer	1,093,520.00	1,093,678.71	(158.71)	0%	0%
Wastewater Treatment	291,081.00	224,421.77	66,659.23	23%	0%
<b>Total</b>	<b>1,384,601.00</b>	<b>1,318,100.48</b>	<b>66,500.52</b>	<b>5%</b>	<b>0%</b>
<b>Stormwater Fund</b>					
Stormwater	337,919.00	154,920.47	182,998.53	54%	0%
<b>Total</b>	<b>337,919.00</b>	<b>154,920.47</b>	<b>182,998.53</b>	<b>54%</b>	<b>0%</b>

Notes:  
None

City of Lowell, North Carolina  
 FY 2022 Revenue Dashboard  
 6/30/122

Type	Budget	YTD thru 6/30/2022	Budget Remaining	Percent Remaining	Percent of FY22 Remaining
<b>General Fund</b>					
General Fund	3,081,932.52	3,153,587.76	(71,655.24)	2%	0%
Water/Sewer Fund	1,384,601.00	1,368,366.06	16,234.94	1%	0%
Stormwater Fund	337,919.00	312,305.26	25,613.74	8%	0%
<b>Total</b>	<b>4,804,452.52</b>	<b>4,834,259.08</b>	<b>(29,806.56)</b>	<b>-1%</b>	<b>0%</b>

Notes:  
 None





**To:** Scott Attaway, City Manager

**From:** Carl Moore, Police Chief

**Date:** August 3, 2022

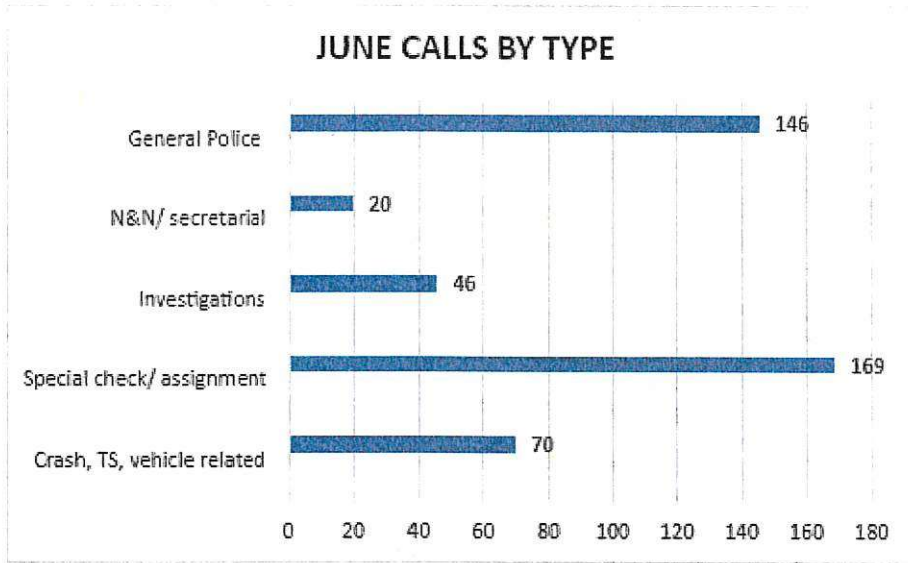
**Re:** Police Department Update

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Call volume was down July 2022 compared to July 2021, about 60 calls for service. A few factors contributed to less call volume. We have moved a lot of people into new positions and shifts and everyone is adjusting to new roles and rotations. The most obvious is we are down 3 road officers. We have one open roster position in patrol and are conducting interviews next week and hope to fill the vacancy. Officer Tinoco continues to be out from on duty injury, we are hopeful she will return soon. We have hired a cadet who is enrolled in BLET.

Kohl Scott is our cadet attending basic law enforcement training. He will be attending BLET 5 days a week and will be fully sworn and on patrol in December. Mr. Scott was evaluated on three of the areas of law enforcement training that are typically the most difficult for cadets. Mr. Scott performed satisfactorily and is expected to complete his training without difficulty.

Officer Stamey received his intermediate law enforcement certificate. This certificate is awarded to officers who have the years of experience, training, and good character to be certified beyond a general certification. Officer Stamey's intermediate certification becomes the second awarded under Chief Moore. There are three other officers processing their applications for the same certification as well as multiple officers who are applying for their advanced law enforcement certificate.



### JULY HISTORY BY YEAR

2020-475

2021-511

2022-452



**To:** Scott Attaway, City Manager

**From:** Cristy Cummings, Parks and Recreation Director

**Date:** July 31, 2022

**Re:** May Monthly Report

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**Events:**

- Coordinated and advertising for Yoga in the Park
- Planning and advertising for Music in the Park: Teen Edition
- Day-off coordination for Music in the Park: Teen Edition
- Planning and advertising for National Night Out and Movie in the Park event for August 2

**Athletics:**

- Opened registration for youth soccer sign-ups, updated registration website
- Answered questions from parents via phone and email about our soccer program

**Projects:**

- Conducted a second round of surveying for Bob Bolick Park and Harold Rankin Park Master Plans
- Survey analysis and data entry of surveys completed in-person
- Moved Parks and Recreation offices to downstairs at City Hall
- Completed Summer newsletter and mailed to residents
- Attended 1 hour website training calls on Mondays and Wednesday
- Attended training for website forms with Polymorphic
- Adding content, photos, documents, and forms to new website

**General:**

- Attended Staff Meeting
- Attended Council Meeting
- Attended River Health Committee meetings for Marketing sub-group regarding branding
- Picked up trash
- Locking and unlocking bathrooms



**To:** Scott Attaway, City Manager

**From:** Joe Gates, Planning Director

**Date:** Thursday, August 4, 2022

**Re:** Monthly Department Update

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### **Code Enforcement**

For the month of July 2022, the Code Enforcement Office has received 2 online complaints. Inspections have been made and pictures taken. Staff will send letters as needed to obtain compliance.

Code Enforcement with assistance from Public Works had 2 properties mowed. Invoices have been mailed to those property owners.

### **Zoning:**

The Zoning Department issued 7 permits this month consisting of

- (1) Rooftop solar panels
- (1) multi-family (townhome) permit, 2 buildings – 4 units per building
- (2) New single-family residences
- (2) commercial change of use permits
- (1) food truck permit

Staff is continuing to review site plans and plats as they are submitted. Additionally, staff is working on checklists to accompany these types of reviews that will help the applicant have a successful submittal and review. Staff held a virtual pre-submittal meeting for the Lowell Townhomes project. This project is located off Groves Street south of Sundrop/Choice.

