



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## County Manager

## Board Action

File #: 18-033

Commissioner Worley - BOC - To Approve the Requested Change of Scope for the Lowell Township Grant Funding

### STAFF CONTACT

Earl Mathers - County Manager - 704-866-3101

### BUDGET IMPACT

Funds appropriated per Resolution 2015-292. No additional County funds.

### BUDGET ORDINANCE IMPACT

N/A

### BACKGROUND

The City of Lowell is requesting to repurpose Township Grant funding that was awarded on 1/26/2016 for the Poston Park Sidewalk Connector project which was originally approved via resolution 2016-036 and 2016-037 - Gastonia and Southpoint Township Grants (\$76k/ea) for a total of \$152k. Lowell has advised that since the time of the original award, (1) the proposed project for a sidewalk on N. Main Street is being funded by a CMAQ grant and (2) the City Council recently adopted a Downtown Master Plan that identified a list of needed improvements.

Lowell is requesting the grant funding be repurposed as follows:

- 1) Master Plan recommendations - new lane striping plan; working with NCDOT to implement after the resurfacing occurs to NC HWY 7. In addition to the striping plan, the Master Plan recommended several pedestrian safety improvements - request is to use a portion of the County grant funding to begin implementation of those safety improvements \$64,706 (see Exhibit A).
- 2) The remaining portion of the County Grant funding would be applied to repairs to the Lowell Community Building located at 501 W. 1st Street. The city had a needs assessment conducted to this historical building (the old teacherage). See Exhibit A for a list of recommended repairs for the building.

### POLICY IMPACT

N/A

### ATTACHMENTS

Exhibit A - Letter from City Manager & project details.

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	Brown	Fraley	Grant	Hovis	Keigher	Philbeck	Worley	Vote
2018-053	02/27/2018	BH	DG	A	AB	A	A	N	A	A	5 - 1

### DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

101 W. First Street  
Lowell, North Carolina 28098



Phone: 704-824-3518  
Fax: 704-824-4700  
[www.lowellinc.com](http://www.lowellinc.com)

August 14, 2017

RE: Township Grant Funds

Dear Mr. Mathers,

The City of Lowell is requesting a change of scope to the use of the Township Grant funding that was awarded to the City in the amount of \$152,000. Since the time the grant was awarded two things have changed that initiated this request:

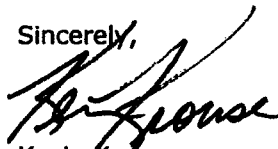
- The proposed project of a sidewalk on N. Main Street is being funded by a CMAQ grant.
- The City Council recently adopted a Downtown Master Plan that identified a list of needed improvements.

One recommendation from the Downtown Master Plan was a new lane striping plan that we are working with NCDOT to implement after the resurfacing occurs to NC HWY 7. In addition to the striping plan, the Master Plan recommended several pedestrian safety improvements. We are requesting to use a portion of the County grant funding to begin implementation of those safety improvements. (descriptions attached)

The remaining portion of the County Grant funding would be applied to much needed repairs to the Lowell Community Building located at 501 W. 1<sup>st</sup> Street. The city had needs assessment conducted to this historical building (the old teacherage) which provided us with a list of recommended repairs for the building.

Thank you in advance for consideration of this request and please let me know if you need additional information.

