

**LENOIR CITY COUNCIL
TUESDAY, SEPTEMBER 2, 2025
6:00 P.M.**

PRESENT: Mayor Joe Gibbons presiding. Mayor Pro-Tem David Stevens, Councilmembers present were Jonathan Beal, Todd Perdue, Ike Perkins, Ralph Prestwood, Kimmie Rogers, City Manager Scott Hildebran, City Clerk Lauren Hartley and City Attorney Timothy Rohr.

CITY STAFF: In attendance was Finance Director Donna Bean, Public Services Public Utilities Director Jeff Church, Economic Development Main Street Director Brenda Floyd, Parks & Recreation Director Phil Harper, Public Services & Public Works Director Jon Hogan, Public Information/Communication Director Joshua Harris, Fire Chief Norman Staines, Police Chief Andy Wilson, Planning Director Hannah Williams.

ABSENT: Councilmember Crissy Thomas, Interim Director of Special Projects and Grants David Coffey.

I. CALL TO ORDER

A. Moment of Silence & Pledge of Allegiance

B. Special Recognition: On behalf of City Council, Mayor Gibbons presented a proclamation to Cindy Day, Director of the Caldwell Heritage Museum and Regent of the Daughters of the American Revolution (DAR) Tuckers Barn Chapter proclaiming the week of September 17 through 23 as "Constitution Week" throughout the City of Lenoir.

Mrs. Day stated she looks forward to working with the America 250 committees and encouraged everyone to come visit the museum. The Heritage Museum will be selling items in celebration of the America 250 event.

C. On behalf of the City of Lenoir Customer Service Team, Daniel Deal, Steven Thompson, and Matt Walker were recognized as the first quarter Golden Ticket Winners for the most deserving, Service Beyond Measure. Crystal McCurry, co-chair of the Customer Service Team stated the nomination was submitted on February 14th, the employees were able to help a couple with car trouble and make sure everyone was safe. They will each receive an extra four hours off with pay.

II. MATTERS SCHEDULED FOR PUBLIC HEARING:

III. CONSENT AGENDA ITEMS:

A. Minutes: Approval of the City Council minutes of the meeting of Tuesday, August 19, 2025 as submitted.

B. Minutes: Approval of the Committee of the Whole minutes of the meeting of Tuesday, August 26, 2025 as submitted.

Upon a motion by Mayor Pro-Tem Stevens, City Council voted 6 to 0 to adopt the above listed items (A through B) on the Consent Agenda as listed and recommended.

IV. REQUESTS AND PETITIONS OF CITIZENS

V. REPORTS OF BOARDS AND COMMISSIONS

- A. Rick Oxford, HOME Program Plan Administrator, Western Piedmont Council of Governments will hold a public meeting to receive public input and comments concerning the proposed FY-2024 Consolidated Annual Performance and Evaluation Report. This report details the activities and expenditures of Community Development Block Grant and HOME funds during the period beginning July 1, 2024 through June 30, 2025.

Rick Oxford stated every 5 years a consolidated plan is prepared showing how funds are used for the HOME and CDBG (Community Development Block Grant). Each year this report is submitted to HUD showing their goals and accomplishments. He explained the FY-2024 Consolidated Annual Performance and Evaluation Report as follows:

- Community Housing Development Organization: Construction of 2 habitat houses.
 - o They completed construction of 6 habitat houses.
- Direct Financial Assistance to Home Buyers: Assist 43 individuals with down payment assistance.
 - o Assisted 57 individuals with down payment assistance.
- Multi-Family low income housing projects: Fund 4 apartment complex units.
 - o No multi-family housing was funded.
- CDBG funds for public facilities and infrastructure: Funds are on-going for the Lenoir High School.

Mr. Oxford stated this report will be submitted to HUD and opened the meeting for any questions or public comment.

Councilmember Prestwood asked if the planned funds for 2024-2025 were not spent, will they carry forward to the next year.