Staff is continuing their work with Polimorphic to build out the various processes associated with development and enforcement. Staff has made significant headway on identifying the various processes and permit types that will be needed. Staff has also been working on creating new fillable forms and information for the citizens and applicants to make the process as easy and streamlined as possible. Weekly progress calls have been scheduled in order to keep up progress and assure a timely implementation of the new software.

### **Planning:**

Staff attended the GCLMPO TCC meeting via Zoom this month.

Staff attended a meeting and received updates regarding the Carolina Thread Trail and its expansion through some of our new neighborhoods.

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.

### **Stormwater:**

Staff attended the Policy and Advocacy Subcommittee Meeting. The agenda include updates on local policies and procedures between Gaston County and the local municipalities. We also discussed potential changes at the state level and how that could affect our reviews and enforcement. Other topics included MS4 Permit compliance and discussion around the North Carolina Erosion and Sediment Control Planning & Design Manual.

Staff has reached out to the Stormwater Administrator with the City of Gastonia and will be scheduling a meeting in August to discuss GIS solutions for achieving MS4 permit compliance. GIS solutions like Survey 123 can be designed to collect the necessary data needed to keep our permit in compliance.

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 7-A

**DESCRIPTION:** SET 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

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Please see the attached memo from the Planning Director.



**To:** Scott Attaway, City Manager

**From:** Joe Gates, Planning Director

**Date:** Thursday, August 4, 2022

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

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City staff is requesting that the City Council, during their regularly scheduled meeting on August 9, 2022, to set a Public Hearing for September 13, 2022. 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:

	<b>SFR-2</b>	<b>SFR-3</b>	<b>SFR-4</b>
<b>LOT DIMENSIONS</b>			
Minimum Lot Size (gross square feet)	17,450	11,600	7,800
Minimum Lot Width measured at Front Street Setback	72'	60'	50'
<b>PRINCIPAL STRUCTURES</b>			
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'
<b>ACCESSORY STRUCTURES</b>			
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'
<b>MINIMUM REQUIRED PARKING, WHETHER ENCLOSED OR NOT</b>			
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:**

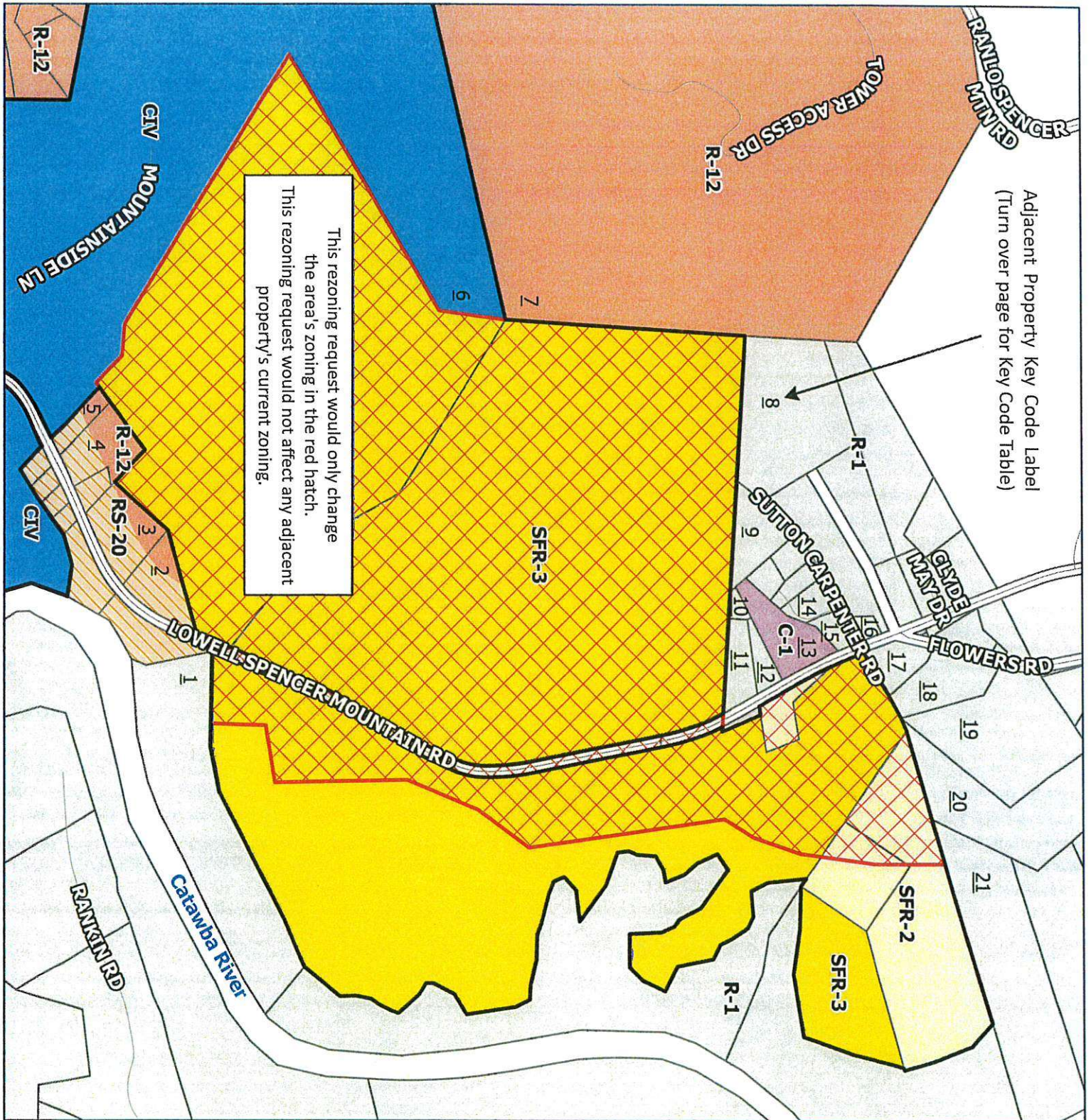
<http://lowellnc.com/301/Lowell-Development-Ordinance>

**Staff comments:**

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

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

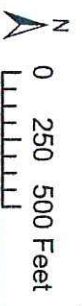
This rezoning request would only change the area's zoning in the red hatch. This rezoning request would not affect any adjacent property's current zoning.



