

**LENOIR CITY COUNCIL
TUESDAY, MARCH 2, 2021
6:00 P.M.**

PRESENT: Mayor Joe Gibbons presiding. Councilmembers present were Jonathan Beal, Ike Perkins, David Stevens and Ben Willis. City Manager Scott Hildebran, Police Chief Brent Phelps, and Communications Director Joshua Harris were also in attendance at the meeting.

VIA TELECONFERENCE:

Participating via teleconference were Mayor Pro-Tem Crissy Thomas, Councilmembers Todd Perdue, Ralph Prestwood, City Attorney T.J. Rohr, and City Clerk Shirley Cannon.

Department Directors participating via teleconference were Finance Director Donna Bean, Fire Chief Ken Hair, Recreation Kenny Story, Planning Director Jenny Wheelock, Economic Development Director Kaylynn Horn, Public Utilities Director Radford Thomas, and Public Works Director Jared Wright.

Also participating via teleconference was Kara Fohner, *News Topic*.

I. CALL TO ORDER

- A. The meeting was opened by a moment of silence followed by the Pledge of Allegiance as led by Mayor Gibbons.

GENERAL COMMENTS:

- B. On behalf of City Council, Mayor Gibbons asked everyone to continue to keep all of the doctors, nurses, and health care workers in their thoughts and prayers along with all the individuals who are administering the Covid-19 vaccine at the Robbins Center, Caldwell County Health Department and Caldwell UNC Healthcare.

**COMMENDED; CITY STAFF/DEPARTMENTS;
COUNTY AGENCIES:**

- C. Councilmember Jonathan Beal commended the Staff of the Lenoir Fire Department and all of the other agencies that responded to the recent two-alarm fire that occurred at the Thrift Store located in the strip mall in Whitnel. Councilmember Beal stated everyone did a tremendous job in fighting the massive fire.

On behalf of City Council, Mayor Gibbons also expressed much appreciation to the Staff of the Lenoir Fire Department, Lenoir Police Department, Public Works, Public Utilities, Caldwell County Sheriff's Department, and several other County agencies that responded and provided assistance during the fire.

Mayor Gibbons remarked this was just another example of how well everyone from the City and County came together to address this fire emergency. Mayor

Gibbons thanked everyone again and commented this truly was an example of "Service Beyond Measure."

II. MATTERS SCHEDULED FOR PUBLIC HEARINGS

III. CONSENT AGENDA ITEMS

- A. Upon a recommendation by City Manager Hildebran, the following Consent Agenda items were submitted for approval.
1. Minutes: Approval of the minutes of the City Council meeting of Tuesday, February 16, 2021 as submitted.
 2. Agreement; Grant Contract No. RTP2021-9792, Recreational Trails Program Grant; NC Department of Cultural and Natural Resources for the purpose of accepting grant funding in the amount of \$250,000 for the Over Mountain Victory National Historic Trail (OVNHT) Greenway Link Project. (A copy of the contract is on file in the City Clerk's office and the Public Works Director's office).
 3. Budget Amendment; Craftmaster Furniture: Approval of a Budget Amendment in the amount of \$500,000 for the Building Reuse Grant for Craftmaster Furniture in order to allow for the receipt and expenditure of these funds. (A copy of the budget amendment is hereby incorporated into these minutes by reference. Refer to page 76).

Upon a motion by Councilmember Stevens, Council voted 7 to 0 to approve the above listed items on the Consent Agenda as presented and as recommended by City Manager Hildebran.

IV. REQUESTS AND PETITIONS OF CITIZENS

WAYNE

DOUGLAS: A. Mr. Wayne Douglas, 308 Ridge Street, distributed a handout to City Council during the meeting. Mr. Douglas did not address City Council at this time.

V. REPORTS OF BOARDS AND COMMISSIONS

FY2021-2025 UNIFOUR CONSORTIUM CONSOLIDATED PLAN & FY2021 ACTION PLAN FOR THE CITY OF LENOIR:

- A. Rick Oxford, Plan Administrator, Western Piedmont Council of Governments, held the first of two public meetings to receive public comments regarding the proposed FY2021 Action Plan of the City of Lenoir and the Unifour HOME Consortium as part of the five-year Consolidated Plan. This plan, as required by the U.S. Department of Housing and Urban Development (DHUD), outlines goals and action plans of the City of Lenoir and the Unifour HOME Consortium and its use of Community Development Block Grant (CDBG) and HOME funds for fiscal year 2021, beginning July 1, 2021 and ending June 30, 2022. The City of Lenoir serves as the Lead Entity for the Unifour Consortium.

