

**COMMITTEE OF THE WHOLE
CITY HALL, THIRD FLOOR
TUESDAY, SEPTEMBER 24, 2019
8:30 A.M.**

PRESENT: Mayor Pro-Tem Willis presiding. Committee members Beal, Gibbons, Perkins, Prestwood and Stevens.

City Manager Hildebran, City Clerk Cannon, Police Chief Phelps, Fire Chief Hair, Economic Development Director Horn, Finance Director Bean, Recreation Director Story, Planning Director Wheelock, Public Utilities Director Thomas and Public Works Director Wright, Public Information Officer Harris.

ABSENT: Councilmembers Todd Perdue and Crissy Thomas.

OTHERS: Virginia Annable, *News-Topic*, Deborah Murray and Ken Neely.

I. CALL TO ORDER

A. Mayor Pro-Tem Willis welcomed everyone and called the meeting to order.

B. Update; West End Small Area Plan: Planning Director Jenny Wheelock stated the City is looking at a first step to revitalize the West End Area in order to create ways to bring new investment to the area in addition to getting properties renovated along with having new homes built on the empty lots. She shared that Planning Staff found a 1966 plan for the area that deemed it as a clearance area that should be cleared out and rebuilt but that never happened.

Director Wheelock further shared Staff's goal is to build keeping in mind what the residents want without losing the history of the area. She further shared one option is a "land bank" model where the City or a nonprofit organization would purchase the unused land either through tax foreclosures or the City purchasing the land, then remove any liability from the property such as unpaid taxes. The property could then be sold to individuals that want to build in the area. Director Wheelock explained another option is to help current property owners locate resources to invest in their property and either build or renovate structures in the neighborhood.

Next, Hannah Williams, Planning/GIS Coordinator reviewed a power point presentation regarding the West End Neighborhood Study. (Please refer to the attached copy of the power point presentation).

Ms. Williams distributed a set of maps that showed the following:

- 1) 1966 Boundaries and areas for Clearance/Conservation
- 2) Vacant Lot Ownership
- 3) Homeowner Location
- 4) Building Value per Square Foot
- 5) Renter Occupied; Owner Occupied; Vacant

6) Tax Delinquent Properties

Copies of the maps are attached to these minutes as information.

Ms. Williams reported there are 41 parcels vacant in the study area and 14 lots are vacant due to demolition. She stated that 29% of these properties owe delinquent taxes, 55% of the lots have structures and 43% of these structures are occupied. In addition, she shared the medium price range is \$22.58 per square foot while Lenoir's medium price range is \$30-\$35.00 per square foot. A brief discussion was held regarding whether several of these properties can be converted for additional housing and whether a mobile home park would work in this area.

Planning Director Wheelock mentioned the City would begin to start foreclosure procedures on several of these properties due to the lengthy process for foreclosures. She further shared that several of these homes were located near the Over Mountain Victory Trail. It was also noted the City does not have any new streets planned for this area in its Capital Improvements Plan (CIP).

Mr. Ken Neely, former resident, stated that he grew up in this neighborhood and he wants to give back to the community. Mr. Neely shared he is looking at options to possibly build some new housing structures in this district.

Director Wheelock stated the next step for West End is to plan a Community Meeting in order to receive feedback from the residents as to what they would like to see in their neighborhood.

II. CITIZEN COMMENT PERIOD

III. COMMITTEE ITEMS

A. Public Works

1. Public Works Director Jared Wright updated City Council on the following Projects:

A. Update; Sanitation Study: Director Wright reviewed information presented to Council at the August Committee of the Whole meeting regarding the City purchasing automated garbage trucks. He stated he received a proposal from the Western Piedmont Council of Governments to research automated solid waste collection, but based on staff research believes automation is overall the most efficient and prevalent method of collection. Director Wright also reported a number of the surrounding municipalities already utilize this process. He advised that regardless of the collection method, the City would need to acquire additional garbage trucks in the near future, which are expensive (ranging from rear-loading at approximately \$205,000 each to automated side-loading at \$330,000 each).

Director Wright informed Council that two used automated side-loading trucks in good condition have recently become available for purchase in the area and he

shared that Staff has identified areas the City can use an automatic truck. Director Wright reiterated the City has an aging fleet ranging from 2004-2014 plus he emphasized how difficult it is to retain CDL drivers and laborers for these positions. In addition, he reported the automated trucks have a large wheel base which may make it more difficult to navigate turns onto streets along with possible backing issues, which will more than likely necessitate a hybrid collection model.

With a change in method of collection, the City would need to implement a new route design. Also, automation from side-arm trucks would require residents to have a cart to use for their garbage pickup and would require the City to consider purchasing these carts at a cost of approximately \$60.00 per container for 7,000 customers.

Director Wright suggested that Western Piedmont Council of Governments could focus their study on routing logistics and essential public education should the City decide to move forward with automation. Based on the immediate availability of two used trucks in the area, Manager Hildebran and Mr. Wright requested Council authorization to place a bid on these trucks as an affordable way to phase in automated garbage collection.

Motion

Upon a motion by Councilmember Beal, Council voted 6 to 0 to authorize Staff to proceed with submitting a bid package for these two vehicles and report back to City Council.

- B. Guying Easement; Duke Energy: Staff recommended approval of a Guying Easement between the City of Lenoir and Duke Energy for the installation of a guy wire on an existing pole in order to facilitate overhead electrical installation for a nearby property.

A copy of the guying easement is attached to these minutes by reference.

Director Wright explained Duke Energy contacted the City regarding provision of electrical service to a property located on Wilkesboro Boulevard SE of Blue Ridge Memorial Park. In order to serve this property at 115 Gateway Court SE with overhead service, a guy wire must be installed on an existing pole within the right-of-way adjacent to the City cemetery property.

Motion

Upon a motion by Councilmember Perkins, Council voted 6 to 0 to approve the Guying Easement between the City of Lenoir and Duke Energy as recommended by City Staff.

Additional Updates

- 1) Leaf season begins October 15 and residents may bag their leaves until this date.
- 2) 15 streets remain on the list to be paved.
- 3) Bid packages have been submitted to contractors for the installation of roofs on four City structures.

C. Update; Public Utilities: Public Utilities Director Radford Thomas updated Council on the following items:

- 1) Bids will be received on Thursday, October 3 for the Biosolids Project.
- 2) Resolution; Biosolids Preferred Alternate Brands: Staff recommended approval of a Resolution to Receive Preferred Brand Alternate Bids from Fairbanks for pumps and Alfa-Laval AS-H for the belt filter press for the Lower Creek Wastewater Treatment Plant for the benefit of the citizens of the City and surrounding communities.

A copy of the resolution is hereby attached to these minutes as information.

Director Thomas explained the alternate bid process would ensure the City would receive the best pricing and it will also assist in standardizing the purchase of spare parts. He further shared the City is working on a timeline for this project.

Motion

Upon a motion by Councilmember Stevens, Council voted 6 to 0 to approve the Resolution to Receive Preferred Brand Alternate Bids as described above and as recommended by City Staff.

- 3) Contractors; Dryer Purchase: Director Thomas reported seven contractors picked up a bid packet for the Biosolids project. A recommendation to award the contract may be placed on the October 15 agenda if ready.
- 4) Update; Brownfields: Mr. Brian Gross, Brownfields Project Officer, US EPA, Atlanta, may present an update at the October 22 Committee of the Whole regarding the status of the City's Brownfield Project and will be conducting site visits as well.
- 5) Update; MeterSys Project: Director Thomas reported the project is underway and the network is currently being developed for the software. Some meters may be installed in residential locations to test signal data.

D. Public Utilities Risk and Resiliency Plan (FNI Proposal): Director Thomas recommended that Council consider approving Freese Nichols, Inc. to conduct a three-part study for FY2019-20 regarding the City's drinking water resiliency in order to comply with current legislation. Director Thomas stated he attended a recent workshop and learned the City would have to periodically submit certifications to the Environmental Protection Agency (EPA) in order to have all necessary documentation in place. He pointed out the biggest constraints will be meeting EPA's deadlines for submissions.

The three-part study will consist of a) drinking water assessment; 2) risk & resiliency survey due June 2021; and 3) an emergency response plan due December 30, 2021. The study will be completed in three phases at a cost of \$192,000. Director Thomas reported he will set the project up to be funded as a capital project.

Motion

Upon a motion by Councilmember Prestwood, Council voted 6 to 0 to enter into an agreement with Freese Nichols, LLC, to conduct the three-part study for the City of Lenoir as described above and as recommended by City Staff.

E. Planning Board: The Planning Board met on Monday, September 23. Planning Director Jenny Wheelock reported on the following items:

1. The Board scheduled public hearings to be held on Tuesday, October 15 for the following items:
 - a) Roger Coffey and Sons Rezoning Applicant: Roger Coffey Owner: Roger Coffey Location: Old Morganton Road and Brushy Place Zoning map amendment to change the zoning from R-12 (Single Family) to R-20 (Low Density Single Family). This request is to allow for a Conditional Use Permit for agriculture uses (CUP #2-19).
 - b) Coffey and Sons agrichemical handling facility/farm use expansion. Applicant: Roger Coffey, Owner: Old Morganton Road and Brushy Place, Conditional Use Permit to allow for the construction of an 18' x 24' agri-chemical handling facility, and the expansion of agriculture uses within the City limits. This Conditional Use Permit is related to R#4-19.
 - c) Tyra Edwards, Owner: Callie Knight Brown Location: 1336 Connelly Springs Road SW Zoning map amendment to change the zoning from R-R (Rural Residential) to B-2 (General Business).
 - d) ZOA# 3-19 Ordinance Correction Applicant: City of Lenoir Owner: N/A The City is proposing amending Appendix A, Section 611 of the Lenoir Zoning Code, in order to correct an omission of text that occurred during the zoning use and district standards in March.
 - e) ZOA# 4-19 Residential Parking Code Amendment Applicant: City of Lenoir Owner: N/A The City is proposing amending Appendix A, Section 1000.9 of the Lenoir Zoning Code, related to parking requirements for multi-family uses.

Note: City Council also scheduled a public hearing at its September 17 meeting for Tuesday, October 15 to consider a Contiguous Annexation for property located at 1336 Connelly Springs Road.

IV. COMMUNITY DEVELOPMENT

- A. The Lenoir Tourism Development Authority (LTDA) did not meet in September. A report was not given at this time.
- B. The Lenoir Business Advisory Board (LTDA) did not meet in September. Kaylynn Horn, Economic Development Director reviewed the schedule for upcoming events. The annual Smoking in the Foothills Barbeque Festival is scheduled for Friday, October 18 and Saturday, October 19 in downtown Lenoir. Light-Up Lenoir begins on Thursday, November 21 and the annual Christmas Festival will be held on Saturday, November 23. The annual Christmas

parade is scheduled for Friday, December 6 at 6:30 p.m. in downtown Lenoir.

