

**LENOIR CITY COUNCIL
MEETING MINUTES
TUESDAY, OCTOBER 21, 2025
6:00 P.M.**

- PRESENT:** Mayor Joe Gibbons presiding. Mayor Pro-Tem David Stevens, Councilmembers present were Jonathan Beal, Ike Perkins, Ralph Prestwood, Kimmie Rogers, Crissy Thomas, City Manager Scott Hildebran, City Clerk Lauren Hartley and Attorney Will Sparks.
- CITY STAFF:** In attendance was Finance Director Donna Bean, Public Services Public Works Director Jon Hogan, Communication & Public Information Director Joshua Harris, Fire Chief Norman Staines, Police Chief Andy Wilson, Planning Director Hannah Williams, Economic Development Main Street Director Brenda Floyd.
- ABSENT:** Councilmember Todd Perdue, City Attorney Timothy Rohr, Parks & Recreation Director Phil Harper, Public Services Public Utilities Director Jeff Church.

I. CALL TO ORDER

- A. Mayor Gibbons stated Dee Freeman, a Lenoir native, has passed away. He had a 36-year career in local government, beginning as an Administrative Assistant for Lenoir Manager Lewis Price. He managed four North Carolina cities, including Hudson, Maiden, Brevard and Shelby and retired as Executive Director of the Triangle J Council of Governments in Raleigh. Dee later served as NC Secretary of Environment and Natural Resources for Governor Beverly Perdue from 2009-2013. He was well respected and will be missed in the community. Please keep his family in your thoughts and prayers.
- B. Mayor Gibbons asked for everyone to please keep the City of Lenoir Parks & Recreation Director Phil Harper in your thoughts and prayers as he is recovering from a surgery.
- C. Mayor Gibbons recognized Boy Scout Ryan Simms with Troop 241 for attending the meeting to earn his Citizenship in the Community Merit Badge.
- D. The meeting was opened by a moment of silence and the pledge of allegiance as led by Mayor Gibbons.
- E. Councilmember Thomas spoke about the annual Turkey Tuesday giveaway, which will be held November 25. They are currently asking for donations of turkeys. Councilmember Thomas stated this is a community event and is about the act of giving. She encouraged everyone to come out and volunteer.

II. MATTERS SCHEDULED FOR PUBLIC HEARING:

III. CONSENT AGENDA ITEMS:

- A. Minutes: Approval of the City Council minutes of the meeting of Tuesday, October 7, 2025, as submitted.
- B. Contract Amendment NO. 1: Lenoir Fire Department Infrastructure Repair (Stormwater). The City of Lenoir approved a contract on July 19, 2023, with W.K. Dickson & Co., LLC d/b/a Ardurra Group for a project on a collapsed storm pipe located at 602 Harper Ave NW. This amendment will extend the time of services (contract) to August 31, 2026. Staff recommends approval of the Contract For Services Amendment NO. 1. (A copy of the Contract Amendment is attached to these minutes as

information).

- C. Authorizing Resolution: NC Commerce Small Business Infrastructure Grant Program: A local developer needs to relocate a stream at their historic building, which will require the City to make infrastructure changes. Staff recommends approval of the resolution authorizing the City Manager to execute and file a grant application for approximately \$500,000 for the proposed Steele Cotton Mill Stormwater Project. (A copy of the Authorizing Resolution is attached to these minutes as information).
- D. Land & Easement Acquisition for Stormwater Improvements, The Campus: Authorize the City Attorney and City Manager to proceed with executing the necessary documents to acquire:
 - #1 – 0.24 acres of the 0.414316-acre lot (NCPIN 2749665644, Parcel ID 06-13-1-3) located on West Avenue from Larkin Cowles Bentley Revocable Trust as shown on the enclosed plat, and
 - #2 – a 30' temporary construction drainage easement and a 15" permanent drainage easement (NCPIN 2749668509, Parcel ID 06-13-1-14 and NCPIN 2749668671, Parcel ID 06-13-1-13) located on Harper Avenue from Luis Alberto Hernandez as shown on the enclosed plat for \$1.00. (A copy of the Land & Easement Acquisition is attached to these minutes as information).