Mr. Oxford reported the City of Lenoir will receive \$161,762 in CDBG funds and \$1,154,095 in HOME funds. He stated he anticipates this funding will be applied towards work on the Greenway plus improvements at the former Lenoir High School facility. Mr. Oxford also reported that Yokefellow has assisted 94 households in the amount of \$22,591 for their water and sewer bills and provided mortgage assistance in the amount of \$71,000 to 60 households.

Mr. Oxford also reviewed funding for the HOME program. This funding assists first time homebuyers. Since its inception, this program has assisted 3,000 families.

Mr. Oxford also explained developers may apply for a low interest loan for multi-family housing projects. The developers design the project, finalize their funding and submit a letter of commitment for the project. If the project is funded, they may receive tax credits. The City of Lenoir currently has two multi-family housing projects that were funded.

On behalf of City Council, Mayor Gibbons thanked Mr. Oxford for the good report.

VI. REPORT AND RECOMMENDATIONS OF THE CITY MANAGER

A. Items of Information

MARCH

CALENDAR: 1. By consensus of the Council, the calendar for the month of March was approved with various meetings and events.

CITY/COUNTY SERVICES

COMMITTEE: 2. The City/County Services Committee will conduct a virtual meeting on Monday, March 8 at noon.

CALDWELL COUNTY ECONOMIC DEVELOPMENT

COMMISSION: 3. The Caldwell County Economic Development Commission will conduct a virtual meeting on Tuesday, March 9 at 8:00 a.m.

ABC BOARD: 4. The ABC Board will conduct a virtual meeting on Thursday, March 11 at 2:00 p.m.

LENOIR BUSINESS ADVISORY

BOARD: 5. The Lenoir Business Advisory Board will conduct a virtual meeting on Thursday, March 11 at 6:00 p.m.

B. ITEMS FOR COUNCIL ACTION

CHANGE ORDER NO. 1;

METERSYS:

1. Staff recommends approval of Change Order No. 1 in the amount of \$292,489 for the AMI Implementation Project for MeterSys. Due to various circumstances which lead to an underestimation in the number of meters to be purchased, it is necessary to increase the number of meters to be purchased and installed by 500. The additional costs are within the

contingency of \$298,225 which was approved in the original budget on June 25, 2018. This contingency will be utilized to absorb the increase of \$292,489 for Change Order No. 1 for MeterSys. These changes do not result in an increase to the overall funds approved for the project.

A copy of Change Order No. 1 is hereby incorporated into these minutes by reference. (Refer to page 77).

Councilmember Perdue asked Public Utilities Director Thomas if he was comfortable with using most of the approved contingency for this project.

Director Thomas stated he doesn't anticipate asking for additional funding for the project and he feels this purchase will complete the project. He further reported the City has installed between 70-75 percent of the new meters and also shared several parts of this project was completed at a cost savings to the City.

Upon a motion by Councilmember Beal, Council voted 7 to 0 to approve Change Order No. 1 in the amount of \$292,489 as described above and as presented by City Manager Hildebran.

AUTHORIZING RESOLUTION; PROJECT XPLODE:

2. If Council wishes to proceed with the grant submittal, City Council should adopt the enclosed Authorizing Resolution for a North Carolina Department of Commerce Building Reuse Grant Submission in the amount of \$500,000 for "Project Xplode".

A copy of the resolution is hereby incorporated into these minutes by reference. Refer to page 78).

City Manager Hildebran reported a local company plans a \$2.2 million dollar expansion with the creation of 50 new jobs within a 2-year period. The average wage will be \$44,000 which exceeds the area's medium income.

Deborah Murray, Executive Director, Caldwell County Economic Development Commission, informed Council this expansion is part of a much bigger project and reported the company plans a total investment of \$10.2 million dollars. Ms. Murray stated the grant application would be considered by April 15, 2021. She reiterated they plan to create 50 new jobs over a two-year period and mentioned this project would require a Deed of Trust. Ms. Murray stated the Caldwell County Commission would consider approval of an economic development incentive for this project at their meeting next week.

Upon a motion by Councilmember Willis, Council voted 7 to 0 to approve the Authorizing Resolution for a North Carolina Department of Commerce Building Reuse Grant Submission for "Project Xplode" as presented by City Manager Hildebran.

VII. REPORT AND RECOMMENDATIONS OF THE CITY ATTORNEY

VIII. REPORT AND RECOMMENDATIONS OF THE MAYOR

BOARD RE-APPOINTMENTS:

- A. Mayor Gibbons presented the following list of individuals to City Council for their consideration of approval for re-appointment to the Board of Adjustments. These individuals will be voted on at the March 16 City Council meeting.