C. Financial and Administration

1. Sales Tax Comparison Report: Finance Director Bean reviewed the financial summary as of August 31, 2019. The over/under balance in the General Fund is \$2,227,871.30, Downtown District (\$33,277.15) and Water/Sewer Fund \$774,625.68. She stated the City is on track for expenditures and the water department is also on target with their budget. She stated spending has decreased in the Water/Sewer fund due to fewer projects.

D. Parks & Recreation Advisory Board: The Parks & Recreation Advisory Board met on Monday, September 16. Minutes of the August 19 meeting were submitted as information. Kenny Story, Recreation Director reported on the following:

- 1) Baseball and Softball programs are going well and Staff is currently accepting applications for the basketball program.
- 2) The indoor pool at the Aquatic & Fitness Center will be open for kayaking on Wednesdays from 6:00 to 8:00 p.m. through October 30.
- 3) The annual Halloween Carnival will be held on Thursday, October 31 from 6:00 p.m. – 8:30 p.m. at the Martin Luther King, Jr. Center.
- 4) Paving will begin at the new parking lot located at Optimist Park once the prep work is complete.
- 5) A re-dedication ceremony will be held in mid-October at Optimist Park for the Harold Beach Field that was originally dedicated in 1984 for the Lenoir Little League that Mr. Beach helped established. Also, the W. D. “Dave King Field” will be rededicated for Mr. Dave King in honor of his assistance in establishing the Lenoir Little League.

In addition, new signage will be placed in honor of the Lenoir Little League for being NC State Champions in 1983 and District Champions from 1982 through 1986 and again in 1990 and 2008. Also, new signage will be placed for the Lenoir Tar Heel Leagues in recognition of their winning District Champions in 2011, 2018 and 2019.

- 6) Repairs continue on the water slide at the Aquatic & Fitness Center.

E. Update; Public Communications: Joshua Harris, Public Information Officer, reviewed the highlights of the Communications Reports for August. (A copy of the report is attached to these minutes as information). Activity included 197 social posts, 136 photos, 2 radio spot, 2 videos and 6 news releases. In addition, the website experienced 31,525 views and the City’s Facebook account currently has 22,459 followers.

In addition, Director Harris reported the City’s new website has received a lot of positive feedback and has 472 new subscribers. Also, he shared that Kaylynn Horn, Kyle Case and he would film a show next week regarding downtown

development and the project “Move Lenoir to Second Floor”. This show will be shown on the Caldwell County Government TV Channel.

IV. PUBLIC SAFETY

A. Police Department

1. Update: Police Chief Brent Phelps reported the Department’s Annual National Night Out will be held on Tuesday, October 1 from 6:00 p.m. – 9:00 p.m. in downtown Lenoir. He stated this was a popular event with the community and encouraged everyone to attend.

In addition, he reported the Department currently has three vacancies and mentioned that a section of US Hwy 321 northbound will be closed on Sunday, September 29 in order to allow the Department to recreate a recent accident scene.

- B. Fire Department: Fire Chief Ken Hair stated the Department may have an opportunity to move the City’s equipment to Caldwell County’s current location on Hibriten Mountain. The City will need to conduct a study at a cost of \$900.00 to ensure their equipment will fit into this structure plus pay the expense of having it moved to this location.

Chief Hair also shared the Department has scheduled an Open House for Fire Station No. 3 on Monday, October 7 from 4:00 p.m. – 7:00 p.m. Fire Prevention Week will be held the week of October 16 –20 and he mentioned Staff will be participating in programs scheduled for the school system.

V. OTHER

- A. October Calendar: By consensus of the Council, the calendar for the month of October was approved listing various meetings and events.

VI. Adjourn:

There being no further business; the meeting was adjourned at 10:05 a.m.

Attachments

West End Neighborhood Study (Power Point)

Maps (for West End Study Area)

August Financial Summary

Resolution to Receive Preferred Brand Alternate Bids (Biosolids Project)

Guying Easement w/Duke Energy Carolinas

August Communications Report

WEST END NEIGHBORHOOD STUDY

September 24, 2019

Jenny Wheelock, AICP, CZO

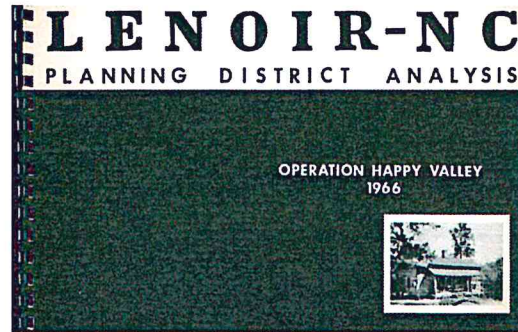
Hannah Williams, CZO



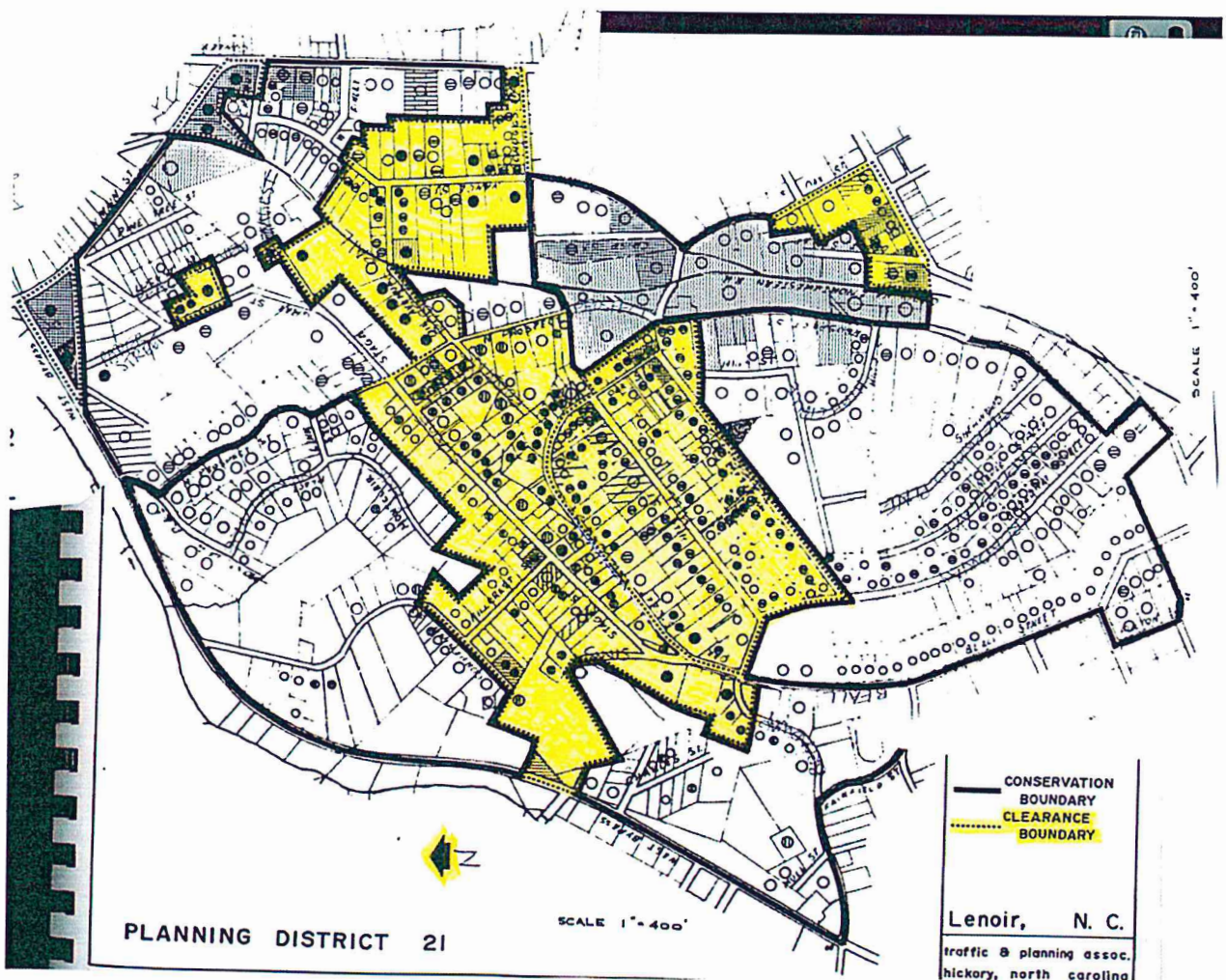
WHY STUDY WEST END?

- ◉ Experiencing disinvestment - property maintenance issues, vacant housing
- ◉ Community walks - great chance to interact with citizens, and see problems “first hand”
- ◉ Without strategic vision, community gets frustrated at lack of progress to correct issues.
- ◉ Beware of too many demolitions - “urban renewal” programs have permanently destroyed many neighborhoods, especially minority communities.

HISTORY OF URBAN RENEWAL IN LENOIR



- ◉ 1966 Plan for Lenoir
- ◉ Identified most of West End for clearance - essentially a plan to “start over” from scratch
- ◉ Was not implemented on a large scale
- ◉ The original “Clearance boundary” represents a core area that continues to struggle today.



WEST END: A LAND-BANKING APPROACH

- ◉ Modeled after DFI's work in Kinston, NC - concept is to create a "land bank" - not the same thing as clearance boundary
- ◉ Want to find opportunities for intervention -- areas that the City can have influence for the better



Would you invest in rehabilitation?

You own this building.



