

# MINUTES

Lowell City Council

Special Meeting

Wednesday, October 18, 2023, 4:30 P.M.

## I. CALL TO ORDER – Mayor Sandy Railey

Mayor Railey called the meeting to order at 4:30 p.m. Those attending in-person were Mayor Pro Tem Smith Councilmembers Phil Bonham, Candy Funderburk, Thomas Gillespie, and JoAnna Fulbright. City staff present were City Manager Scott Attaway, City Attorney Stephanie Chamberlin (from John Russell's office), Police Chief Carl Moore, Police Captain Jeff Harrison, and City Clerk Cheryl Ramsey. John Russell came in at the end of the meeting. A quorum was determined at the beginning of the meeting. Members of the public were also present.

## II. ADOPTION OF AGENDA FOR THIS MEETING

Mayor Pro Temp Smith made a motion to approve the adoption of the agenda, seconded by Councilmember Gillespie. The vote was unanimously in favor.

## III. PUBLIC COMMENTS

There were none.

## VI. UNFINISHED BUSINESS

A. Resolution to approve contract and authorize the City Manager to sign closing documents for real property located at the 200 block of N. Main Street, Address TBD. Mr. Attaway presented. He stated that the address is TBD is all we have right now. We have the recombination plat, and the Planning Director [Joe Gates] has three signatures to get from the seller, one from the Planning Director [Mr. Gates], and one from the Gaston County Planning Department. It will then be recorded at the Gaston County Courthouse. This is when we will get the actual address and the parcel ID.

He stated Mr. Russell is running late and that Stephanie Chamberlin, Closing Attorney, came to represent his law office.

He stated that Council has Resolution #09-2023 before them to approve the final contract for the purchase of this real property and allowing him as City Manager to document the settlement itself and all relevant documents related to this property. For the benefit of the record and audience, the intent of this purchase is for the new City Hall/Police Department complex. He then opened the floor for any questions. Councilmember Funderburk asked about the amount to be paid. Mr. Attaway stated that the total is \$285,891.50 which includes the amount of the lot, the closing costs

He stated that Council has Resolution #09-2023 before them to approve the final contract for the purchase of this real property and allowing him as City Manager to document the settlement itself and all relevant documents related to this property. For the benefit of the record and audience, the intent of this purchase is for the new City Hall/Police Department complex. He then opened the floor for any questions. Councilmember Funderburk asked about the amount to be paid. Mr. Attaway stated that the total is \$285,891.50 which includes the amount of the lot, the closing costs and realtor fees. Councilmember Bonham asked about the appraised value? Mr. Attaway said a little over \$400,000. Mr. Attaway reminded Council that this will be funded by ARPA funds.

With no other questions, Councilmember Bonham made a motion to approve Resolution #09-2023, seconded by Councilmember Gillespie. The vote was unanimously approved. Mayor Railey read the resolution.

Councilmember Gillespie made a statement about the works of this council and City Manager to make this happen. Mr. Attaway said the closing is this Friday and he will let them know when everything is done. He said the project should be completed in FY27-28. Councilmember Funderburk asked if a big sign will be put out there? He said yes and the plans for the building as well.

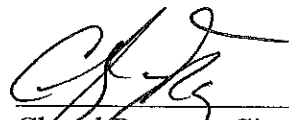
Mr. Attaway then briefed the council on the progress of the work at the old chemical plant.

## V. ADJOURN

With no other discussion, Councilmember Bonham made a motion to adjourn the meeting, seconded by Councilmember Bonham. The vote was unanimously in favor. The meeting adjourned at 4:43pm.

ATTEST:

  
\_\_\_\_\_  
Mayor Sandy Railey

  
\_\_\_\_\_  
Cheryl Ramsey, City Clerk

To: Scott Attaway, City Manager

From: Travis Smith, Mayor Pro Tempore

Date: 10-13-2023

Re: Special Meeting on Wednesday October 18, 2023 4:30pm

I am requesting that we call a special meeting to consider approval of the resolution that enables the city manager to sign all relevant closing documents for the property at the 200 block of N. Main Street, Lowell, NC.



---

Travis Smith, Mayor Pro Tempore

Cc: Mayor, City Council, City Attorney, and City Clerk



**RESOLUTION APPROVING FINAL CONTRACT FOR PURCHASE OF REAL PROPERTY AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE HUD DOCUMENT / SETTLEMENT STATEMENT AND ALL RELEVANT CLOSING DOCUMENTS RELATING TO THE PARCEL AT THE 200 BLOCK OF N. MAIN STREET, LOWELL, NC**

**RESOLUTION #09-2023**

WHEREAS, the City of Lowell seeks to purchase and sign all relevant closing documents for the property at the 200 block of N. Main Street, Lowell NC, and;

WHEREAS, the City of Lowell is in need of a new combined City Hall and Police Station and after an architectural study, believes this is a prime spot to relocate the new building for the citizens of Lowell, and;

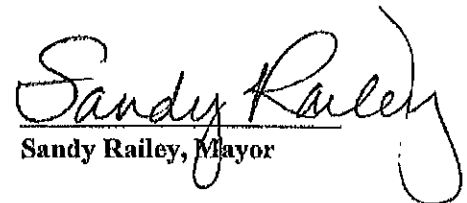
WHEREAS, the City Council has authorized and directed the City Manager and the City's real estate consultant to negotiate a contract for the purchase of a parcel of real property at the 200 block of N. Main Street for a maximum of \$275,000 and all reasonably related closing costs, and;

WHEREAS, the City has reviewed the Contract executed at its direction and the survey plat for said parcel and hereby desires to approve the same and direct and authorize the City Manager and/or City Clerk to sign the HUD document and/or settlement statement, and all other relevant closing documents, so that the purchase can proceed to closing.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council, upon recommendation of the City Manager, do hereby approve the execution of the contract to purchase property, and;

BE IT FURTHER RESOLVED that the City Manager and City Clerk are hereby authorized to execute the HUD documents, settlement statement, and all other relevant documents necessary to effectuate the transaction on behalf of the City of Lowell

Adopted this \_\_\_\_18th day of October 2023.

  
Sandy Railey, Mayor

ATTEST:

  
Cheryl Ramaey, City Clerk