# 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
- R-12
- Streets







**CLIENT**  
SPENCER MOUNTAIN  
REZONING PLAN  
LOWELL, NORTH CAROLINA, 28098



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

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	05/13/2021	MM/BB/BB	REVISED PER COMMENTS

**PLAN INFORMATION**

PROJECT NO.	10000000
REVISIONS	00000000
DATE	05/13/2021
SCALE	AS SHOWN
SHEET	00000000

**REZONING NOTES**

**RZ.02**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

- development conditions for the one-year, twenty-four-hour storm.**
- SCMs capable of handling peak flow from the site at each point of discharge in the predevelopment conditions for the 1 and 10 years, twenty-four-hour storm events.
  - A total phosphorus (TP) removal rate of at least 70% (or all SCMs) used.
  - SCMs capable of conveying the 25-year design storm.
  - SCM Operation and Maintenance Agreements and Plans should be clearly explained to the responsible party.
  - To the greatest extent possible, BIA and runoff should be maintained through the design and Low Impact Development (LID) measures such as development characteristics, permeable pavements, green roofs, planter boxes, etc.
  - The Polluter shall implement the following active construction measures subject to the provisions set forth herein and subject to approval by Onslow County:
    - The use of high board or double row silt fencing along surface water bodies.
    - Stopsides and additional stabilization in the eroded ditches.
    - Recessed buffer strip of concrete or concrete curb with an outlet slot to maintain downflow flow.
    - Installation of temporary seeding and slope drains within 7 days after grading.
    - Installation of mat soil filter resulting in slopes greater than 1:1.
    - Third party sediment and erosion control monitoring of the site.
    - Implementation of erosion abatement to substantially maintain stability during construction and provide users to regulators and site operators when stability meets erosion control levels.
    - Additional measures such as polypropylene, proposed by the designers and owners.
  - The developer shall adhere to the LDO and only plant native plant materials on the Site.
    - A minimum of two (2) 1/4" (1/4") deep wide access easements shall be provided as follows:
      - One shall be located between lots on Road 1 or Road 1.
      - One shall be located along Spencer Lowell Mountain Road.
  - The exact location of the access easements shall be determined during the permitting process. It is understood the easements may be provided to provide access to future utilities to be provided by others.
  - The Polluter shall provide a minimum twenty (20) feet buffer to the base of the building setback line. Such buffer shall be maintained by the homeowner's association. Land disturbance is permitted within the buffer during development of the site.
  - Minimize Disturbance
    - The Polluter shall provide a minimum of three (3) inches of topsoil to be replaced for any disturbance of the site which shall be approved by the City Manager. The former site grades shall be installed at the primary easement for each phase prior to the final certificate of occupancy for the respective phase.
  - Access to the Remaining Plot
    - From easements to the Remaining Plot (which includes these Development Standards) may be required for by the then Owner or Owners of the applicable portion of the Site affected by such easements in accordance with the provisions of the Ordinance.
  - Setback of the Remaining Plot
    - If the Remaining Plot is approved, all conditions applicable to the development of the Site imposed under the Remaining Plan will, unless amended in the manner provided under the Ordinance by building upon and issues to the benefit of the Polluter and subsequent owners of the Site and their respective heirs, assigns, personal representatives, successors, heirs or assigns.
- Site Development Data:**
- Site Parcel #: 13654 and 21080
  - County: Onslow
  - Proposed Zoning: SFR-A(CZ)
  - Building Use: Vacant
  - Proposed Uses: Up to 420 single-family detached dwelling units as allowed by right and under proposed conditions in the SFR-A zoning district as further detailed in Section 2 below.
- General Provisions:**
- Site Location:** This Development Standards as part of the Remaining Plan associated with the Remaining Plan filed by Pulte ("Polluter") to amend the development of up to four hundred and twenty-two (420) single-family detached dwelling units as generally depicted on the Remaining Plan and associated site plan shall be located on approximately 2400' x 1000' of land located on Spencer Lowell Mountain Road (the "Site").
  - Zoning District/Ordinance:** Development of the Site will be governed by the Remaining Plan as well as the applicable provisions of the Local Land Development Code (the "Ordinance"). Unless the Remaining Plan contains more stringent standards, the regulations established under the Ordinance for the zoning district shall apply to the Site.
  - Compliance:** The site owner, developer, contractor, architect, engineer, and building official shall ensure that all development standards and the elements collectively the "Development Elements" set forth on the Remaining Plan shall be complied with in conjunction with the provisions of the Ordinance. The site owner, developer, contractor, architect, engineer, and building official shall ensure that all development standards and the elements collectively the "Development Elements" set forth on the Remaining Plan shall be complied with in conjunction with the provisions of the Ordinance. Changes to the Remaining Plan not authorized by the Remaining Plan will be reviewed and approved by Section 15.6 of the Ordinance.
- Since the project has not undergone the design development and construction phases, it is intended that the Remaining Plan provide for flexibility in allowing some alterations or modifications from the permitted uses to the site. The site owner, developer, contractor, architect, engineer, and building official shall ensure that all development standards and the elements collectively the "Development Elements" set forth on the Remaining Plan shall be complied with in conjunction with the provisions of the Ordinance. These standards would include changes to standards if they are minor and do not materially change the overall design intent depicted on the Remaining Plan. The Planning Director will determine if such minor modifications are allowed and if it is determined that the standards does not meet the criteria described above, the Polluter shall then follow the Ordinance in such instance, however, subject to the Ordinance's appeal rights set forth in the Ordinance.
- Permitted Uses & Development Areas:**
    - The Site may be developed with up to four hundred twenty-two (420) single-family detached dwelling units on the west side of the ultimate drainage line. The ultimate drainage line location will be determined as part of the overall grading plan during the final development process.
  - Terrain and Construction:**
    - A Topographic Survey shall be provided if required by Ordinance. Any required improvements to Lowell Spencer Mountain Road shall be as required by NCDOT.
    - In the event a direct connection is provided from Phase 4 to Lowell Spencer Mountain Road, Creek Channel 3 may be constructed.
    - The Polluter shall improve Lowell Spencer Mountain Road to the Rural Cross Section subject to the recommendations of the Traffic Impact Analysis and NCDOT approval.
  - Architectural Standards:**
    - The building materials used on the principal building components on Site will be a combination of portions of the following brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber block, stone, limestone block, metal roof.
    - Color/Finish shall not be used as a primary siding material. However, it may be used in combination with other exterior roof, exterior, exterior, metal/stone/masonry, metal, other materials/finishes from elements.
    - The proposed roofing materials will be architectural asphalt, slate, tile and/or metal.
    - All residential units shall include the following garage door treatment:
      - wall access lighting on at least one side of the garage door or one large wall access above the garage door,
      - windows another wall detail above the garage door,
      - a minimum of two siding materials on the facade and
      - windows
    - Environmental Features and Open Spaces:**
      - The Site shall comply with the Stormwater and Water Quality requirements as set forth in the LID Development Standards and associated site plan.
      - The LID Development Standards shall be implemented in manner and the exact site and location of these areas are subject to change depending upon final layout, product allocation, and/or other site plan elements. The overall layout and unit count may be allowed as a result of final stormwater functions.
  - The Polluter shall implement the following design and post construction stormwater management measures subject to the provisions set forth herein and subject to approval by Onslow County:
    - 300 or 100-year floodplain (whichever is greater) buffer on surface waters.
    - A maximum built upon area (BUA) under 10% in the Protected Watershed.
    - In areas where the BUA is greater than 10%, Stormwater Control Measures (SCMs) capable of treating the greater L<sub>10'</sub> or the difference in stormwater runoff from pre-development and post