The Challenge

- First-mover challenge
- Fragmented ownership
- Limitations of “one-off” investments
- Need for shared vision AND coordinated investment

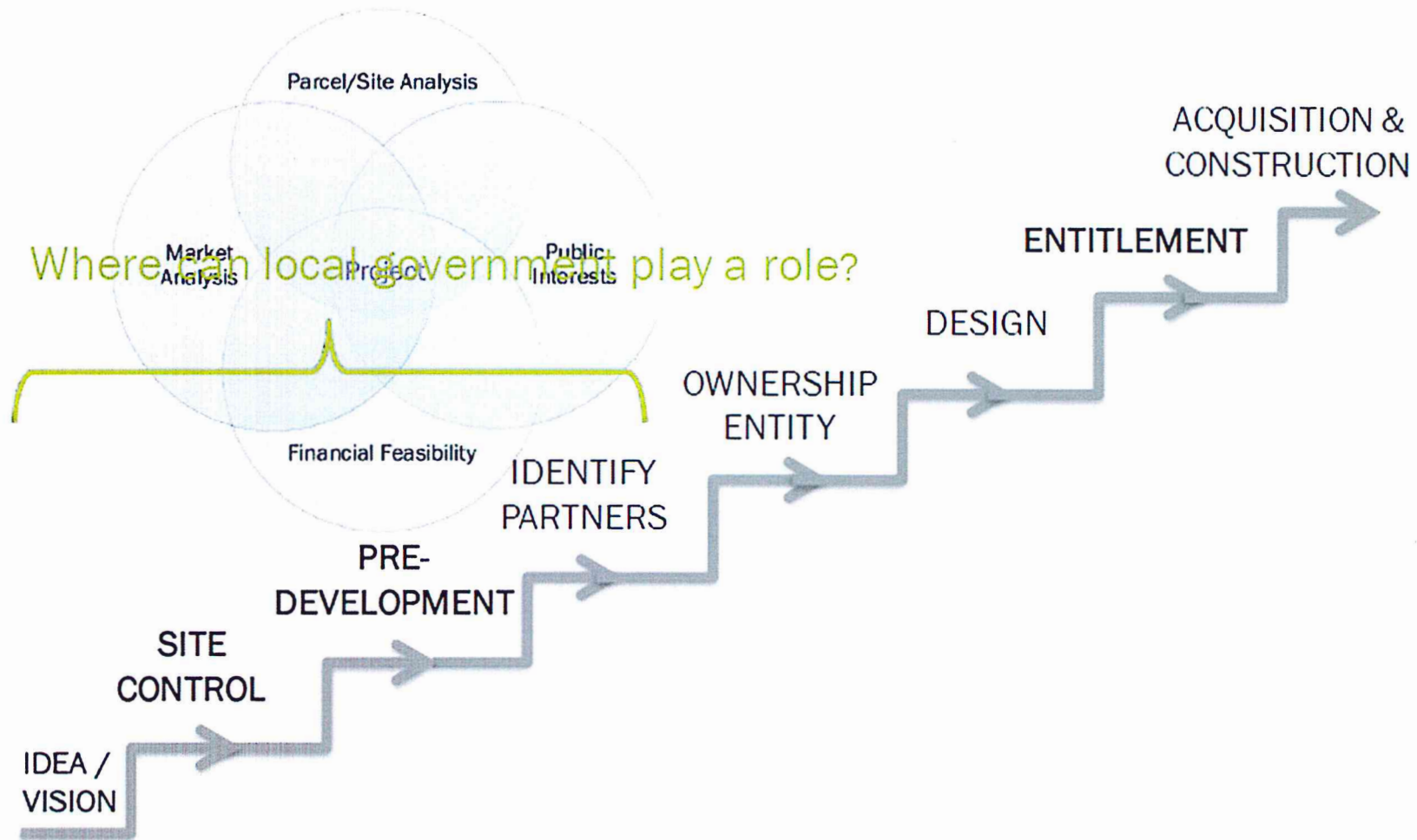


Think Like a Private Developer

- What is the first step in the private real estate development process?
- What comes after that?



Private Development Process



Barriers to Site Control & Redevelopment in Distressed Areas

For everyone:

- Tax Delinquency
- Other Outstanding Liens
 - weed abatement, demo
 - mortgages
- Title Problems
 - not marketable → not insurable → little value
- Heir Property Issues

For local governments:

- Awareness of the Problem
 - Lack clear and comprehensive data to understand the full picture
- Inadequate Code Enforcement
 - Codes themselves, resources, reactive v. proactive
- Property Disposition Requirements

What is a land bank?

- A governmental entity or nonprofit focused on converting vacant, abandoned, and/or tax delinquent properties into productive use.
 - *Strategically* acquire properties and *convert* liabilities into assets
- Land banking actions:
 - Acquire problem property
 - Eliminate the liabilities associated with the property
 - Transfer the properties to new, responsible owners *in a transparent way consistent with community-based plans*



Source: Center for Community Progress

What triggers a need for land banking?

- Large inventories of vacant and abandoned property
- Properties with little to no market value
- Properties with delinquent taxes in excess of fair market value
- Properties with title problems
- The speculation and uncertainty inherent in the auction sale of tax-foreclosed properties

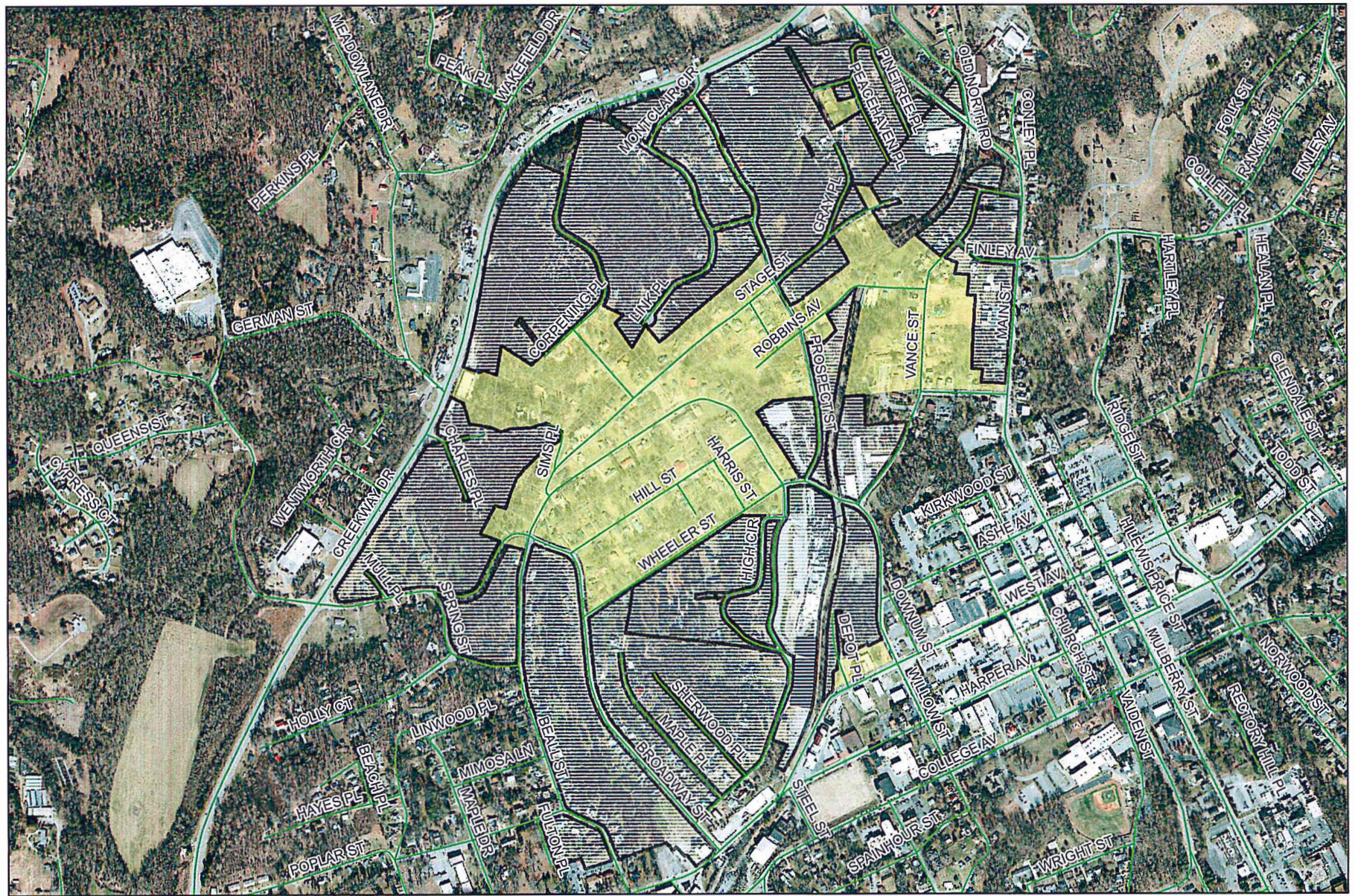


Source: Center for Community Progress

How is a land bank formed?

- Some states have enacted specific enabling authority for the establishment and operation of land banks.
 - Michigan, Ohio, New York, Georgia, and more
- No such land bank legislation exists in North Carolina.
- But you can cobble together the basic functions – *acquire*, *eliminate liabilities*, *convey* – using existing statutory authority
- Funding may come from: general fund appropriations, grants (foundation, federal, state), and sale of properties.





