

MINUTES

Lowell City Council

Work Session

Tuesday, April 20, 2021 at 1:15 P.M.

I. CALL TO ORDER – Mayor Sandy Railey

Those attending were Mayor Sandy Railey, Councilmember Phil Bonham, Councilmember Ken Ervin, Councilmember Candy Funderburk, City Manager Scott Attaway, Planning Director Alex Blackburn, Public Works Director Thomas Shrewsbury, Finance Officer Jared Pyles, and City Clerk Beverly Harris. Rick Flowe with N-Focus was present for the presentation of the Lowell Development Ordinance (LDO). Councilmember Robinson was not present. Councilmember Gillespie arrived late to the meeting.

II. ADOPTION OF AGENDA FOR THIS MEETING

Councilmember Funderburk made a motion to adopt the agenda, followed by a second from Councilmember Ervin. The vote was unanimously in favor.

III. NEW BUSINESS

A. Review of Lowell Development Ordinance (LDO)

Scott Attaway introduced Rick Flowe with N-Focus. Mr. Attaway explained how the Planning Board with Rick Flowe's guidance worked to create the new Lowell Development Ordinance (LDO) for a year.

Rick Flowe with N-Focus presented a high-level view of the new Lowell Development Ordinance (LDO) to Council. Mr. Flowe explained the new statutory requirements/June 30, 2021 deadline (160D) and city zoning/planning reasons as to why a revised Lowell Development Ordinance was needed.

Mr. Flowe presented the City with a certificate for administrative support/technical assistance for the next two years for no charge. Additionally, N-Focus will amend the UDO to adjust for any statutory update to G.S. 160D enacted by the State of North Carolina General Assembly and signed by the Governor during this period.

IV. UNFINISHED BUSINESS

A. Review of Stormwater Fee Financial Analysis

Scott Attaway reviewed the stormwater fee financial analysis with Council. Mr. Attaway presented two different financial analysis with different capital outlays. Mr. Attaway also presented Council with slides and individual associated pricing to fix several stormwater problem areas around town. Mr. Attaway stated staff is recommending the fee to be \$6.75 a month due to the justifications of

the analysis table with the 50K capital outlay. He also informed Council about the public outreach letter to be mailed to educate citizens. Also, marketing educational videos will be uploaded to the city's social media accounts and community education events will be held for citizens in May. Staff will present the stormwater fee to Council for consideration in June.

B. FY2021-2022 Budget Planning Discussions

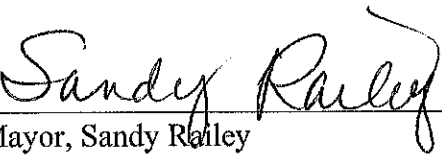
Scott Attaway and Jared Pyles discussed the projected FY2021-2022 budget. They focused on how the proposed stormwater fee will impact the FY2021-2022 budget. They gave a breakdown by department and line items.

Councilmember Gillespie was excused from the work session at 5:00 pm by Mayor and Council. Councilmember Gillespie re-entered the work session at 5:15 pm.

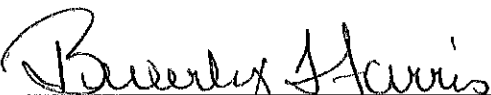
V. **ADJOURN**

Councilmember Bonham made a motion to adjourn the work session, followed by a second from Councilmember Ervin. The vote was unanimously in favor.

ATTEST:



Mayor, Sandy Railey



City Clerk, Beverly Harris