

MINUTES

Lowell City Council

Regular Meeting

Monday, March 12, 2018, 7:00 P.M.

I. CALL TO ORDER – Mayor Sandy Railey

Mayor Sandy Railey called the meeting to order at 7:00 p.m. Those attending were Councilmember Ken Ervin, Councilmember Candy Funderburk, Councilmember Thomas Gillespie, Councilmember Phil Bonham, Councilmember DeWayne Chitwood, City Attorney Jim Windham, City Manager Kevin Krouse, City Clerk Beverly Harris, Police Chief Scott Bates, and various citizens.

II. INVOCATION / PLEDGE OF ALLEGIANCE

Thomas Gillespie gave the invocation and led the pledge of allegiance.

III. ADOPTION OF AGENDA FOR THIS MEETING

Councilmember Ervin made a motion to adopt the agenda, followed by a second from Councilmember Chitwood. The vote was unanimous.

IV. PUBLIC COMMENTS

John Cantrell - Easter Crawl; Steve D'Avria - Gaston Regional Chamber; Carl Edwards – Preston Place; Ryan Russett – Preston Place; Wells Eddleman – Preston Place, Mill Street, etc.; Becky Chambers – Preston Place; Frank Justice – Preston Place, Recycling; Ryan Medford – Preston Place; Ruth Everhart – Mill Street; Alice Neal – Traffic.

V. PUBLIC HEARING

A. Conditional Zoning Request from True Homes

Councilmember Funderburk made a motion to go into Public Hearing, followed by a second from Councilmember Bonham. The vote was unanimous.

Kevin Krouse stated all UDO requirements had been met for the public hearing. He also stated the Planning Board had approved the Conditional Zoning Request from True Homes.

Shawn Gasperini with True Homes stated due to a rock outcropping a new street layout was proposed to avoid the rock outcropping. In addition to the new street layout a sidewalk has been added connecting two cul-de-sacs together to allow pedestrian connectivity and nine lots have been reduced to between 56' and 70' resulting in a net loss of only one lot from the original plat.

Public Comments: Gail Boyles & Kim Lewis stated the River Falls Home Owners Association supports the Conditional Zoning request from True Homes.

Councilmember Ervin made a motion to close the Public Hearing, followed by a second from Councilmember Gillespie. The vote was unanimous.

Councilmember Bonham made a motion to approve the Conditional Zoning Request from True Homes with the condition that any engineering fees incurred by the City of Lowell to be paid by the applicant and also that any rezoning in accordance to the land use plan, followed by a second from Councilmember Gillespie. The vote was unanimous.

VI. APPROVAL OF MINUTES

A. Approval of Minutes from the January 31, 2018 Budget Planning Council Retreat

Councilmember Ervin made a motion to approve the minutes from the January 31, 2018 Budget Planning Council Retreat, followed by a second from Councilmember Funderburk. The vote was unanimous.

B. Approval of Minutes from the February 12, 2018 Regular Council Meeting

Councilmember Funderburk made a motion to approve the minutes from the February 12, 2018 Regular Council meeting, followed by a second from Councilmember Chitwood. The vote was four in favor with Councilmember Ervin's vote deferred due to his absence.

VII. UNFINISHED BUSINESS

A. Item of Information Regarding Section 13.23 of the UDO Concerning Multiple Accesses – Presenter: Bill Duston; UDO Author

Kevin Krouse introduced Bill Duston who is the author of the Lowell UDO.

Bill Duston stated what he meant was that each subdivision stands on its own two feet. Kevin Krouse asked Mr. Duston if the homes in Preston Place would be counted in the allowed 75. Mr. Duston stated no, because Preston Place would be considered its own subdivision and would stand alone. This development is not a second phase for Preston Place and the UDO was written with the intent for phases. He also stated subdivisions in Lowell are Use by Right.

VIII. NEW BUSINESS

A. Discussion and Possible Action to Accept the Lift Station with Property Located at 4820 Wilkinson Blvd.

Kevin Krouse stated in order to provide sewer service to the new Enterprise facility a pump would be required because it could not be gravity fed. Staff worked with Enterprise for them to

install a new sewer lift station at their expense. He stated this lift station will benefit the surrounding area by allowing them to tie on to the lift station as they are developed. The improvement is estimated to be valued at \$450,000. Staff requests Council to accept the lift station along with the access easement and all underlying land to add this to our utility system.