Sincerely,



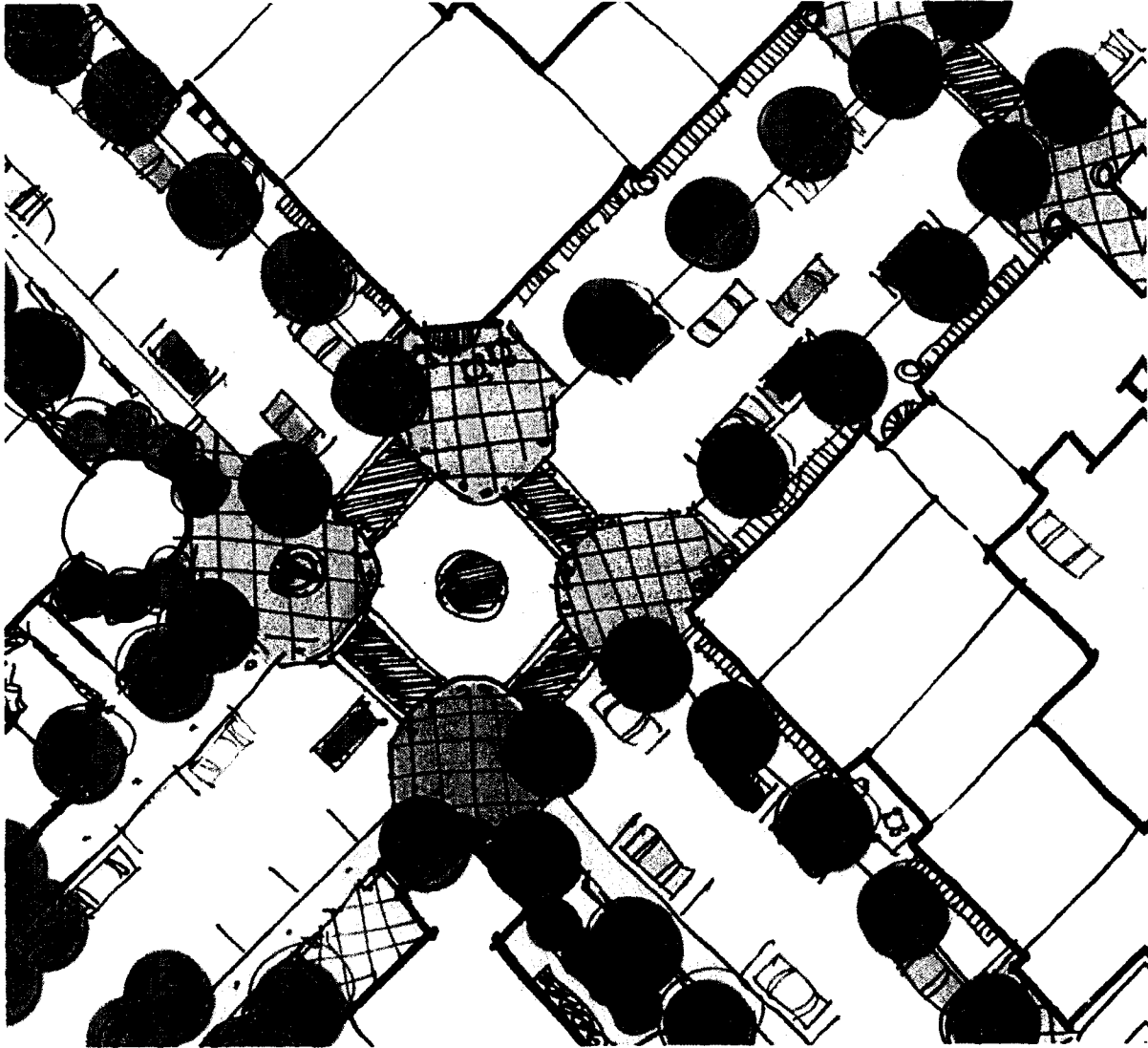
Kevin Krouse

City Manager

### PROJECT LOCATION

Intersection of First Street / Main Street

Mid-Block Crossing on N. Main St between 1<sup>st</sup> and 2<sup>nd</sup> Street



Project includes: Painted Curb Extensions - \$10,000  
Stamped Crosswalks - 40,000  
New Mid-Block Crosswalk - 4,706  
Pedestrian Signalization at Intersection - 10,000