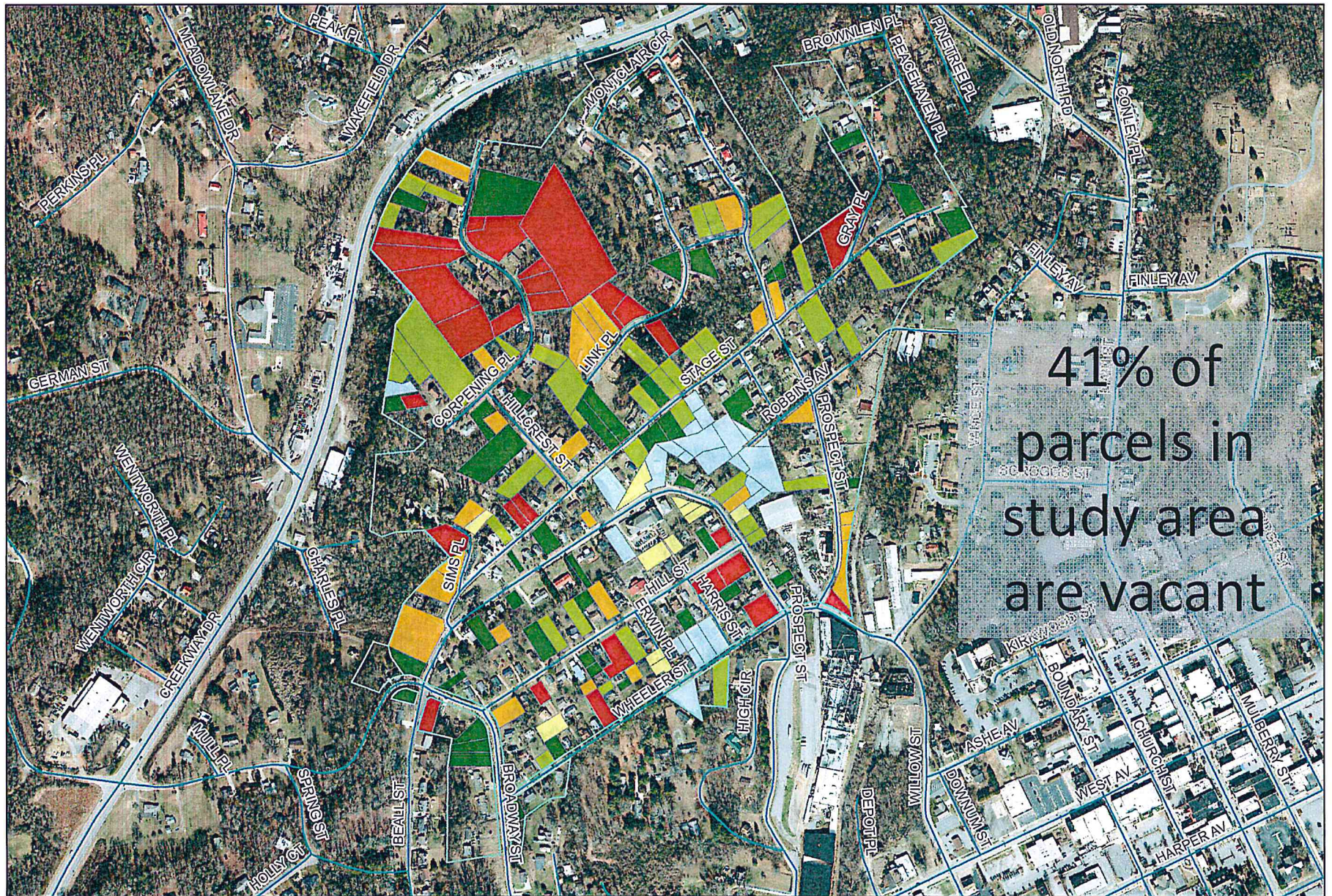
West End 1966

Legend 1 inch = 800 feet

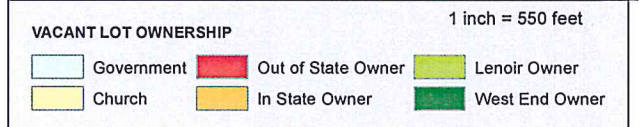
1966 Boundaries

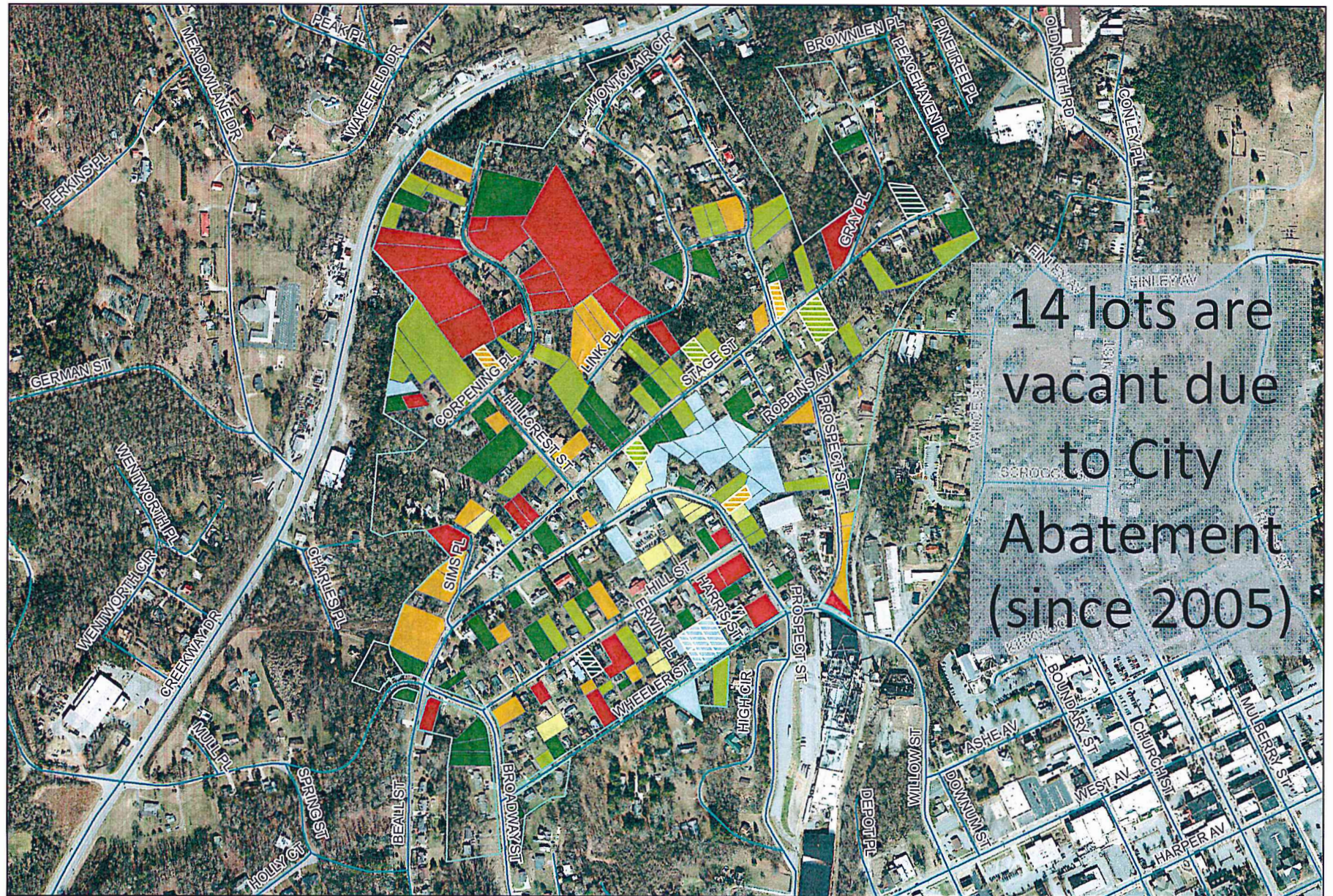
CLEARANCE

CONSERVATION



West End Vacant Lots





West End Vacant Lots

VACANT LOT OWNERSHIP

1 inch = 550 feet

Minimum housing demolition

Government

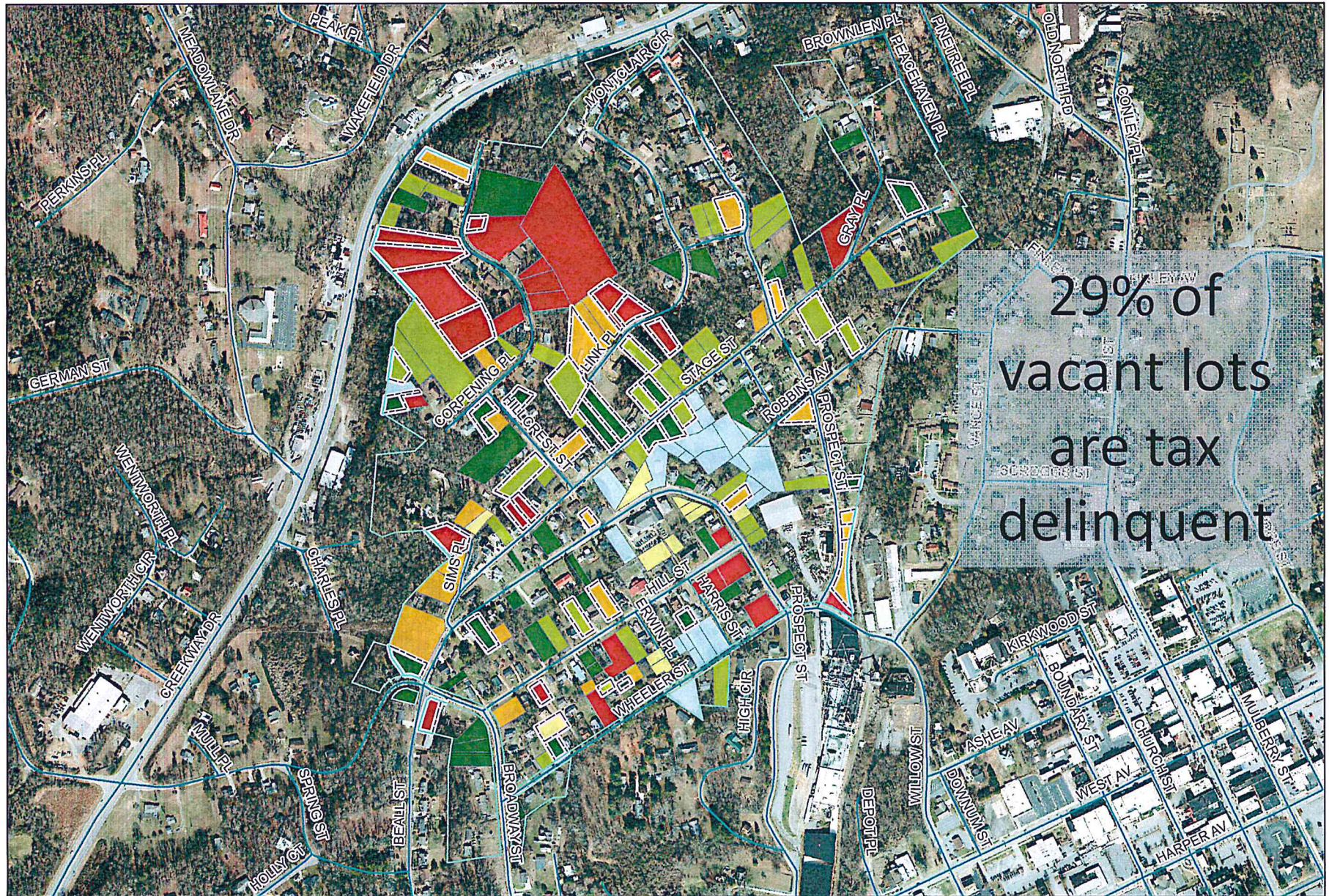
Out of State Owner

Lenoir Owner

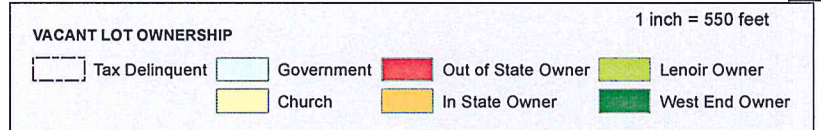
Church

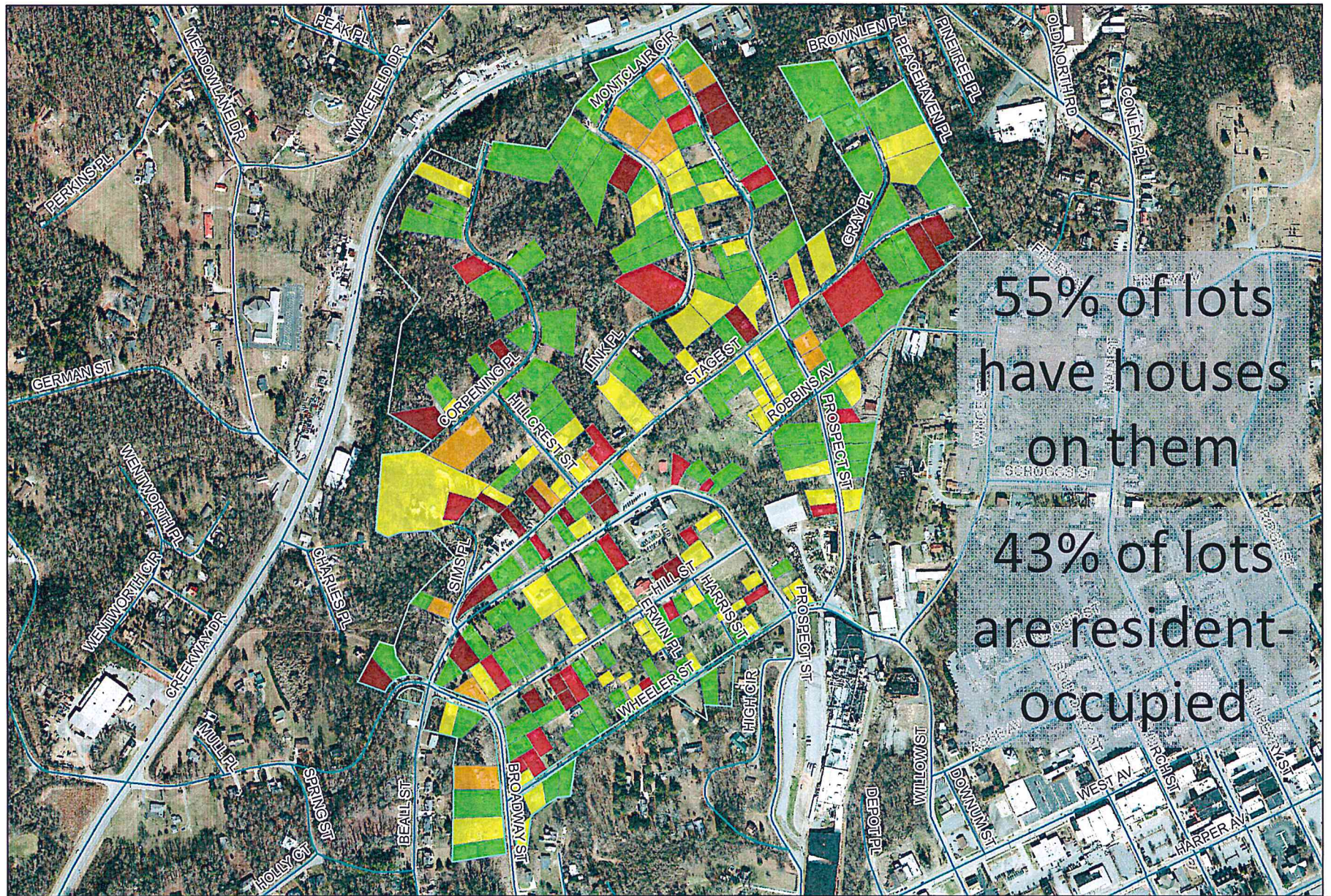
In State Owner

West End Owner



West End Vacant Lots





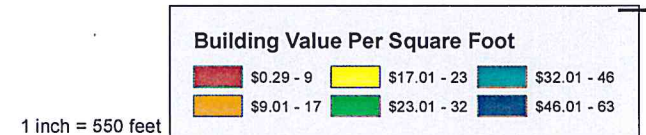
West End Housing - Ownership

HOMEOWNER LOCATION 1 inch = 550 feet

- Out of State
- In County (or Hickory)
- In State
- Lenoir Local
- Possible West End Resident

