



AGENDA
City of Lenoir
City Council Meeting
905 West Ave. NW, Lenoir, NC 28645
Tuesday, May 19, 2026 | 6:00 PM



I. Call to Order

- A. Moment of Silence & Pledge of Allegiance

II. Matters Scheduled for Public Hearings

III. Consent Agenda Items

- A. Minutes: Approval of the City Council minutes of the meeting of Monday, May 4, 2026, as submitted.
- B. Minutes: Approval of the closed session meeting of Monday, May 4, 2026, as reviewed by City Council, City Attorney and City Manager.
- C. Fireworks Authorization Permit: Approval of an application for a Fireworks Display Permit as submitted by Chris Jacobs, Fire Marshall, City of Lenoir. The date of the display is Saturday, July 4, 2026 beginning at 9:30 p.m. at Lenoir Optimist Park and will be conducted by Skyworks Pyro (JECO Pyrotechnics), Inc. for the City of Lenoir Recreation Department. A certificate of liability insurance has been submitted by Skyworks Pyro (JECO Pyrotechnics), Inc. and has also been verified.

IV. Requests and Petitions of Citizens

V. Reports and Boards and Commissions

- A. Jennifer Cannon, Plan Administrator Western Piedmont Council of Governments, will hold a second public meeting to receive public comments concerning the proposed FY-2026 Action Plan for 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 2026, beginning July 1, 2026 and ending June 30, 2027. The City of Lenoir received \$118,886 in CDBG funds which will be used for Public Facility Improvements. The City of Lenoir as lead entity for the Unifour Consortium, received \$976,597.50, which will be used for Assistance to First Time Home Buyers, financing of Multi-Family Housing Projects, and funding of Community Housing Development Organizations, (CHDO's). Staff recommends approval of the FY-2026 Action Plan and the Unifour Consortium FY-2026 Action plan, as submitted.

VI. Reports and Recommendations of the City Manager

- A. Items for Council Action

1. FY2026-27 Proposed Budget: City Manager Scott Hildebran will present the FY2026-27 recommended Annual Budget for the City of Lenoir to City Council and further request that City Council call for a public hearing to be held on Tuesday, June 2, 2026 at 6:00 p.m. to consider approval of the recommended budget.
- B. Items of Information
1. City Council will conduct a Budget Work Session on Thursday, May 21 at 6:00 p.m. at City Hall, Third Floor Conference Room. An additional Budget Work Session will be held on Thursday, May 28 if necessary.
 2. City offices will be closed on Monday, May 25 in observance of Memorial Day.
 3. The Committee of the Whole will meet on Tuesday, May 26 at 8:30 a.m. at City Hall, Third Floor.
 4. The Foothills Regional Airport Authority will meet on Wednesday, May 27 at noon.
 5. The Neon Night Ride will be held on Friday, May 29, starting at 8:30 p.m. at the Rotary Soccer Complex.

VII. Reports and Recommendations of the City Attorney

VIII. Reports and Recommendations of the Mayor

- A. Annual Announcement: Board Appointment/Re-Appointments: Mayor Gibbons will announce a list of individuals to be appointed/re-appointed to the City's Authorities/Boards/Commissions for various term lengths. These appointments will be placed on the June 2 City Council Agenda for Council's consideration of approval.

ABC Board (3-Year)

John Tye (2029)

Jon Blair (2028) Unexpired Term

Foothills Airport Authority (2-Year)

Tom Smith (2028)

Lenoir Housing Authority (5-year)

Pete Kidder (2031)

Business Advisory Board (3-Year)

Dana Clark (2029)

Glenda Wilson (2029)

Hunter Greer (2029)

Katie Brummett (2029)

Alan Hall (2028) Unexpired Term

Application Pending (2027) Unexpired Term

Planning Board/Historic Preservation Commission (3-year)

Michael Careccia (2029)

Kyle Case (2029)

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Tammy Greene (2029)

Board of Adjustments (3-year)

Edward Terry (Alternate) (2028) Unexpired Term

Michael Careccia (2029)

Lucy McCarl (2029)

Kyle Case (2029)

Recreation Advisory Board (4-year)

Dylan Laws (2030)

Charles Pilkenton (2030)

Darren Foddrell (2030)

Application Pending (2029)

Lenoir Tourism Development Authority (4-year)

Dana Clark (2030)

Glenda Wilson (2030)

Samantha Riley (2029) Unexpired Term

Application Pending (2028) Unexpired Term

IX. Reports and Recommendations of Council Member

X. Adjournment

**City Council
Meeting Minutes
Monday, May 4, 2026
6:00 PM**

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

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, City Parks & Recreation Director Phil Harper, Public Services Public Utilities Director Jeff Church, Economic Development Main Street Director Brenda Floyd, and Planner Matt Duchan.

I. Call to Order

- A. Mayor Gibbons said City of Lenoir’s former City Manager and Councilmember Lewis Price passed away on May 1, 2026. Mr. Price began his career in government at the age of 18 while in college, then served in the Army for 10 years. In 1964, he was appointed as City of Lenoir City Manager and served for over 20 years and served 12 years on City Council. Mr. Price had a 60-year career in local government.

Also, former Fire Chief Keith Owens passed away on April 24, 2026. Owens was the Gamewell Fire Chief for 31 years, the City of Lenoir Fire Chief for 20 years, and worked 13 years at the North Carolina Forest Service. Owens also had many other accomplishments throughout his career.

Mayor Gibbons asked to please keep these families in your thoughts and prayers.

Mayor Gibbons announced May 4 is International Firefighters Day and said we remember to honor the past, recognize the present, and inspire the future. The City of Lenoir and the City Council thank all the firefighters for what they do.

The meeting was opened by a moment of silence and the pledge of allegiance as led by Mayor Gibbons.

- B. On behalf of City Council, Mayor Gibbons recognized Lester Whittington, Martin Luther King Jr. Center Manager upon his retirement from the City of Lenoir in honor of his 30+ years of dedicated and outstanding service to the City Council, City of Lenoir and its citizens. Mr. Whittington's retirement date is effective June 1, 2026.

Mayor Gibbons said Lester Whittington has led the Martin Luther King Jr. Center in many ways and appreciates him and what he means to this community. Mayor Gibbons said he values their friendship and is proud to have served with him.

Mayor Gibbons read and presented a resolution to Lester Whittington and also presented him with a key to the City.

Lester Whittington thanked the City Manager, Mayor and Council for always being there for him and for all the friends that came out to support him. Whittington said the retirement will be bitter-sweet, but he's just a phone call away.

- C. Mayor Gibbons presented a proclamation to Emily Hippensteel, Miss Carolina Foothills Teen 2026, proclaiming the week of May 10-16, 2026, as “Food Allergy Awareness Week” throughout the City of Lenoir.

Emily Hippensteel, Miss Carolina Foothills Teen 2026, said over 33 million people have food allergies, including herself, who has five. Hippensteel said she makes it her goal to make sure our spaces and communities are as allergy safe as possible. She does this by partnering with research centers and doctors and doing workshops for elementary schools and girl scouts. She thanked Mayor Gibbons and the Lenoir Community for making this possible.

- D. Mayor Gibbons presented a proclamation to Public Services Public Utilities Director Jeff Church, proclaiming the week of May 3-9, 2026, as “Celebrate Drinking Water Week” throughout the City of Lenoir.

Public Services Public Utilities Director Jeff Church said he loves this day because we get to brag on the staff behind the scenes that provide the community with safe water. Jeff Church introduced the Public Services staff in attendance and shared the certifications they earned. Church said he is proud of each of them and each certificate gains more knowledge for them and the community.

Water Treatment Superintendent Kevin Matheson thanked the City Council for making it possible by funding the projects and keeping the water treatment plant in compliance to supply the citizens with safe drinking water. Matheson said in 2025 the Water Treatment Plant treated two and a quarter billion gallons of water. The plant is manned 24/7, 365 days to supply our citizens. Matheson said our department appreciates the recognition, funding and support.

Public Services Public Utilities Director Jeff Church said the City of Lenoir is a member of a water management group called the Catawba Wateree Water Management Group. On Monday, May 4, the City of Lenoir declared a Stage 2 drought, which means mandatory restrictions. Church asked everyone to take these restrictions seriously. Jeff Church thanked everyone for all their work and his staff.

- E. Mayor Gibbons presented a proclamation to Police Chief Andy Wilson,

proclaiming the week of May 10-16, 2026, as “Peace Officers Memorial Week” throughout the City of Lenoir.

Police Chief Andy Wilson thanked the Mayor and council for the recognition for National Police Week and Peace Officer Memorial Week. National Police week is recognized May 10-16 and Peace Officers Memorial Day is Friday, May 15. Chief Wilson said law enforcement can be one of the most rewarding careers, but it comes with hardships. Officers come to work and protect the ones that cannot protect themselves and to serve our community.

Chief Wilson said Peace Officers Memorial Day is Friday, May 15, and was established by congress in 1962. It is dedicated to the men and women who lost their lives in the line of duty. The City of Lenoir has lost three officers, as far as records show. The Police Department honors those individuals with a plaque in the lobby. Wilson thanked council for their continued support.

- F. Mayor Gibbons presented a proclamation to Public Services Public Works Director Jon Hogan, proclaiming the week of May 17-23, 2026, as “National Public Works Week” throughout the City of Lenoir.

Public Services Public Works Director Jon Hogan thanked the Mayor and council for acknowledging Public Works. Jon Hogan said this years theme from the American Public Work Association is "Rooted in Service, Powered by Community." Public works professionals are chosen because they care about the future of our community. Jon Hogan introduced the staff in attendance and thier job duties.

- G. Caldwell Chamber of Commerce President and CEO Bryan Moore provided an update. Bryan Moore thanked City Council for the continued partnership and stated the Chamber has been serving the community for 106 years. Moore handed out to council The Caldwell Chamber Vision 2026 overview, he explained their partnership and business starts with having a partnership with each of the municipalities within the county. Bryan Moore said tourism is very critical and values their partnership between the Chamber and the Lenoir Tourism Development Board. Moore thanked the city for the new wayfinding signs and said they have seen a 30% increase in the visitors center for the month of April.

Bryan Moore said the L.A. Dysart Awards will be held on June 23 at the Cedar Rock Country Club to honor the newly appointed and designated 2026 winners. Moore also presented to council a certificate offering a token of appreciation for “Building a Bridge” to strengthen local businesses.

Mayor Gibbons said the city is very proud of the partnership with the Chamber and what they are doing in our community.

II. Matters Scheduled for Public Hearings

- A. A public hearing was held for R2-26, Conditional Zoning Ordinance #13 (CZ-13),

located at 710 Blowing Rock Blvd., between Crestline Place and Ellision Place. Applicant Foresite Group LLC is requesting to rezone the subject property to a Conditional Zoning district (CZ-13) from B-6 (Transitional Business) and R-15 (Single-Family Housing, to allow for a drive-through establishment with a residential buffer.

Mayor Gibbons opened the public hearing and asked Planning Director Hannah Williams to speak about the proposed conditional zoning ordinance.

Planning Director Hannah Williams said the application was submitted by Foresite Group LLC and Track West Developers. The property is owned by Steven Strange and the primary address is 710 Blowing Rock Blvd. The site has four structures on it today; two rental houses, one house to office conversion, and one deteriorated house. The parcel is mostly zoned B-6 with a strip of R-15 towards the rear. The proposed conditional zoning would add a drive-thru as a permitted use and would require a 45-foot building setback from residential zones, and a 30-foot buffer yard with four rows of shrubs and trees.