**AMENDED**  
**APPLICATION FOR REZONING**

TO: THE CITY OF LOWELL

APPLICATION #: Rz 22-03  
DATE FILED: February 15, 2022  
Amended: July 12, 2022  
FEE PAID: \_\_\_\_\_

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
<del>202167</del>	<del>BELMONT LAND &amp; INVESTMENT CO</del>	<del>N/A</del>	<del>PO BOX 1939 , MC ADENVILLE, NC 28101-1939</del>	<del>3397</del>	<del>0130</del>
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

Spencer Mountain Residential Rezoning Map Key Code Table

KEY #	PARCEL #	DEED	OWNER	ZONING
1	202775	3637-0263	CATAWBA LANDS CONSERVANCY	R-1
2	136566	2133-0708	DORIS B TALLENT	RS-20
3	136565	2411-0777	DORIS B TALLENT	RS-20
4	136557	1891-0166	TALLENT DRUM COMPANY	RS-20
5	136558	1454-0363	DORIS B TALLENT	RS-20
6	148012	2020-0246	GASTON COUNTY	CIV
7	135153	4380-2304	WBTV INC	R-12
8	203363	1426-759	HAZEL M EMMERLING	R-1
9	135132	4963-0030	EUNICE H CARPENTER & CATHY J SNYDER	R-1
10	135137	4514-2463	GAIL REDDICK BARKER	R-1
11	135141	4684-0697	DANIEL A DAVIS	R-1
12	135134	5335-2116	TAMMY S. SCHRONCE & DEBORAH RENEE PACE	R-1
13	135133	4693-2468	TAMMY S SCHRONCE	C-1
14	135135	2375-0896	DONALD TERRY SUTTON	R-1
15	135138	2286-0634	RACHEL MANN MOORE	R-1
16	135130	4484-0657	ERIC EUGENE COSTNER	R-1
17	135129	2371-0490	FRANKLIN CHARLES & MARSHA B MORROW	R-1
18	135128	0010-0551	EDITH C MAY HEIRS	R-1
19	135127	1432-0802	DOROTHY MAY BROWN	R-1
20	135108	4467-1512	THOMAS GERALD & TERI LYN FLOWERS	R-1
21	135146	2737-0814	JULIA B LLOYD & OTHERS BARR EDWIN T SR	R-1

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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

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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](mailto:juliop@cityofgastonia.com).



*Balance -*

### 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.

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 7-B

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

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Please see the attached memo from the Planning Director.

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**To:** Scott Attaway, City Manager

**From:** Joe Gates, Planning Director

**Date:** Thursday, August 4, 2022

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

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City staff is requesting that the City Council, during their regularly scheduled meeting on August 9, 2022, to set a Public Hearing for September 13, 2022. The request is for text amendment involving **Table 8.1 – Table of Uses** in the Lowell Development Ordinance.

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.

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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.

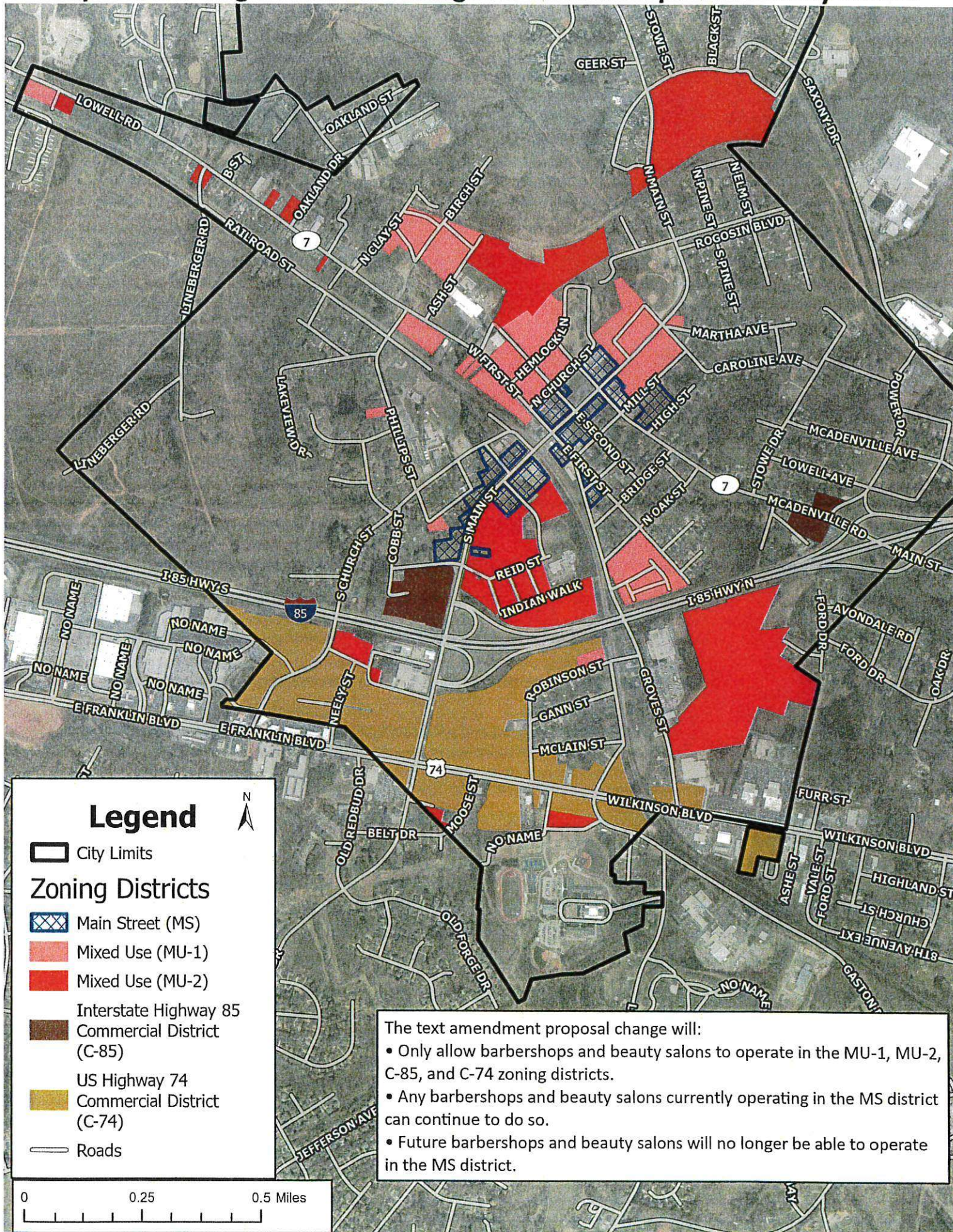
Furthermore, this text amendment will not affect the barber shops and beauty salons that are currently located in Main Street (MS) district. These businesses can continue to operate in their current locations without any change to the way they are currently doing business.