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

IV. REQUESTS AND PETITIONS OF CITIZENS

V. REPORTS OF BOARDS AND COMMISSIONS

VI. REPORT AND RECOMMENDATIONS OF THE CITY MANAGER

- 1. Items of Information
 - 1. The Business @ the Border will be held October 23, 2025, from 4:30 to 7:00 p.m. at the Foothills Regional Airport.
 - 2. The Foothills Regional Airport Authority will meet on Wednesday, October 29, at noon.
 - 3. The Committee of the Whole will meet on Tuesday, October 28, at 8:30 a.m. at City Hall, Third Floor.
 - 4. The Downtown Spooktacular event will be held on Friday, October 31, from 4:00 to 6:00 p.m. in Downtown Lenoir.
 - 5. The Trunk or Treat event will be held at the Martin Luther King Jr. Center on October 30 from 5:00 to 7:00 p.m.
 - 6. Early voting will continue to be held at the Caldwell Resource Center (former Library) Friday, October 24, Monday, October 27 to Friday, October 31, each weekday from 8:00 a.m. to 5:00 p.m., and Saturday, November 1, 8:00 a.m. to 3:00 p.m. Election Day is Tuesday, November 4.
- A. Items for Council Action
 - 1. Minimum Housing Order; 311 Sharon Ave NW: Staff recommends approval of an Order of Abatement directing staff to proceed with the demolition and removal of the structure located at 311 Sharon Ave NW, Parcel-ID 09 49 3 4 and NCPIN #2759192535, as submitted.

A copy of the recorded Minimum Housing Ordinance 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 311 Sharon Ave NW, as submitted.

2. Minimum Housing Order; 118 Plymouth Road SE: Staff recommends approval of an Order of Abatement directing Staff to proceed with the demolition and removal of the structure located at 118 Plymouth Road SE, Parcel-ID 09133 1 15 and NCPIN #2758934516, as submitted.

A copy of the recorded Minimum Housing Ordinance is attached to these minutes as information.

City Manager Scott Hildebran stated this structure has been vacant for a number of years, but someone does live there currently. The City has been working with the Western Piedmont Council of Governments to help find other housing for them. This address has received 151 calls for service in the past five years, there has also been an abatement on the property with cleanup of debris costing \$7350.78. The taxes have not been paid on this structure in the last 10 years.

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 Thomas, City Council voted 6 to 0 to approve the Order of Abatement for 118 Plymouth Road SE, as submitted.

VII. REPORT AND RECOMMENDATIONS OF THE CITY ATTORNEY

VIII. REPORT AND RECOMMENDATIONS OF THE MAYOR

City Manager Scott Hildebran congratulated Mayor Gibbons and Junie Bradshaw for being recognized for a Special Service Award at the Appalachian State game by the Appalachian State Formal Athletes Association.

Mayor Gibbons encouraged everyone to go vote. He said this is important to keep the government and all municipalities going.

Mayor Gibbons asked for any public comments to come forward.

IX. REPORT AND RECOMMENDATIONS OF COUNCILMEMBERS

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:17 p.m.

Lauren Hartley, City Clerk

Joseph L. Gibbons, Mayor

CITY OF LENOIR COUNCIL ACTION FORM

- I. **Agenda Item:** Contract Amendment #1: LFD Infrastructure Repair (Stormwater); Staff recommends City Council approval of Contract Amendment No.1 with W.K. Dickson & Co., LLC d/b/a Ardurra Group to extend the time of Performance for LFD Infrastructure Repair services until August 31, 2026 with no additional fees.

- II. **Background Information:** The City of Lenoir approved a contract for the Lenoir-Fire Department Infrastructure Repair #202330663.RA on July 19, 2023 with W.K. Dickson & Co., LLC d/b/a Ardurra Group North Carolina as the city's engineering design consultant. The goal of this project was to design and develop the most efficient and economic repair and or replacement of a collapsed 42" CMP Storm pipe running parallel to Lenoir Fire Station #1 located at 602 Harper Ave NW, Lenoir, NC (NCPIN#27498765549). The Scope of work included survey preparation of engineering report, design engineering/plans and specifications, permitting, prequalification of bidders, bidding and award, construction oversight and administration and construction close-out and provision of as-constructed drawings for a total not to exceed \$546,366.00. The project was let in May of 2024 with no responsive bidders. It was decided at that time to bisect the project into 2 Phases and remove the utility relocation portion of the project to create a more manageable project for contractors. Since then the utility relocation portion or Phase 1 of the project has been designed, bid, awarded and is scheduled to begin construction in November. Phase II of the project will be the replacement of the 42" CMP storm pipe and shoring of the Fire Station #1 facility. W.K. Dickson & Co., LLC d/b/a Ardurra Group North Carolina have submitted Contract for Services Amendment NO.1 Additional Services Authorization (please see attachment Amendment NO.1/Attachment #1). This amendment will extend the time of services (contract) for additional services to August 31, 2026. The scope of work includes the redesign that incorporates the adjacent utility relocation project or Phase 5 Task 04: Final Design Submittal, which includes Sealed Final Design Plan Set and Final Design with Opinion of Probable Cost. Also, Phase 07 Task 01: Final Design Submittal -100% Plans Released for Bid, which includes prequalification of bidders, bidding and award services and recommendation of the contractor.
Please note that the total Contract lump sum will not change since the fee will be reallocated within the existing contract.

- III. **Staff Recommendation:** Based on W.K. Dickson & Co., LLC d/b/a Ardurra Groups previous work on this project staff recommends approval of Contract For Services Amendment NO.1 in order to get Phase II of the project out for bid by January 2026.

