

A Regular Meeting of the City Council of the City of Hickory was held in the Council Chamber of the Municipal Building on Tuesday, July 18, 2017 at 7:00 p.m., with the following members present:

Brad Lail	Jeff M. Cline	Hank Guess
Vernon Tarlton	Aldermen	David P. Zagaroli
Danny Seaver		Jill Patton

A quorum was present.

Also present were: City Manager Warren Wood, Assistant City Manager Andrea Surratt, Deputy City Attorney Arnita Dula, City Attorney John W. Crone, III, Executive Assistant to the City Manager Deisy Zavala Vazquez and City Clerk Debbie D. Miller

- I. Mayor Cline called the meeting to order. All Council members were present with the arrival of Alderman Tarlton at 7:30 p.m.
- II. Invocation by Pastor Bob Thompson, Corinth Reformed Church
- III. Pledge of Allegiance
- IV. Special Presentations
 - A. Recognition of Retiring Boards and Commissions Members

COMMUNITY APPEARANCE COMMISSION

Ernie Masche

HICKORY REGIONAL PLANNING COMMISSION

Dr. John Eldridge

HISTORIC PRESERVATION COMMISSION

Tonya Osborne
Robert Rowe

LIBRARY ADVISORY BOARD

Sally Anderson
Laura Parnell

PARKS AND RECREATION COMMISSION

Dean Proctor

PUBLIC ART COMMISSION

Edwin Dennis

UNIVERSITY CITY COMMISSION

Joyce Beard

YOUTH COUNCIL

Darian Abernathy
Carson Bailey
Molly Dwyer
Bella Fields
Trevor Fulcher
Kaleb Hewitt
Aislynn Hosey
Arianna Mack
Ben Neuville
Madison Schultz
Matthew Sturgess
Jalil Thompson
Liam Watts

Mayor Cline commented the first order of business was to recognize those who are retiring from City Boards and Commissions. The folks who serve on Boards and Commissions represent their fellow citizens. They are valuable sources of input for Council for setting policy. They serve without compensation and probably without a great deal of thanks except for when they are retiring from service. He advised that City Clerk Debbie Miller would call out the names and if the member was present to please come down front to accept their certificate.

City Clerk Debbie Miller announced the names of the retiring Boards and Commissions members. Mayor Cline presented those in attendance with a certificate for their service.

- B. Quality of Life Video Presentation

Mayor Cline asked the City's Communications and Marketing Manager Dana Kaminske to the podium to present Council with a Quality of Life video.

Communications and Marketing Manager Dana Kaminske advised Council that they were the first ones to see the next video release, besides herself and the videographer. This was the fourth one in the line of videos that they had been doing for quality of life and quality of place in Hickory. This video focused on the City's great location. We know we have a great location, and we have said that we cannot capture all of what Hickory has in a two minute video, so they are doing numerous videos. Council had already seen a couple of them. She introduced Chad Austin, the Videographer who had assisted with all of the videos and had done an amazing job. Mr. Austin was drone certified by the FAA. She presented the video. She advised the video would be sent out on social media, and they will push it out on a lot of different avenues. They boost our post so that the community can see it. They share it with our brand partners as well as with our business partners. They are getting these videos out into the hands of the recruiters and the HR Departments that need it to drive people back to Hickory. These are not just for our internal use, this is for economic development for Hickory, the EDC, the Chamber, the CVB, all kinds of places. This was something they are excited to keep releasing. When they have their next one it will be brought back to Council as well.

Alderwoman Patton commented good job.

Alderman Seaver mentioned the video included our Charlotte and Asheville neighbors in it.

V. Persons Requesting to Be Heard

- A. Mr. Dylan Tashjian, 4325 3rd Street NW, Hickory, addressed Council. He brought to Council's attention a project called the Hickory Playground which was a theatre festival that he started last year to raise awareness and funding for the arts and public education. Last year they were able to donate \$6,000; \$3,000 to Hickory Public Schools and \$3,000 to St. Stephens High School, to help fund artistic programs at the schools. He advised he takes a 48 hour film festival approach. He referenced this being similar to Footcandle. He does it for live theatre. Actors and playwrights gather at Sonya's Dance Academy on Thursday. He had recruited eight playwrights and 27 actors. They are randomly put into groups. The playwright will then write a play for their set group of actors, they will rehearse it on Friday and then Saturday night at Drendel Auditorium it will be premiered at 7:00 p.m. in front of a live audience. He advised he was trying to raise awareness for this event which was scheduled for July 22, 2017 at 7:00 p.m. He invited everyone to come out, they are a nonprofit organization and they are trying to raise awareness and funding for the arts. He commented this year they are proud to say that they are going to be able to donate at least \$7,000 to schools in the community and they are hoping to up that with a big turnout on Saturday night.

Alderwoman Patton commented she had seen this on social media. She had seen quite a bit of it floating around, so they had some publicity.

Mr. Tashjian advised he had information if anyone would like it.

- B. Ms. Lucy S. Lail, 313112th Avenue SE, Hickory, advised City Council they were having problems with the Police, the "Dog Catcher" and a person that lives down in the Hickory Housing Authority apartments. She advised he walks by their house antagonizes them and their animals, and then he calls the cops on them. He had even called the "Dog Catcher" on them on a day that neither of them were home. They are tired of being harassed and watched by the Police. She advised they had people watching their mailbox. Their house had been empty for a few years, but if you would see it from five years ago until now you wouldn't believe the yard or the house. She reiterated they are tired of this gentlemen harassing their animals. He tells them they can't let them out in the front yard. She had threatened to whip his rear-end but her health won't let her. If her health would let her she would. She believes the gentlemen from those apartments believes they are renting the home but they are buying their home. They need some relief from these people that are watching them, and him calling the law on them, and the "Dog Catcher". They actually caught him choking one of their dogs and all she wanted was petted. She reiterated she was tired of this "mess". With her health issues she doesn't need to put up with this.

City Manager Warren Wood advised Ms. Lail to speak with Major Baer to further discuss her issues.