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)
<b>Barber Shop</b>	<b>7241</b>	<b>L</b>
<b>Beauty Shop</b>	<del>7431</del> <b>7231</b>	<b>L</b>

# Proposed Zoning Ordinance Change for Barbershops and Beauty Salons



## Legend

City Limits

### Zoning Districts

Main Street (MS)

Mixed Use (MU-1)

Mixed Use (MU-2)

Interstate Highway 85  
Commercial District (C-85)

US Highway 74  
Commercial District (C-74)

Roads



The text amendment proposal change will:

- Only allow barbershops and beauty salons to operate in the MU-1, MU-2, C-85, and C-74 zoning districts.
- Any barbershops and beauty salons currently operating in the MS district can continue to do so.
- Future barbershops and beauty salons will no longer be able to operate in the MS district.

0 0.25 0.5 Miles



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## AGENDA ITEM INFORMATION

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**AGENDA ITEM #:** 7-C

**DESCRIPTION:** GASTON VISION 2040 UPDATE

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A video update for the Gaston Vision 2040 will be played at the meeting.

**THE GOAL OF GASTON VISION 2040:**

To engage county residents, businesses, and organizations in dialogue about their desires for the future of Gaston County and to use that dialogue, along with an examination of data and trends, to create a VISION for what Gaston County can achieve between today and 2040.



<https://gaston2040.com/>

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 7-D

**DESCRIPTION:** CONSIDERATION OF MEMORANDUM OF UNDERSTANDING (MOU) FOR WASTEWATER INTERCONNECTION WITH TWO RIVERS UTILITIES

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Please see the attached Memorandum of Understanding (MOU) with Two Rivers Utilities in reference to interconnecting the Lowell Wastewater Treatment Plant and taking the plant offline, essentially rendering it to be a pump station and send the wastewater to the Long Creek WWTP. We discussed this with the City Council, staff, and City Engineer during the budget planning retreats of 2022.

## MEMORANDUM OF UNDERSTANDING FOR WASTERWATER INTERCONNECTION

This Memorandum of Understanding (“MOU”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the **City of Lowell** (hereinafter referred to as “Lowell”) and the **City of Gastonia** (hereinafter referred to as “City”, “Two Rivers Utilities” or “TRU”) (Lowell and TRU may be referred to herein as “Party” or Collectively as “Parties”). This MOU sets forth the basic understandings of the Parties with regard to a proposed interconnection between their waste water collection and treatment systems. This MOU is not intended to be an all-inclusive description of the terms and conditions of the proposed interconnection and is not intended to be binding on the Parties; but, is designed to determine how the Parties will conduct the preliminary work necessary to advance the proposed interconnection and develop a binding interlocal agreement for the proposed interconnection.

### Recitals

Whereas, Lowell has expressed an interest in the possibility of obtaining bulk wastewater treatment service from TRU; and,

Whereas, TRU has also expressed an interest in and willingness to consider the provision of such service; and,

Whereas, the completion of the South Fork Phase 2 Regional Sewer Project by TRU, the Town of McAdenville and others makes such a service interconnection more feasible; and,

Whereas, both communities wish to work together to study the possibility of such an interconnection and service; and,

Whereas, the provision of bulk wastewater service by TRU would enable Lowell to eliminate its own wastewater treatment facility and that facility’s operational and capital costs; and,

Whereas, TRU currently has the ability to effectively provide for such services in its wastewater treatment facility; and,

Now, Therefore, TRU and Lowell agree as follows:

- 1 **Feasibility Study.** Lowell will, at Lowell’s sole cost and expense conduct an engineering study to determine the feasibility of the proposed interconnection (the “Study”). Part of the Study will include determining what improvements are needed to the existing wastewater infrastructure of Lowell and TRU, what new infrastructure will have to be constructed and the estimated costs of the improvements and new construction.
- 2 **Cost.** Lowell and TRU agree that a professional consultant would be required to complete the Study. Lowell will apply for State grant funding to pay the costs for the Study as soon as feasibly possible. Lowell will pay all costs associated with the grant application. Lowell will be responsible for all costs of the Study, which will be paid by the grant funding received. Lowell will act as the lead agency for administration of any grant received. In the event no grant funding is received Lowell may choose to end the project or pay for the Study using any other funds Lowell is willing to expend for the Study.
- 3 **Study Product.** The Study will evaluate the pump station sizing requirements, force main routing options, flow projections, possible funding sources, rate/revenue impacts, and regulatory/permitting approvals regarding the decommissioning the Lowell WWTP and the

construction of a pump station and force main to connect Lowell's sewer system to the South Fork Regional Phase 2 Sewer System in McAdenville. The Study would also include an evaluation of any improvements to the existing South Fork Phase 2 Sewer System due to the additional flows from Lowell. The result of the Study will be a Preliminary Engineering Report (PER) that would then be presented to the Parties for review and further consideration. The Parties will jointly own the PER and may each retain a copy of the PER for future use.

4 Mutual Cooperation. The Parties understand and agree that the provision of such bulk wastewater treatment service is in the best interests of both Parties. The Parties agree that it will be necessary for the Parties to cooperate in order to complete the Study. To that end, TRU agrees to provide the consultant with any existing information that it has about its existing utility infrastructure and provide the consultant with reasonable access thereto. Lowell agrees to provide the consultant with any existing information that it has about its existing utility infrastructure and provide the consultant with reasonable access thereto. Lowell further agrees that any additional information or work that needs to be obtained or done with regard to either Parties utility infrastructure in order to complete the Study will be contracted and paid for by Lowell as part of the Study. Each Party will provide the other and the consultant with the name and contact information for a primary contact responsible for providing that Parties cooperation with the Study and any future agreements between the Parties pertaining to the proposed interconnection.

5 Interlocal Agreement. Should the Parties mutually agree to proceed with the proposed interconnection after review of the Study, the Parties will negotiate in good faith to enter into a binding interlocal agreement for the engineering and construction of the proposed interconnection. Such interlocal agreement will detail the responsibilities of the Parties with regard to the design, construction and operation of the proposed interconnection along with the provision of bulk waste water treatment service by TRU to Lowell.