Rick Oxford replied yes, often multi-family units are approved but has a long timeline. The money will be spread out.

No one came forward for public input or comment.

VI. REPORT AND RECOMMENDATIONS OF THE CITY MANAGER

A. Items of Information

1. The 39th Annual Sculpture Celebration will be held Saturday, September 6 from 9:00 a.m. - 4:00 p.m. at the T.H. Broyhill Walking Park.
2. The City/County Services Committee will meet on Monday, September 8 at noon at the J.E. Broyhill Civic Center.
3. The Economic Development Advisory Committee will meet on Tuesday, September 9 at 8:15 a.m. at the J.E. Broyhill Civic Center.
4. The ABC Board will meet on Thursday, September 11 at 2:00 p.m.
5. The Lenoir Business Advisory Board will meet on Thursday, September 11 at 6:00 p.m. at City Hall, Third Floor.
6. The Parks and Recreation Board will meet on Monday, September 15 at 6:00 p.m. at the Martin Luther King Jr. Center.

Tuesday, September 2, 2025

Minutes-City of Lenoir Council Meeting

7. The Committee of the Whole will meet on Tuesday, September 23 at 8:30 a.m. at City Hall, Third Floor.
8. The Foothills Regional Airport Authority will meet on Wednesday, September 24 at noon at the Airport facility.

B. Items for Council Action

1. Minimum Housing Order; 616 Broadway Street NW: Staff recommends approval of an Order of Abatement directing Staff to proceed with the demolition and removal of the structure located at 616 Broadway Street NW, Parcel-ID 06 18 1 25B and NCPIN #2749472548 as submitted.

A recorded copy of the Order of Abatement is attached to these minutes as information.

City Manager Scott Hildebran stated Staff recommends demolition. The property owner letter and notice of the hearing were included in the agenda packet.

Upon a motion by Councilmember Beal, City Council voted 6 to 0 to approve the Order of Abatement for 616 Broadway Street NW, as submitted.

2. Minimum Housing Order; 313 Glendale Street NW: Staff recommends approval of an Order of Abatement directing Staff to proceed with the demolition and removal of the structure located at 313 Glendale Street NW, Parcel-ID 09 8 2 51 and NCPIN #2749981717 as submitted.

A recorded copy of the Order of Abatement is attached to these minutes as information.

City Manager Scott Hildebran stated Staff recommends demolition. The property owner letter and notice of the hearing were included in the agenda packet.

Upon a motion by Councilmember Beal, City Council voted 6 to 0 to approve the Order of Abatement for 313 Glendale Street NW, as submitted.

VII. REPORT AND RECOMMENDATIONS OF THE CITY ATTORNEY

Attorney TJ Rohr stated a couple of matters will be addressed in closed session.

VIII. REPORT AND RECOMMENDATIONS OF THE MAYOR

Mayor Gibbons reported there are plans for a America 250 sign on the top of Hibriten Mountain.

IX. REPORT AND RECOMMENDATIONS OF COUNCILMEMBERS

CLOSED SESSION:

- A. Closed Session: City Council will enter into closed session under N.C.G.S. 143-318.11(a)(3) and N.C.G.S. §143 318.11(a)(4) to discuss matters subject to attorney-client privilege and involving economic development. The attorney-client privilege matters to be discussed are an existing lawsuit, the parties to which are Machtech Properties, LLC, and Big Bear Paw, LLC and a personnel matter involving M. Ferguson.

Upon a motion by Councilmember Perdue, City Council voted 6-0 to go into closed

OPEN SESSION:

- A. Upon a motion by Councilmember Perdue, City Council voted 6-0 to re-enter into session.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:53 p.m.

Lauren Hartley, City Clerk

Joseph L. Gibbons, Mayor

BK 2144 PG 441 - 443 (3)

This document presented and filed:
09/04/2025 01:22:56 PM

Fee \$26.00

Caldwell County North Carolina
Wayne L. Rash, Register of Deeds

AN ORDINANCE DIRECTING THE MINIMUM HOUSING INSPECTOR TO REMOVE OR DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED.