Director Williams said the site would be required to conform to the design standards in section 714 in the zoning ordinance. The proposed site plan shown is for a drive-thru coffee business. The second commercial site will be for another user that has not been determined at this time. There would be cross access required for both these sites.

Planning Board recommended approval as presented and adopted the following consistency statement.

Consistency Statement

The proposed Conditional Zoning Ordinance is consistent with 2045 Comprehensive Plan, because it is identified as Neighborhood Mixed Use on the Future Land Use Map where restaurants and light retail are appropriate land uses and largely permissible in B-6 zoning. The proposed development is a drive-through that addresses neighboring residential concerns with a wide natural buffer and proper traffic circulation into and out of the site. It also addresses a pressing desire by Lenoir residents to attract new businesses to the area and intentionally support new commercial opportunities. Staff finds the proposed Conditional Zoning Ordinance to be reasonable and in the public interest as it provides practical development standards tailored to a complex site and fulfills goals set out by the 2045 Comprehensive Plan.

Molly Kilpatrick with the Foresite Group LLC of 51 12th Street South Birmingham, AL, said she is representing Track West Development and the proposed Dutch Bro's coffee with drive-thru. Kilpatrick presented the updated site plan showing the 30-foot planted buffer in the rear. The existing trees will remain as much as possible along the rear. Additionally, a right and left turn lane was added to Crestline Place to alleviate any stacking and keep traffic flowing.

Councilmember Rogers asked the maximum number of people allowed inside the restaurant.

Molly Kilpatrick replied the building is around 1,000 square feet and is drive-thru only; there is no guest seating inside. Thier will be around 6-9 employees per shift.

Councilmember Prestwood asked if the driveway at the front of the building would serve the undeveloped site.

Molly Kilpatrick replied yes, that would be for a private access drive or service road to the future site.

Councilmember Prestwood asked if the buffer would be planted across the two lots and who would make sure this is maintained.

Kilpatrick replied yes, the 30-foot buffer will be on the second parcel, but it is not shown on the plan because we do not have a tenant at this time.

Planning Director Hannah Williams replied the buffer would be a zoning requirement, so it would go to the Planning Department and Code Enforcement if not in compliance.

Williams said at this time, since the second site has no development, the buffer is not required with the initial development. It would be required once something gets proposed. Since this conditional zoning, the council could add a condition that the buffer would need to be added all at once.

Councilmember Beal said he appreciates the service access road and the plans look good.

Mayor Gibbons asked if anyone would like to address the council concerning this public hearing.

Mack Fulmer of 717 Seehorn Street stated his concerns about the traffic and noise of the business and about future zoning.

Thad Mullis of 119 Ellison Place stated his concerns about traffic, accidents, noise, and past rezoning cases.

Reva Pennel of Eastwood Park Drive SE, who owns the property on the corner of Crestline Place stated her concerns on accidents and the left turn on highway 321.

John Mauk of 1793 Dyson Drive, Decaur GA with Track West Development Firm said the current zoning is business and the current setback is 10 feet. The

development firm is trying to make as little impact on the neighbors by increasing it to 40 feet and providing more extensive landscaping. The proposed plan hopefully solves a lot of neighbor issues and concerns.

Mayor Gibbons closed the public hearing.

Councilmember Thomas said these decisions are not easy, Lenoir is growing and highway 321 has changed. This property is already zoned for commercial, a project could be approved without having to come before Council. Thomas said she does understand the concerns.

Mayor Pro-Tem Ike Perkins said he understands and hears all the concerns. However, with any change it may create some problems, with highway 321 we have to adjust to what is happening.

Councilmember Beal said he appreciates the right-hand exit to expand the path and also the service road. Currently, by right, a much larger sit-down restaurant could come that could possibly cause more traffic.

Mayor Gibbons said when they approved the B-6 zoning for this property, the council tried to protect the area over the years. This project is well planned and is appropriate for highway 321.

Planning Director Williams stated that the right turn lane on Crestline was proposed by the developer, but not adopted as a condition in the proposed ordinance.

Councilmember Stevens said Council has to make some hard decisions for Lenoir and DOT has to make decisions regarding the highway.

Upon a motion by Mayor Pro-Tem Perkins, City Council voted 7 to 0 to approve the rezoning request R2-26; Conditional Zoning Ordinance #13 (CZ-13) with the condition that an additional right turn lane be added to Crestline Place, as presented.

III. Consent Agenda Items

Mayor Gibbons presented on the following items:

- A. Minutes: Approval of the City Council minutes of the meeting of Tuesday, April 21, 2026, as submitted.
- B. Minutes: Approval of the Committee of the Whole minutes of the meeting of Tuesday, April 28, 2026, as submitted.
- C. Approval: ARC Flash Assessment. Staff received Statements of Qualifications from firms interested in an ARC flash assessment of the City's public utilities facilities. Proposals were received by twenty-five (25) firms. After staff review of the submissions, the highest ranking firm was McGill Associates. The project cost

proposal from McGill Associates is \$97,500. Staff recommends City Council approve the firm of McGill Associates to conduct ARC flash assessments at the City's public utilities facilities, as submitted.

- D. Approval; Service Line Material Field Inspections to Support the Lead and Copper Rule Improvements (LCRI) Service Line Inventory Development. The City received 100% principal forgiveness funding in the amount of \$1,000,000 through the Division of Water Infrastructure for the LCRI Service Line Inventory project. Staff received three formal proposals. After staff review, and a recommendation letter from Freese and Nichols, McKim and Creed received the highest ranking. Staff recommends City Council approve the firm of McKim & Creed to perform the service line material field inspections project, as submitted.
- E. Acceptance Resolution; Lenoir-Valdese Interconnect Project. The City of Lenoir received and has accepted a direct appropriation of \$17,000,000 (less loan fees) through the NC General Assembly to fund the undertaking of a project to interconnect the Lenoir and Valdese water systems. The City has applied for additional funding in the amount of \$3,000,000 from the NC Department of Environmental Quality Division of Water Infrastructure. The State Water Infrastructure Authority has approved this additional funding amount (less loan fees). Staff recommends City Council approval of the Acceptance Resolution for the additional funding amount of \$3,000,000 for the Lenoir-Valdese Water Interconnect Project, as submitted.
- F. Resolution: Approval of a resolution presented to Lester Whittington in honor and recognition upon his 30+ years of dedicated and outstanding service to the City Council, City of Lenoir, and its citizens.
- G. Proclamation: Food Allergy Awareness Week 2026: Approval of a proclamation proclaiming May 10-16, 2026, as "Food Allergy Awareness Week" throughout the City of Lenoir.
- H. Proclamation: Celebrate Drinking Water Week: Approval of a proclamation proclaiming May 3-9, 2026, as "Celebrating Drinking Water Week 2026" throughout the City of Lenoir.
- I. Proclamation: Peace Officers Memorial Week: Approval of a proclamation proclaiming May 10-16, 2026, as "Peace Officers Memorial Week" throughout the City of Lenoir.
- J. Proclamation: National Public Works Week: Approval of a proclamation proclaiming May 17-23, 2026, as "National Public Works Week" throughout the City of Lenoir.

Upon a motion by Councilmember Rogers, City Council voted 7 to 0 to adopt the above listed items (A through J) on the Consent Agenda as listed and recommended.

IV. Requests and Petitions of Citizens

There were no requests or petitions.

V. Reports and Boards and Commissions

There were no reports from Boards and Commissions.

VI. Reports and Recommendations of the City Manager

- A. City Manager Scott Hildebran presented the following items of information:
1. The National Day of Prayer will be on Thursday, May 7, in Downtown Lenoir from 12:00 p.m. - 1:00 p.m.
 2. Lenoir Dog Day will be on Saturday, May 9, in Downtown Lenoir from 11:00 a.m. - 1:00 p.m.
 3. The City/County Services Committee will meet on Monday, May 11, at noon at the J.E. Broyhill Civic Center.
 4. The Planning Board will meet on Monday, May 11, at 5:30 p.m. at the City/Council Chambers.
 5. The Economic Development Advisory Committee will meet on Tuesday, May 12, at 8:15 a.m. at the J.E. Broyhill Civic Center.
 6. The ABC Board will meet on Thursday, May 14, at 2:00 p.m.
 7. The Lenoir Business Advisory Board will meet on Thursday, May 14, at 6:00 p.m. at City Hall, Third Floor.

VII. Reports and Recommendations of the City Attorney

There was no report from the City Attorney.

VIII. Reports and Recommendations of the Mayor

There was no report from the Mayor.

IX. Reports and Recommendations of Council Member

There was no report from Councilmembers.

- A. Closed Session: City Council will enter into closed session under N.C.G.S. §143-318.11(a)(5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange or lease.

Upon a motion by Councilmember Stevens, City Council voted 7-0 to go into closed session.

OPEN SESSION:

Upon a motion by Councilmember Thomas, City Council voted 7-0 to re-enter into regular session.

Mayor Gibbons asked for a motion concerning the property acquisition discussed in closed session.

Upon a motion by Councilmember Stevens, City Council voted 7 to 0 to acquire the property at 1380 Baton School Road, Granite Falls, NC 28630 for \$150,000 to allow for the installation of a water pump station for the Lenoir/Valdese water interconnection, as presented.

X. Adjournment

There being no further business, Mayor Gibbons adjourned the meeting at 7:50 p.m.

Lauren Hartley, City Clerk

Joseph L. Gibbons, Mayor

This document presented and filed:
05/14/2026 01:51:09 PM

Fee \$26.00



10118799

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

AN ORDINANCE OF THE CITY COUNCIL OF LENOIR, NORTH CAROLINA, DESIGNATING CERTAIN LAND GENERALLY LOCATED ON US-321 (BLOWING ROCK BOULEVARD) BETWEEN THE INTERSECTION WITH CRESTLINE PLACE AND ELLISON PLACE, COMPRISED OF 2.3 ACRES, MORE OR LESS, AS CONDITIONAL ZONING DISTRICT #13 (CZ-13) ON THE CITY'S OFFICIAL ZONING MAPS; DIRECTING AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

Whereas, at the regularly scheduled meetings on March 9 and April 13, 2026 the Lenoir Planning Board considered zoning application case number R 1-26, requesting the Conditional Zoning district designation (CZ-13), for approximately 2.3 acres of land, described by the recorded plat (Caldwell County Plat Book 30 Page 18) attached to this ordinance as **Exhibit "A"** (hereinafter the "Property"); and

Whereas, based upon the evidence presented to the Lenoir Planning Board, including the information and analysis contained in the staff report for application case number R 1-26 and subject to certain conditions, the Lenoir Planning Board recommended that the Lenoir City Council approve said conditional zoning application and adopt an ordinance in accordance therewith; and

Whereas, the Lenoir Planning Board has found that approval of the application is consistent with the City's adopted Comprehensive Plan; and

Whereas, the Lenoir City Council hereby finds that this ordinance is consistent with the intent and purpose of the Conditional Zoning designation as established by Appendix A, Article V, Section 502, Lenoir City Code; and

Whereas, the Lenoir City Council hereby finds and declares that this ordinance and these amendments are in the best interest of the public health, safety, and welfare; and

NOW, THEREFORE, LET IT BE ENACTED BY THE CITY COUNCIL OF THE CITY OF LENOIR, NORTH CAROLINA, AS FOLLOWS:

SECTION 1. ZONING. After due notice and public hearing, and pursuant to Appendix A, Article XIV of the Lenoir City Code, and other relevant portions of the Lenoir City Code, the zoning designation for the Property is hereby changed from the B-6 Transitional Business district and R-15 Single Family District to Conditional Zoning district on the City’s Official Zoning Map (to be denoted as “CZ-13”), as depicted in Exhibit “B” to this ordinance.