- IV. **Reviewed By:**

City Attorney:

Public Works/Public Utilities Director: JH

City Manager:



CONTRACT FOR SERVICES AMENDMENT NO. 1

ADDITIONAL SERVICES AUTHORIZATION

The following modifications to the contract ("Contract") for Lenior – Fire Department Infrastructure Repair #20230663.00.RA dated July 19, 2023 between City of Lenior (OWNER) and W.K. Dickson & Co., LLC d/b/a Ardurra Group North Carolina (CONSULTANT) are authorized.

1. SCOPE OF SERVICES.

The Scope of Work for this Amendment is included as Attachment #1.

2. TIME OF PERFORMANCE. CONSULTANT's time of performance for the above additional services shall be extended to August 31, 2026.
3. COMPENSATION. The total Contract lump sum will not change since this fee will be reallocated within the existing contract.

All other terms of the Contract remain unchanged.

OWNER:

CITY OF LENIOR

By: [Signature]
Name: Scott Hildebrand
Title: City Manager
Date: 10/22/2025

CONSULTANT:

W.K. DICKSON & CO., LLC d/b/a
Ardurra Group North Carolina

By: [Signature]
Name: Marc Horstman, PE
Title: Watershed Services Group Leader
Date: 9-23-25

Attachment #1

This Scope of Work is for the Lenior – Fire Department Infrastructure Repair project that will incorporate updates to the design plans resulting from an adjacent City sewer project and will also include the following Bid Phase Services.

➤ **Phase 05 Task 04: Final Design Submittal (100% Plans – Released for Bid)**

The CONSULTANT shall develop final design plans and specifications in sufficient form and detail for the OWNER to bid the construction contracts. The final design shall include the final version of items required in the Draft Final Design (60%) submittal and will include a redesign that incorporates the adjacent City sewer project. This effort assumes one draft submittal to the OWNER for a final review and incorporation of their comments, a site visit to confirm any changes prior to bidding, and updating the Project Manual as needed to reflect these design changes.

Task 5.4 Deliverables (Digital Submittal):

- *Final Design - Plan Set (Sealed - Released for Bid)*
- *Final Design – Opinion of Probable Construction Cost (OPCC)*

➤ **Phase 07 Task 01: Final Design Submittal (100% Plans – Released for Bid)**

The CONSULTANT will provide the following bid services for the project, including:

- Preparation of construction bidding documents, proposal bid forms, and bond forms;
- Reproduction of the plans and documents for bidding;
- Advertise the project;
- Maintenance of the bidder's log;
- Attending and conducting the pre-bid meeting;
- Attending and conducting up to two (2) bid openings (do not anticipate getting three bidders the first round);
- Issue up to two (2) addendums;
- Provide clarifications and information as requested by bidders;
- Tabulation of the bids received;
- Reviewing the bid packages for compliance with the contract requirements; and
- Recommendation of the contractor.

Lenoir Fire Department Infrastructure Repair Fee Reallocation #1

Phase	Task	Description	Fee	Fee Remaining	Fee Spend	Fee Deduct	Fee Increase	Updated Fee
01	1	NC Golden Leaf Foundation Application (Hrly)	\$5,410.00	\$4.50	\$5,405.50	\$ 4.50	\$ -	\$5,405.50
	2	NCDP's Non-Specific Funding Assessment (Hrly)	\$820.00	\$73.50	\$746.50	\$ 73.50	\$ -	\$746.50
02	1	Project Administration	\$16,332.00	\$0.00	\$16,332.00	\$ -	\$ -	\$16,332.00
	2	Colliers - Field and Subsurface Survey	\$23,397.00	\$0.00	\$23,397.00	\$ -	\$ -	\$23,397.00
03	1	Colliers - Test Holes	\$17,017.00	\$0.00	\$17,017.00	\$ -	\$ -	\$17,017.00
	2	Colliers - Property and Storm Drainage Easement Acquisition Assistance	\$0.00	\$0.00	\$0.00	\$ -	\$ -	\$0.00
04	1	Survey Project Administration	\$4,886.00	\$0.00	\$4,886.00	\$ -	\$ -	\$4,886.00
	2	CVET - Geotechnical and Environmental Evaluation	\$38,500.00	\$0.00	\$38,500.00	\$ -	\$ -	\$38,500.00
05	1	Geotechnical Project Administration	\$2,586.00	\$0.00	\$2,586.00	\$ -	\$ -	\$2,586.00
	2	Existing Conditions H&H Evaluation	\$4,056.00	\$0.00	\$4,056.00	\$ -	\$ -	\$4,056.00
	3	Proposed Alternatives H&H Evaluation	\$5,950.00	\$0.00	\$5,950.00	\$ -	\$ -	\$5,950.00
	4	Draft Design Submittal (60% Plans)	\$30,109.00	\$0.00	\$30,109.00	\$ -	\$ -	\$30,109.00
	5	Final Design Submittal (100% Plans - Released for Bid)	\$18,492.00	\$0.00	\$18,492.00	\$ -	\$ 8,000.00	\$26,492.00
	6	Project Manual Preparation	\$29,162.00	\$0.00	\$29,162.00	\$ -	\$ -	\$29,162.00
06	1	Permitting	\$4,270.00	\$0.00	\$4,270.00	\$ -	\$ -	\$4,270.00
	2	Bid Phase Services	\$7,927.00	\$0.00	\$7,927.00	\$ -	\$ -	\$7,927.00
07	1	Project Management (Hrly)	\$15,456.00	\$0.00	\$15,456.00	\$ -	\$ 11,000.00	\$26,456.00
	2	Construction Administration (Hrly)	\$13,814.00	\$13,814.00	\$0.00	\$ -	\$ -	\$13,814.00
08	1	Resident Project Representative Management (Hrly)	\$102,102.00	\$102,102.00	\$0.00	\$ -	\$ -	\$102,102.00
	2	Unspecified Additional Services	\$184,080.00	\$184,080.00	\$0.00	\$ -	\$ -	\$184,080.00
09	1	Reimbursables	\$20,000.00	\$19,050.00	\$950.00	\$ 19,722.00	\$ -	\$278.00
	2	Totals	\$546,366.00	\$319,124.00	\$227,242.00	\$19,800.00	\$19,800.00	\$546,366.00