Board of Adjustments – 3 year terms**James Bradshaw****Mac Martin****Tim Scobie****IX. REPORT AND RECOMMENDATIONS OF COUNCIL MEMBERS****X. ADJOURNMENT**

- A. There being no further business, the meeting was adjourned at 6:34 p.m.

Shirley M. Cannon, City Clerk

Joseph L. Gibbons, Mayor

**CITY OF LENOIR
COUNCIL ACTION FORM**

I. Agenda Item:

Request a Budget Amendment for the Building Reuse Grant for Craftmaster Furniture. The grant application was authorized on August 18, 2020.

Background Information:

The Building Reuse Grant for Craftmaster Furniture was authorized on August 18, 2020. The Budget Amendment to allow for the receipt and expenditure of these funds is as follows:

Account	Fund	Account Type	Amount of Increase
Building Reuse Grant Award	General	Revenue	\$500,000.00
4110 – Economic Development Expenditures	General	Expenditure	\$500,000.00

Staff Recommendation:

Approve as requested

II. Reviewed by:

City Attorney:

Finance Director: *Donna Bean*

Public Works/Public Utilities Director:

Planning Director:

Recreation Director:

Minutes-City of Lenoir Council Meeting
Tuesday, March 2, 2021

CHANGE ORDER

Date: February 11, 2021

Project: City of Lenoir AMI Implementation Project

To: City of Lenoir - 801 West Ave NW, Lenoir, NC 28645

You are hereby directed to make the following change to your contract dated May 31, 2019. The change and the work affected thereby are subject to all contract stipulations and covenants. This Change Order will increase the contract sum by \$292,489 (pretax). The details of the Change Order are below.

- Nonstandard Labor and Large Meter Parts/Pieces required for RTU accounts in Cycle 1-3
 - o See Attachment A for detailed cost estimates from Fortiline
 - o Total \$115,718.52
- Neptune Registers (for Retrofit)
 - o See Attachment B quote
 - o Quantity 2 6" registers
 - o Quantity 2 1.5" registers
 - o Total \$590
- Quantity 26 2" MVR meters
 - o See Attachment C quote
 - o Total \$16,392.48
- Quantity 26 Nodes
 - o \$76 unit price
 - o Total \$1,976
- Quantity 500 Remote Disconnect Meters
 - o \$255 unit price
 - o Total \$127,500
- Quantity 526 TTLA
 - o \$12 unit price
 - o Total \$6,312
- Install 500 Remote Disconnect Meter
 - o \$48 unit price
 - o Total \$24,000

This change order provides for changes in the work of this contract according to the attached itemization.

Amount of Original Contract:	\$ 3,656,097.34 (pretax)
Additions approved to date:	\$ 11,390.40
Deductions approved to date:	\$ N/A
Contract amount to date:	\$ 3,667,487.74
Amount of this Change Order (Add):	\$ 292,489 (pretax)
Revised Contract Amount:	\$ 3,959,976.74

Approved By: City Manager, Lenoir
Owner

Approved By: _____
Contractor

Printed Name: Scott Hildstrom

Printed Name: _____

Title: City Manager

Title: _____

**City of Lenoir Resolution
Authority to Apply to the
North Carolina Department of Commerce
Building Reuse and Restoration Grant Request
Project XPLODE Economic Development Expansion**

Whereas, The City of Lenoir desires to assist through grant funding the expansion of an existing company within Lenoir, NC, and

Whereas, The City of Lenoir intends to request from the North Carolina Department of Commerce grant assistance for this expansion:

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

That Caldwell County will provide the required local government match of 5% for the Building Reuse grant requested.

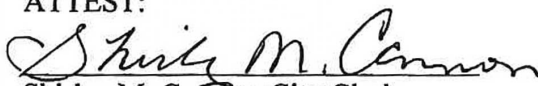
That Scott E. Hildebran, Lenoir City Manager, and successors so titled, is hereby authorized to execute and file an application on behalf of the City of Lenoir with the North Carolina Department of Commerce for a grant to assist in the development of the project described above.

That Scott E. Hildebran, Lenoir City Manager and successors so titled, is hereby authorized and directed to furnish such information as the North Carolina Commerce Department may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the City of Lenoir has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to the grants pertaining thereto.

Adopted this the 2nd day of March 2021 at Lenoir, North Carolina.

ATTEST:


Shirley M. Cannon, City Clerk


Joseph L. Gibbons, Mayor