6 Assignment. Neither Party may assign its rights or obligations under this MOU without the prior written consent of the other Party.

7 Governing Law. This MOU shall be interpreted in accordance with the laws of the State of North Carolina.

8 Termination. Either Party may terminate this MOU upon 30 days' written notice to the other Party. In the event either Party terminates this MOU prior to completion of the Study Lowell will be responsible for paying the all costs incurred for the Study through the date of such termination along with any winding down costs assessed by the consultant.

9 Dispute Resolution. The Parties agree to negotiate in good faith toward resolving, in a mutually beneficial manner, any disputes that may arise between the Parties with regard to this MOU and the Study before instituting any legal proceedings or terminating this MOU.

10 Successors and Assigns. This MOU shall inure to the benefit of the Parties and their successors and permitted assigns.

(Signatures Appear on Next Page)

In Witness Whereof, the Parties hereto have made and executed this MOU as of the day and year first above written.

CITY OF LOWELL

BY: \_\_\_\_\_

Mayor

ATTEST: \_\_\_\_\_

City Clerk

CITY OF GASTONIA

BY: \_\_\_\_\_

Mayor

ATTEST: \_\_\_\_\_

City Clerk

DRAFT

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## AGENDA ITEM INFORMATION

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**AGENDA ITEM #:** 7-E

**DESCRIPTION:** CONSIDERATION OF FINANCE PROPOSALS FOR FY 23  
CAPITAL EXPENDITURES

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The following equipment is FY 23 budgeted capital expenditures from the General Fund, Stormwater Enterprise Fund, and the Water and Sewer Enterprise Fund. A spreadsheet is included that describes this equipment relative to the useful life and the proposed term of financing.

Staff advertised a Request for Proposals (RFP) for financing the capital expenditures of the FY 23 Budget in the Gaston Gazette. Staff also direct solicited four (4) financial institutions. We received one (1) proposal from United Financial for the FY 23 capital equipment.

Attached are the finance terms from United Financial.

Staff recommends we proceed with the finance proposal from United Financial.

New Capital Expenses

GENERAL FUND	Cost	Priority	Useful Life	Explanation	Annual Payment	Terms
Planning/Zoning/Code Enf	\$17,312.62	High	5 years	Vehicle (Split w/SW 70%)	3,779.23	5 years
Public Works Streets	\$15,000.00	High	5 years	Mower	3,274.40	5 Years
Parks and Recreation	\$25,200.00	High	5 Years	Vehicle	5,501.00	5 years
<b>TOTAL</b>	<b>\$57,512.62</b>				<b>12,554.63</b>	

STORMWATER FUND	Cost	Priority	Useful Life	Explanation	Annual Payment	Terms
Stormwater	\$7,419.69	High	5 years	Vehicle (split w/GF 30%)	1,619.67	5 years
Stormwater Repair Equipment	\$3,000.00	Medium	5 years	Air Hammer (Split w/WS 50%)	654.88	5 years
<b>TOTAL</b>	<b>\$10,419.69</b>				<b>2,274.55</b>	

WATER SEWER FUND	Cost	Priority	Useful Life	Explanation	Annual Payment	Terms
Water Sewer	\$20,000.00	High	5 years	Hydraulic Pipe Cutter and Trash Pump	4,365.87	5 years
Water Sewer	\$3,000.00	Medium	5 years	Air Hammer (split with SW 50%)	654.88	5 years
Water Sewer	\$9,000.00	Medium	5 years	Hydraulic Quick Connect	1,964.64	5 years
Water Sewer	\$6,200.00	Medium	5 years	Bore Machine	1,353.42	5 years
<b>TOTAL</b>	<b>\$38,200.00</b>				<b>8,338.81</b>	

Grand Total \$23,168.00



## United Financial

A Division of HomeTrust Bank

876 Brevard Rd  
Asheville, NC 28806

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August 1, 2022

City of Lowell, NC  
101 W 1st Street  
Lowell, NC 28089

ATT: Scott Attaway, City Manager

Re: Finance proposal for: *The purchase of vehicles and other capital expenditures as referenced in the RFP dated July 8, 2022 in the amount of \$106,132.31.*

Dear Scott,

As per your request, we are enclosing under same cover our proposal for the above captioned transaction. This transaction is structured with fifty-nine (59) monthly payments of \$1,957.83. This transaction is calculated at an annual percentage rate of 3.44%.

There are no closing costs or origination fees related to the transaction.

The collateral for the transaction will be determined in good faith between the city and the bank.

The bank agrees with normal Specifications (such as non-allocation and substitution language). While the transaction does not have a pre-payment penalty, the Concluding Payment is calculated at 102.5% of the outstanding balance if the transaction is repaid in advance.

The bank can fund the proceeds into a HomeTrust Bank Escrow/Project account to satisfy fully funding requirements to avoid any rate change potential. There would be no fee on the account and interest would be paid to the account based on our current market rates for the account type.

If you have any questions or need additional information, please contact me at your convenience. Thank you for the opportunity to provide this proposal to you.

Very truly yours,

John M. Tench  
Senior Vice President

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Phone 828-684-5643  
Fax 828-684-5616





## United Financial

A Division of HomeTrust Bank

876 Brevard Road  
Asheville, NC 28806

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August 1, 2022

City of Lowell, NC  
101 W. 1<sup>st</sup> Street  
Lowell, NC 28098

ATT: Scott Attaway, City Manager

**Proposal for Acquisition & Finance of:** Vehicles and capital expenditures as referenced in RFP issued July 8, 2022 in the amount of \$106,132.31.

Dear Scott,

As a follow-up to your recent request for a proposal regarding the above referenced transaction, United Financial is pleased to offer a finance proposal as follows:

**LESSOR:** United Financial, *A Division of HomeTrust Bank*

**LESSEE:** City of Lowell, NC

**COLLATERAL:** To be determined in good faith between the city and the bank.

**AMOUNT:** Up to \$106,132.31

**START DATE:** Immediately upon funding

**TERM:** 59 Months

**PAYMENTS:** Lease payments will consist of fifty-nine (59) monthly payments (in arrears) of \$1,957.83 comprised of principal and interest.

Terms will be held for six months from the date of the proposal (also subject to Expiration and Acceptance terms below). If the transaction is not fully funded within six months of the date of this proposal, terms will then be based upon market rates at that time (defined as the T-Bill associated to the amortized term of the transaction plus 1.0%), limited to a maximum increase in the interest rate of 3.0% for a period or 18 months from the date of the proposal. If the transaction is not fully funded within 18 months of the proposal date, the terms will be based on the T-Bill associated to the amortized term of the transaction plus 1.0% with no maximum rate guaranty.