SECTION 2. OTHER DEVELOPMENT LAWS. Except as expressly provided otherwise by this ordinance, the CZ-13 zoning district remains subject to all applicable federal, state, and local laws, and nothing in this ordinance shall be construed to exempt the Property from the lawful authority or jurisdiction of any federal, state, or local agency.

SECTION 3. DEFAULT ZONING DISTRICT. Except as expressly provided otherwise by this ordinance, the Property shall be governed by the land development regulations of the B-6 (Transitional Business) zoning district.

SECTION 4. SPECIAL CONDITIONS. The Conditional Zoning district for the Property is subject to the following special conditions:

1. **Concept Plan.** Subject to any modifications expressly contained in the text of this ordinance, development and maintenance of the Property must be consistent with the concept plan attached to this ordinance as Exhibit “B” (hereinafter the “Concept Plan”). In the event of a conflict between the text of this ordinance and the Concept Plan, the text of this ordinance shall control. References in this ordinance to lots, parcels, buildings, phases, and other development features refer to such features as identified on the Concept Plan.
2. **Variances.** Zoning variances to the standards of the default zoning district not modified by this ordinance may be approved pursuant to the procedures set forth in Appendix A, Article XIII, Section 1312.1 of the Lenoir City Code.
3. **Modification.** The special conditions specific to the CZ-13 zoning district may only be modified by application for a zoning map amendment following the procedures outlined in Appendix A, Article VIII, Section 820 of the Lenoir City Code.
4. **Permitted/Special Uses.** In addition to the uses permitted by the base zoning district, Eating and Drinking Establishment with drive-through is added as a permitted use.
5. **Setbacks.** The setbacks shall be as follows:
 - a. Wherever an Eating & Drinking establishment with drive-through use abuts a single-family residential zone, the building setback shall be 45 feet.
 - b. All other setbacks for front, side, and rear setbacks for the development shall be 10 feet.
 - c. Setbacks for any other use on this property shall be governed by the base zoning district, including separation setbacks between residential and non-residential districts.
6. **Buffer.** Wherever an Eating & Drinking establishment with drive-through use abuts a single-family zone, a 30-foot-wide planted buffer strip shall be required. Mature trees within the 30-foot-wide buffer must remain. Credit for utilizing existing trees on site greater than or equal to required standards shall be two trees for every one tree retained. To maintain the same level of screening performance across the expanded area, the planting requirements of Section 712 will be applied at twice their normal intensity. This means the buffer must contain four staggered rows of

trees and shrubs (instead of the standard two), spaced according to the Section 712 Buffering and Screening standards in the Lenoir Ordinance, so that a continuous six-foot-tall screen is established within two years.

7. **Design Standards.** Design Standards for Commercial, Office, Institutional, And Government Buildings found in Section 714 of the Zoning Ordinance shall be required for Eating & Drinking establishment with drive-through uses, which includes but is not limited to building features including materials, colors, and entrances; landscaping; outdoor storage, garbage collection, and loading areas; pedestrian flow and movement within the site.
8. **Access.** Development must provide ingress and egress from Crestline Place and Ellison Place when appropriate for development. Cross-access for the property must be established for sufficient traffic circulation and safety. No ingress or egress is permitted along US-321.
9. **Lighting.** All lighting shall be fully cut-off and shielded so as to eliminate/minimize light spill-over onto adjacent residential properties.
10. **Right-of-Way Improvement.** Crestline Place shall be widened from the proposed driveway on the southern property line to the intersection with US-321 to include a right turn lane.

SECTION 5. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 6. EFFECTIVE DATE. This ordinance takes effect upon receipt of owner's written consent to the conditions herein by the City of Lenoir, which must be within 10 days of adoption.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Lenoir, North Carolina, by the City Clerk of the City of Lenoir, North Carolina, the 22nd and 29th days of April, 2026.

DONE, THE PUBLIC HEARING, AND ENACTED ON FINAL PASSAGE, by an affirmative vote of the a majority of a quorum present of the City Council of the City of Lenoir, North Carolina, at a regular meeting, this 4th day of May, 2026.

BY THE MAYOR/MAYOR PRO TEMPORE OF THE CITY OF LENOIR, NORTH CAROLINA:



Mayor/Mayor Pro Tempore

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF THE CITY OF LENOIR, NORTH CAROLINA:



City Clerk



SEAL

City of Lenoir
ARC Flash Assessment at Public Utilities Facilities RFQ
Ranking Order

Vendor	Bid Attachment Submitted	Created On	Ranking
McGill Associates	Yes	4/9/2026 8:17	9.28
SKA Consulting Engineers, Inc.	Yes	4/9/2026 10:50	8.88
McKim & Creed, Inc.	Yes	4/8/2026 14:54	8.43
Apogee Consulting Group, P.A.	Yes	4/9/2026 12:54	8.40
Dewberry Engineers Inc.	Yes	4/8/2026 14:44	8.38
Utility Technology Engineers-Consultants PLLC	Yes	4/9/2026 12:08	8.30
Sidebotham Substation Services PLLC	Yes	4/9/2026 11:44	8.13
TICH2-JV LLP	Yes	4/9/2026 13:48	8.10
Atkins Engineering Solutions LLC	Yes	3/27/2026 13:17	8.08
CDG Engineers, Inc.	Yes	4/7/2026 11:35	8.08
LND TECHNICAL SERVICES LLC	Yes	3/30/2026 22:25	8.08
ArcSafe Engineering PLLC	Yes	4/2/2026 15:38	8.03
Casne Engineering, Inc	Yes	4/9/2026 13:17	7.98
Atom Engineering	Yes	4/1/2026 12:42	7.95
Guidant Power	Yes	3/25/2026 11:04	7.95
M.C. Dean, Inc.	Yes	4/6/2026 12:08	7.93
The Fishel Company	Yes	4/6/2026 7:39	7.90
Emtec Consulting Engineers, DPC	Yes	4/9/2026 11:32	7.73
Hallam Engineering, LLP	Yes	4/8/2026 9:29	7.68
Kinectrics AES	Yes	4/8/2026 20:57	7.68
AMPSAFE LLC	Yes	3/24/2026 18:09	7.63
KOECH Engineering LLC	Yes	4/6/2026 14:07	7.55
LOTO Lighthouse	Yes	3/20/2026 11:21	7.48
Micheals Electric And Design	Yes	4/2/2026 10:44	3.60
The EI Group, Inc.	Yes	3/26/2026 10:39	0*
Casne Engineering, Inc	No	4/9/2026 9:04	
Guidant Power	No	3/18/2026 20:45	

*exceeded allowed pages

CONSULTING SERVICES AGREEMENT

This contract entered into this _____ day of May, 2026 by and between City of Lenoir, hereinafter called the Client, and McGill Associates, PA;

Witnesseth that:

Whereas, the Client desires to engage McGill Associates to provide consulting services; and,
Whereas, the Client finds that the attached Scope of Services and terms of this agreement are acceptable; and,
Whereas, McGill Associates desires to provide said services and agrees to do so for the compensation and upon the terms and conditions as hereinafter set forth. Now, therefore, the parties hereto do mutually agree as follows:

1. Scope of Services: McGill Associates shall provide the services attached hereto in the Contract Proposal "Scope of Services" of this Agreement, hereinafter called services. Fees for additional services will be negotiated with the Client prior to proceeding with the work.

2. Standard of Care: McGill Associates will perform its services using that degree of skill and diligence normally employed by professional engineers or consultants performing the same services at the time these services are rendered.

3. Authorization to Proceed: Execution of this Consulting Services Agreement will be considered authorization for McGill Associates to proceed unless otherwise provided for in this Agreement.

4. Changes in Scope: The Client may request changes in the Scope of Services provided in this Agreement. If such changes affect McGill Associates cost of or time required for performance of the services, an equitable adjustment will be made through an amendment to this Agreement.

5. Compensation: The Client shall pay the compensation to McGill Associates set forth in the Contract Proposal "Basis of Compensation" attached hereto. Unless otherwise provided in the Basis for Compensation, McGill Associates shall submit invoices to the Client monthly for work accomplished under this agreement and the Client agrees to make payment to McGill Associates within thirty (30) days of receipt of the invoices. It is also mutually agreed that should the Client fail to make prompt payments as described herein, McGill Associates reserves the right to immediately stop all work under this agreement until disputed amounts are resolved.

6. Personnel: McGill Associates represents that it has, or will secure at their own expense, all personnel required to perform the services under this agreement and that such personnel will be fully qualified and adequately supervised to perform such services. It is mutually understood that should the scope of services require outside subcontracted expertise McGill Associates may employ such services at their discretion.

7. Opinions or Estimates of Cost: Any costs estimates provided by McGill Associates shall be considered opinions of probable costs. These along with project economic evaluations provided by McGill Associates will be on a basis of experience and judgment, but, since McGill Associates has no control over market conditions or bidding procedures, McGill Associates cannot warrant that bids, ultimate construction cost, or project economics will not vary from these opinions.

8. Termination: This Agreement may be terminated for convenience by either the Client or McGill Associates with fifteen (15) days written notice or if either party fails substantially to perform through no fault of the other and does not commence correction of such non-performance within five (5) days of written notice and diligently complete the correction thereafter. On termination, McGill Associates will be paid for all authorized work performed up to the termination date plus reasonable project closeout costs.

9. Limitation of Liability: McGill Associates liability for Client's damages will, in aggregate, not exceed the total fees paid by the Client for the Scope of Services referenced herein or \$50,000 whichever is greater. This provision takes precedence over any conflicting provision of this Agreement

or any documents incorporated into it or referenced by it. This limitation of liability will apply whether McGill Associates liability arises under breach of contract or warranty; tort, including negligence; strict liability; statutory liability; or any other cause of action, and shall include McGill Associates' directors, officers, employees and subcontractors. At additional cost, Client may obtain a higher limit prior to commencement of services.

10. Assignability: This agreement shall not be assigned or otherwise transferred by either McGill Associates or the Client without the prior written consent of the other.

11. Severability: The provisions of this Consulting Services Agreement shall be deemed severable, and the invalidity or enforceability of any provision shall not affect the validity or enforceability of the other provisions hereof. If any provision of this consulting services agreement is deemed unenforceable for any reason whatsoever, such provision shall be appropriately limited, and given effect to the extent that it may be enforceable.

12. Ownership of Documents: All documents, calculations, drawings, maps and other items generated during the performance of services shall be considered intellectual property and remain the property of McGill Associates. Client agrees that the deliverables are intended for the exclusive use and benefit of and may be relied upon for this project only by the Client and will not be used otherwise. Client agrees that any prospective lender, buyer, seller or third party who wishes to rely on any deliverable must first sign McGill Associates' Secondary Client Agreement.

13. Excusable Delay: If performance of service is affected by causes beyond McGill Associates control, project schedule and compensation shall be equitably adjusted.

14. Indemnification: Client agrees to indemnify, defend and hold McGill Associates, its agents, employees, officers, directors and subcontractors harmless from any and all claims, and costs brought against McGill Associates which arise in whole or in part out of the failure by the Client to promptly and completely perform its obligations under this agreement, and as assigned in the Contract Proposal "Scope of Services" or from the inaccuracy or incompleteness of information supplied by the Client and reasonably relied upon by McGill Associates in performing its duties or for unauthorized use of the deliverables generated by McGill Associates. Furthermore, McGill agrees to indemnify, defend and hold the Client harmless from any claims brought against the Client as a result of McGill's work.