Ms. Lail commented she had even went to the Police Department and talked to a policeman about two months ago and he said that the Hickory Police Department was watching them. They can't figure out why, unless it is a plant that they have in the yard, which can get as tall as 20 foot tall, it is a flower called Star of Bethlehem, and it looks exactly like the illegal stuff, it looks like pot.

City Manager Warren Wood advised they would start with Major Baer.

Mayor Cline asked if anyone else wished to speak to Council. No one else appeared.

VI. Approval of Minutes

A. Regular Meeting of Jun 20, 2017

Alderman Seaver moved, seconded by Alderwoman Patton that the Minutes of June 20, 2017 be approved. The motion carried unanimously.

VII. Reaffirmation and Ratification of Second Readings. Votes recorded on first reading will be reaffirmed and ratified on second reading unless Council Members change their votes and so indicate on second reading.

Alderwoman Patton moved, seconded by Alderman Zagaroli that the following be reaffirmed and ratified on second reading. The motion carried unanimously.

A. Approval of an Ordinance Amending the Traffic Ordinance for Lot Number 1 (Also Known As the Old Duke Energy Lot) to Accommodate Three-Hour Parking in the Lot Near the new Lowes Food City Park. (First Reading Vote: Unanimous)

B. Approval of a Resolution; the Interlocal Agreement and Memorandum of Understanding for the Development of Park 1764 Business Park; and the Bylaws of Park 1764 Development Corporation for the Development and Governance of Business Park 1764. (First Reading Vote: Unanimous)

C. Acceptance and Approval of a Professional Services Agreement with Civil & Environmental Consultants, Inc. in the Amount of \$41,000 for Design Services Related to the Off-Site Sanitary Sewer Extension for Park 1764. (First Reading Vote: Unanimous)

VIII. Consent Agenda: All items below are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests. In which event, the item will be removed from the Consent Agenda and considered under Item IX.

Alderman Lail requested that Item K be removed for a question and clarification.

Alderman Lail moved, seconded by Alderman Seaver approval of the Consent Agenda with the exception of Item K. The motion carried unanimously.

A. Approved on First Reading a Lease Agreement with Carolina West Wireless for the Collocation of Cellular Equipment on City-Owned Cell Tower Located at 1441 9th Avenue NE.

The City of Hickory owns a cell tower located at 1441 9th Avenue NE. The City has cell tower lease agreements with other providers who currently have equipment located on the tower. Carolina West Wireless wants to expand services to the Lenoir-Rhyne University area. The carrier is seeking to collocate cellular equipment on the City's site. Carolina West Wireless desires to lease a portion of the affected property to construct, maintain and operate a communications facility and incidental uses. The communications facility may consist of necessary buildings to house telecommunications equipment, a PCS antenna, and all necessary appurtenances, including utility wires, cables, conduits and pipes. The initial lease term is for five years. The lease fees for the first year will be \$1600 per month for an annual total of \$19,200. After the first year, the fees will increase three percent annually for the remaining four years of the lease agreement. Staff has reviewed Carolina West Wireless' collocation request, including the submitted structural analysis, and determined the site will accommodate Carolina West Wireless' equipment. Staff recommends Council's approval of the lease agreement with Carolina West Wireless.

B. Approved the Special Events Activities Application Marine Corps League Cake Cutting Ceremony, Derek D. Dawson, Marine Corps League-Catawba Valley Chapter, November 10, 2017 11:30 a.m. to 1:00 p.m., Union Square Common.

C. Approved on First Reading Acceptance of a Special Warranty Deed from Publix for 207 Square Feet of Property Located at 36 29th Avenue NE.

Staff requests Council to accept the Special Warranty Deed from Publix for the property located at 36 29th Ave NE. Upon Publix' doing title work on their current property located at 36 29th Avenue NE, the company discovered that approximately 207 square feet of the property encroaches upon a portion of 29th Avenue NE, which is the City of Hickory's right-of-way. The specific area of encroachment is along the main entrance of Publix' property. Publix desires to clear up title to their property by conveying the small area to the City. The City will take appropriate steps to incorporate the area into its right-of-way.

Staff recommends Council accept the Special Warranty Deed from Publix for the 207 square feet of property located at 36 29th Avenue NE.

- D. Approved on First Reading a Public Recreation Lease with Duke Energy Carolinas, LLC for Recreation Facilities at Rotary-Geitner Park.

The City of Hickory entered into a Public Recreation Lease Agreement with Duke Energy Carolinas, LLC on September 16, 1983 for one cluster dock, two boat docking locations and one boat access ramp at Rotary-Geitner Park. This lease agreement was a requirement of Duke Energy's license to operate by the Federal Energy Regulatory Commission (FERC) and for the City of Hickory to be able to operate the specified recreation facilities at the park. As a requirement of Duke Energy Carolinas, LLC being issued a new FERC license, a new lease agreement for the specified public recreation areas within Rotary-Geitner Park is required. The lease renewal fee is \$10. The lease agreement would remain in effect until the current FERC license granted to Duke Energy Carolinas LLC expires. The City of Hickory is not charged a rental fee for use of the leased premises. The Parks and Recreation Commission, at their June 13, 2017 meeting, endorsed renewal of the lease agreement and recommended its consideration and approval by City Council. Staff recommends approval of a public recreation lease with Duke Energy Carolinas, LLC for one cluster dock, two boat docking stations and one boat access ramp at Rotary Geitner Park.

- E. Approved the Request from Hickory Police Department to Award Police Badge and Service Weapon to Retiring Sergeant Keith Yoder.

By authority of NC General Statute §20-187.2, City Council may award the service weapon (Glock Model 17-Serial #UHF217) and police badge to retiring Sergeant Keith Yoder upon his retirement from Hickory Police Department on July 31, 2017 after completing approximately 30 years of qualifying service in law enforcement. Upon approval from City Council, the police badge and service weapon will be declared surplus and removed from the City's fixed asset inventory.

- F. Approved the Renewal of Taxicab and Other Passenger Vehicles for Hire Franchises.