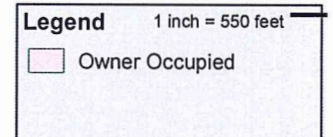


West End Housing - Value



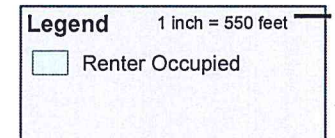


West End Housing – Utility Data



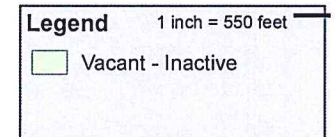


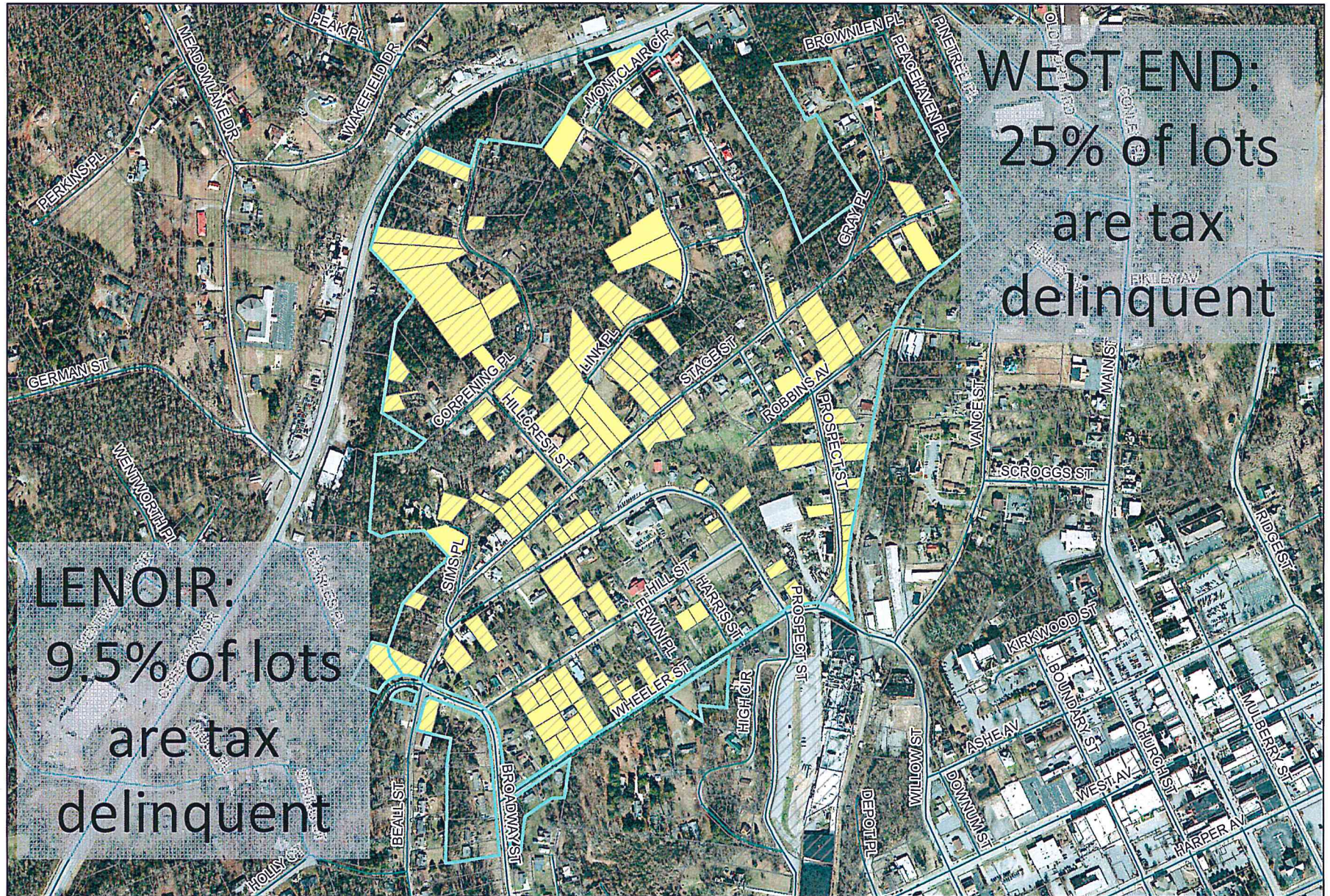
West End Housing – Utility Data



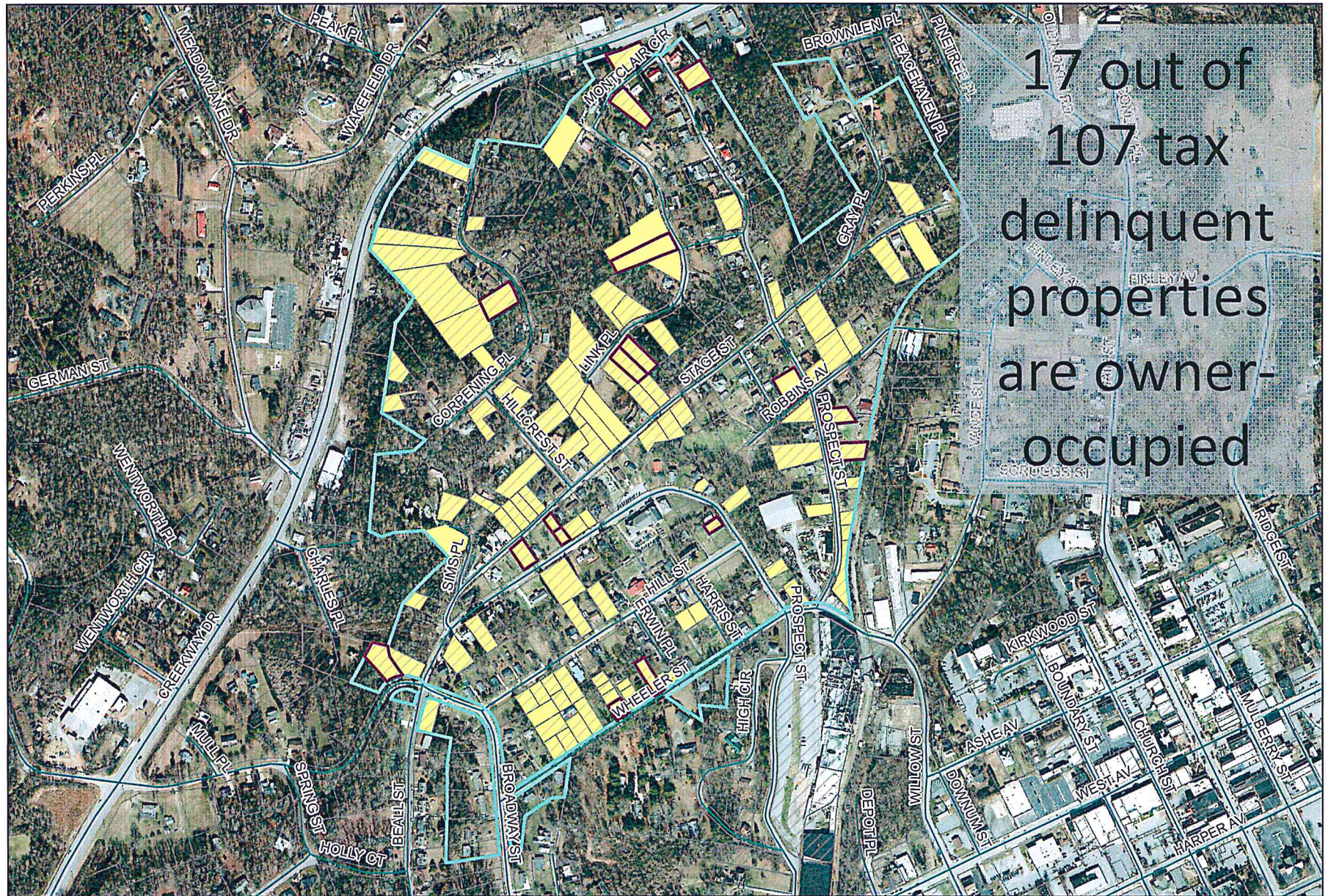


West End Housing – Utility Data





West End Housing – Tax

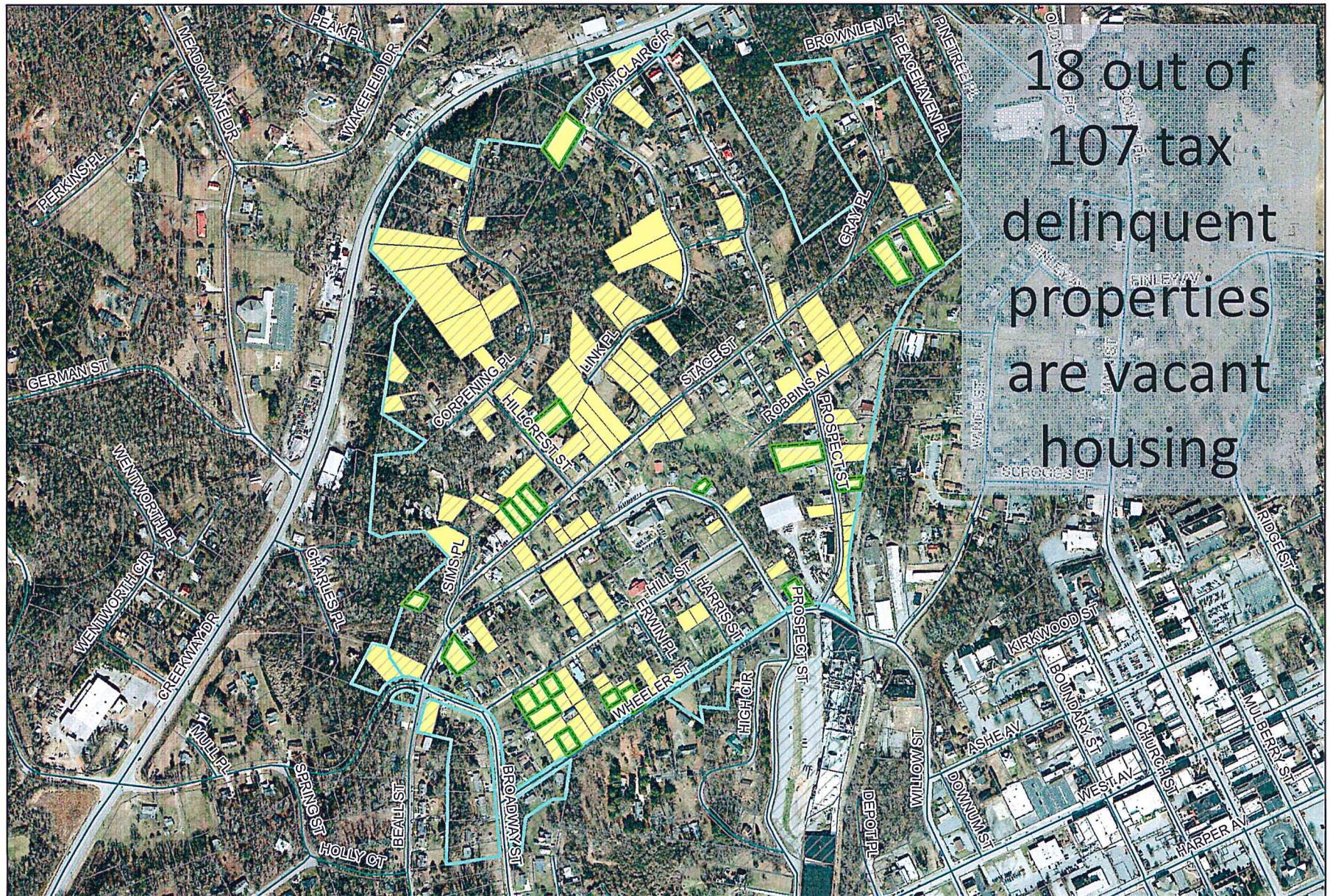


West End Housing – Tax

Tax Delinquent Properties

1 inch = 550 feet

- Owner Occupied & Tax Delinquent
- City Tax Delinquent
- County Tax Delinquent

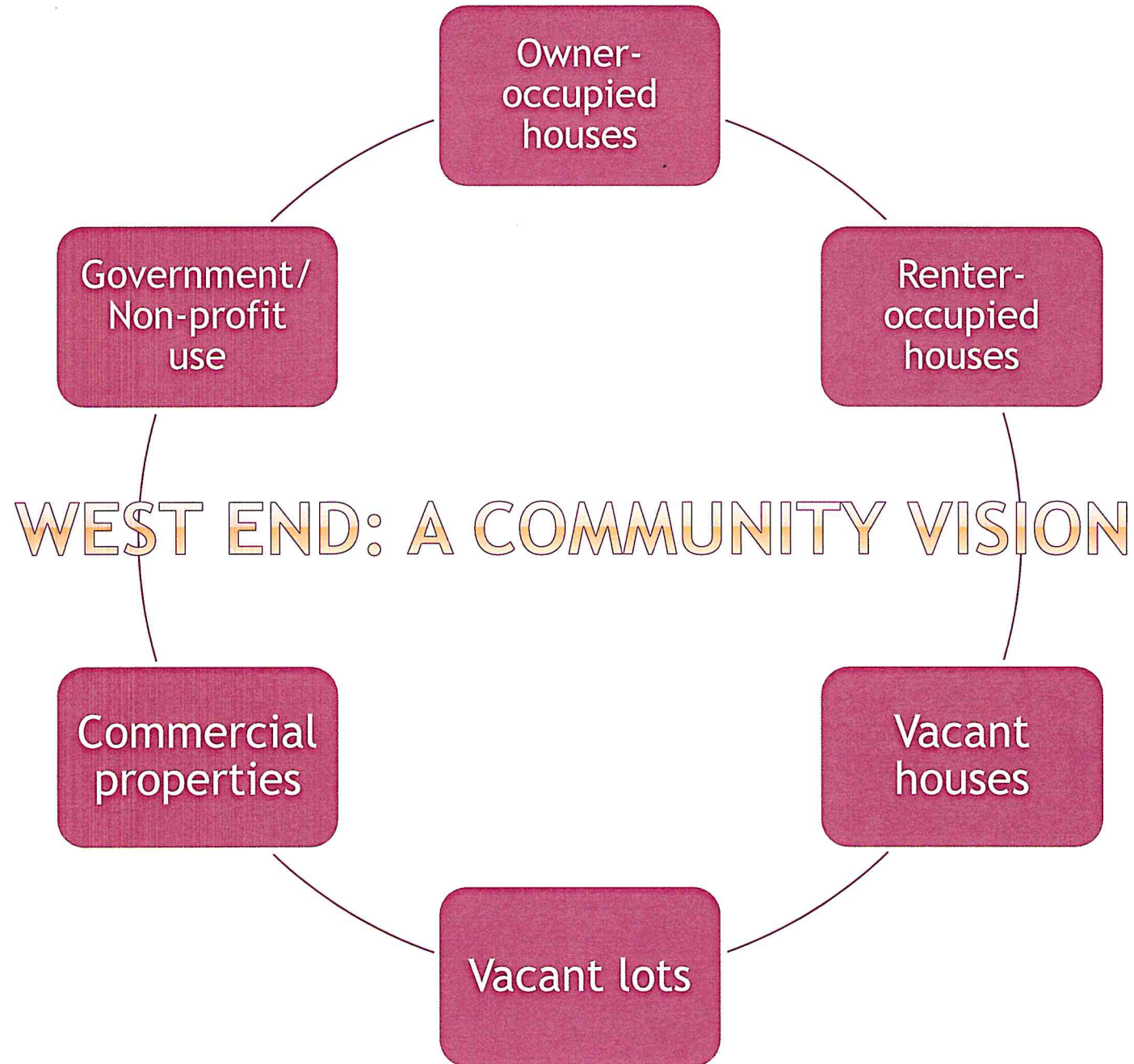


West End Housing – Tax

Tax Delinquent Properties

1 inch = 550 feet

- Vacant House & Tax Delinquent
- City Tax Delinquent
- County Tax Delinquent



NEXT STEPS

- ⊙ Get the community involved to define the “vision” - what does infill look like? Who’s involved? Mobile homes? Apartments? Single Family homes? What about re-use of commercial properties?
- ⊙ Continue to refine data through field work - for distressed properties and vacant lots, what is feasible? (condition of structure, development potential of property, etc.)
- ⊙ Reach out to community partners - Habitat for Humanity, Lenoir Housing Authority, Arts Council, Blue Ridge Community Action
- ⊙ Initiate strategic tax foreclosure proceedings and code enforcement cases as appropriate (progress is SLOW - we can start even without the full vision in place)
- ⊙ Tie-in to momentum for Downtown Living, Overmountain Victory Trail project (a Greenway trail is being developed in West End!), neighborhood sign project - the “livability” aspect.