15. Choice of Law: This Agreement shall be governed by the internal laws of the State of North Carolina.

16. Entire Agreement: This Agreement contains all of the agreements, representations and understandings of the parties hereto and supersedes any previous understandings, commitments, proposals, or agreements, whether oral or written, and may only be modified or amended as herein provided; and as mutually agreed.

17. Attachments to this document:

1. Contract Proposal including Scope of Services and Basis of Compensation.

Client: City of Lenoir

Authorized Signature:

Print Name: Dr. Jeff Church

Title: Public Services Public Utilities Director

Address: 510B Greer Circle SW
Lenoir, North Carolina 28645

McGill Associates, P.A.

Authorized Signature:

Print Name: Douglas Chapman, PE

Title: Principal/Office Manager

Address: 1240 19th Street Lane NW
Hickory, North Carolina 28601

April 20, 2026

Jeff Church
Public Services Public Utilities Director
City of Lenoir

Dear Dr. Jeff Church,

FNI recommends the City of Lenoir contract with McKim & Creed (MKC) to complete the Scope for Service Line Material Field Inspections to Support the Lead and Copper Rule Improvements (LCRI) Service Line Inventory Development. MKC's reference (City of Durham) provided positive feedback on MKC's performance and commitment to quality. MKC's cost proposal is within the budget documented in the SL SRF-D-LSL-017 Funding Scope of Work (submitted to NCDEQ Nov. 2025). FNI looks forward to working with City of Lenoir and MKC on completing field inspections to support LCRI compliance.

Sincerely,

Isabella Stubbs, PE
Project Manager

CC:
Brian White, PE
Koby Boman, PE
Radha Jagwani, EIT

Division of Water Infrastructure

Professional Engineering Services Procurement

Section 602(b)(14) of the Clean Water Act requires projects receiving CWSRF funding to comply with engineering procurement guidelines. To comply, you must follow NCGS 143-64.31, Article 3D Procurement of Architectural, Engineering, and Surveying Services. You cannot exempt yourself using NCGS 143-64.32. Complete and sign this form and provide the information indicated to ensure that engineering services for your project are eligible for reimbursement.

Applicant: City of Lenoir

Project Name: Lenoir-Valdese Water Interconnect

CWSRF Number: SRP-D-134-0165; HEL-RTA-0004; SRP-D-0240

1) List the basic services being provided: (planning, design, inspection etc.)

Planning, design, permitting, bidding and award, construction, funding administration, post construction phase

2) Provide documentation of the announcement and qualifications requested.

3) List the firms the announcement was discussed with or that proposals were received from in order of quality.

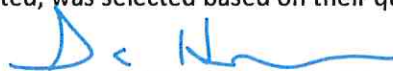
McGill Associates, Freese and Nichols, West Consulting Engineers, Kimley-Horn,

Mattern and Craig, WK Dickson, Withers Ravenel

4) Was a contract negotiated with the best qualified firm? Yes No (circle)

If no, explain why.

By signing below, I **Scott E Hildebran**, the Authorized Representative designated for this project in the project application, attest that the contract pricing, as seen in the attached contract(s), contains pricing that is fair and reasonable based on scope, complexity, professional nature, and the estimated value of the services being provided and the firm selected, was selected based on their qualifications.



signed name

City Manager

title

05/04/2026

date

(SRF staff use only – Check and initial here if debarment status checked and firm is NOT debarred _____)

SALES-TAX REIMBURSEMENT CERTIFICATION FORM
(FOR FUNDING PROGRAMS IN THE DIVISION OF WATER INFRASTRUCTURE)

Applicant: The City of Lenoir

Project Number: SRP-D-134-1065; HEL-RTA-0004; SRP-D-0240

Check If Applicant is not a unit of government under North Carolina law

If the applicant noted above is a Unit of Government in North Carolina, check the applicable box below.

Sales Tax **IS** deducted in this scenario. Please show this on the disbursement requests.

The construction contract was bid with sales taxes and the unit of government will request reimbursement from the DOR.

Sales Tax **IS NOT** deducted in either of these scenarios.

The construction contract was bid with sales taxes and the unit of government will not request reimbursement from the DOR.

The construction contract was bid without sales taxes

Donna Bean, Finance Director

(Printed Name and Title of Authorized Representative)

Donna Bean

(Signature of Authorized Representative)

5-4-26

(Date)

Submit to: NC Dept. of Environment & Natural Resources
Division of Water Infrastructure
Pam Whitley, Project Management Branch
1633 Mail Service Center
Raleigh, NC 27699-1633

FEDERAL ID & Unique Entity ID # REQUEST MEMO

TO: All Loan and Grant Recipients

SUBJECT: Federal Identification Number & Unique Entity ID

Please be advised that all local government units receiving funds from the State of North Carolina must supply their Federal Identification Number. The Unique Entity IDs are required for certain federal funds, as well. Fill out the applicable portions of the form below and email it to Pam Whitley at pam.whitley@ncdenr.gov.

RECIPIENT:

City of Lenoir

PROJECT NUMBER:

SRP-D-134-0165; HEL-RTA-0004; SRP-D-0240

FEDERAL IDENTIFICATION NUMBER (All Programs):

56-600-1265

UNIQUE ENTITY ID:

L8WTLRPYDDE3



CITY MANAGER
SCOTT E. HILDEBRAN

CITY OF LENOIR
NORTH CAROLINA

MAYOR
JOSEPH L. GIBBONS

CITY COUNCIL
J. T. BEAL
R.C. DELLINGER
J. I. PERKINS
R. S. PRESTWOOD
K. R. ROGERS
D. F. STEVENS
C. D. THOMAS

RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, the North Carolina Clean Water Revolving Loan and Grant Act of 1987 has authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection systems, and water supply systems, water conservation projects, and

WHEREAS, the North Carolina Department of Environmental Quality has offered a (State Revolving Loan, State Grant, or State Bond Loan) in the amount of \$3,000,000 for the construction of the Lenoir-Valdese drinking water interconnect project, and

WHEREAS, the **City of Lenoir** intends to construct said project in accordance with the approved plans and specifications,

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

That **City of Lenoir** does hereby accept the (State Revolving Loan, Grant, or State Bond Loan) offer of \$3,000,000.

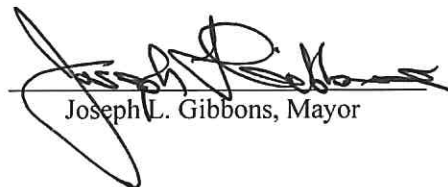
That the **City of Lenoir** does hereby give assurance to the North Carolina Department of Environmental Quality that all items specified in the (loan or grant) offer, Section II - Assurances will be adhered to.

That **Scott Hildebran, City Manager**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency 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 **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 Federal and State grants and loans pertaining thereto.

Adopted this the **4th day of May, 2026** at Lenoir, North Carolina.

SEAL


Joseph L. Gibbons, Mayor

ATTEST:


Lauren Hartley, City Clerk





CITY MANAGER
SCOTT E. HILDEBRAN

CITY OF LENOIR
NORTH CAROLINA

MAYOR
JOSEPH L. GIBBONS

CITY COUNCIL
J. T. BEAL
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K. R. ROGERS
D. F. STEVENS
C. D. THOMAS

Resolution Honoring Lester E. Whittington

WHEREAS, Lester Whittington began serving at Martin Luther King Jr. Center working part-time in summer of 1993 and moved to full-time in June 1994, and Whittington was promoted to Martin Luther King Jr. Center Manager in 1997 where he managed facilities and daily operations; and

WHEREAS, Whittington, graduated from North Carolina A&T and then served 10 years in the US Army. Whittington did two overseas tours of duty - one in Germany and one in South Korea; and

WHEREAS, During his 30-plus years at the center Whittington ran the Harambee Arts Festival, the longest-running festival in Lenoir, helped create the ATC Basketball Camp, founded the Jump Street Drive Music Festival in 2015, and helped found the Caldwell County Black Sports Hall of Fame in 2023.; and

WHEREAS, Whittington also organized many community and holiday events including Martin Luther King Jr. celebrations, Black History Month events, Halloween trunk-or-treats, and Christmas toy giveaways; and

WHEREAS, Whittington was recognized by the Lenoir Rotary with a Vocational Service Award for ethical standards, commitment to their professions, and dedication to serving the community.

WHEREAS, in 2025, Whittington was honored with a "Lester E. Whittington Lobby and Entrance Hall" sign located at the Martin Luther King Jr. Center Lobby and Entrance Hall; and

WHEREAS, Lester Whittington has announced his retirement effective June 1, 2026, with more than 30 years of public service.

NOW THEREFORE BE IT RESOLVED, that I, Joseph L. Gibbons, Mayor, on behalf of the City of Lenoir Council and all the citizens, do hereby congratulate Lester on his retirement and commend him for the example he has set as a dedicated public servant; and

BE IT FURTHER RESOLVED, that Council and I extend our sincere appreciation and deep gratitude for his faithful and outstanding service and many contributions to the betterment of our City.

THIS, the 4th day of May 2026.

SEAL

Joseph L. Gibbons
Mayor





CITY MANAGER
SCOTT E. HILDEBRAN

CITY OF LENOIR
NORTH CAROLINA

MAYOR
JOSEPH L. GIBBONS

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C. D. THOMAS

Food Allergy Awareness Week Proclamation
May 10-16, 2026

WHEREAS, Food Allergy Awareness Week was established as a national week of encouraging food allergy awareness and supporting those who are impacted by food allergies and anaphylaxis; and

WHEREAS, Food allergies affect approximately 32 million Americans, including 6 million children; and

WHEREAS, the prevalence of food allergies appears to be increasing among children under the age of 18, which is two students in every classroom; and

WHEREAS, according to the Centers for Disease Control and Prevention (CDC), between 1997 and 2011, the prevalence of food allergies rose 50 percent; and

WHEREAS, nine foods account for 90 percent of all food allergy reactions: peanuts, tree nuts, milk, egg, wheat, soy, fish, shellfish, and sesame; and

WHEREAS, there is no cure for food allergies, strict avoidance is the only way to prevent an allergic reaction; and

WHEREAS, anaphylaxis is a serious allergic reaction that comes on quickly and has the potential to become life-threatening; and

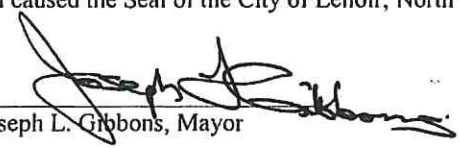
WHEREAS, managing a food allergy on a daily basis involves constant vigilance and trace amounts of an allergen can trigger an allergic reaction in some individuals; and

WHEREAS, Food Allergy and Anaphylaxis Connection Team (FAACT) is a national, nonprofit organization committed to their mission to educate, advocate, and raise awareness for all individuals and families affected by food allergies and life-threatening anaphylaxis; and

NOW, THEREFORE, I, Joseph L. Gibbons, Mayor of the City of Lenoir, North Carolina, do hereby proclaim May 10-16, 2026 as **Food Allergy Awareness Week** in the City of Lenoir, North Carolina and encourage all residents to increase their understanding and awareness of this potentially life-threatening medical condition, improving the quality of life of the 32 million Americans affected by food allergies and anaphylaxis by visiting www.FoodAllergyAwareness.org.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Lenoir, North Carolina to be affixed this 4th day of May 2026.