Company	Taxicabs	Passenger Vehicle for Hire
Mile High Enterprises dba The Hickory Hop	0	7
Yellow Cab	14	1
Diamond Cab of Hickory	3	0
Hickory Limousine	0	3
Total	17	11

Annually, these companies apply for a renewal of their Certificate of Convenience and Necessity for the operation of taxicabs and other vehicles for hire. Hickory Police Department recommends approval of Certificates of Convenience and Necessity for the four businesses and vehicles for fiscal year of 2017-2018.

- G. Approved on First Reading to Amend the Traffic Ordinance Designating a 25 mph Speed Limit on 30th Avenue Drive NW between 30th Avenue NW and 25th Avenue Drive NW.

Staff requests Council's approval to amend the Traffic Ordinance such that 30th Avenue Drive NW, between 30th Avenue NW and 25th Avenue Drive NW, be designated 25 mph. City Traffic Division staff received a completed petition for traffic calming along 30th Avenue Drive NW, between the 30th Avenue NW and 25th Ave Drive NW. Based on recent speed studies it appears traffic is exceeding the speed limit on 30th Ave Drive NW. The Traffic Division has received all necessary paperwork from residents within the area with regards to the Traffic Calming Guidelines and have found the residents to be in compliance with the guidelines. The petition does qualify for a speed limit reduction on the roadway listed. Sixteen properties were included in the petition and thirteen property owners signed the petition. This represents 81 percent approval which exceeds the required 75 percent. The necessary sign modifications along the roadway can be performed as a normal part of the Traffic Division's signs/markings shop operations. Staff recommends Council's approval to amend the Traffic Ordinance such that 30th Avenue Drive NW, between 30th Avenue NW and 25th Avenue Drive NW, be designated 25 mph.

ORDINANCE NO. 17-19
AN ORDINANCE OF THE HICKORY CITY COUNCIL
AMENDING THE TRAFFIC ORDINANCE AUTHORIZED IN THE
HICKORY CODE OF ORDINANCES – ARTICLE III, SECTION 18-81

WHEREAS, Article III of the City of Hickory Code of Ordinances be and is hereby amended through the modification of the official maps authorized therein as follows, to wit:

Amend the Traffic Ordinance by reducing the speed limit along 30th Ave Dr NW, from 30th Ave NW to 25th Ave Dr NW, to 25 mph.

All ordinances or provisions of the Hickory City Code of Ordinances which are not in conformance with the provisions of the Amendment occurring herein are repealed as of the effective date of this Ordinance.

This Ordinance shall become effective immediately upon adoption.

- H. Approved the Citizens' Advisory Committee Recommendations for Assistance through the City of Hickory's Housing Programs.

The following requests were considered by the Citizens' Advisory Committee at their regular meeting on July 6, 2017.

- Patricia A. Gilvaja, 321 2nd Avenue SE, Hickory, was awarded a City of Hickory's Housing Rehabilitation Loan. The Citizens' Advisory Committee recommends approval for assistance not to exceed \$15,000 for repairs to her house. Assistance would be in the form of a zero percent interest deferred loan.
- Wendy Grier, 335 14th Avenue Drive SW, Hickory, was awarded a City of Hickory's Housing Rehabilitation Loan. The Citizens' Advisory Committee recommends approval for assistance not to exceed \$15,000 for repairs to her house. Assistance would be in the form of a zero percent interest deferred loan.

Funds are budgeted for these items through the City of Hickory's former Rental Rehabilitation Program income received in FY 2017 and/or program income received through the City of Hickory's Community Development Block Grant Program. The Citizens' Advisory Committee recommends approval of the aforementioned request for assistance through the City of Hickory's housing assistance programs.

- I. Approved on First Reading a Forgivable Deferred Loan to Habitat for Humanity for the Demolition and Regrading of Lots in the Ridgeview Community.

Habitat for Humanity of the Catawba Valley has requested funding to demolish five houses in the Ridgeview neighborhood along 1st Street SE and 3rd Avenue SE. Habitat recently purchased these houses to aid in their neighborhood revitalization efforts. Upon review by their contractors, they determined that rehabilitation was infeasible. Therefore, Habitat plans to demolish these houses and construct new affordable housing in its place. The five homes are located on the following four parcels:

- Parcel 1: 239 1st Street SE (PIN: 3702-07-68-5289)
- Parcel 2: 247 1st Street SE (PIN: 3702-07-68-5250)
- Parcel 3: 125 3rd Avenue SE (PIN: 3702-07-68-7203)
- Parcel 4: 131 3rd Avenue SE (PIN: 3702-07-68-7168)

The Citizen's Advisory Committee recommended approval of this request at their meeting on July 6, 2017. They have recommended funding a forgivable deferred loan in the amount of \$25,000 to assist in the demolition of five homes (six structures) and regrading of the site. The loan would require that five affordable housing units be constructed on the lots within five years. The balance of the loan would be reduced by 20 percent for each new housing unit that is completed and occupied by an income eligible family. The occupants would be required to have households earning less than 80 percent of the area median income, which is currently \$41,600 for a family of four. If all five homes are constructed and occupied within five years of the loan closing, no payment on the loan will be required. If fewer than five homes are constructed and occupied after five years, the remaining balance on the loan will become due and payable at that time. Similar to other loans to nonprofit organizations and homeowners, staff will develop a promissory note and deed of trust that represents these requirements. Staff recommends that City Council approve the forgivable deferred loan to Habitat for Humanity for the demolition and regrading of lots in the Ridgeview Community.

- J. Approved on First Reading a Design Services Contract with Alfred Benesch & Company in the Amount of \$211,700 for Bruce Meisner Park – Phase I Development.