Total Cost: \$64,706



114 Indian Lakes Ln  
Florahome, FL 33556  
Phone: 386-659-1316  
Federal ID# 27-4884505

MBE Certified by the Florida OSD

**PRICE QUOTE  
ACCEPTANCE**

City of Lowell North Carolina

Kevin Krouse

Email

DATE: 3/12/2017

QUOTATION NUMBER: 30162

**JOB NAME**

**1St and Main Plus Mid-Block (Based on 10 Ft Patterned Width)**

DESCRIPTION	TOTAL
Patterned/Textured Asphalt 313.33 S.Y. Paveway STS (In Accordance With FDOT S523) APL No. 523-000-003  STS Materials & Installation for the unit price of: \$142.68 per S.Y.  Specifications: 1. Prepare surface by approved methods of Paveway Systems 2. Place pattern and single color design chosen. 3. Provide and install the STS system as per Paveway Systems specifications. 4. Certified installation with a 3 year warranty. 5. Removal or placement of asphalt or striping not included. Conditions: 1. Based on 2017 construction. Night Installation depending on temperatures. 2. Traffic Control provided by others. Light towers (2) provided by others. 3. Limits of textured areas to be laid out by others before our arrival. 4. Dumpster/trash pile area provided for our use, on site, by others. 5. Mobilization to site is included. 6. Estimated 2-2 nights to completely install depending on MOT. 7. Permits, bonds, fees, testing not included. 8. Please allow 4-6 weeks for material manufacturing and scheduling. 9. Payment terms pending credit review. 10. Final payment based on field measurements.	\$ 44,706.40

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

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

**TOTAL: \$ 44,706.40**

Thank you for the opportunity to provide a quotation. Please contact me if you have any questions.

Tiffany Albright  
Paveway Systems, Inc.  
[t.albright@pavewaysystems.com](mailto:t.albright@pavewaysystems.com)  
[www.pavewaysystems.com](http://www.pavewaysystems.com)

### **Community Center Repairs**

The remaining grant funds would go toward much needed repairs to the Lowell Community Center. Attached is a report stating needed repairs. These repairs are long overdue and have not been completed due to a lack of funds.

**Mark D. Thompson, P.E.**

**Design/Construction Consultation**

2111 Windermere Lane, Shelby, N.C. 28150

Cell:(704)472-4333

Email: mthompsonspe@yahoo.com

**INSPECTION REPORT**

**DATE: 3/9/2015**

**AL GREENE**

**CITY OF LOWELL**

**LOWEL, NC**

**704-824-3518**

**PROJECT:**

**CITY OF LOWELL COMMUNITY CENTER**

**505 WEST FIRST STREET**

**LOWELL, NORTH CAROLINA**

**I MADE A SITE VISIT TO THE COMMUNITY CENTER ON MARCH 6, 2015. THE PURPOSE OF THE INSPECTION WAS TO IDENTIFY AREAS WHICH MIGHT SHOW SIGNS OF STRUCTURAL DEFICENCIES THAT MIGHT AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.**

**DURING MY INSPECTION I NOTED COUNTLESS AREAS WITH CRACKED OR LOOSE PLASTER. PLASTER IS VERY SENSITIVE TO SWIFT CHANGES IN TEMPERATURE AND STRESSES. ONCE CRACKED IT IS VERY DIFFICULT TO REPAIR AND PREVENT FROM RECRACKING.**