**CITY OF LENOIR
COUNCIL ACTION FORM**

- I. Agenda Item:** Authorizing Resolution: NC Commerce Small Business Infrastructure Grant Program: Staff recommends approval of the submitted resolution authorizing the City Manager to execute and file a grant application for approximately \$500,000 for the proposed Steele Cotton Mill Stormwater Project.
- II. Background Information:** A local developer needs to relocate a stream that runs underneath their historic building. This stream relocation will require the City of Lenoir to make infrastructure changes to allow for proper runoff of stormwater to avoid flooding in the area, which could affect area businesses. It is proposed to reroute the stormwater from College Avenue and Harper Avenue to join the infrastructure just West of Steele Street. A concrete junction box will be constructed under Steele Street where the corrugated piping begins to connect the stormwater from both College Avenue and Harper Avenue into this box. Completing this project will result in improved stormwater management and allow for the redevelopment of the property for much needed housing. This property is a locally designated Historic Landmark and is on the National Register of Historic Places. This downtown area is also located in a US Qualified Opportunity Zone.

The estimate to make these stormwater infrastructure improvements is \$500,000.

The NC Commerce Small Business Infrastructure Grant Program (SmBIZ) offers grants to local governments to assist in restoring or expanding small businesses' ability to attract customers to business districts to help retain business, expand access, spur private investment to create stability, and leverage resources to create resiliency and economic growth. The related infrastructure projects will target and support small businesses that employ 150 or fewer employees. Funding is awarded on a first-come, first-served basis.

The Western Piedmont Council of Government is assisting with the grant application & administration.

- III. Staff Recommendation:** Staff recommends City Council approve the Authorization Resolution as presented.
- IV. Reviewed by:**
- City Attorney:** _____
- Finance Director:** _____
- City Manager:** _____

**Authorizing Resolution for
Application for North Carolina Department of Commerce
Small Business Infrastructure Grant Program (SmBIZ)
Rural Engagement & Investment Program
Steele Cotton Stormwater Project**

WHEREAS, the City Council of the City of Lenoir desires to assist in Hurricane Helene recovery efforts within the City of Lenoir; and,

WHEREAS, the City Council fully supports the proposed Steele Cotton Mill Stormwater Project which will result in the rerouting of stormwater and construction of a concrete junction box on Steele Street to support small businesses in downtown Lenoir which will improve stormwater collection along College Avenue and Harper Avenue, and

WHEREAS, these proposed improvements will also assist in the stabilization of J.M. Bernhardt Planing Mill and Box Factory (Steele Cotton Mill), an old historic mill located on the National Register of Historic Places and which is located in a US Qualified Opportunity Zone, and

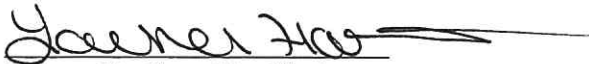
WHEREAS, the City Council wishes to pursue a formal application in the amount of \$500,000 from the North Carolina Department of Commerce, Small Business Infrastructure Grant Program (SmBIZ) Rural Engagement & Investment Program for these proposed improvements;

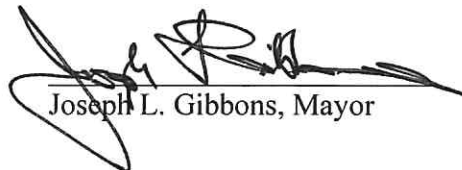
NOW, THEREFORE, BE IT RESOLVED, by City Council of the City of Lenoir that Scott Hildebran, City Manager, and successors so titled is hereby authorized to execute and file application on behalf of the City of Lenoir with the Department of Commerce for grant assistance in the development of the project described above; and

This Resolution shall take effect immediately upon its adoption.