Councilmember Gillespie made a motion to accept the lift station along with the access easement and all underlying land, followed by a second from Councilmember Funderburk. The vote was unanimous.

B. Discussion and Possible Action to Donate Surplus Property

Kevin Krouse stated there are two very old pianos of no real value in the basement of City Hall. Staff has called organizations that may be interested, and the Department of Corrections has expressed an interest in them if donated. Staff recommends, in keeping with our Fiscal Policy, to direct staff to post a notice, 5 days prior to the adoption of a resolution, approving the donation to the Department of Corrections at the April meeting if no other interest.

Councilmember Ervin made a motion directing staff to post a disposal notice at City Hall prior to donation to the Department of Corrections, followed by a second from Councilmember Chitwood. The vote was unanimous.

C. Discussion and Possible Action to Set Public Hearing for April 9, 2018 for Text Amendments to the Subdivision Regulations of the UDO regarding Public Street Standards and Acceptance

Kevin Krouse stated he had noticed deficiencies in the Subdivision Ordinance in regard to new Street Standards nor is there a process for the acceptance of streets through the subdivision process. The city's engineering consultant recommends changes to the code to address the issues. Staff recommends scheduling a Public Hearing for April 9, 2018 and refer the recommended changes to the Planning Board for recommendation.

Councilmember Funderburk made a motion to schedule a Public Hearing for April 9, 2018 and refer the recommended changes to the Planning Board for recommendation, followed by a second from Councilmember Bonham. The vote was unanimous.

D. Discussion and Possible Action regarding Heavy Trucks on Mill Street

Council discussed amending Schedule XII – Weight Distributions of the City Code. In January City Council voted to remove Mill Street from Schedule XII and allow heavy trucks to use it.

Councilmember Ervin made a motion to add Mill Street to Schedule XII to not allow heavy trucks, followed by a second from Councilmember Gillespie. The vote was four in favor, with Councilmember Funderburk opposing. The motion carried in favor.

E. Discussion of Traffic Calming Policy

Kevin Krouse presented a Traffic Calming Policy to Council for discussion and direction.

Councilmember Ervin made a motion to adopt the Traffic Calming Policy, followed by a second from Councilmember Funderburk. The vote was unanimous.

IX. CITY ATTORNEY REPORT

Jim Windham had nothing new to report.

X. CITY MANAGER REPORT

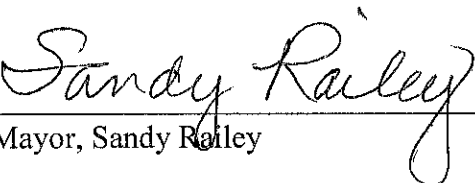
Kevin Krouse updated Council on the following items: Sale of a 2010 Dodge Charger on GOVDEALS for \$1450; Township Grant approved for use for pedestrian enhancements at main intersection in town and remaining money to go towards improvements at Community Center; Enterprise Rental Car ribbon cutting; Go Campaign; and the Recycling Program research.

XI. MAYOR AND CITY COUNCIL GENERAL DISCUSSION

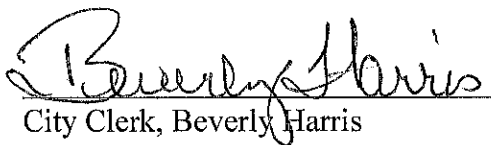
Councilmember Gillespie stated he had completed his required Ethics Training
Councilmember Funderburk commended Kevin Krouse on how hard he works.
Councilmember Chitwood commended Thomas Shrewsbury and his team.
Councilmember Ervin commended the Lowell Police Department on their grant work.
Mayor Railey thanked the citizens for their participation in the meeting.

XII. ADJOURN

Councilmember Funderburk made a motion to adjourn the meeting, followed by a second from Councilmember Chitwood. The vote was unanimous. The meeting ended at 9:00 pm.



Mayor, Sandy Railey



City Clerk, Beverly Harris