SEAL


Joseph L. Gibbons, Mayor

ATTEST:


Lauren Hartley, City Clerk





CITY MANAGER
SCOTT E. HILDEBRAN

CITY OF LENOIR
NORTH CAROLINA

MAYOR
JOSEPH L. GIBBONS

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C. D. THOMAS

**PROCLAMATION
IN CELEBRATION OF
DRINKING WATER WEEK**

WHEREAS, water is our most valuable natural resource; and

WHEREAS, only tap water delivers public health protection, fire protection, support for our economy and the quality of life we enjoy; and

WHEREAS, any measure of a successful society - low mortality rates, economic growth and diversity, productivity, and public safety are in some way related to access to safe water; and

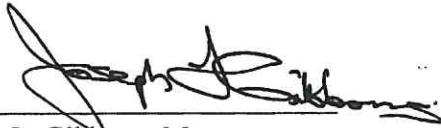
WHEREAS, we are all stewards of the water infrastructure upon which future generations depend; and

WHEREAS, each citizen of the City of Lenoir is called upon to help protect our source waters from pollution, to practice water conservation, and to get involved in local water issues by getting to know their water;

NOW, THEREFORE, BE IT RESOLVED that by virtue of the authority vested in me as Mayor of the City of Lenoir, North Carolina, and on behalf of the Lenoir City Council, I do hereby proclaim the week of May 3 – 9, 2026, as *“Celebrate Drinking Water Week”* throughout the City of Lenoir.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Lenoir to be affixed this the 4th day of May, 2026.

SEAL



Joseph L. Gibbons, Mayor

ATTEST:



Lauren Hartley, City Clerk





PROCLAMATION



*In Recognition of
Peace Officers' Memorial Week
May 10 – 16, 2026*

WHEREAS, the Congress and President of the United States have designated May 15 as Peace Officers' Memorial Day, and the week in which May 15 falls as National Police Week; and

WHEREAS, the members of the law enforcement agency of the Lenoir Police Department play an essential role in safeguarding the rights and freedoms of those inside the City of Lenoir; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of law enforcement, and that our law enforcement agency recognize their duty to serve the people by safeguarding life and property, protecting them against violence and disorder, and protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the law enforcement agency of the City of Lenoir Police Department unceasingly provide a vital public service;

NOW THEREFORE, BE IT RESOLVED, that I, Joseph L. Gibbons, Mayor of the City of Lenoir, and on behalf of the Lenoir City Council, do hereby proclaim and call upon all citizens of Lenoir and upon all patriotic, civic and educational organizations to observe the week of May 10 – May 16, 2026, as Police Week with appropriate ceremonies and observances in which all may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so doing, established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens;

FURTHERMORE, I proclaim and call upon all citizens of the City of Lenoir to recognize May 15, 2026, as Peace Officers' Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty. Let us recognize and pay respect to the survivors of our fallen heroes.

WITNESS, my hand and seal this the 4th day of May, 2026.

SEAL

Joseph L. Gibbons

Joseph L. Gibbons, Mayor

ATTEST:

Lauren Hartley

Lauren Hartley, City Clerk



CITY MANAGER
SCOTT E. HILDEBRAN

CITY OF LENOIR
NORTH CAROLINA

MAYOR
JOSEPH L. GIBBONS

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D. F. STEVENS
C. D. THOMAS

**PROCLAMATION IN HONOR OF
NATIONAL PUBLIC WORKS WEEK
“Advancing Quality of Life For All”**

WHEREAS, Public Works Professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of the City of Lenoir; and

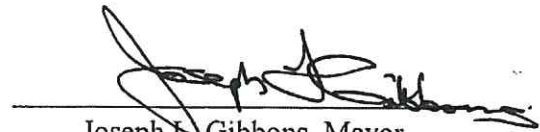
WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment, and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the City of Lenoir to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and


NOW, THEREFORE, I, Joseph L. Gibbons, Mayor, and on behalf of the Lenoir City Council, do hereby designate the week of May 17 through May 23, 2026, as “*National Public Works Week*” and urge all citizen to join with representatives of governmental agencies and the American Public Works Association in activities and ceremonies designed to pay tribute to our Public Works professionals, engineers and administrators and to recognize the substantial contributions they have made to our national health and welfare.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Lenoir to be affixed this the 4th day of May, 2026.

SEAL


Joseph L. Gibbons, Mayor

ATTEST:


Lauren Hartley, City Clerk



City of Lenoir

City Council Action Form

I. Agenda Item:

Fireworks Authorization Permit: Approval of an application for a Fireworks Display Permit as submitted by Chris Jacobs, Fire Marshall, City of Lenoir. The date of the display is Saturday, July 4, 2026 beginning at 9:30 p.m. at Lenoir Optimist Park and will be conducted by Skyworks Pyro (JECO Pyrotechnics), Inc. for the City of Lenoir Recreation Department. A certificate of liability insurance has been submitted by Skyworks Pyro (JECO Pyrotechnics), Inc. and has also been verified.

II. Background Information:

Fireworks Authorization Permit: Approval of an application for a Fireworks Display Permit as submitted by Chris Jacobs, Fire Marshall, City of Lenoir. The date of the display is Saturday, July 4, 2026 beginning at 9:30 p.m. at Lenoir Optimist Park and will be conducted by Skyworks Pyro (JECO Pyrotechnics), Inc. for the City of Lenoir Recreation Department. A certificate of liability insurance has been submitted by Skyworks Pyro (JECO Pyrotechnics), Inc. and has also been verified.

III. Staff Recommendation:

Staff recommends approval of the Fireworks Authorization Permit, as submitted.

IV. Reviewed By:

Norman Staines

V. Attachments:

1. 2026 City Council Request
2. City Application
3. gs_14-413



Lenoir Fire Department

602 Harper Avenue, N.W.
Lenoir, North Carolina 28645



Fire Marshal
Christopher W. Jacobs
(828) 757-2193
(828) 394-1206 Fax
cjacobs@ci.lenoir.nc.us

Lenoir Fire Department
(828) 757-2190

Ref: Fireworks Display for July 4th, 2026

Date: May 12th, 2026

In the North Carolina law, fireworks displays are required to be approved by the County Board of Commissioners and/or City Council. This change came in effect February 1, 2010, and the approval must be granted prior to a permit being issued by the Fire Marshal's Office. I have attached a copy of General Statute 14-413. I am acquiring copies of one (1) application packet for fireworks display inside the City of Lenoir. The date of the display is July 5th, 2026 and conducted by Skyworks Pyro(JECO Pyrotechnics), Inc. for City of Lenoir Parks & Recreation. The display is located at Lenoir Optimist Park located at 701 Mulberry St SW, Lenoir NC, 28645. The General Statute requires that the County/City ensures proof of insurance prior to providing approval. A copy of the insurance certificate is provided in the packet provided by Skyworks Pyro. I have required that the information be submitted by each applicant that is required by the North Carolina Fire Code and this office will conduct the necessary inspections of these sites prior to the display. I would respectfully request that this fireworks display be placed on the next agenda for consideration by the City Council. It is my understanding that most Counties/Cities are placing these items on the consent agenda once the insurance certificate has been verified (it has). As always, if I can be of any further assistance in this matter, please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read "Chris Jacobs".

Chris Jacobs
City of Lenoir Fire Marshal
Phone# 828-757-2193
Email: cjacobs@ci.lenoir.nc.us



Lenoir Fire Department

602 Harper Avenue, N.W.
Lenoir, North Carolina 28645



Lenoir Fire Department
(828) 757-2190

Fire Marshal
Christopher W. Jacobs
(828) 757-2193
(828) 394-1206 Fax
cjacobs@ci.lenoir.nc.us

APPLICATION FOR FIREWORKS DISPLAY PERMIT

- Name: City of Lenoir (individual, group or organizational sponsor)
- Address: 720 Mulberry St. SW
Lenoir NC 28645
- Location of Display: 720 Mulberry St SW (Street Address)
Lenoir NC 28645
- Name, Address and Phone number of fireworks display operator:
Fire Works - Sky Works / Eric Wright 828-260-2619
- Date and Time of Fireworks Display: July 4, 2026 930 PM
- Proposed Rain/Wind Date if event is postponed: _____
- Provided a copy of approval for the fireworks display from the City of Lenoir per Caldwell County Agreement.
- Provide the qualifications of the operator which demonstrate experience with use of fireworks and knowledge of all safety precautions related to the storage, handling or use of fireworks. Operators **must have a permit from the Office of State Fire Marshal** and provide a copy of permits of all personnel involved in the display to this office or provide documentation required for assistants on site.
- Provide Evidence of Financial Responsibility by the sponsor of the event of the operator of the fireworks display. (Insurance Certificate) **City of Lenoir is to be included in the Certificate Holder Section.**
- Provide a "Procedure Plan for Failures" which establishes procedures to follow and actions to be taken in the event that a shell fails to ignite or other malfunctions.
- Provide a diagram (including distances) of the grounds on which the outdoor fireworks display is to be held showing the point at which the fireworks are to be discharged, the location of all buildings, highways and other lines of communication, this lines behind which the audience is to be restrained, and the location of other possible overhead obstructions.
- Provide information regarding the number and types of fireworks which will be discharged.
- Provide information regarding the manner and place of storage of such fireworks prior to delivery to the outdoor fireworks display site.

By signing this document, the applicant agrees that the operation of this outdoor fireworks display will conform to the terms of NFPA 1123 or NFPA 1126, and the General Statutes of North Carolina.

Jack Can...
(Signature of Applicant)

May 5, 2026
(Date)

§ 14-413. Permits for use at public exhibitions.

(a) For the purpose of enforcing the provisions of this Article, the board of county commissioners of any county, or the governing board of a city authorized pursuant to subsection (a1) of this section, may issue permits for use in connection with the conduct of concerts or public exhibitions, such as fairs, carnivals, shows of all descriptions and public celebrations, but only after satisfactory evidence is produced to the effect that said pyrotechnics will be used for the aforementioned purposes and none other. Provided that no such permit shall be required for a public exhibition under any of the following circumstances:

- (1) The exhibition is authorized by The University of North Carolina or the University of North Carolina at Chapel Hill and conducted on lands or in buildings in Orange County owned by The University of North Carolina or the University of North Carolina at Chapel Hill.
- (2) The exhibition is authorized by the University of North Carolina School of the Arts and conducted on lands or in buildings owned by the State and used by the University of North Carolina School of the Arts.
- (3) The exhibition is authorized by The University of North Carolina or North Carolina State University and conducted on lands or in buildings in Wake County owned by The University of North Carolina or North Carolina State University.

(a1) For the purpose of enforcing the provisions of this Article, a board of county commissioners may authorize the governing body of any city in the county to issue permits pursuant to the provisions of this Article for pyrotechnics to be exhibited, used, or discharged within the corporate limits of the city for use in connection with the conduct of concerts or public exhibitions. The board of county commissioners shall adopt a resolution granting the authority to the city, and it shall remain in effect until withdrawn by the board of county commissioners adopting a subsequent resolution withdrawing the authority. If a city lies in more than one county, the board of county commissioners of each county in which the city lies must adopt an authorizing resolution. If any county in which the city lies withdraws the authority of the city to issue permits for the use of pyrotechnics, the authority of the city to issue permits for the use of pyrotechnics will end, and all counties within which the city lies must resume their authority to issue the permits.

(b) For any indoor use of pyrotechnics at a concert or public exhibition, the board of commissioners or the governing body of an authorized city may not issue any permit unless the local fire marshal or the State Fire Marshal (or in the case of The University of North Carolina, the University of North Carolina at Chapel Hill, or North Carolina State University it may not authorize such concert or public exhibition unless the State Fire Marshal) has certified that:

- (1) Adequate fire suppression will be used at the site.
- (2) The structure is safe for the use of such pyrotechnics with the type of fire suppression to be used.
- (3) Adequate egress from the building is available based on the size of the expected crowd.