Adopted this the 21st day of October, 2025.

Attest:


Lauren Hartley, City Clerk


Joseph L. Gibbons, Mayor



NC DEPARTMENT
of COMMERCE
RURAL ECONOMIC
DEVELOPMENT

Small Business Infrastructure Grant Program

Local Government Certifications

The attached statements and exhibits are hereby made part of this application, and the undersigned representative of the applicant certifies that the information in this application and the attached statements and exhibits are true, correct, and complete to the best of the signatory's knowledge and belief. The signatory further certifies:

- 1 that, as Authorized Representative, the signatory has been authorized to file this application by formal action of the governing body;
- 2 that the governing body agrees that if a grant is awarded, the applicant will provide proper and timely submittal of all documentation requested by the Grantor Agency;
- 3 that the applicant has substantially complied with or will comply with all federal, state, and local laws, rules, regulations, and ordinances as applicable to this project;
- 4 that the applicant has analyzed the listed business or businesses and determined that they meet the Program requirements regarding location, employment numbers, and adverse impact;
- 5 that the project is in accordance with the location, infrastructure needs, and adverse impact requirements of the Program; and
- 6 that the county which the applicant sits and in which the project will take place has not received the maximum total funds it is allowed under the Program.


Signature of Local Government Chief Elected Official

Joseph L. Gibbons

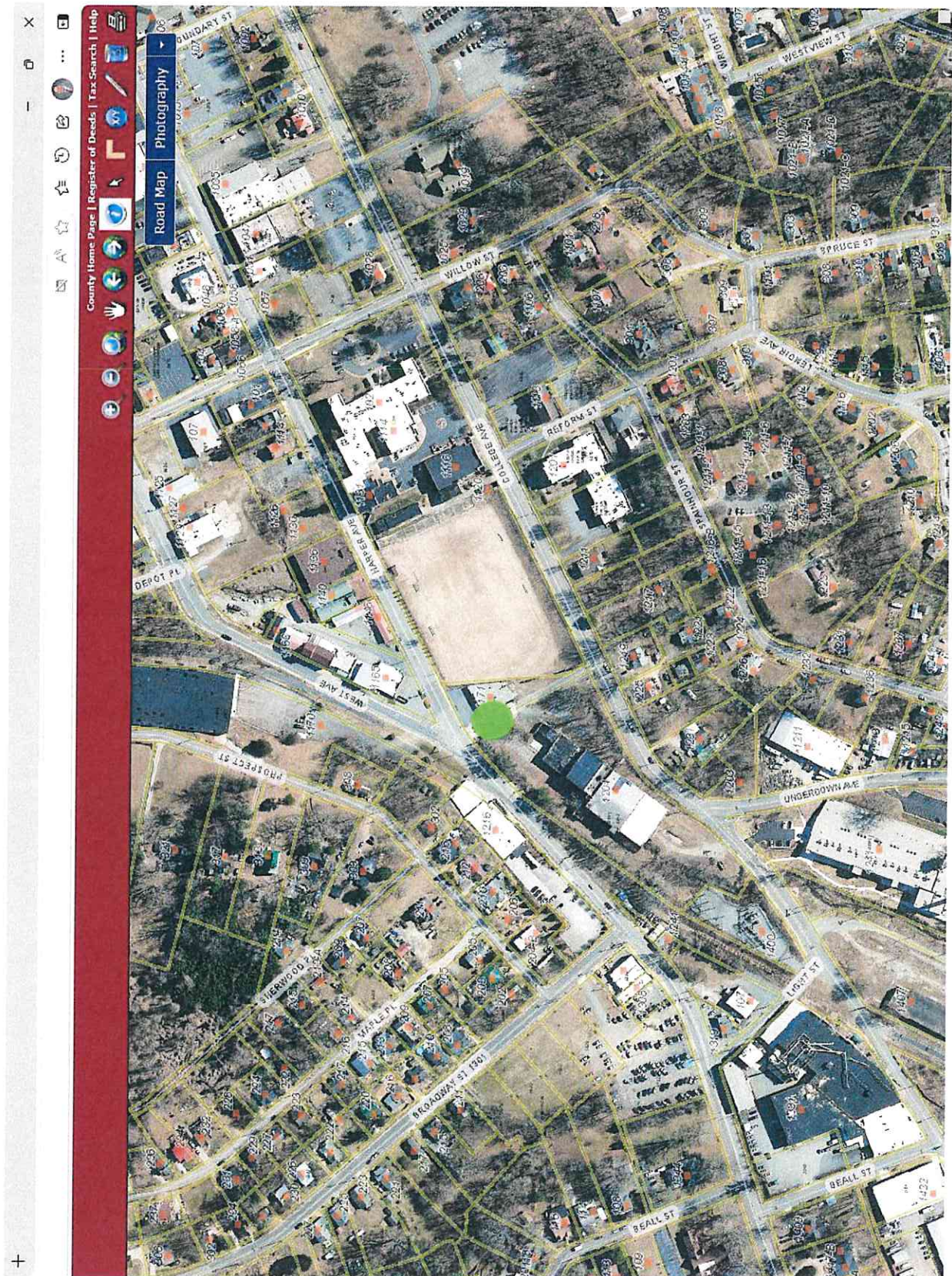
Typed Name

Mayor

Typed Title

October 21, 2025

Date



**CITY OF LENOIR
COUNCIL ACTION FORM**

- I. Agenda Item:** Land & Easement Acquisition for Stormwater Improvements, The Campus: Authorize the City Attorney and City Manager to proceed with executing the necessary documents to acquire:
 #1 – 0.24 acres of the 0.414316-acre lot (NCPIN 2749665644, Parcel ID 06-13-1-3) located on West Avenue from Larkin Cowles Bentley Revocable Trust as shown on the enclosed plat, and
 #2 – a 30' temporary construction drainage easement and a 15" permanent drainage easement (NCPIN 2749668509, Parcel ID 06-13-1-14 and NCPIN 2749668671, Parcel ID 06-13-1-13) located on Harper Avenue from Luis Alberto Hernandez as shown on the enclosed plat for \$1.00.
- II. Background Information:** The City owns property adjacent to these parcels and plans to construct an Overmountain Victory Trail Pavilion on the city-owned land as part of The Campus Project. The property and easement acquisitions will allow for the implementation of stormwater measures required for the development.