**ON THE FIRST FLOOR AN AREA OF PLASTER WAS FOUND IN THE KITCHEN STORAGE ROOM THAT HAD RELEASED FROM THE WOOD LATHE STRIPS. IT IS SUBJECT TO FALL. IT NEEDS TO BE REMOVED TO PREVENT IT FROM FALLING AND HITTING SOMEONE. ONCE THE PLASTER IS REMOVED THE WALL CONSTRUCTION SHOULD BE EXAMINED FOR MOISTURE AND POSSIBLE DAMAGE. SEVERAL AREAS ON THE WEST EXTERIOR WALL (GUTTER SIDE) HAD DETERIORATED PLASTER. THE DETERIORATION APPEARED TO BE FROM WATER INFILTRATING THE WALLS. THE DAMAGED AREAS WERE DRY AT THE TIME OF INSPECTION. SOME OF THE CEILING PLASTER IN THE MAIN CORRIDOR APPEARED TO HAVE RELEASED FROM THE LATHE AND SHOULD BE INSPECTED FURTHER TO MAKE SURE IT IS NOT A RISK OF FALLING. I NOTED A SAG IN THE KITCHEN FLOOR THAT SHOULD BE EXAMINED FURTHER. THE CAUSE OF THE DEFLECTION WAS FOUND LATER IN THE INSPECTION AND WAS DUE TO INSECT DAMAGE. THE FLOOR FRAMING REPAIRS WERE NOT DONE PROPERLY. IN AN AREA AT THE SOUTH END OF THE MAIN CORRIDOR THE FLOORING DEFLECTED WHEN STEPPED ON. THERE APPEARS TO BE SOME DETERIORATION OF THE FLOOR SHEETING**

BELOW. I NOTED TWO ELECTRICAL ITEMS THAT I WOULD RECOMMEND BE REPAIRED. IN THE WOMENS BATHROOM THE LIGHT SOCKET CHORD WAS SPLICED TO A WIRE FROM THE CEILING AND TAPED. IN THE STORAGE ROOM CLOSET A WIRE IS EXTENDING THROUGH THE CEILING WITHOUT A BOX OR FIXTURE.

THE SECOND FLOOR INSPECTION NOTED MANY AREAS WITH SIGNS OF ROOF LEAKS AND DETERIORATED PLASTER. NONE OF THESE AREAS WERE FOUND TO BE ACTIVE AT THE TIME OF INSPECTION. THE DOOR AT THE FIRE ESCAPE LADDER NEEDS TO BE REWORKED TO PROVIDE MORE PROTECTION FROM WATER ENTERING THE WALL. IT APPEARS SQUIRRELS HAVE BEEN TRYING TO GAIN ENTRY THERE ALSO. THE OSB CEILING IN THE SOUTH WEST CORNER HAS BEEN EXCESSIVELY WET AND DEFLECTED. THE CEILING IN THIS AREA SHOULD BE REMOVED SO THE FRAMING CAN BE INSPECTED. THERE IS A HOLE IN THE CEILING IN THE MENS RESTROOM ON THE SECOND FLOOR. A CAST IRON VENT PIPE IS VISIBLE THROUGH THE HOLE AND THE ADJOINING CEILING JOIST. THE JOIST APPEARED TO HAVE BEEN CUT TO ALLOW THE PIPE TO EXTEND UP THRU THE ROOF. IT NEEDS TO BE EXAMINED TO DETERMINE THE REQUIRED REPAIR. AN AREA IN THE WEST WALL BELOW THE WINDOW THRU DOOR 203 NEEDS THE MASONRY PATCHED. I NOTED SEVERAL ROOMS WITH ROMEX WIRING RUN EXPOSED WITH NO PROTECTION AGAINST DAMAGE ALONG THE BASEBOARD. IN THE ROOM IN THE NORTHWEST CORNER OF THE SECOND FLOOR THERE IS A WIRE EXTENDING THROUGH THE CEILING WITH NO FIXTURE OR BOX.

I LIFTED THE ATTIC ACCESS. DUE TO CLEARANCES IT COULD NOT BE INSPECTED.