(c) The requirements of subsection (b) of this section also apply to any city authorized to grant pyrotechnic permits by local act and to the officer delegated the power to grant such permits by local act.

(d) A board of county commissioners or the governing board of a city shall not issue a permit under this section unless the display operator provides proof of insurance in the amount of at least five hundred thousand dollars (\$500,000) or the minimum amount required under the North Carolina State Building Code pursuant to G.S. 143-138(e), whichever is greater. A board of county commissioners or the governing board of a city may require proof of insurance that exceeds these minimum requirements. (1947, c. 210, s. 4; 1993 (Reg. Sess., 1994), c. 660, s.

3.1; 1995, c. 509, s. 11; 2003-298, s. 1; 2007-38, s. 2; 2009-507, s. 2; 2013-275, s. 2; 2015-124, s. 2.)

**NOTICE OF PUBLIC HEARING
CITY OF LENOIR**

Notice is hereby given that the City of Lenoir and the Unifour HOME Consortium will hold a Second Public Hearing to receive public input and comments concerning the proposed FY-2026 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 2026, beginning July 1, 2026 and ending June 30, 2027. The City of Lenoir received \$118,886 in CDBG funds which will be used for Public Facility Improvements. The City of Lenoir as lead entity for the Unifour Consortium received \$976,597.50 which will be used for Assistance to First Time Home Buyers, financing of Multi-Family Housing Projects, and funding of Community Housing Development Organizations, (CHDO's).

This Public Hearing will be held on Tuesday, May 19, 2026 at 6:00pm before the Lenoir City Council in the City/County Chambers on the bottom floor of the Caldwell County Office building located at 905 West Avenue, Lenoir, NC.

A 30-day comment period began February 10, 2026 to obtain citizen input before the plan is adopted. Written comments may be made in writing before May 19, 2026, to Jennifer Cannon, Community Development Administrator, PO Box 958, Lenoir, NC 28645.

The City of Lenoir has received entitlement status by HUD and receives CDBG funds for carrying out community development activities as described in the Consolidated Plan. The Unifour HOME Consortium is comprised of 28 member local governments located within and including Alexander, Burke, Caldwell and Catawba Counties. The City of Lenoir serves as Lead Entity for this Consortium. The Unifour Consortium has received entitlement status by HUD, and will receive HOME funds to carrying out affordable housing activities as described in the Consolidated Plan.

The meeting is open to the public. Any person with a disability needing special accommodations or non-English speaking persons needing translation services should contact the City of Lenoir at least 48 hours prior to the meeting. For more information contact Jennifer Cannon at the Western Piedmont Council of Governments at (828) 485-4250, or 1(800) 735-2962 TDD.

PUBLISH: Wednesday, May 6, 2026

Please run this ad on Wednesday, May 6, 2026
Please run one time only
Use Small Block Ad
Use HUD and Fair Housing, EEO logos
Affidavit Required
Send Bill & Affidavit to:

Attention: **Rick Oxford**
Unifour HOME Program/City of Lenoir CDBG Program

**1880 2nd Avenue NW
Hickory, NC 28601
828-514-9191**

If you need further information contact Rick Oxford at (828) 514-9191.

CITY OF LENOIR
FY-2026 Action Plan

City of Lenoir

P.O. Box 958
Lenoir, NC 28645
(828) 485-4245

For Submittal to the U.S. Department of Housing and Urban Development
June, 2026

**ACTION PLAN 2026
CITY OF LENOIR, NORTH CAROLINA**

- I. Federal Form 424**
- II. Introduction**
- III. Five Year Strategy**
- IV. Second Year Action Plan 2026**
 - A. Resources**
 - 1. Federal**
 - B. Activities to be Undertaken**
 - 1. Public Facilities Improvements**
 - 2. Program Administration**
- V. Other Actions**
 - A. Affordable Housing**
 - B. Homelessness and Other Special Needs**
 - C. Non-Housing Community Development Needs**
 - D. Lead Based Paint Hazard Reduction**
 - E. Public Housing Improvements**
 - F. Public Housing Residents Initiatives**
- VI. Monitoring**
- VII. Fair Housing - Barriers to Affordable Housing**
- VIII. Anti-Poverty Strategy**
- IX. Coordination of Efforts**
- X. Summary of Citizen Comments**
- XI. Certifications**

II. INTRODUCTION

The Community Development Block Grant Entitlement Program allows the City of Lenoir to address the housing affordability, community and economic development needs for the low and moderate-income residents of Lenoir. The Consolidated Plan is a planning document which guides the development of affordable housing, community and economic development strategies. The Consolidated Plan serves as a guide to be used in decision making for investors, non-profit organizations, community organizations, program administrators, City officials and concerned citizens. The Consolidated Plan, required by the Department of Housing and Urban Development, is designed to promote and coordinate citizen participation in the development of local priority needs and objectives.

This year the City of Lenoir will be utilizing the entitlement funds from the CDBG program for public facilities renovations and storm water improvements at the Old Lenoir High School Campus Project, which includes the Gym, the Auditorium, Mack Cooke Stadium, Farmer's Market Pavilion, and Over the Mountain Victory Trail Visitor Center.

Mandated by the U.S. Department of Housing and Urban Development, the Consolidated Plan, developed in FY 2025 for a five year period, set forth a five-year plan for addressing the City's housing, community development and economic development needs of its low and moderate – income residents. The following is the summary of the five-year plan and the strategies for the FY 2026 CDBG program year.

III. FIVE YEAR STRATEGY

Summary of the Five Strategy. The City of Lenoir has established the following significant elements for achieving its strategic purposes and objectives through this consolidated plan.

- Installation of streets and sidewalks in CDBG eligible areas.
- Installation of greenways paths and/or bridges in CDBG eligible areas.
- Streets improvements in CDBG eligible areas.
- Installation of water & sewer and storm water improvements in CDBG eligible areas.
- Elimination of slum and blight housing units and vacant buildings in the city through the acquisition and demolition and/or condemned structures.
- Increase economic and job opportunities for low and moderate income persons.
- Stimulating homeownership opportunities for low and moderate income homebuyers by providing downpayment assistance through the HOME Unifour Consortium Program.
- Increase the supply of standard, affordable housing through the rehabilitation of existing structures.
- Continue supporting programs offered by non-profits that benefit low and moderate income people and meet the requirements of CDBG Program.
- Encourage efforts on a regional basis to further study and address homelessness.
- Continue efforts to create, maintain or improve new or existing parks, recreational and other public facilities in CDBG eligible areas.
- Continue efforts to reduce and eliminate lead-based paint hazards through education and testing, utilizing services of the Caldwell County Health Department.
- Continuation of efforts to further Fair Housing and minimize relocation or displacement in all programs.

Priority Analysis and Strategy Development. The City of Lenoir has established its general priorities for allocating federal, state and private resources expected to be available over the five-year period of the consolidated plan. The data obtained from the 2020 Census and HUD Databooks indicate that low-income small related, low-income large related and elderly owner households were more likely to experience housing problems than other sub-populations. The growing number of severe housing problems in the 0 to 80% income categories, indicate the need for rehabilitation assistance. The City will continue to support applications for elderly and low-income housing rehabilitation and construction.

The City also supports any applications for funds which goals are to provide affordable, safe and decent housing to low and moderate income individuals and families.

Sources of Funds. All program activities will be paid by federal CDBG funds

IV. SECOND YEAR ACTION PLAN 2026

Strategy Implementation-Year 2

Total CDBG Funding **\$118,886**

Total Resources **\$118,886**

In accordance with 24 CFR Part 91.220 of Title 1 of the Housing and Community Development act

of 1974, as amended, the City of Lenoir's One Year Action Plan outlines the activities that will be funded using CDBG funds.

A. Resources

1. Federal

Federal resources are expected to be available to address the priority needs and specific objectives identified in the strategic plan of the CDBG Program. The City anticipates receiving \$118,886.00 in FY 2026.

B. Activities to be Undertaken

Priority 1. Public Facilities - \$95,108.80 public facilities renovations and storm water improvements at the Old Lenoir High School Campus Project, which includes the Gym, the Auditorium, Mack Cooke Stadium. Farmer's Market Pavilion, and Over the Mountain Victory Trail Visitor Center.

Geographic Distribution. Low Income Census Tract

Priority 2. Program Administration - \$23,777.20 in CDBG funds to provide efficient and timely administrative services. Administration will be a key component to the success of the City of Lenoir programs. The staff will be responsible for preparing all documents required of the CDBG Program, monitoring and other requirements of the Program.

V. OTHER ACTIONS

A. Affordable Housing. The City of Lenoir has established its general priorities for allocating federal, state and private resources expected to be available over the five year period. The data obtained from the 2020 Census of Population and Housing and HUD Databooks indicate low-income households are more likely to experience housing problems. Older adults will continue to experience housing problems due to that population's decreased incomes, the age of their homes and their increasing frailty as they age. The City of Lenoir will continue to support individual applications for HOME, CDBG and Rural Development Corporation funds to address these needs.

Priority has been given to improving areas of the city through infrastructure improvements and improvements to public facilities. The City of Lenoir supports any applications, which have goals of providing affordable, safe and decent housing to low and moderate-income families and individuals.

B. Homelessness and Other Special Needs. The City of Lenoir will work closely with the existing network of agencies and organizations that are addressing the needs of the homeless and those threatened with homelessness and those with special needs housing. The City of Lenoir will work with regional efforts by the Western Piedmont Council of Governments or the Unifour Consortium to study the causes and possible remedies for homelessness.

C. Non-Housing Community Development Needs. The City of Lenoir will seek to improve the downtown business area. This revitalization of this area is of extreme importance in maintaining the character of the City. New businesses, restaurants, and industry are needed to create new jobs and to increase the viability of the City.

D. Lead Based Paint Hazard Reduction. The number of homes built before 1970 is 4563 all of which can be classified as potential hazards. Any units assisted with CDBG funds will be addressed for lead hazards on a unit-by-unit basis in accordance with all D-HUD regulations. With limited funds available, the abatement of lead from all units within the city is not possible. Lead based paint hazard and abatement information is made available at the CDBG office for all city residents upon request. Approved measures such as wet scraping to reduce the amount of lead disturbed during rehabilitation will be used.

E. Public Housing Improvements. The Lenoir Housing Authority plans to improve the management and operation of the public housing units by applying for funds to refinance the 97 units currently managed by a private management company. Further, the LHA cooperates with the Western Piedmont Council of Governments to increase homeownership among residents, and encouraging residents to apply for homebuyer assistance funds. The LHA also coordinates efforts with the Lenoir Police Department to reduce crime in at their units.

F. Public Housing Resident Initiatives. The LHA will work in the coming five-year period to increase resident awareness of energy factors, homeownership possibilities, credit counseling, drug elimination, and community activities. Together with the City of Lenoir, the Western Piedmont Council of Governments, Blue Ridge Community Action the LHA hopes the residents of the authority will be able to accomplish more self-reliance and independence expenditures.

VI. MONITORING. The City of Lenoir will take every measure to ensure the City of Lenoir's long-term compliance, completely and correctly, with provisions of this consolidated plan and all of the provisions of the CDBG program.

The City of Lenoir is committed in its efforts to develop and provide affordable housing and to meet the goals of their five-year strategy outlined in the consolidated plan. The City of Lenoir will review the goals of their one-year strategy on a quarterly basis to determine progress made toward reaching the goals. The City of Lenoir shall be responsible for monitoring only those funds that it receives from DHUD.

All persons receiving assistance under the CDBG program must meet low and moderate-income requirements as determined annually by U.S. Department of Housing and Urban Development.

Any acquisition and relocation will comply with the Uniform Relocation Act.