In November of 2016, a Request for Qualifications (RFQ) was released to begin the process to select a design firm to develop construction design drawings and bid documents for Phase I development of Bruce Meisner Park. Statement of Qualifications (SOQ) were received, by the December 19, 2016 submission deadline, from the following five (5) firms – Atriax, PLLC, Alfred Benesch & Company, Civil & Environmental Consultants, Inc., Horvath Associates, Inc., and McGill Associates. The Project Selection Committee, consisting of Parks and Recreation staff, Engineering staff and Parks and Recreation Commission members, extensively reviewed the submitted qualifications packages and determined Alfred Benesch & Company to be the most responsive and qualified submittal due to their past experience on this project and their areas of expertise. The \$211,700 in

funds necessary to perform these design services will come from the \$900,000 donation made to the City of Hickory by Outward Bound of North Carolina in 2015. The donation was given in order for the previously designated 10 acre commercial tract of the property to be retained for park development. Alfred Benesch & Company will serve as the prime design contractor to the City of Hickory on this design project. As such, Benesch will serve as the day-to-day point of contact and will coordinate the services of the other design team members. Upon the issuance of a notice to proceed, the design process will take approximately six to eight months for completion. Construction administration and project closeout services are not included within this contract. Staff recommends approval of the design services contract with Alfred Benesch & Company, in the amount of \$211,700, for Bruce Meisner Park – Phase I Development.

- K. Removed from Consent Agenda and Discussed under Item IX. Approved on First Reading the Proposal to Purchase a 2018 Spartan Smeal 105' RM Aerial Quint Fire Apparatus through the Houston-Galveston Area Council Interlocal Contract.

The fire department's equipment committee has reviewed the capabilities of numerous manufacturers of apparatus, and have determined that Smeal Fire Apparatus designs and builds emergency vehicles that meet or exceed the minimum standards set forth by the fire department while remaining within the department's capital budget. As well, the equipment committee utilized input from the Charlotte Fire Department and their exceptional reviews of the Smeal fire trucks. The Charlotte Fire Department currently operates 72 Smeal engines and ladders for their emergency response due to this track record. The requirements of the apparatus and the performance history recounted from these local contacts aided the decision to purchase from Smeal Fire Apparatus. The 105' aerial apparatus will be purchased from Smeal Fire Apparatus under the guidelines and stipulations set forth by the HGAC contract. The City of Hickory has participated in this purchasing format since November 2012. This new Smeal fire apparatus will include a 105' rear mount telescoping ladder, aluminum body, and a Spartan Gladiator 4-door tilt cab. The total cost of this new ladder truck is \$908,363. The fire department recommends the acceptance of the proposed contract for the purchase of a 2018 Spartan Smeal 105' RM Aerial Quint fire apparatus and to appropriate funds from General Fund Balance.

- L. Approved on First Reading Amendment Four to the Contract with Freese and Nichols, Inc. in the Base Amount of \$85,230 with a not to Exceed Amount of \$59,180 for Special Services as Needed.

The City of Hickory put forth a \$40 million dollar bond referendum for voter consideration in November 2014 that included \$25 million dollars in project funding for street, sidewalk and related pedestrian and transportation improvements as well as \$15 million dollars for economic development. Of the forty million, five million is for the 1764 Business Park. The referendum passed, and the City has begun work to plan for the projects. Three key project areas are being developed by the City of Hickory as part of this bond program including the City Walk, the Riverwalk, Streetscape and Gateway improvements along several major corridors. Services provided by Freese and Nichols, Inc. will include public outreach coordination for one year. Assistance in future years will be handled under a future contract if needed. This coordination includes assistance with the Bond Implementation Commission as basic services and special services coordination of outreach to stakeholders and the general public on an as needed basis. Amendment number four provides these services for a term of one year. Staff recommends approval of amendment number four to the contract with Freese and Nichols, Inc. for professional services and an associated budget amendment in the total amount of \$144,410. The total amount is to consist of a lump sum amount of \$85,230 for basic services and an additional sum not to exceed an amount of \$59,180 for special services as needed.

- M. Approved on First Reading Amendment Five to the Contract with Freese and Nichols, Inc. in the Base Amount of \$295,850 Over a Three Year Period with a not to Exceed Amount of \$145,840 for Special Services as Needed.

Staff requests approval of amendment five to the contract for services provided by Freese and Nichols, Inc. which will include basic services such as grant administration, technical plan reviews, and meeting coordination. Special services may include additional grant administration and technical reviews, document control, design phase services, program updates, and coordination of additional meetings. Amendment five provides these services for a term of three years. These services are needed in part because the City has received \$17.1 million in federal transportation grant funds for bond projects. The grants require additional support services to administer that the City does not have with current staff. Staff recommends approval of amendment five to the contract with Freese and Nichols, Inc. for professional services and an associated budget amendment in the total amount of \$441,690. The total amount is to consist of a lump sum amount of \$295,850 for basic services and an additional sum not to exceed an amount of \$145,840 for special services as needed over a three-year period to support the Bond Program through final design of the projects.

N. Approved on First Reading Budget Revision Number 1.

ORDINANCE 17-20
BUDGET REVISION NUMBER 1

BE IT ORDAINED by the Governing Board of the City of Hickory that, pursuant to N.C. General Statutes 159.15 and 159.13.2, the following revision be made to the annual budget ordinance for the fiscal year ending June 30, 2018 and for the duration of the Project Ordinances noted herein.