WHEREAS, the City Council of the City of Lenoir finds that the dwelling described herein is unfit for human habitation under the City Housing Standards, and that all of the procedures of the Minimum Housing Standards have been complied with; and

WHEREAS, this dwelling should be removed or demolished, as directed by the Minimum Housing Inspector, and should be placard thereon the notice prohibiting use for human habitation; and

WHEREAS, the owners of this dwelling, **Caulder Jim**, have been given a reasonable opportunity to bring the dwelling up to the standards of the Minimum Housing Standards accordance with G.S. 160A-443 (5) pursuant to an order issued by the Minimum Housing Inspector on July 11, 2024 and the owner has failed to comply with the order;

NOW THEREFORE BE IT ORDAINED BY the City Council of the City of Lenoir that:

Section 1. The Minimum Housing Inspector is hereby authorized and directed to place a placard containing the following:

"This building is unfit for human habitation: the use or occupation of this building for human habitation is prohibited and unlawful."

on the building located at the following address: **616 Broadway Street**
Lenoir, North Carolina
Parcel-ID 06 18 1 25B
NCPIN 2749472548

Section 2. The Minimum Housing Inspector is hereby authorized and directed to proceed to remove or demolish the described above dwelling in accordance with this Order, and in accordance with the City of Lenoir Minimum Housing Code, and NCGS 160D-1203.

Section 3. The cost of demolition and improvement of the lot shall be a tax lien on the real property as provided by G.S. 160D-1203 (7).

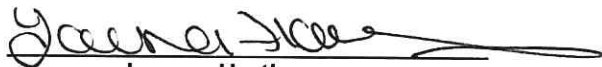
Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall be likewise unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. A copy of this ordinance shall be recorded in the Register of Deeds of Caldwell County, North Carolina, and indexed in the name of the property owner or owners in the grantor index.

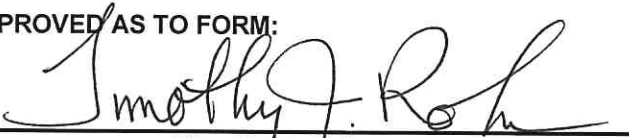
Adopted this the 2nd day of September 2025.


JOSEPH L. GIBBONS
MAYOR

ATTEST:


Lauren Hartley
CITY CLERK

APPROVED AS TO FORM:


Timothy J. Rohr
CITY ATTORNEY

CITY OF LENOIR, NC
CHARTERED
JANUARY 28, 1851

SEAL

Minimum Housing Violation Affidavit
(616 Broadway Street)

I, Matthew Bolick affirm that as the housing inspector for the City of Lenoir I have made every possible attempt to contact the property owners of 616 Broadway Street. NCPIN: 2749472548. I have exhausted all resources in the effort to find the owners and/or heirs of the property mentioned above. The dwelling is unfit for human habitation and is a health/safety hazard for nearby neighbors. At this time the best course of action to eliminate the minimum housing violations is to demolish the structure and remove all debris from the property.

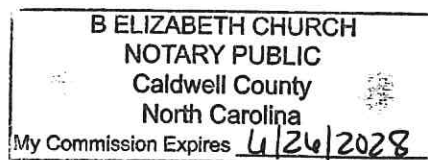
I swear that everything documented in this packet to be true and correct to the best of my information, knowledge, and belief

9-2-2025
Date

Matthew Bolick
Matthew Bolick

STATE OF NORTH CAROLINA
COUNTY OF CALDWELL

I, the undersigned Notary Public, do hereby affirm that Matthew Bolick personally appeared before me on the 2nd day of Sept., 2025 and signed the above Affidavit ad hid free and voluntary act and deed.