Any demolition/clearance/construction/site preparation work will be monitored in accordance with Davis-Bacon requirements. Environmental clearance will be received prior to expenditure of any HUD funds. Any asbestos and/or lead-based paint abatements will be done in accordance with applicable state and federal governing laws.

For every \$30,000 in CDBG funds spent on economic development, at least 1 new job will be created for low and moderate-income residents. All required procedures will be followed to ensure compliance with national objective to benefit low to moderate-income persons.

All construction work will be monitored in accordance with any Davis-Bacon requirements.

In order to ensure compliance the Western Piedmont Council of Governments will conduct the monitoring for this program.

VII. Fair Housing – Barriers to Affordable Housing. The City of Lenoir makes every effort in supporting affordable housing. The City serves as the Lead Entity for the Unifour Consortium which has 28 participating local governments. Within the Consortium, there are varying degrees of adopted zoning and land use controls, fees and other costs that will affect the cost of housing. Adopted zoning and subdivision codes that are currently in force are not considered to be excessive or exclusionary. The Consortium staff, the Western Piedmont Council of Governments, will administer an Individual Development Account program with CDBG funds received by counties. These IDA program will be administered and available throughout the Unifour. The Western Piedmont Council of Governments is a HUD-approved comprehensive housing counseling agency, and as such, it will also continue to provide Home Equity Conversion Mortgage counseling to older adult homeowners.

Lack of education about purchasing home can be a barrier to affordable housing. The lack of a job, money, or even a person's language can be a barrier to fair housing. An analysis of impediments to fair housing has identified various hurdles to fair housing and suggest ways to make housing opportunities more fair.

The City of Lenoir will take an active role in affirmatively furthering fair housing in its jurisdiction through these activities:

- The City of Lenoir will participate in the Unifour Consortium HOME Program, which assists low and moderate-income persons with down payment assistance.
- The City of Lenoir will promote education of housing rights and housing responsibilities through flyers translated into Spanish for our Hispanic population.
- The City of Lenoir will participate in various forums to provide housing and fair housing information to its citizens.
- The City of Lenoir Continued will place handicap accessible sidewalks and improved parking to provide equal access to the city for the handicap and disabled persons of Lenoir.
- The City will observe April as “Fair Housing Month” by the city adopting a fair housing resolution each April to recognize and support fair housing The City will sponsor public service announcements regarding fair housing and “Fair Housing Month” in local newspaper and/or radio.
- The City of Lenoir will supply informational posters, brochures and/or flyers to historically black church and community centers to inform citizens about their fair housing rights.
- The Unifour Consortium will provide down payment assistance for first-time homebuyers, to qualifying low to moderate income minorities and will specifically

affirmatively market the down payment assistance program to minority and/or predominately black communities by placing down payment assistance and fair housing posters, brochures, and/or flyers in minority and/or predominately black communities, churches, libraries, and community centers.

VIII. ANTI-POVERTY STRATEGY. The City of Lenoir is seeking new and diverse industries and commercial businesses for the City. Data from the Employment Security Commission of North Carolina states that unemployment in Caldwell County averaged 6.3% in 2015 due to the loss of furniture and textile jobs to overseas labor market. Job-training and job placement is provided through the Workforce Investment Act provide skill training and job placement assistance to over 150 adults and youth each year within Caldwell County.

IX. COORDINATION OF EFFORTS. The City of Lenoir has a strong network of private institutions, non-profit and public agencies that carry out the distribution of funds allocated to help the very-low and low-income families of the City. The staff of the Lenoir Community Development Department has accumulated experience in carrying out these programs. Reporting directly to the city manager and the city council the community development department receives valuable input into most of their activities. The City of Lenoir will continue to work with area service providers and agencies to remain aware of existing programs and make referrals as needed to individuals and families. The WPCOG staff assigned to the City of Lenoir will continue to be involved with various housing, aging, social service and non-profit agencies in order to stay abreast of other activities.

X. SUMMARY OF CITIZEN COMMENTS. A summary of citizen comments regarding the proposed 2026 Action Plan from the February 26, 2026 public meeting and the May 19, 2026 public hearing will be included here:

XI. CERTIFICATIONS

Unifour Consortium FY 2026 Action Plan

Unifour Consortium

City of Lenoir, Lead Entity

P.O. Box 958

Lenoir, NC 28645

(828) 485-4245

For Submittal to the U.S. Department of Housing and Urban Development
June, 2026

ACTION PLAN 2026 UNIFOUR HOME CONSORTIUM
CITY OF LENOIR, NORTH CAROLINA

- I. Federal Form 424
- II. Introduction
- III. Five Year Strategy
- IV. Second Year Action Plan 2026
 - A. Resources
 - 1. Federal
 - 2. Other
 - B. Activities to be Undertaken
 - 1. Downpayment Assistance
 - 2. CHDO Set-aside
 - 3. Multi-Family Housing
 - 4. Program Administration
- V. Other Action
 - A. Affordable Housing
 - B. Homelessness and Other Special Needs
 - C. Non-Housing Community Development Needs
 - D. Lead-Based Paint Hazard Reduction
 - E. Public Housing Improvements
 - F. Public Housing Resident Initiatives
- VI. Monitoring
- VII. Fair Housing – Barriers to Affordable Housing
- VIII. Anti-Poverty Strategy
- IX. Coordination of Efforts
- X. Summary of Citizen Comments
- XI. Certifications

II. INTRODUCTION

The Unifour Consortium, comprised of four counties and twenty-four municipalities, located in the western piedmont region of North Carolina have prepared a Consolidated Plan as required to receive HOME funds and an HOME entitlement jurisdiction. The total twenty-eight participating Consortium members are contiguous and are in agreement as to the components of this plan. The Consolidated Plan serves as a guide for decision-making by investors, non-profit organizations, community organizations, elected officials and concerned citizens. The Consolidated Plan, required by the Department of Housing and Urban Development, is designed to promote and coordinate citizen participation in the development of local priority needs and objectives.

The twenty-eight local governments that comprise the Unifour Consortium sit on the Unifour Consortium Governing Board. Each local government provides one representative to set on the board. Each representative has one vote. The City of Lenoir serves as the Lead Entity for the Unifour Consortium. All funding from the Department of Housing and Urban Development will flow through the City of Lenoir to the benefit of all twenty-eight local governments. The City of Lenoir assures compliance with all required regulations pertaining to the HOME Program. The City of Lenoir contracts with the Western Piedmont Council of Governments for the administration of the HOME Program.

The Consortium has established its general priorities for allocating HOME funds expected to be available over the five-year period. The data obtained from the 2020 Census of Population and Housing indicates that low and moderate-income households are more likely to experience housing problems. Older adults will continue to experience housing problems due to that population's decreased incomes, the age of their homes and their increasing frailty as they age. Priority has been given to making homeownership more available to low and moderate-income families and individuals. This will be addressed through downpayment assistance and counseling for those wishing to purchase a home.

Specifically, funds will be used to provide up to \$20,000 downpayment assistance loans to low and moderate-income families, with incomes no greater than 80% of the area median income. These loans are 0% interest loans and are to be paid back upon the sale or refinancing of the home.

The downpayment assistance program was selected as the most pressing need at this point due to the increasing number of families moving to the Unifour area seeking employment. However, many of the jobs taken by new residents are lower income jobs. The downpayment assistance program will assist the working poor - those who are able to make rent payments but not save enough funds for a downpayment. By assisting individuals in obtaining their own homes, the Consortium hopes to increase the tax base of the area, strengthen neighborhoods, decrease transience, and empower and inspire families to become a permanent fiber in the local community fabric.

Homelessness and Other Special Needs. The Consortium will work closely with the existing network of agencies and organizations that are addressing the needs of the homeless, those threatened with homelessness and those with special needs housing. Implementation of the Continuum of Care plan will be done as federal funds are made available to agencies dealing directly with homeless issues.

The Consortium will set aside a minimum of at least 15% of its funding each year for investment in housing to be developed, sponsored or owned by community development housing organizations (CHDO's). These CHDO's must be a non-profit organizations whose purposes are to provide housing or housing opportunities to low income persons or families or those with special needs. Further, to qualify for funds participating CHDO's must meet criteria as defined by HUD and approved by the Consortium. The Executive Committee of the Consortium will recognize and approve CHDO's and will award funding for CHDO projects.

Preference for CHDO funding will be made to organizations addressing the needs of the homeless, persons with HIV/AIDS, at risk persons, older adults, affordable housing opportunities, or concentrating in areas or neighborhoods identified to have a concentrated need for housing assistance.

III. FIVE YEAR STRATEGY

Summary of the Five Year Strategy. Although significant housing initiatives have and will continue to take place by individual members of the Consortium, gaps in housing service have been identified. These include the lack of assistance for low and moderate-income household in purchasing housing, special needs housing development, affordable housing development (both rental and owner occupied), and housing counseling. The Unifour Consortium has established the following significant elements for fillings these gaps and achieving its purpose of creating housing opportunities through this Consolidated Plan.

- o Stimulating homeownership opportunities for very-low and low income homebuyers by the continuation of a four county-wide Downpayment Assistance Program for First-Time Homebuyers.
- o Homeownership opportunities will be stimulated through homebuying counseling for potential homebuyers
- o Work with developers to increase the supply of standard, affordable housing through development of new housing units under the HOME Program.
- o Encourage community based non-profit organizations to develop the resources and capacity to address special needs housing throughout the Consortium area.
- o Increase the supply of standard, affordable housing opportunities through new construction of housing and rehabilitation of existing housing units under HOME Program, utilizing deferred loans/grants to very-low and low-income families.
- o Provide assistance to agencies that assist homeless persons and families and those threatened with homelessness.
- o Encourage efforts on a regional basis to further the study and address homelessness.
- o Continuation of efforts to further Fair Housing and minimize relocation or displacement in all programs.

IV. SECOND YEAR ACTION PLAN 2026

Strategy Implementation Year 2

Total HOME Funding for FY 2026	\$ 976,597.50
Total Estimated Program Income	<u>250,000.00</u>
Total Projected Resources	\$1,226,597.50

In accordance with 24 CFR Part 91.220 of Title 1 of the Housing and Community Development act of 1974, as amended, the City of Lenoir's One Year Action Plan outlines the activities that will be funded using HOME funds.

A. Resources

1. Federal

Federal resources are expected to be available to address the priority needs and specific objectives identified in the strategic plan of the HOME Program. The Unifour Consortium anticipates receiving **\$976,597.50 in FY 2026 HOME funds.**

2. Program Income

Based on past performance and the current number of loans on the books, program income of approximately \$250,000 is estimated to be received from the repayment of down-payment assistance loan.

B. Activities to be Undertaken

Priority 1: Regional Down-payment Assistance Program: \$405,572.35 in HOME funds to provide Down-payment assistance for approximately 34 homebuyers in four-county area.

These HOME funds will be used to provide down-payment assistance for approximately 3 homebuyers in the four-county area. This program will provide up to 20% in down-payment assistance to low to moderate- income family with an income of no greater than 80% of the area median income. Applicant families will receive assistance on a first-come-first-served basis. The applicant family must have good credit and be able to obtain a loan.

Assistance will be provided in the form of 0% interest deferred loans. Repayment is due if and when a family sells or refinances. If the home is sold after ten years, one half of the loan amount is repayable to the Unifour Consortium at closing as program income and the other half is forgiven. Any such program income will be used for down-payment assistance prior to Treasury funds, in accordance with HUD HOME regulations.

Matching funds will be provided by local lending institutions through such means as reducing, waiving or discounting ordinary fees and charges such as origination fees, attorney fees, appraisal fees, flood certification fees, private mortgage

insurance premiums, etc. Because these discounts will serve as the required local match, local government financial participation will not be required.