SECTION 1. To amend the General Fund within the FY 2017-18 Budget Ordinance, the expenditures are to be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Contingency		13,000
Culture and Recreation	215,460	-
Economic and Community Development	124,526	-
Debt Service		104,807
Public Safety	12,180	5,721
TOTAL	352,166	123,528

To provide funding for the above, the General Fund revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	234,359	-
Restricted Intergovernmental Revenues	-	5,721
TOTAL	234,359	5,721

SECTION 2. To amend the Water and Sewer Fund within the FY 2017-18 Budget Ordinance, the expenditures shall be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Environmental Protection	125,161	-
Other Financing Uses	1,100,000	-
TOTAL	1,225,161	-

To provide funding for the above, the Water and Sewer revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	1,225,161	-
TOTAL	1,225,161	-

SECTION 3. To amend the Stormwater Fund within the FY 2017-18 Budget Ordinance, the expenditures shall be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Environmental Protection	1,100,000	-
TOTAL	1,100,000	-

To provide funding for the above, the Stormwater Fund revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	1,100,000	-
TOTAL	1,100,000	-

SECTION 4. To amend the 2017 CDBG Grant Project Ordinance, the expenditures shall be changed as follows for the duration of the life of the project:

FUNCTIONAL AREA	INCREASE	DECREASE
Economic and Community Development	57,473	-
TOTAL	57,473	-

To provide funding for the above Grant Project, the revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Restricted Intergovernmental Revenues	57,473	-
TOTAL	57,473	-

SECTION 5. To amend the Business Park 1764 Capital Project Ordinance (#B1B001), the expenditures shall be changed as follows for the duration of the life of the project:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	546,846	-
TOTAL	546,846	-

To provide funding for the above Grant Project, the revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Restricted Intergovernmental Revenues	546,846	-
TOTAL	546,846	-

SECTION 6. Copies of the budget revision shall be furnished to the Clerk of the Governing Board, and to the City Manager (Budget Officer) and the Finance Officer for their direction.

IX. Items Removed from Consent Agenda – Item K.

Alderman Lail commented this is the purchase of the ladder truck. We are not buying it from American LaFrance. Council remembers what happened with American LaFrance. The City had a performance bond and he wanted to know if the City had a performance bond on this purchase. The documents provided to Council did not seem to be consistent with that.

City Manager Warren Wood asked Fire Chief Fred Hollar to the podium to address that question.

Alderman Lail referencing the previous performance bond commented that it saved us and was a good move. He wasn't familiar with the company.

Fire Chief Fred Hollar advised that there was not a performance bond on this purchase. The City would wait and pay for everything at the very end, on delivery, when it is delivered to Hickory, per the Fire Departments specifications. The City would not be putting any money out.

Alderman Lail thought that was the best way to do it. Alderman Lail moved, seconded by Alderwoman Patton approval of Item K. The motion carried unanimously.

X. Informational Item

Mayor Cline asked City Manager Warren Wood if there were any informational items.

City Manager Warren Wood responded no, sir.

XI. New Business:

A. Public Hearings

1. The Legal Department Needs Additional Time for Discussion with Staff and to Draft the Amendment of Chapter 4 of the Hickory City Code of Ordinance. Public Hearing delayed until August 1, 2017 after Advertising.

City Manager Warren Wood advised City Council that the reason Staff had a public hearing scheduled for tonight was for amendments to Chapter 4. The Legal Department requested time to do some additional research and rescheduled the public hearing to August 1st after it was advertised. Council did not need to take any formal action.

2. Consideration of the Community Development Block Grant 2017 Annual Action Plan.

In program year 2017, the City of Hickory will receive \$280,724 through the U.S. Department of Housing and Urban Development, approximately \$130,000 in prior year resources that have not been budgeted, and approximately \$110,000 in program income for a total of \$520,724. Funds will be used to develop stronger communities by providing decent housing, creating suitable living environments, and expanding economic opportunities, principally for people of low and moderate incomes. The City of Hickory's 2015-2019 Consolidated Plan is updated on an annual basis through the development of an Annual Action Plan. This plan sets priorities among these needs and sets out the action plan for use of available funds on a yearly basis. This provides for flexibility in determining priorities as the needs of the community change from year to year. The 2017 Annual Action Plan will be submitted to the U.S. Department of Housing and Urban Development upon approval by the Hickory Council. The plan is will serve as the City's strategy for administering 2017 federal funds for community development and housing. The proposed budget line items are as follows:

Housing Rehab/Purchase Rehab Program	\$76,624
Park Improvements	190,000
Public Infrastructure Improvements	90,000
Down-payment Assistance	20,000
Habitat for Humanity	35,000
ALFA	9,900
Hickory Soup Kitchen	6,600
Exodus Homes	6,600
Safe Harbor Rescue Mission	6,600
Cooperative Christian Ministry	11,900
Fair Housing Activities	1,200
Contingency	10,000

Program Administration	<u>56,300</u>
Total CDBG	\$520,724

The Citizen's Advisory Committee reviewed the draft action plan at their meeting on July 6, 2017 and recommended approval of the proposed budget.

This public hearing was advertised in a newspaper having general circulation in the Hickory area on July 3, July 8, and July 18, 2017.

City Manager Warren Wood asked the City's Community Development Manager Dave Leonetti to the podium to present City Council with the Community Development Block Grant 2017 Annual Action Plan.

Community Development Manager Dave Leonetti presented a PowerPoint presentation. He discussed the City's 2017 Annual Action Plan for the Community Development Block Grant. He advised it was a little later than it is normally done. It is normally done at the second meeting in April or the first meeting in May. With the delays in the approval of the Federal budget we did not receive our allocations until approximately four weeks ago. The Department of Housing and Urban Development changed some of the standards for public availability and extended the City's deadline so that we were not submitting our plan on forecasted information. We actual had the physical allocation in hand. He discussed the budget. The program year started on July 1, 2017. In the coming year the City will receive \$280,724 in its annual allocation. That is a little less than \$500 more than we received last year, so it is right in line with what we received previously. They are budgeting \$110,000 in program income for the coming year, and \$130,000 of prior year resources. He referenced in 2013 the City gave the Soup Kitchen a loan to purchase the former Ferguson Plumbing building. They had since sold that building. He also referenced the City had approved a Vacant Building Revitalization Grant for the purchase of that building. Now that that building was sold that, along with some additional down payment assistance money, gave the City an additional \$130,000 that we had not been expecting, so that was also budgeted in this plan for a total of \$520,724. He showed, in line item form, an overview of the budget for each project that we have. The City continues support of the housing rehabilitation and purchase program; park improvements, which had been done in past years at Taft Broome Park in Ridgeview, Optimist Park in Green Park, this current fiscal year, and in this past year, which are just finishing up were improvements at West Hickory Park. This year will be Cliff Teague Park, in the southeastern part of the City; some funding for Habitat for Humanity for housing rehabilitation; public infrastructure improvements for street resurfacing and possible sidewalk replacement and any other infrastructure needs that may arise in the City's low and moderate income neighborhoods; the down payment assistance program for first-time homebuyers will be continued; grants to nonprofit public service agencies, ALFA, the Hickory Soup Kitchen, Exodus Homes, Safe Harbor, Cooperative Christian Ministries; general program administration, which funds a portion of Mr. Leonetti's salary and also funds a portion of the Administrative Assistant for community development who helps him with intake of all of the applications; some fair housing work which is generally done towards advertising to insure that people are aware of their rights under the Fair Housing Act; and a small contingency built into the budget as well in case there are any false overruns or new projects that come up over the course of the year. He advised the big item was the improvement at Cliff Teague Park, which would be the resurfacing of the main parking lot and improvement to that, and also some redoing, resurfacing and fixing of a lot of the trails out there. There are some offshoots to some of the trails and they will be placing some picnic tables and grills to create four picnic areas in the area as well. They will be continuing the City's support for the Habitat repairs program and in total will be supporting six local nonprofit organizations. He asked Council if they had any questions.