B Elizabeth Church
Notary Public

This document presented and filed:
09/04/2025 01:22:57 PM

Fee \$26.00



Caldwell County North Carolina
Wayne L. Rash, Register of Deeds

AN ORDINANCE DIRECTING THE MINIMUM HOUSING INSPECTOR TO REMOVE OR DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED.

WHEREAS, the City Council of the City of Lenoir finds that the dwelling described herein is unfit for human habitation under the City Housing Standards, and that all of the procedures of the Minimum Housing Standards have been complied with; and

WHEREAS, this dwelling should be removed or demolished, as directed by the Minimum Housing Inspector, and should be placard thereon the notice prohibiting use for human habitation; and

WHEREAS, the owners of this dwelling, **Pritchard Tony and Pritchard Francis**, have been given a reasonable opportunity to bring the dwelling up to the standards of the Minimum Housing Standards accordance with G.S. 160A-443 (5) pursuant to an order issued by the Minimum Housing Inspector on July 11, 2024 and the owner has failed to comply with the order;

NOW THEREFORE BE IT ORDAINED BY the City Council of the City of Lenoir that:

Section 1. The Minimum Housing Inspector is hereby authorized and directed to place a placard containing the following:

"This building is unfit for human habitation: the use or occupation of this building for human habitation is prohibited and unlawful."

on the building located at the following address: **313 Glendale Street NW**
Lenoir, North Carolina
Parcel-ID 09 8 2 51
NCPIN 2749981717

Section 2. The Minimum Housing Inspector is hereby authorized and directed to proceed to remove or demolish the described above dwelling in accordance with this Order, and in accordance with the City of Lenoir Minimum Housing Code, and NCGS 160D-1203.

Section 3. The cost of demolition and improvement of the lot shall be a tax lien on the real property as provided by G.S. 160D-1203 (7).

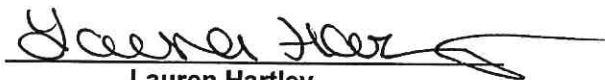
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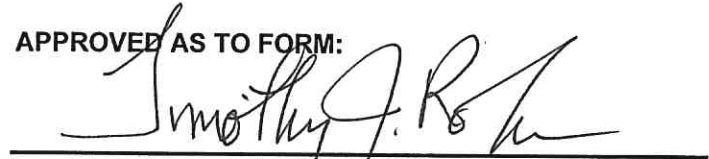
Adopted this the 2nd day of September 2025.


JOSEPH L. GIBBONS
MAYOR

ATTEST:


Lauren Hartley
CITY CLERK

APPROVED AS TO FORM:


Timothy J. Rohr
CITY ATTORNEY

CITY OF LENOIR, NC
CHARTERED
JANUARY 28, 1851

SEAL

Minimum Housing Violation Affidavit
(313 Glendale Street)

I, Matthew Bolick affirm that as the housing inspector for the City of Lenoir I have made every possible attempt to contact the property owners of 313 Glendale Street. NCPIN: 2749981717. I have exhausted all resources in the effort to find the owners and/or heirs of the property mentioned above. The dwelling is unfit for human habitation and is a health/safety hazard for nearby neighbors. At this time the best course of action to eliminate the minimum housing violations is to demolish the structure and remove all debris from the property.

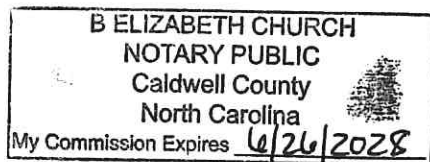
I swear that everything documented in this packet to be true and correct to the best of my information, knowledge, and belief

9-2-2025
Date

Matthew Bolick
Matthew Bolick

STATE OF NORTH CAROLINA
COUNTY OF CALDWELL

I, the undersigned Notary Public, do hereby affirm that Matthew Bolick personally appeared before me on the 2nd day of September, 2025 and signed the above Affidavit ad hid free and voluntary act and deed.



B. Elizabeth Church
Notary Public