Applications will be processed through the program administrator's office at the Western Piedmont Council of Governments.

Geographic Distribution. Funds are distributed on a first-come, first-serve basis.

Priority 2: Program Income Regional Down-Payment Assistance Program: \$225,000.00

Priority 3: Program Income Administration: \$25,000.00 or approximately 10% of Program Income funds received, will be used to support the administrative services directly related to the expenditure and compliance of Program Income funds received.

Priority 4: CHDO set-asides: \$166,365.40 or approximately will be set-aside community housing development organizations for investment in housing only to be developed, sponsored or owned by community housing development organizations (CHDO's). CHDO's are non-profit community-based organization whose purpose is to provide housing or housing opportunities to low income persons and families or those with special needs. Total matching funds of 25% may be required of CHDO's. Preference will be given to those organizations that address the housing needs of the homeless, those threatened with homelessness, at risk persons, older adults, disabled persons, persons with HIV/AIDS, and CHDO's developing new affordable housing opportunities to low and moderate-income households. The Executive Committee of the Consortium will approve CHDO funding and activities.

Geographic Distribution. Funds will be distributed on a competitive priority needs basis for qualifying CHDO's located in the Consortium jurisdiction.

Priority 5: Development of Multi-Family Housing: \$307,000.00 will be used to work with developers to increase the supply of standard, affordable housing through the development of new housing units under the HOME Program.

Priority6: Program Administration: \$97,659.75 in HOME funds will provide efficient and timely administrative services. Planning and administration will be a key component to the success of the Consortium programs The staff will be responsible for preparing all documents required of the HOME Program, evaluation of applications, interviews with applicants, monitoring and other legal requirements of the Program.

Resale/Recapture Provision:

The Unifour Consortium uses the Recapture Provision with Recapture from net proceeds of sale. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through written agreements with the homebuyer, and enforced via a promissory note, deed of trust, and declaration of deed restrictions. The recapture provision is triggered by any transfer of title, either voluntary or involuntary, during the established period of affordability. Recapture is limited to the net proceeds available at sale. The period

of affordability is based upon direct HPME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. The Unifour Consortium recaptures the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return.

V. OTHER ACTION

A. Affordable Housing. Housing represents the chief means that families have of saving and forming capital. It also represents the key to successful community development. A neighborhood of homeowners is inherently more stable than one which has none. So, the key strengthening our society, or economy, and our families lies in improving access to homeownership. Housing affordability will continue to be addressed through the Unifour Consortium program and by housing programs of individual members of the Unifour Consortium.

B. Homelessness and Other Special Needs. The Consortium will work closely with the existing network of agencies and organizations that are addressing the needs of the homeless, those threatened with homelessness and those with special needs housing. Implementation of the Continuum of Care plan will be done as federal funds are made available to agencies dealing directly with homeless issues.

The Consortium will set aside a minimum of 15% of its funding each year for investment in housing to be developed, sponsored or owned by community development housing organizations (CHDO's). These CHDO's must be non-profit organizations whose purposes are to provide housing or housing opportunities to low income persons or families or those with special needs. Further, to qualify for funds participating CHDO's must meet criteria as defined by HUD and approved by the Consortium. To qualify for funding, each CHDO may have to provide a match of 25%. The Executive Committee of the Consortium will recognize and approve CHDO's and approve funding applications.

Preference for CHDO funding will be made to organizations addressing the needs of the homeless, persons with HIV/AIDS, older adults, affordable housing opportunities, or concentrating in areas or neighborhoods identified to have a concentrated need for housing assistance.

C. Non-Housing Community Development Needs. The Unifour Consortium is not seeking to use funds for non-housing community development needs. However, in accordance with HUD requirements, the non-housing community development plans of the three entitlement cities within the Unifour Consortium are herein incorporated.

D. Lead-Based Paint Hazard Reduction. The number of homes built before 1978 is 78,348, all of which can be classified as potential hazards. Any funds used for rehabilitation will address the lead hazard on a unit-by-unit basis. With limited funds available, the abatement of lead from all units is not possible. Approved measures such as wet scraping to reduce the amount of lead disturbed during rehabilitation will be used. All recipients of HOME funds will be provided information outlining the dangers of lead-based paint.

E. Public Housing Improvements. Each of the four conventional public housing authorities (Morganton, Lenoir, Valdese and Hickory) are working with their local law enforcement/public safety agencies to reduce crime in their PHA's. Since 1996 over \$1.5 million has been spent to bring the public housing units into compliance with the Americans with Disabilities Act requirements.

F. Public Housing Resident Initiatives. Each of the five housing authorities within the Consortium jurisdiction is self-governing and responsible for administering its own funds. Appointments to each board are made from within their own memberships, and they each have their own policies regarding hiring, contracting and procurement.

Outreach efforts will be coordinated with each housing authority to inform residents of the downpayment assistance program and other housing assistance programs available within their jurisdictions. Within the Consortium jurisdiction there are five housing authorities: Hickory, Lenoir, Morganton, Valdese and the Western Piedmont Council of Governments. Among the assisted housing available are 1,628 units of conventional public housing, and housing subsidies for families and individuals through Section 8 vouchers and certificates. There is a need for private landlords for the Section 8 program throughout the Unifour area.

All of the above mentioned housing authorities anticipate no losses from their housing inventories. Those that own and operate conventional housing units as of March, 2018, report 0% vacancy rates and continuous waiting lists of needy families.

Each of the housing authorities will work to accomplish more self-reliance and independence through a variety of programs. They each will continue to strive to increase resident awareness of energy factors, job training, homeownership opportunities, credit counseling, drug elimination and community activities.

VI. MONITORING. The Unifour Consortium will take every measure to ensure the Consortium's long term compliance, completely and correctly, with provisions of the Consolidated Plan and all of the provisions of Title 1 of the National Affordable Housing Act.

The Unifour Consortium is committed in its efforts to develop and provide affordable housing and to meet the goals of their five strategies outlined in this plan. The Consortium will review the goals of their one-year strategy on a quarterly basis to determine progress made toward reaching the goals. The Consortium shall be responsible for monitoring only those funds that it receives from DHUD.

Specifically, for priority 1, the Unifour Consortium will ensure that all participants with the first time homebuyer program meeting HUD income eligibility requirements via income verifications. Such verifications will be maintained on file with each applicant. Each unit purchased with HOME assistance will be meet price limits, as determined annually by HUD. Each purchase price per unit will be maintained on file for each applicant. To ensure the lead-based paint status of each home purchased with HOME assistance, the year of construction for each unit will be verified through county tax records and maintained in each file. For homes built prior to 1978, verification from a lead-based paint inspector will be required for certification that the unit

is free of lead-based paint prior to closing. Under no circumstances will any unit built prior to 1978 be purchased with HOME assistance without proper certification of lead-free conditions if a child or children under age seven will reside in or be cared for within. Each unit purchased with HOME assistance shall be inspected by a qualified inspector to verify its compliance with Section 8 Housing Quality Standards at time of the closing. Such verification shall be maintained within each applicant file.

The Unifour Consortium will take every step necessary to ensure that CHDO's funded through the HOME program comply with the Consolidated Plan and all applicable Federal, State and local laws and policies. Specifically, for homeownership projects, each CHDO shall provide documentation of affordability by such means as deed restrictions, deeds of trust and promissory notes. CHDO's receiving funding for rental projects shall provide income verification for beneficiaries annually throughout the period of affordability. Rental project affordability shall be ensured by deeds of trust and promissory notes. All CHDO's shall provide annual project reports for their HOME assisted units throughout the period of affordability per project.

VII. FAIR HOUSING -BARRIERS TO AFFORDABLE HOUSING. The Unifour Consortium makes every effort in supporting affordable housing. With 28 participating local governments within the Consortium, there are varying degrees of adopted zoning and land use controls, fees and other costs that will affect the cost of housing. Adopted zoning and subdivision codes that are currently in force are not considered to be excessive or exclusionary. Lack of education about purchasing home can be a barrier to affordable housing. The Consortium staff, the Western Piedmont Council of Governments, will administer an Individual Development Account program with CDBG funds received by Caldwell County. This IDA program will be administered and available throughout the Unifour. The Western Piedmont Council of Governments is a HUD-approved comprehensive housing counseling agency, and as such, it will also continue to provide Home Equity Conversion Mortgage counseling to older adult homeowners.

The Unifour Consortium will take an active role in affirmatively furthering fair housing in its jurisdiction through the following activities:

- The Unifour Consortium staff will provide information to various citizens and/or groups about local housing programs offered throughout the area and staff will make available printed materials designed to inform citizens of their fair housing rights as outlined in state and federal housing laws. Information will be translated into Spanish for our Hispanic population.
- The Unifour Consortium will observe April as “Fair Housing Month” by the City adopting a fair housing resolution each April to recognize and support fair housing, The Unifour Consortium will sponsor public service announcements regarding fair housing and “Fair Housing Month” in local newspaper and/or radio.
- The Unifour Consortium will sponsor quarterly Fair Housing Workshops with the Catawba Valley Hispanic Ministry, better known as “Centro Latino:.. Centro Latino is a non-profit organization offering a wide variety of programs including: health, social and educational services, community building, and advocacy for the Latino community of the Unifour area. Written material will be provided in Spanish and English,
- The Unifour Consortium will participate semi-annually in community meeting in predominately black neighborhoods in order to present information on various

housing programs and to make available printed materials designed to inform citizens of their fair housing rights as outlines in state and federal housing laws.

- The Unifour Consortium will supply informational posters, brochures and/or flyers to historically black church and community centers to inform citizens about their fair housing rights.
- The Unifour Consortium will provide down payment assistance for first-time homebuyers, to qualifying low to moderate income minorities and will specifically affirmatively market the down payment assistance program to minority and/or predominately black communities by placing down payment assistance and fair housing posters, brochures, and/or flyers in minority and/or predominately black communities, church, libraries, and community centers.
- The Unifour Consortium will annually budget funds for Community Development Housing Organizations (CHDO'S) such as Habitat for Humanity to help finance housing related projects resulting in a home for low to moderate income families.

VIII. ANTI-POVERTY STRATEGY. Each member local government of the Consortium is very aggressive in trying to attracting new and diverse industries and commercial businesses into the area.

IX. COORDINATION OF EFFORTS. The Consortium will continue to work with area service providers and agencies to remain aware of existing programs and make referrals as needed to individuals and families. The WPCOG staff assigned to the Consortium will continue to be involved with various housing, aging, social service and non-profit agencies in order to stay abreast of other activities and expenditures.

The same outreach efforts will be made with area social services providers and non-profit organizations. The Consortium will coordinate its efforts with Blue Ridge Community Action, a local non-profit agency, which provides transitional housing units, new home construction, weatherization, rehabilitation and rental rehabilitation.

The cities of Hickory, Lenoir and Morganton are all HUD entitlement cities. The Consortium will work with each of these cities to coordinate housing initiatives and efforts. If any conflicts or negative effects arise, the Consortium will investigate all possible ways to alleviate the cause(s).

To meet housing and community development needs, individual local governments within the Unifour Consortium have applied for and received funding through other federal housing assistance programs including CDBG, Rural Development Corporation, and the North Carolina Housing Finance Agency. These localized programs assist low and moderate income, elderly and disabled owner occupied households.

X. SUMMARY OF CITIZEN COMMENTS. A summary of citizen comments regarding the proposed 2026 Action Plan from the February 26, 2026 and the May 19, 2026 public hearings will be included here:

XI. Certifications