Mayor Cline asked if Council had any questions.

Alderman Seaver inquired about the closing cost for first-time homebuyers. He asked how much response that they got from that.

Community Development Manager Dave Leonetti responded that they do a few a year, the majority of them are Habitat homeowners which the money is used to help lower their payments. It is a very useful program and he encouraged everyone to let folks know about it. It is open to anybody who is under 80 percent of the area median income which is currently \$41,600 for a family of four. He advised if they know people who are looking to buy a new house or move into an existing home it is a great way to get between \$5,000 - \$10,000. It is a soft second mortgage so it lowers that monthly payment and then they pay it off.

Alderman Seaver commented it is like a second mortgage.

Community Development Manager Dave Leonetti used for an example, if the house is \$100,000 and you got \$10,000 of down payment assistance you would have a \$90,000 mortgage instead of a \$100,000 mortgage.

Alderman Seaver questioned if that was enough.

Community Development Manager Dave Leonetti commented it helps. What they team it up with is largely the Federal Housing Administration (FHA) loans. He thought it was a 2.5 percent down payment on a lot of those, the ones that are not Habitat. They use it a lot for the FHA loans. With the cost of the houses that the folks are buying that generally works pretty well.

Mayor Cline explained the rules for conducting the public hearing. He declared the public hearing open and asked if there was anyone present to speak in opposition to the proposal. No one appeared. He asked if there was anyone present to speak in favor of the proposal.

Ms. Jackie McKool, Safe Harbor Rescue Mission, thanked Council for the great relationship that Safe Harbor had had with the City for a longtime.

Ms. Mitzi Gellman, Executive Director for Habitat for Humanity, advised Council how well the repairs program had went for Habitat and for the community. In the next couple of months they will wrap-up a one million dollar capital campaign of which the City of Hickory was of the first investors in that program. It really gave them a great jumpstart on doing a lot of repairs throughout the community. This year alone they had already tackled approximately twenty with another twenty to take care of and that adds to approximately 40 or 50 that came in last year as well. They are still being able to matchup a lot of donated materials with volunteer labor and then making purchases where they need to. They are able to really stretch a lot of dollars a lot further than a typical repair would do. They are working with families that are so low income they probably couldn't pay for any of the repairs anyway. She thanked Council.

Ms. Liz Goebelbecker, Coordinator of NETworX Ministry at Cooperative Christian Ministry, advised Council that the grant was offered to them to support NETworX. She told Council how deeply grateful they were. Their ministry was almost two years old and it is an extraordinary opportunity for them to partner with people who are desiring to transform their lives and to move their lives out of poverty into community, because at NETworX they believe that the opposite of poverty is not financial wealth but connectedness. They belief that they are not alone and that they are part of a greater community and a greater whole. She thanked Council for supporting them in this mission, and in this ministry because they believe that everyone can be a community changer and they are supporting them in doing that. She thanked Council.

Mayor Cline asked if anyone else wished to speak. No one else appeared. He declared the public hearing closed.

Alderman Seaver moved, seconded by Alderwoman Patton approval of the Community Development Block Grant 2017 Annual Action Plan.

Alderman Seaver commented that Charlie Dixon would be smiling and proud.

Mayor Cline asked if there was any further discussion. He took the vote and the motion carried unanimously.

B. Departmental Reports:

1. Approval of the Locally Administered Project Agreement with the North Carolina Department of Transportation to Allocate \$11,280,000 in Federal Funds to the City Walk Project.

The City of Hickory applied for Surface Transportation Block Grant – Direct Attributable (STBGDA) and Transportation Alternatives Program – Direct Attributable (TAP-DA) grants to supplement construction funds for the City Walk bond project. The City has been designated the recipient of the two grants for costs of construction for the City Walk project currently under design. NCDOT has agreed to administer the federal funds on behalf of the Federal Highway Administration (FHWA) in accordance with the project scope of work and the provisions set out in the Agreement. The proposed agreement is for two federally funded grants for construction of the City Walk project. The STBGDA grant includes \$3,600,000 in federal funds (80 percent) and requires a City match of \$900,000 (20 percent). The TAPDA grant includes \$7,680,000 in federal funds

and requires a City match of \$1,920,000 (20 percent). The combined total for the two grants includes a maximum award not to exceed \$11,280,000 in FHWA funds (80 percent) with a required contribution of \$2,820,000 by the City (20 percent). FHWA funds are to be reimbursed to the City at a rate of 80 percent based on qualified construction expenditures. The City's 20 percent matching funds are expected to be drawn from General Obligation Bonds raised in accordance with the passing of the \$40 million dollar Bond Referendum passed in 2014. Staff recommends approval and execution of the Locally Administered Project Agreement with the North Carolina Department of Transportation to allocate \$11,280,000 in federal funds to the City Walk project.