Both property owners have been receptive to the City for these land and easement acquisitions for stormwater purposes.

A plat showing the Larkin property and the Hernandez easement (and vicinity maps) are enclosed for your information.

- III. Staff Recommendation:** Authorize the City Attorney and City Manager to proceed with executing the necessary documents to acquire:
 #1 – 0.24 acres of the 0.414316-acre lot (NCPIN 2749665644, Parcel ID 06-13-1-3) located on West Avenue from Larkin Cowles Bentley Revocable Trust as shown on the enclosed plat, and
 #2 – a 30' temporary construction drainage easement and a 15" permanent drainage easement (NCPIN 2749668509, Parcel ID 06-13-1-14 and NCPIN 2749668671, Parcel ID 06-13-1-13) located on Harper Avenue from Luis Alberto Hernandez as shown on the enclosed plat for \$1.00.

IV. Reviewed By:

Special Projects:

City Attorney:

City Manager:

I, Phillip B. White, certify that this map was drawn under my supervision from an actual survey made under my supervision using GNSS Real Time Kinematic field procedures; that the boundaries not surveyed are clearly indicated and drawn from information found in deed books as shown; that the positional accuracy standard does not exceed 0.10 feet plus 50 ppm measured relative to the property corners used. [[21 NCAC 56.1603]]; that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 1600); that this plat was prepared in accordance with G.S. 47-30 as amended.

I also hereby certify that this survey is of the following category as described in G.S. 47-30 (F)(11)(d): That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exemption or exception to the definition of subdivision.

Witness my Original Signature, License Number, and Seal
this 25th Day of August A.D., 2025

Phillip B. White, PLS
N.C. Professional Land Surveyor
License # L-4994

I, Phillip B. White also certify the following information was used to perform the survey:

- (1) Class of survey: A
- (2) Positional accuracy: Does not exceed 0.07 feet plus 50 ppm measured relative to all points used
- (3) Type of GPS field procedure: Real Time Kinematic
- (4) Dates of survey: 10/2/2025
- (5) Datum/Epoch: NAD 83(2011) Epoch 2010.00
- (6) Horizontal Control: NCGS MONUMENT "LENOIR"
- (7) Geoid model: Geoid 18
- (8) Combined grid factor(s): 0.9998898286
- (9) Units: U.S. Survey Feet

SYMBOL LEGEND

- NCGS MONUMENT FOUND
- UNMARKED POINT
- MONUMENT FOUND (AS DESCRIBED)
- △ 1/2" REBAR SET
- △ MAGNETIC NAIL FOUND
- UTILITY POLE

LINE TYPE LEGEND

- PROPERTY LINE (SURVEYED)
- DEED / PLAT LINE (NOT SURVEYED)
- SS — SS — SS — SS — UNDERGROUND SANITARY SEWER LINE
- OU — OU — OU — OU — OVERHEAD UTILITY LINE
- — — — — UNDERGROUND STORMWATER LINE
- — — — — EDGE OF CONCRETE
- * * * * * CONCRETE CURB
- — — — — FENCE (AS DESCRIBED)
- — — — — BUILDING SETBACK LINE