CONTACT INFORMATION

◎ Jenny Wheelock, Planning Director

jwheelock@lenoir-nc.gov

◎ Hannah Williams, Planner/GIS Coordinator

hwilliams@lenoir-nc.gov

828-610-8442



**City of Lenoir
Financial Summary
As of 8/31/2019**



General Fund					
	2019-2020 Budget	8/31/2019	% of Budget	Change from Previous Year	8/31/2018
Total Revenue	\$ 17,362,391.00	\$ 5,468,205.75	31%	\$ (5,947,797.78)	\$ 11,416,003.53
Expenditures	\$ 17,362,391.00	\$ 3,240,334.45	19%	\$ 1,210.42	\$ 3,239,124.03
Over/Under	\$ -	\$ 2,227,871.30		\$ (5,949,008.20)	\$ 8,176,879.50

Downtown District					
	2019-2020 Budget	8/31/2019	% of Budget	Change from Previous Year	8/31/2018
Revenues	\$ 183,736.00	\$ 186.17	0%	\$ (2,173.44)	\$ 2,359.61
Expenditures	\$ 183,736.00	\$ 33,463.32	18%	\$ 3,167.70	\$ 30,295.62
Over/Under	\$ -	\$ (33,277.15)		\$ (5,341.14)	\$ (27,936.01)

Water/Sewer Fund					
	2019-2020 Budget	8/31/2019	% of Budget	Change from Previous Year	8/31/2018
Revenues	\$ 8,941,688.00	\$ 1,610,263.81	18%	\$ (6,193.59)	\$ 1,616,457.40
Expenditures	\$ 8,941,688.00	\$ 835,638.13	9%	\$ (256,349.51)	\$ 1,091,987.64
Over/Under	\$ -	\$ 774,625.68		\$ 250,155.92	\$ 524,469.76



CITY MANAGER
SCOTT E. HILDEBRAN

CITY OF LENOIR
NORTH CAROLINA

MAYOR
JOSEPH L. GIBBONS

CITY COUNCIL
J. T. BEAL
T. H. PERDUE
J. I. PERKINS
T. J. ROHR
D. F. STEVENS
C. D. THOMAS
B. K. WILLIS

**RESOLUTION TO RECEIVE PREFERRED BRAND ALTERNATE BIDS FOR THE
BIOSOLIDS FACILITY IMPROVEMENTS PROJECT**

WHEREAS, the City of Lenoir owns, operates, and maintains the Lower Creek Wastewater Treatment Plant for the benefit of the citizens of the City and surrounding communities; and