City Manager Warren Wood advised Council as part of the City's \$40 million dollar bond program the City had been awarded, so far, an additional \$17 million dollars in improvement programs that the City will be implementing. He advised that Assistant City Manager Andrea Surratt would be presenting Council, specifically on one of the grants, \$11.2 million dollars in Federal funds for the City Walk project.

Assistant City Manager Andrea Surratt explained to Council the funding that the City had received. She advised Council in their agenda package was a request from North Carolina Department of Transportation (NCDOT) to approve a Municipal Agreement for the two grants which total \$14.1 million dollars. She presented a PowerPoint presentation. She discussed some background. There are a lot of Federal dollars that funnel down through the Federal Highway Administration to the States, in our case NCDOT. Those funds are then given specifically to local MPO's (Metropolitan Planning Organizations) or the transportation body, in our case the four county local level. Other county groups get their funding, but the WPCOG will receive through the MPO approximately \$2.5 million dollars every few years. That pot of money had added up over time. The MPO offered the opportunity for cities in the four county area to apply for grants. The Greater MPO has that process and they institute it every so often, maybe every other year or so as the funding becomes available, and those grants dollars are for transportation and bike and pedestrian improvements.

Alderman Tarlton arrived at this point during the meeting at approximately 7:30 p.m.

Assistant City Manager Andrea Surratt advised that the projects must be a minimum of \$200,000, the ceiling for the projects is into the millions. The City was able to apply in this particular round for a number of projects of which we received two grants, which she would cover one of those tonight. The grants happen as funds become available every other year or so and the grant recipients then must follow the Federal guidelines in their design and construction of the projects with those monies and how that relates to the bond. The City applied for City Walk application for \$4.5 million dollars through that MPO process last summer and we received that award. In the meantime the City Walk project was already on the State Transportation Improvement Plan, already with a project number and funding at \$7.68 million dollars, yet it was further out on the time horizon. It had gone from 2023 down to 2020 in its time horizon, and then the City received this additional funding for City Walk. NCDOT decided to award the City of Hickory both amounts, \$4.5 and \$7.68, combining those two separate pots of money into one TIP number that then can happen in the coming months. It is dollars for construction. That totals up to \$11.28 million dollars of which it is an 80/20 grant. The City would have a 20 percent match and the City's portion would be \$2.8 million dollars for that. She discussed the categories, which got into the details, \$4.5 million dollars was the total amount, \$3.6 million dollars for the actual grant and \$900,000 in the match for a portion of City Walk and then likewise \$7.68 million dollars and \$1.92 million dollars for a total of \$9.6 million dollars for City Walk as well. She advised this is all related to connectivity. She displayed a map pointing out City Walk, and a streetscape which was an extension of that whole area which connects the City Walk to future bike and pedestrian ways and eventually to Riverwalk. She advised Council there were two Municipal Agreements to enter into with NCDOT. The City's 20 percent match of all of that was \$2.82 million dollars. The early estimated City Walk program was \$15.1 million dollars. The City had quite a bit of City Walk covered with this grant. She advised a lot of what was said in the grant was what made it competitive and applicable related to the pedestrian bridge over Highway 127, with the iconic gateway feature and they added an additional section 4th to 9th and allowed that to be a part of this grant as well. There will be a change order coming to Council so AMEC can design that section. She advised that was five blocks just west of the terminus of City Walk today, and they can move along almost simultaneously with the second phase as the first phase. She concluded those were the two Municipal Agreements. The total amount that City Manager Warren Wood mentioned, the \$17 million dollars relates to yet a third grant that will come through to Council for the Highway 321 bridge enhancements. That Municipal Agreement will come in

several more months, it was a different timeline for that grants which is how they get to \$17 million dollars for the NCDOT monies. She asked Council for questions.

Alderman Lail commended Staff for the good work in getting the grants. Fabulous job.

Mayor Cline thanked Mrs. Surratt and asked Council for a motion that the project agreement be approved.

Alderwoman Patton moved, seconded by Alderman Zagaroli approval of the Project Agreement. The motion carried unanimously.

2. Approval of the Southside Brownfields Area-Wide Plan.

The City was awarded a \$200,000 Brownfields Area-wide Planning Grant by the US EPA in 2015 to develop a plan for "Southside Project Area," which generally contains the areas directly to the north and south of US 70 between South Center Street and US 321. These plans generally focus on a neighborhood or district that contains multiple known or suspect Brownfield sites. These strategies include numerous short and long term recommendations aimed at spurring redevelopment in the project area which include improved gateway signage, crosswalk enhancements, streetscape enhancements, sidewalk improvements, additional greenspace, and other potential infrastructure improvements. The plan also includes market based re-use analyses of four catalyst sites: South Center Street and NC 127, the former Joan Fabrics site, the former Contract Seating site, and the former PET Dairy. These analyses recommend a variety of redevelopment options ranging from mixed use and housing development at the residential and commercial sites near South Center Street and NC 127 to light industrial at the former PET Dairy Facility. Staff and AMEC-Foster Wheeler, the City's chosen planning consultant have been working on the plan since fall 2015. The City's Brownfield Advisory Group has provided extensive citizen input on the plan strategies. In addition, AMEC – Foster Wheeler and City Staff held a three day planning workshop at the Ridgeview Recreation Center in August 2016 where community residents were able to provide input on the challenges facing the community and ideas for revitalization. A preliminary vision was presented on the final day of the workshop. That preliminary vision is generally included in the draft plan being presented to City Council. The Hickory Regional Planning Commission reviewed the plan at their April meeting and recommends approval. Staff recommends City Council's approval of the Southside Brownfields Area-wide Plan.

City Manager Warren Wood asked the City's Planning Director Brian Frazier to the podium to present City Council with the Southside Brownfields Area-Wide Plan.