I INSPECTED THE EXTERIOR OF THE BUILDING. THE BRICK EXTERIOR SHOWED MINIMAL CRACKING. THERE ARE A COUPLE OF BRICKS THAT NEED TO BE INSTALLED OR REPAIRED ON THE EAST ENTRANCE PORCH. THE WOOD FRAMED PORCH AND WOOD STAIRS ON THE WEST SIDE ARE STRUCTURALLY DEFICIENT AND NEED TO BE REWORKED. THE CRACK IN THE EAST ENTRANCE PORCH SLAB IS A CONCERN AND IS ADDRESSED LATER IN THE REPORT. THE SIDEWALK LEADING TO THE NORTH ENTRANCE HAS AN AREA OF SPAWLED CONCRETE WHICH CREATES A TRIPPING HAZARD. IT NEEDS REPAIR.

I INSPECTED THE CRAWL SPACE OF THE BUILDING. I FOUND SEVERAL AREAS WHICH NEED FURTHER EXAMINATION. AS YOU ENTER THE CRAWL SPACE FROM THE DOOR IN THE SOUTH WALL THE FLOOR FRAMING HAS BEEN REPAIRED DUE TO INSECT DAMAGE. THE REPAIRS WERE NOT DONE PROPERLY AND NEED TO BE REWORKED. I FOUND SEVERAL AREAS WITH INSECT DAMAGE AND ROT WHICH NEED TO BE REPAIRED OR HAVE BEEN REPAIRED THAT NEED TO BE REWORKED. I FOUND TWO SHORING POSTS THAT HAD BEEN ADDED THAT SHOULD BE EVALUATED. IN THE OLD BOILER ROOM I FOUND A JOIST THAT

NEEDED REPAIR DUE TO EXCESSIVE NOTCHING. THE MOST CONCERNING AREA FOUND WAS THE PORCH SLAB AT THE EAST ENTRANCE TO THE BUILDING. THERE IS A CRACK IN THE SLAB THAT EXTENDS ACROSS THE PORCH ABOUT A FOOT IN FROM THE TOP STAIR RISER. THE SLAB HAS DEFLECTED ABOUT ONE EIGHTH INCH. NO OTHER CRACKS WERE FOUND ON THE PORCH. SEVERAL BRICKS NEED TO BE REPLACED OR PATCHED AROUND THE PERIMETER OF THE SLAB WHERE IT JOINS THE MASONRY. I EXAMINED THE UNDERSIDE OF THE SLAB FROM INSIDE THE CRAWL SPACE. THE ORIGINAL METAL DECKING HAD BEEN OVERLAID AND NEW METAL DECKING HAS BEEN INSTALLED. THE NEW DECKING HAS A LARGE SAG. THE DECKING IS SUPPORTED BY A SERIES OF USED ANGLE IRONS. THE ANGLE IRONS ARE SUPPORTED BY STACKED BLOCK PIERS WITH NO VISIBLE FOOTINGS. THE PIERS ARE BRACED WITH A SERIES OF 2X4'S SOME OF WHICH HAVE VISIBLE TERMITE TUBES. THERE ARE WOOD SHIMS IN SOME PLACES BETWEEN THE TOP OF THE BLOCKS AND ANGLES. IT DEFINITELY NEEDS FURTHER EXAMINATION. THE DEFLECTION OF THE SLAB AT THE TOP OF THE STAIRS MAKES ME QUESTION WHETHER THE SLAB IS REINFORCED. THE ENTRANCE NEEDS TO BE BLOCKED OFF UNTIL IT CAN BE EXAMINED AND REPAIRED DUE TO SAFETY CONCERNS.

IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION PLEASE CONTACT ME.

SINCERELY,

  
MARK D. THOMPSON, PE







## Overall Streetscape Plan

### General Improvements:

- Improve safety
- Create "order" and "sense of place"
- Economic development
- Enhance aesthetics
- Design for flexibility and future plans

### Specific Improvements:

- Enhance entrances into downtown
- Reduce number of lanes
- Widen sidewalks
- Reconfigure parking
- Add bulb outs and crosswalks
- Increase tree planting
- Provide seating, public spaces & outdoor dining
- Interior block parking areas with green spaces

**Susan  
Hatchell**

*Landscape Architecture, PLLC*