**EXPIRATION:** Lease payment terms quoted herein are subject to transaction being documented by 11/01/2022.

**LEGAL TITLE:** Legal Title to the Equipment during the Lease Term shall vest in the Lessee with Lessor perfecting a first security interest through Equipment Title, UCC, or

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Phone 828-684-5643

Fax 828-684-5616

other filing instruments as may be required by law.

**NET LEASE:** The Lease will be a net lease, under which all cost and responsibility of maintenance, insurance, taxes and other items of a similar nature shall be for the account of Lessee.

**INSURANCE:** Lessee shall provide evidence of insurance coverage at the time of delivery of the Equipment, in accordance with the provisions of the Lease.

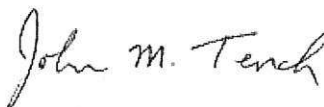
**FINANCIALS:** Lessee shall furnish Lessor with its last three, (3) fiscal years financial statements and its latest interim financial statements, plus such other pertinent information as Lessor may reasonably request.

**APPROVAL:** Closing of the transaction(s) described herein, and the implementation hereof is expressly conditioned upon approval of Lessor's Senior Loan Committee, the receipt, review and acceptance of properly executed documentation acceptable to Lessor, and the absence of any material adverse change in Lessee's financial condition prior to deliver and acceptance of the Equipment.

**ACCEPTANCE:** Lessee acknowledges that the terms and conditions of this proposal are satisfactory and that upon execution hereof by Lessee this proposal shall constitute a valid and binding obligation of Lessee. As further condition to Lessor's approval hereof, Lessee must acknowledge its acceptance of this proposal by signing below in the space provided and returning it to the Lessor by 09/01/2022.

If you determine that this finance structure meet the needs of your organization, please have the appropriate officer indicate the chosen option, place their signature at the bottom of this page, and return it to us via fax, email or US Postal Service. Upon receipt of the signed proposal, we will be in touch with you to make provision for documenting the finance. Thank you for the opportunity to submit this proposal letter for your review and approval. Should you have any question or comments regarding the terms and conditions, or if we can be of any further assistance to you, please do not hesitate to call.

Sincerely,



John M. Tench  
Senior Vice President  
Director of Municipal Finance

**ACCEPTED BY:**

**SIGNATURE:** \_\_\_\_\_

**NAME:** \_\_\_\_\_ **TITLE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

35	\$	1,957.83	\$	135.21	\$	1,822.62	\$	46,479.02
36	\$	1,957.83	\$	129.99	\$	1,827.84	\$	44,605.49
37	\$	1,957.83	\$	124.75	\$	1,833.08	\$	42,726.58
38	\$	1,957.83	\$	119.50	\$	1,838.33	\$	40,842.29
39	\$	1,957.83	\$	114.23	\$	1,843.60	\$	38,952.60
40	\$	1,957.83	\$	108.94	\$	1,848.89	\$	37,057.49
41	\$	1,957.83	\$	103.64	\$	1,854.19	\$	35,156.95
42	\$	1,957.83	\$	98.33	\$	1,859.50	\$	33,250.96
43	\$	1,957.83	\$	92.99	\$	1,864.84	\$	31,339.50
44	\$	1,957.83	\$	87.65	\$	1,870.18	\$	29,422.56
45	\$	1,957.83	\$	82.29	\$	1,875.54	\$	27,500.14
46	\$	1,957.83	\$	76.91	\$	1,880.92	\$	25,572.19
47	\$	1,957.83	\$	71.52	\$	1,886.31	\$	23,638.72
48	\$	1,957.83	\$	66.11	\$	1,891.72	\$	21,699.71
49	\$	1,957.83	\$	60.69	\$	1,897.14	\$	19,755.14
50	\$	1,957.83	\$	55.25	\$	1,902.58	\$	17,805.00
51	\$	1,957.83	\$	49.80	\$	1,908.03	\$	15,849.27
52	\$	1,957.83	\$	44.33	\$	1,913.50	\$	13,887.93
53	\$	1,957.83	\$	38.84	\$	1,918.99	\$	11,920.97
54	\$	1,957.83	\$	33.34	\$	1,924.49	\$	9,948.36
55	\$	1,957.83	\$	27.82	\$	1,930.01	\$	7,970.10
56	\$	1,957.83	\$	22.29	\$	1,935.54	\$	5,986.17
57	\$	1,957.83	\$	16.74	\$	1,941.09	\$	3,996.56
58	\$	1,957.83	\$	11.18	\$	1,946.65	\$	2,001.24
59	\$	1,957.83	\$	5.40	\$	1,952.43	\$	-
Grand Total	\$	115,511.97	\$	9,379.66	\$	106,132.31		

Last interest amount decreased by 0.20 due to rounding.

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 7-F

**DESCRIPTION:** CONSIDERATION OF ADDING SECTION 13. "WELLNESS BENEFITS" TO THE LOWELL PERSONNEL POLICY  
ARTICLE VI. EMPLOYEE BENEFITS

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Please see the attached recommendation of adding "Wellness Benefits" to the Lowell Personnel Policy. This will enable the City to implement policies that promote healthy lifestyles which have been proven to reduce health care costs and injuries, as well as improving productivity and morale. This is also a tool for employee retention and recruitment.

Within this addition of Section 13, the City intends on joining the Gaston County YMCA corporate membership package. The City of Lowell will subsidize 75% of the membership fees for all of our employees. The fiscal impact of this is \$3,150 for FY 2023. There are funds within Administration Department to fund this. Next fiscal year, staff will appropriate the relevant percentage of this expenditure to each department based on employee use.

## **ARTICLE VI. EMPLOYEE BENEFITS**

### **Proposed Addition**

#### **Section 13. Wellness Benefits**

The City of Lowell will support a healthy and safe work environment through workplace health promotion programs, policies, and practices that will value, enhance and protect the health and wellbeing of all employees.



# EMPLOYEE WELLNESS WITH RESULTS

## CORPORATE MEMBERSHIP PROGRAM

Research has shown an effective wellness program can have significant impact on a variety of health risk factors including cholesterol, blood pressure, cardiovascular disease and obesity.

Through a YMCA Corporate Membership Partnership, companies can provide their employees with a comprehensive wellness program, health education and unprecedented savings on memberships, all of which can improve employee morale, absenteeism and productivity.

### EMPLOYER BENEFITS



#### DECREASE ABSENTEEISM

Employee wellness programs are linked to employees spending fewer days away from work.



#### REDUCE HEALTH CARE COST

Employers have a vested interest in health-related issues and reducing unnecessary medical costs.



