

LOWELL TOWN COUNCIL
WORK SESSION
JUNE 28, 2021

A Work Session of the Lowell Town Council was called to order on Monday, June 28, 2021, at 6:20 P.M., by Vice-President John Yelkich. Members present were Michael Gruszka, Todd Angerman, John Alessia, and John Yelkich. Shane Tucker arrived at 6:30. Also present were Clerk-Treasurer Judith Walters, Town Manager Craig Hendrix, Public Works Director Kevin Gray, Town Attorney David Westland, and two citizens. The purpose of the work session was general town business.

Updates were given on the following projects:

Costas Demolition - The bid has been awarded to GE Marshall and the plans include to eliminate all the pavement and turn into a grassy area. At the last meeting Mr. Sutton, who owns Dicky Dog's, Century 21, the empty lot and driveway that abuts the property, was present to ask if they would consider leaving the portion of the parking lot on the east side of the building until the Liberty Park site is improved with lighting and parking, so employees and customers have a place to park. Town Manager Hendrix stated if we left the old asphalt, which is not in good condition, the Town would have to maintain with plowing and patching. Discussion followed. Council agreed to leave as a grassy area and was willing to work with Mr. Sutton on a solution for parking with his empty lot. It was noted that if the site is purchased by a new owner a parking lot will go back in at the site.

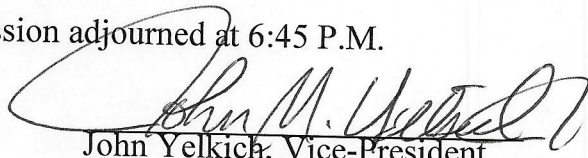
Liberty Street - No parking - Mr. Hendrix stated the current ordinance states no parking is allowed on both side of the street on Liberty Street from Washington to Main Street. There have been some disputes with Mason Jar customers parking in front of some residences. Discussion followed on either amending the Ordinance to allow parking in front of the Mason Jar, or allow parking on just one side of the street. The off-street parking they are currently using, according to the map, is part of the street and the ordinance does not allow off-street parking. Council agreed to post more no-parking signs and if the ordinance is being violated the Police will issue tickets. It was noted the off-street area in front of Mason Jar has been asphalted and stripped and Attorney Westland suggested to check the site plan when the business was approved and see if he was given permission to do that. Mr. Hendrix will talk with property owner Rick Zunica about getting additional parking for his customers.

Garden Center - Mr. Hendrix stated the offer to purchase has been sent to the owner and he has 30 days to respond.

Cripe Detention Pond Donation - Beverly Estates -

Mr. Hendrix said they have agreed to install the sidewalks and asked for an extension to November 1st. They contend that when their subdivision was approved they were not required to put in street lights but put in coach lights at each residence instead. Mr. Hendrix said in investigating the matter he found the property was originally owned by HJH Development and Cripe bought lot by lot. Mr. Hendrix said he is looking into whose obligation it was to install the street lights when the plat was approved.

No further discussion, the work session adjourned at 6:45 P.M.


John Yelkich, Vice-President

Attest:


Judith Walters, Clerk-Treasurer