ABBREVIATION LEGEND

- N: NORTHING
- E: EASTING
- EL: ELEVATION
- GNSS: GLOBAL NAVIGATION SATELLITE SYSTEM
- INV: INVERT
- @: AT
- PIN: PARCEL IDENTIFIER NUMBER
- D.B.: DEED BOOK
- P.B.: PLAT BOOK
- PG.: PAGE
- DI: DROP INLET

CERTIFICATE OF EXEMPTION

I hereby certify that the division of land shown and described hereon is not a division of land subject to the subdivision regulations of the City of Lenoir, North Carolina, and is approved for recording in the office of the Caldwell County Register of Deeds within ninety (90) days of the date of this approval.

Subdivision Administrator
City of Lenoir

Date

STATE OF NORTH CAROLINA
COUNTY OF CALDWELL

I, _____, REVIEW OFFICER OF CALDWELL COUNTY,
CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

**PRELIMINARY
NOT FOR SALES,
RECORDATION, OR
CONVEYANCES**

WEST AVENUE NW
ASPHALT PAVEMENT
NO RIGHT-OF-WAY DOCUMENTATION FOUND

AREA TO BE RECOMBINED
WITH CITY OF LENOIR
10336± SQ FT
0.24± AC

CENTRAL ADVENT CHRISTIAN CHURCH
PIN 2749668787
D.B. 1220, PG. 318

CITY OF LENOIR
PIN 2749667745
D.B. 1762, PG. 33

LUIS ALBERTO HERNANDEZ
PIN 2749668509
D.B. 2041, PG. 1311 TRACT TWO

LUIS ALBERTO HERNANDEZ
PIN 2749668807
D.B. 2041, PG. 1311 TRACT ONE

CITY OF LENOIR
PIN 2749666419
D.B. 2060, PG. 1137

LARKIN COWLES BENTLEY REVOCABLE
TRUST DATED MARCH 16, 1993
PIN 2749664417
D.B. 1463, PG. 273 TRACT 2

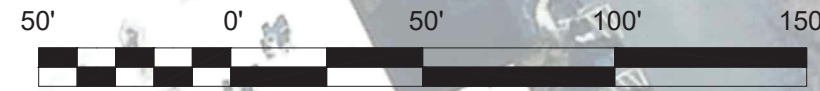
LINE	BEARING	DISTANCE
L1	N 15°59'48" W	22.77'
L2	N 09°17'32" E	97.33'

Recombination Survey and Proposed Easements
for the

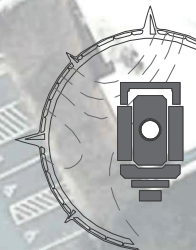
City of Lenoir

REFERENCES

Record Owner: LARKIN COWLES BENTLEY REVOCABLE TRUST
PIN 2749665644
Deed Book 1587 Page 486
Lenoir Township, City of Lenoir, Caldwell County, NC
Field Work Completed: 10-7-2025
Drawn By: P. White
JOB #25044
Phillip White Land Surveying, PLLC
Phillip B. White, PLS
Firm Licensure # P-2895
2735 Willowbrook Rd., Lenoir, NC 28645
828.292.0752



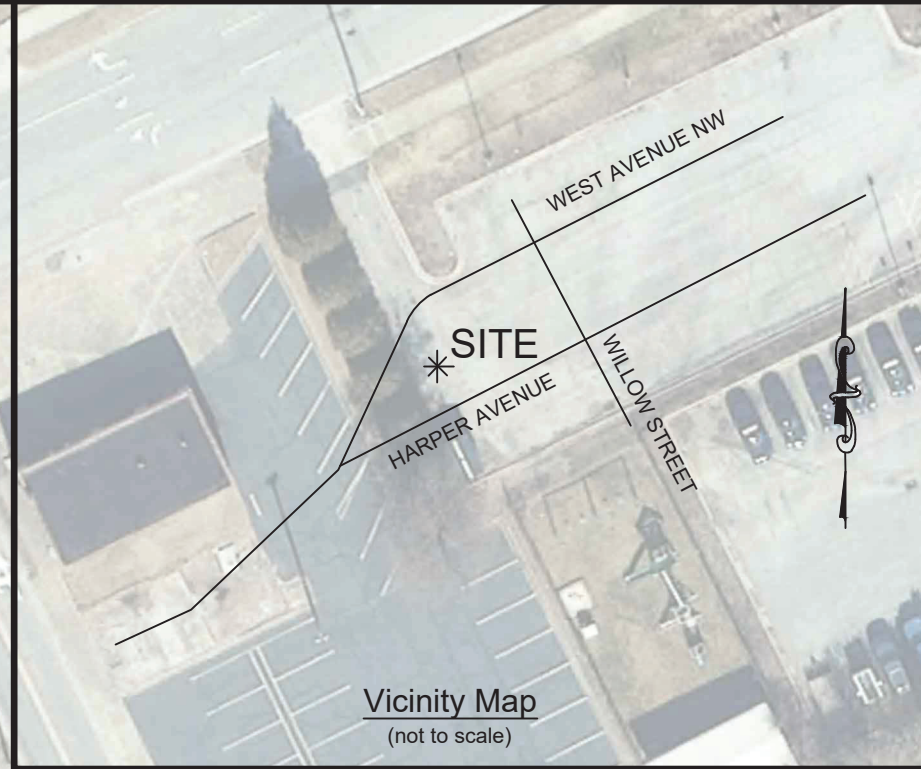
SCALE 1" = 50'