WHEREAS, the City of Lenoir intends to construct the Biosolids Facility Improvements project at the Lower Creek Wastewater Treatment Plant; and

WHEREAS, as part of the treatment process, the plant has existing processes and equipment in operation, including Fairbanks pumps; and

WHEREAS, the project involves the replacement of processes and equipment that are aging, including Fairbanks pumps; and

WHEREAS, the project also includes a belt filter press, which is a complex sludge dewatering machine that is sized based on equipment by Alfa-Laval AS-H, who has sufficient experience, adequate number of installations, and capability of meeting the following size requirements and general performance standards:

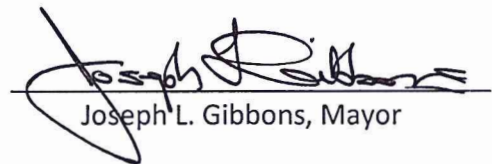
Belt Filter Press shall be designed to dewater sludge with a solids content as low as 1% to a minimum solids content of 16% at a flow rate of 140 gallons per minute and solids loading rate of 878 dry pounds per hour. The equipment shall be sized with maximum approximate dimensions of 20.5 feet long by 12 feet wide at a maximum height of 8.6 feet.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL MEMBERS OF THE CITY OF LENOIR:

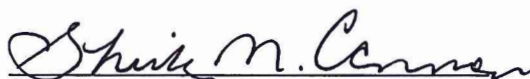
That the Lenoir City Council does hereby decide to receive preferred brand alternate bid pricing from Fairbanks for replacement pumps and Alfa-Laval AS-H for the belt filter press, and to select preferred alternate equipment if deemed in the best interest of the City of Lenoir.

Adopted this the 24th day of September 2019 at Lenoir, North Carolina.

(SEAL)


Joseph L. Gibbons, Mayor

ATTEST:


Shirley M. Cannon, City Clerk



GUYING EASEMENT

NORTH CAROLINA
CALDWELL COUNTY

Prepared By: Duke Energy
Return to: Duke Energy Carolinas
Attn: David M. Gourley
250 9th Street Lane SE
Hickory, NC 28602

THIS EASEMENT ("Easement") is made this _____ day of _____, 20____
("Effective Date"), from THE CITY OF LENOIR, A North Carolina body politic, located in Caldwell County, North Carolina,
("GRANTOR," whether one or more), to Duke Energy Carolinas, LLC, a North Carolina limited liability company. ("DEC");
its successors, licensees, and assigns.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto DEC, its successors, licensees, and assigns, the perpetual right, privilege, and easement to go in and upon the land of GRANTOR situated in Lower Creek Township, described as follows: containing 0.480 acres, more or less, and being the land described in a deed from Earl G. Hall and wife, Jessie G. Hall to The City of Lenoir, a municipal corporation located in Caldwell County, North Carolina, dated January 7, 1966, and recorded in Deed Book 515, Page 313, Caldwell County Registry, (the "Property"), LESS AND EXCEPT any prior out-conveyances, and to construct, reconstruct, operate, patrol, maintain, inspect, repair, replace, relocate, add to, modify and remove facilities thereon including but not limited to, supporting structures such as guy poles, span guy wires, down guy wires, anchors, and other appurtenant apparatus' and equipment (the "Facilities") within an easement area being ten (10) feet wide (the "Easement Area") for the purpose supporting a line transmitting power of electricity. The center line of the Facilities shall be the center line of the Easement Area.

TO HAVE AND TO HOLD said rights, privilege, and easement unto DEC, its successors, licensees, and assigns, forever, and GRANTOR, for itself, its heirs, executors, administrators, successors, and assigns, covenants to and with DEC that GRANTOR is the lawful owner of the Property and the Easement Area in fee and has the right to convey said rights and Easement.

IN WITNESS WHEREOF, this EASEMENT has been executed under seal by GRANTOR, as of the date first above written.



SEAL

The City of Lenoir
A North Carolina body politic

By: [Signature]

Printed Name: Joe L. Gibbons

Title: Mayor, The City of Lenoir

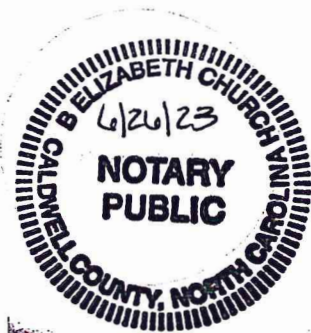
ATTEST:

By: [Signature]
Shirley M. Cannon, Town Clerk

NORTH CAROLINA, Caldwell COUNTY

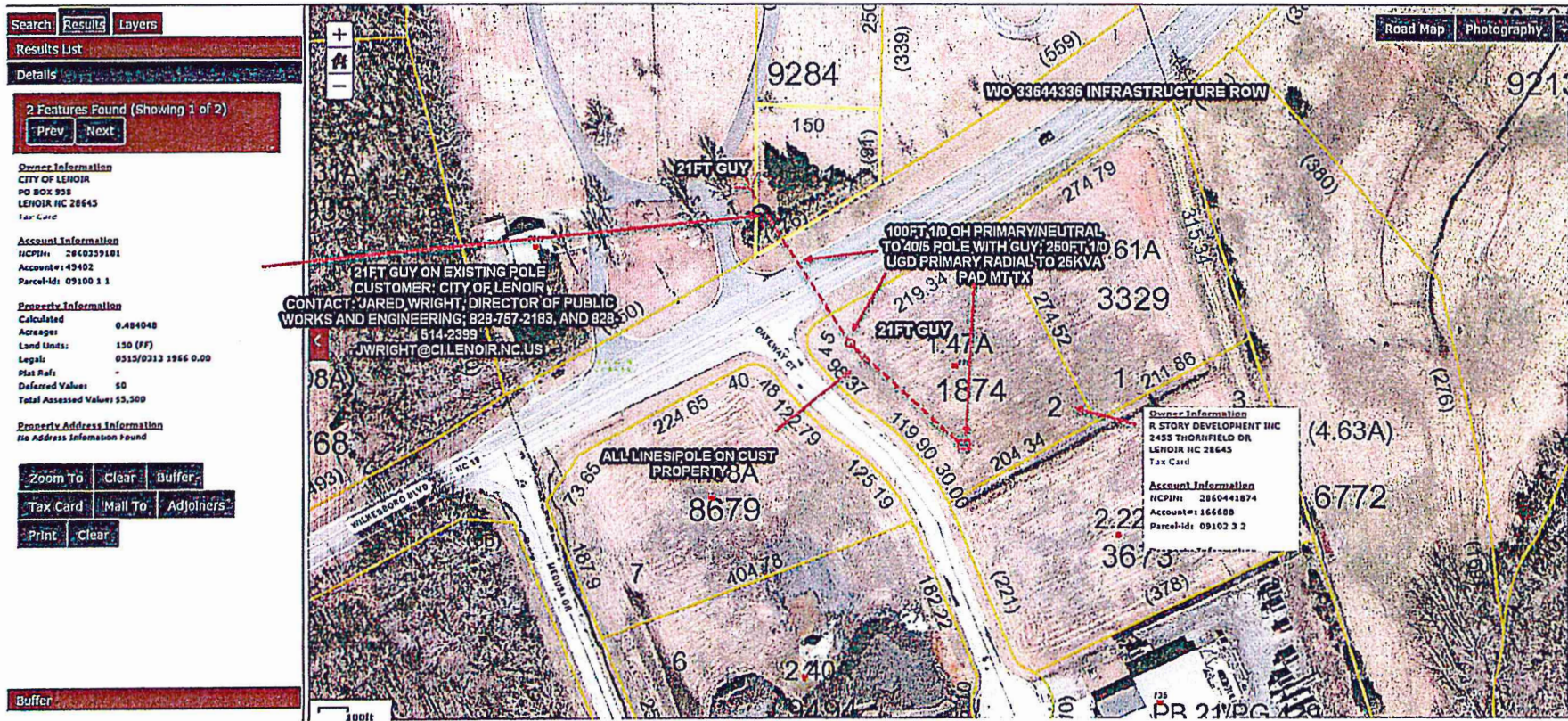
I, B. Elizabeth Church, a Notary Public of Caldwell County, North Carolina, certify that Shirley M. Cannon personally appeared before me this day and acknowledged that she is Town Clerk of the THE CITY OF LENOIR, a North Carolina body politic, and that by authority duly given and as the act of said THE CITY OF LENOIR, a North Carolina body politic, the foregoing EASEMENT was signed in its name by its Mayor, sealed with its official seal, and attested by herself as its Town Clerk.

Witness my hand and notarial seal, this 24th day of September, 2019.



B. Elizabeth Church
Notary Public

My commission expires: June 26 2023



Cust:
Richard Story
828-228-5107
R Story Development, Inc.
Rstorydev@aol.com

Gatway, Lenoir
Mary Bruce



August 2019 Communications Report

By Joshua Harris, Director, Communications

Sept. 12, 2019



LENOIR
NORTH CAROLINA

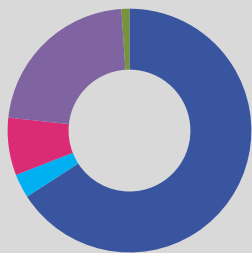
CONTENT CREATION

News Releases	Photos	Videos	Radio Spots	Social Posts	Notify Me	Q&A	eSign
6	136	4	2	197	45	11	3

PUBLIC ENGAGEMENT

New Followers

472



Facebook Twitter Instagram
eNews City Alerts

Social Reach

95,255

Facebook **86,785**
Twitter **7,707**

Video Views

3,124

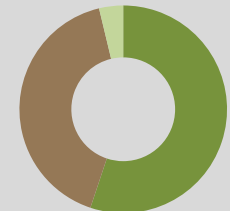
Facebook **3,092**
YouTube **32**

Website Views

31,525

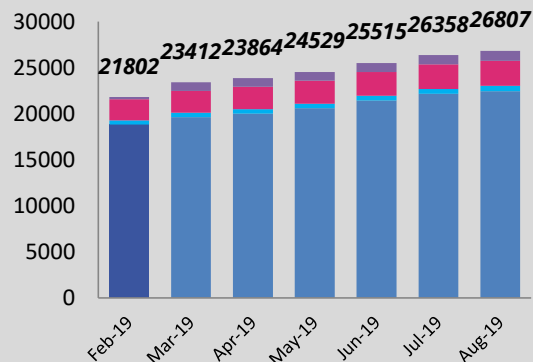
Top Pages

- 1 Payment Options
- 2 Jobs
- 3 LAFC
- 4 Water & Sewer Service
- 5 Calendar
- 6 Contact The City
- 7 Garbage Collection