#### IMPROVE PRODUCTIVITY AND MORALE

Workers who exercise regularly tend to have more energy and are more productive.



#### REDUCE INJURIES

Healthy employees are at lower risk for injury.



#### IMPROVE EMPLOYEE RETENTION

Employees view health promotion programs as an added perk that makes them feel valued and appreciated.

### EMPLOYEE BENEFITS



#### ACCESS TO YMCAs NATIONWIDE

Unlimited access to Gaston County Family YMCAs. In addition, your Y membership allows access to hundreds of Ys across the country.



#### EXCLUSIVE RATES

Y Members save on all programs and services from youth sports to personal training.



#### CHILDWATCH

Complimentary on-site childcare while using the facility with a household membership.



#### UNLIMITED GROUP EXERCISE

Designed for all levels and all interests, from aerobics to strength training.



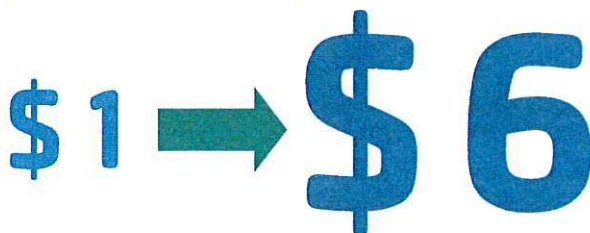
#### WELLNESS ORIENTATION

A free, one-on-one appointment to establish goals and familiarize yourself with the facility.



#### WELLNESS PROGRAMS

Fitness challenges, nutrition programs, Evidence Based Health Interventions and more!



On average, for every \$1 spent on health management and education, companies could save \$3—\$6 on healthcare costs.

FOR MORE INFORMATION OR TO BEGIN A CORPORATE MEMBERSHIP CONTACT THE Y AT [mmoffitt@gastonymca.org](mailto:mmoffitt@gastonymca.org)

## CORPORATE MEMBERSHIP LEVELS

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### SMALL BUSINESS

Companies with 9 and under employees receive the following benefits from their corporate partnership,

- Pay a subsidy of their choice (max 75%) towards an average membership rate for only 3 employees
- All employees are eligible for the discount rate
- Assigned a YMCA Community Liaison to communicate wellness challenges, special events, etc.

### MID-SIZED BUSINESS

Companies with 10 – 49 employees receive the following benefits from their corporate partnership,

- Pay a subsidy of their choice (max 75%) towards an average membership rate for only 5 employees
- All employees are eligible for the discount rate
- Assigned a YMCA Community Liaison to communicate wellness challenges, special events, etc.
- Membership registration site visit

### LARGE BUSINESS

Companies with 50 and over employees receive the following benefits from their corporate partnership,

- Pay a subsidy of their choice (max 75%) towards an average membership rate of 10% of their total employees
- All employees are eligible for the discount rate
- Assigned a YMCA Community Liaison to communicate wellness challenges, special events, etc.
- Membership registration site visit (up to 4)

*\$50.00 Joining Fee waived for the first 30 days - 50% off joining fee thereafter*

## BECOMING A CORPORATE PARTNER

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**Become a corporate partner by following these steps:**

1. Designate a corporate representative to act as a liaison and assist in communicating benefits to employees.
2. Decide total number of employees to receive the subsidy benefit
3. Determine your company's level of financial commitment, based on plan levels.





FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

# GASTON COUNTY FAMILY YMCA 2022 MEMBERSHIP RATES

**\$50 JOINING FEE**

## MEMBERSHIP TYPE

## MONTHLY DRAFT

### STUDENT AGE (12 TO 25 YRS OLD)

Subsidy Rate

Student

\$30 **\$7.50**

### ADULT (26 TO 61 YRS OLD)

One Adult

\$55 **\$13.75**

One Adult & Dependents

\$64 **\$16.00**

Two Adults

\$76 **\$19.00**

Two Adults & Dependents

\$85 **\$21.25**

### SENIOR (62 & OLDER)

One Senior Adult

\$48 **\$12.00**

One Senior Adult & Dependents

\$57 **\$14.25**

Two Senior Adults

\$68 **\$17.00**

Two Senior Adults & Dependents

\$77 **\$19.25**

## ADDITIONAL INFORMATION

- Nationwide Membership enables Y members to visit any participating YMCA in the United States
- All YMCA members, participants, and guests are screened by a Sex Offender Registry
- Members on the same membership must reside in the same address
- Payment for a membership must be made through a bank account or credit card draft
- The primary party on the application determines the category and is responsible for payment
- Dependents are 25 & under living in the same household
- Financial Assistance is applied to the above rate if eligible



**Town of Lowell**

Total Number of Company Employees	38
% of Membership Company chooses to subsidize	75%
Number of Employees company will be required to subsidize	5
<b>Average of annual</b> adult (\$660) and family (\$1,020) membership fee to be charged per membership	\$840.00
Average Annual rate paid for each employee	\$630.00
Actual company charge for all employees to receive subsidy discount	\$3,150.00
If the company paid subsidy portion for actual number of employees	\$23,940.00
<b>Savings of \$20,790.00</b>	

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 7-G

**DESCRIPTION:** DISCUSSION OF 2022-2023 LEGISLATIVE ADVOCACY  
AGENDA

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The City of Lowell will focus efforts on projects and initiatives that support the City's financial, economic development, local governance, utilities, transportation, parks and recreation, community development and housing, and public safety.

Please see the attached draft legislative advocacy agenda for 2023-2023.

## 2022-2023 City of Lowell - Legislative Goals

### HEALTHY FINANCES

- Secure federal and state aid directly to municipalities to offset all lost revenues due to the Covid-19 pandemic.
- Expand incentives and funding for local economic development.
- Reduce pressure on property taxpayers by expanding locally-controlled options for revenue generation.
- Ensure state funding for any new, state mandated benefits for municipal employees.

### RESILIENT INFRASTRUCTURE

- Grant local governments the authority to build broadband infrastructure in order to partner with private providers, and provide additional funding to help close the digital divide.
- Create a permanent and adequate funding stream for local infrastructure needs.
- Provide funding to keep aging water and sewer systems financially solvent today and viable for the future.

### RACIAL EQUITY

- Improve state-wide funding and support for LEO training focused on use of force, mental health and de-escalation skills.
- Increase public safety grant funding and expand allowable uses.

### VIBRANT COMMUNITIES AND NEIGHBORHOODS

- Revitalize vacant and abandoned properties with enhanced legal tools and funding.
- Increase state and federal funding for affordable housing.

### ADAPTIVE MUNICIPAL OPERATIONS

- Extend notification timeline for any changes to sales tax revenue disbursement.