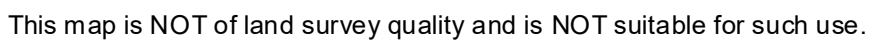
PHILLIP WHITE
LAND SURVEYING, PLLC



Vicinity Map
(not to scale)



October 17, 2025



October 17, 2025

This document presented and filed:
10/28/2025 01:22:26 PM

Fee \$26.00



10112371

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, **Nelly Gladys Julca Fernandez**, have/has 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 November 21, 2022 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: **311 Sharon Ave**
Lenoir, North Carolina
Parcel-ID 09 49 3 4
NCPIN 2759192535

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).

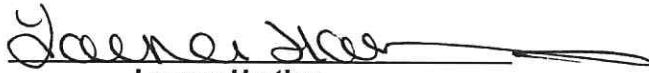
Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall be likewise unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

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.

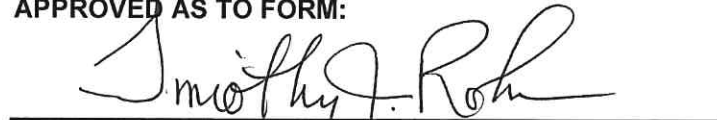
Adopted this the 21st day of October 2025.


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
(311 Sharon Ave.)

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 311 Sharon Ave. NCPIN: 2759192535. 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.

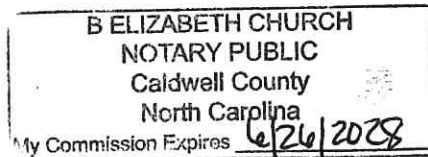
I swear that everything documented in this packet to be true and correct to the best of my information, knowledge, and belief

10-21-2025
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 21st day of October, 2025 and signed the above Affidavit ad hid free and voluntary act and deed.



B. Elizabeth Church
Notary Public

Owner: Nelly Gladys Julca Fernandez
Property: 311 Sharon Ave.
NC Pin: 2759192535
Minimum Housing Violation Timeline

The following information was provided by City Housing Inspector Matthew Bolick

This document presented and filed:
10/28/2025 01:22:25 PM

Fee \$26.00



10112370

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, **Dwight Eugene Hickman and Debra Hickman**, 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 November 21, 2022 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: **118 Plymouth Road**
Lenoir, North Carolina
Parcel-ID 09133 1 15
NCPIN 2758934516

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).

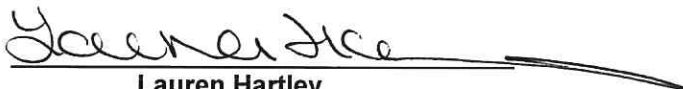
Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall be likewise unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

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.

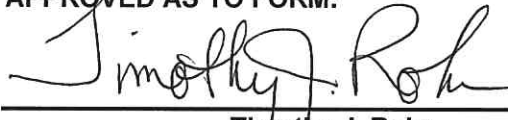
Adopted this the 21st day of October 2025.


JOSEPH L. GIBBONS
MAYOR

ATTEST:


Lauren Hartley
CITY CLERK

APPROVED AS TO FORM:


Timothy J. Rohr
CITY ATTORNEY

CITY OF LEAS
CHARTERED
JANUARY 28, 1851
SEAL

Minimum Housing Violation Affidavit
(118 Plymouth Road)

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 118 Plymouth Road. NCPIN: 2758934516. 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.

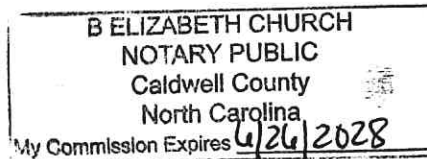
I swear that everything documented in this packet to be true and correct to the best of my information, knowledge, and belief

10-21-2025
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 21st day of October, 2025 and signed the above Affidavit ad hid free and voluntary act and deed.



B Elizabeth Church
Notary Public

Owner: Dwight Eugene Hickman & Debra Hickman
Property: 118 Plymouth Road
NC Pin: 2758934516
Minimum Housing Violation Timeline

The following information was provided by City Housing Inspector Matthew Bolick