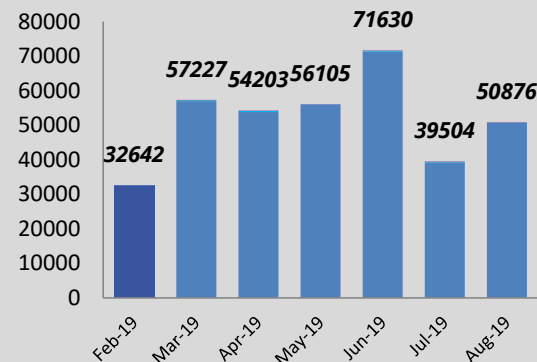


Mobile
Desktop
Tablet

Total Followers



Social Engagement

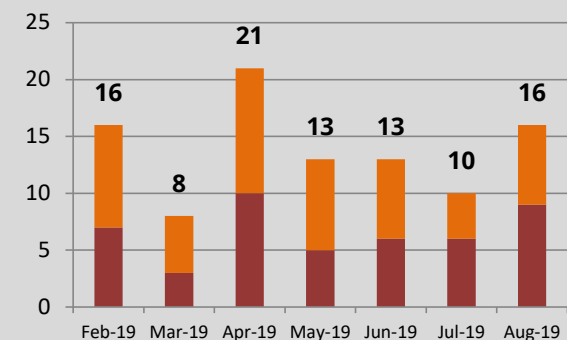


Media Coverage

16

Papers 9

Web 7





Top Facebook

Reach: The number of people who saw the post on their feed

Engagements: Reactions, comments, shares, photo/video views, and clicks

Total Facebook Followers

22,459

Last Month 22,148

Gain **311**

Downtown Lenoir is at Downtown Lenoir. Published by kyle case [?] · August 5 at 1:46 PM · Lenoir · 🌐 · 📍

Join us for shopping, art, and more in Downtown Lenoir! Together we create... a great place!

Together We Create... Lasting Impressions! 00:31 WWW.DOWNTOWNLENOIRNC.COM

DOWNTOWNLENOIRNC.COM

Together We Create... Lasting Impressions! [Learn More](#)

19,248 People Reached 938 Engagements [Boost Again](#)

Boosted on Aug 5, 2019 By kyle case Completed

People Reached	14.5K	ThruPlays	3.1K
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[View Results](#)

👍❤️👏 132 8 Comments 51 Shares

City of Lenoir, NC Government Published by Joshua Harris [?] · August 22 at 2:52 PM · 🌐

Around 1:15 pm today, Aug. 22, 2019, a tree fell across Norwood Street at the intersection with Jenednell Court. The tree is laying on electrical lines. The power company will have to turn off power to the lines before crews can clear the tree from the road. The road is closed. Staff does not have an estimated time of when the road will be open.

16,680 People Reached 3,501 Engagements [Boost Post](#)

👍👏😬 98 16 Comments 168 Shares

City of Lenoir Fire Department Published by Jason C. Hines [?] · August 12 at 1:34 PM · 🌐 [Like Page](#) ...

Lenoir Fire would like to announce and congratulate our newest Captains. This morning, Capt Kenny McCall, Capt Cory Houck, and Capt Roger Whisnant took the Captain's Oath. These new Captains will be the officers of Engine 3 at new Station 3.

12,451 People Reached 4,136 Engagements [Boost Post](#)

👍❤️👏 You and 323 others 67 Comments 28 Shares

	Paid	Organic
Reach	14,804	4,891
Engagements		938
Comments		8
Shares		51

	Paid	Organic
Reach		16,680
Engagements		3,501
Comments		16
Shares		168

	Paid	Organic
Reach		12,451
Engagements		4,136
Comments		67
Shares		28



Top Tweets

Impressions: Times people saw this Tweet on Twitter

Engagements: Times people interacted with this Tweet

Total Twitter Followers

567

Last Month 552 Gain **15**



City of Lenoir, NC @CityofLenoir

We're looking for a dedicated, hard-working person to join our Building Maintenance Division in Public Works. Great benefits and great coworkers. Read more at <http://bit.ly/33x5nwv> . pic.twitter.com/bpjcaut1fO

Impressions 554

Total engagements 11

Retweets 4

Link clicks 4

Likes 3



City of Lenoir, NC @CityofLenoir

Do you want to save time, save gas, and save a trip? Set up an automatic bank draft for your water bills, or pay online. Read more at <http://bit.ly/2H8D1PE> . pic.twitter.com/gSNnRp5cCH

Impressions 351



Downtown Lenoir, NC @DowntownLenoir

Check out the August 2019: Together We Create Newsletter for Downtown Lenoir events, street closure information, and more! - <https://mailchi.mp/03edd5d78cbb/downtownch> ristas-697179 ... pic.twitter.com/u9yrKKoRb2

Impressions 186

Total engagements 2

Media engagements 2



Top Instagram

Likes: The number of people who liked the post on their feed

Total Instagram Followers

2,715

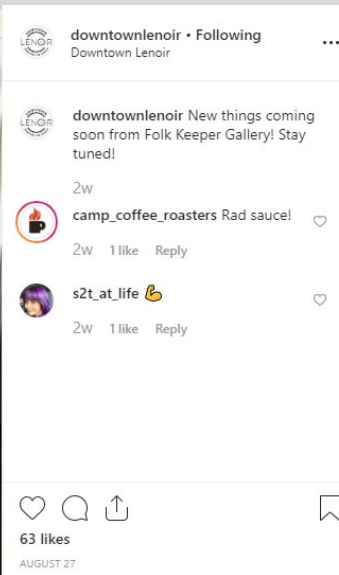
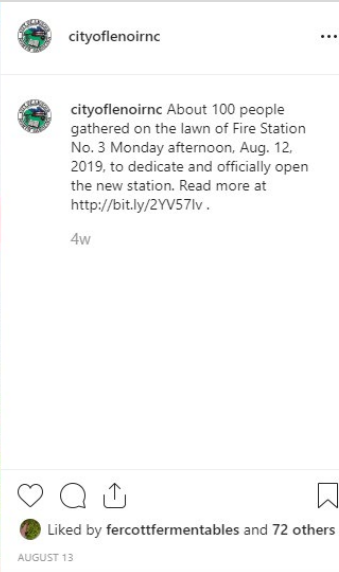
Last Month 2,679

Gain **36**

Likes

73

Comments



Likes

63

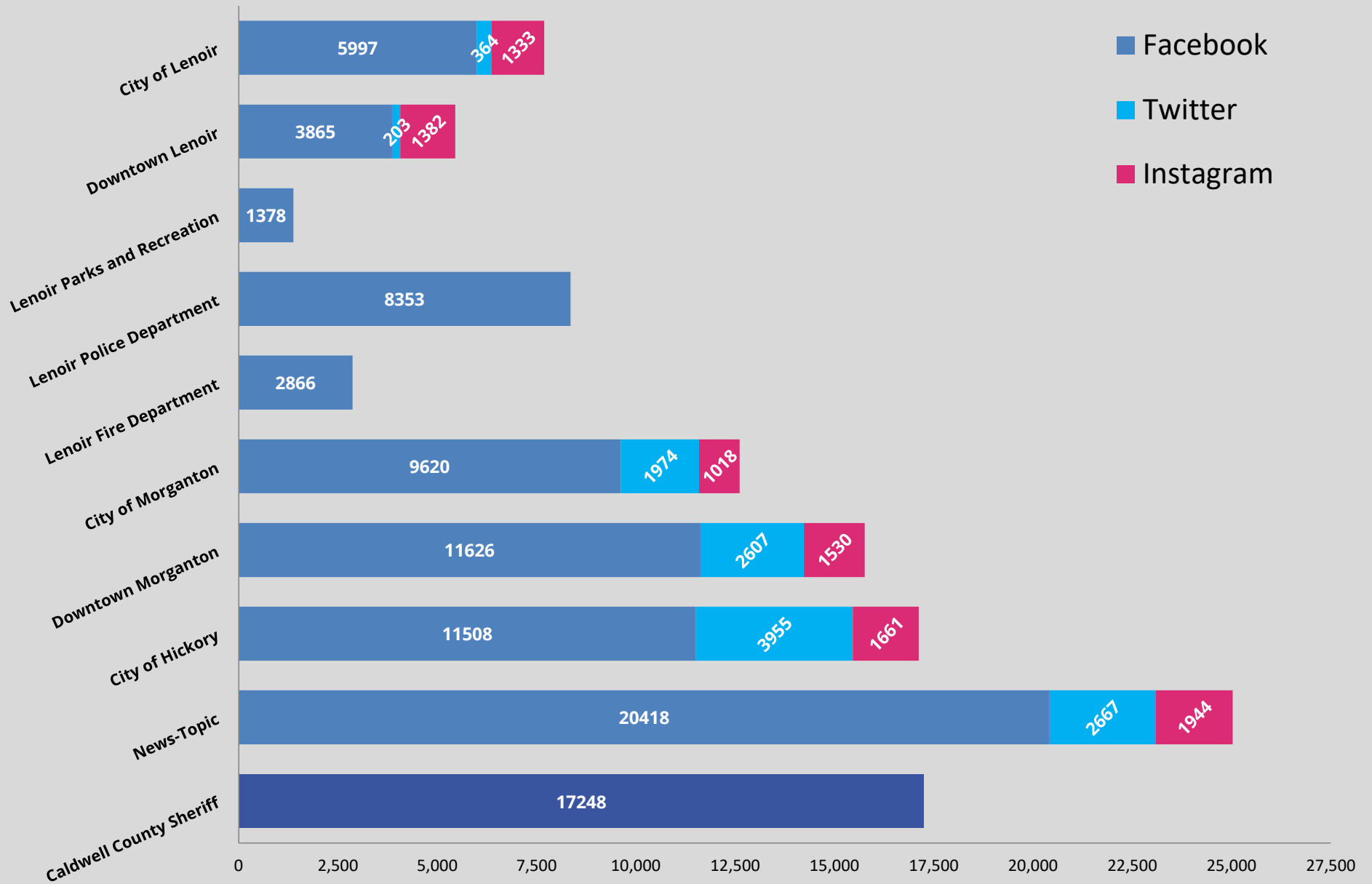
Comments

2



Social Comparison

The chart below compares Lenoir's social accounts with surrounding organizations.





Questions from the public

11

The resident of 210 Beall Street NW has not mowed or tended their yard in over a month.

I would like to make a request to have access to the arrest records/mugshots from Fri, Aug 2nd to Aug 4th.

I had sent an email a little while back concerning a street water runoff problem I have.

To whom do I report malfunctioning traffic lights? At the corner of Southwest Blvd and Morganton Blvd.

On Tuesday, August 13, 2019, the trash pickup service left the empty trash bin in the direct center of our narrow driveway.

When will something be done about the stoplights at the intersections of Westview st and Morganton Blvd and mulberry st and Morganton Blvd not changing?

I am needing to disconnect my water services at the above address.

Our neighbor has a junk car and other junk piling up on their property.

Do you have any music in downtown Lenoir tonight?

Who would i contact about getting some speed bumps put in our neighborhood??