Planning Director Brian Frazier presented a PowerPoint presentation. He introduced Mr. Lee Walton, AMEC Foster Wheeler, from the Atlanta office, and Mr. Harold Thurston, AMEC Foster Wheeler, from the Durham office. He advised they would be assisting him in the presentation. He showed a map of the study area noting it was along Highway 70, principally the southwest corridor between Highway 127 to the east and Highway 321 to the west. He pointed out the I-40 corridor, 7th Avenue SW as the northerly boundary of the study area. He showed another slide and noted there were several neighborhoods involved, a little slice of Kenworth, a good chunk of the Ridgeview neighborhood, Green Park, and a little sliver of Westmont West Hickory neighborhood off of Highway 321. He discussed the purpose of the grant which was EPA funded, 100 percent funded, a two year grant for \$200,000. With this grant we hit the million dollar mark in Brownfield funding since 2007 making us one of the leaders in the southeast region, Region 4 in the United States. This grant was to identify a number of issues and opportunities for housing, economic development, recreation and redevelopment of catalyst or important sites within that specific study area. He advised they were basically looking at reviewing a relationship between suspect or known Brownfields and a redevelop potential within that south side study area in the City. He mentioned that this grant was awarded in 2015 to the City. We were one of only 20 communities in the entire United States that received this grant and the only one in in the State of North Carolina. He commented we are still pretty proud about that. In this process it was heavily concentrated on community involvement and public engagement. In fact, they reconstituted the original Brownfield Advisory Group, commonly referred to as the BAG, from 2007 it was a 13 or 14 member group from citizens, neighborhood activist, reverends, other members of the clergy, and citizens and business owners within that south side study. The City through AMEC Foster Wheeler hired a subcontractor firm that specialized in community engagement. They reached out to the churches, the citizens, the business owners, city and county officials, and everyday citizens to bring them up to speed into this process. Over the course of two years they had nearly a dozen

and a half meetings throughout the City; Council, Planning Commission, NAACP, and several neighborhood organizations. They went out and met with business owners and did a lot of “door knocking” to get people involved into the community. He reiterated emphasis on public outreach and involvement, without such we couldn’t have the grant. They were looking at doing a coordinated planning and market analysis, which the consultants from AMEC Foster Wheeler would discuss after Mr. Frazier’s presentation. He reiterated they did a lot of public outreach. He showed a slide at the Ridgeview Recreation Center in August of 2016. There was a three day public involvement, community outreach design charrette process. Over those three days they had between 40 and 50 citizens, what he called real people, not appointed officials, or anybody with a grant stake, but members of the local community on that south side area. It was very well attended. In terms of the planning analysis they were looking at existing conditions and infrastructure concerning zoning, land use, and those presumed Brownfields. Many of which they had on their list which were first identified in 2007 where they identified over 200 known or suspect Brownfields throughout the City of Hickory. In this case they were looking in that south side study area. They looked at street and pedestrian connectivity, existing parks and greenspace and opportunities for such, physical conditions, and typography as well as existing structures, etc. In the planning analysis it was a mini-comprehensive plan of that south side area within a two year period, again fully funded by the EPA, your tax dollars at work but no local contribution from the City of Hickory. He turned the presentation over to AMEC Foster Wheeler to discuss some of the market analysis and the catalyst sites as part of the grant.

AMEC Foster Wheeler Consultant Lee Walton discussed the topic of market analysis. He advised they felt that planning a vision, creating a vision, working with the community and establishing recommendations for the future of the south side planning area would not properly serve the community of the City if it wasn’t grounded in the realities of the market. That is not to say that they were constrained by the market analysis that was performed but they wanted to know what the numbers said if they treated this as if they were developers/investors in looking to redevelop and revitalize the area. They hired a specialist firm who represents developers and performs market analysis and financial feasibility analysis. They asked them to analyze the area, its market characteristics, its demand, and it’s potential for a variety of types of development and uses, as if they were a private development entity looking to invest and to make a return, a standard business approach. A firm called Bleakly Advisory Services out of Atlanta, they work nationwide and they provided them with a lot of detail, current statistics, not just from secondary or tertiary sources but they spent time in the community, attended meetings, met with people and had a good understanding of statistics. He gave examples of the types of development and reuse options which they considered, residential, as well as commercial, office, industrial. The baseline that they gave them was coupled with the public input and planning analysis that they completed to arrive at recommendations. A specific aspect of the study area that they realized that had continued into the recommendations of the plan was the identification that there was a different nature of the community from the north side to the south side of Highway 70. That has to do with the patterns and forms and scale of development that has occurred overtime and the resulting scale of infrastructure and parcels and blocks that can facilitate redevelopment of different types. On the north side of Highway 70 you have smaller parcels, smaller roads, more of a neighborhood context that is more appropriate to what they described in market terms as community oriented jobs. A lot of the analysis and a lot of the discussion in the plan is geared towards job creation. He thought everyone was interested in job creation. So to what extent can revitalization efforts in the south side area promote job creation of different types? Types of job creation, community oriented jobs more likely north of Highway 70, south of Highway 70 larger scaled regionally attractive jobs. You have different markets and different strategies to try to achieve redevelopment and revitalization projects in both areas as Council would see in the plan recommendations. They also placed some emphasis on residential redevelopment. He advised they would see in the land use concept for the area, which was developed generally at the same time as the Planning Staff was developing the comprehensive plan update, which will be coming before Council in the upcoming months. This was highly coordinated with the comprehensive plan. He commented this reflects the blending and the transition from neighborhoods involved along the north side of the study area to industrial areas with what they described as a mixed used connecting along Highway 70. The focus of land use recommendations for this area as they saw it was preserving and enhancing neighborhoods, quality of neighborhoods, quality of life, and quality of housing, connectivity, and supporting infrastructure as a primary objective. In preserving, enhancing and expanding on the existing commercial base, especially the automotive commercial corridor of Highway 70, which is a regional center and expanding on that, and then revitalizing and redeveloping the in-between. He pointed out the “in-between” area on the map. They felt that the

best approach to that was to maintain a high level of flexibility to allow for creativity in redevelopment, to allow for property owners and developers to bring a creative approach to reuse and redevelopment of those properties. He advised that was what was illustrated here through a future development concept. Once that concept is established a key emphasis of the area-wide planning program through EPA and its sound planning practice is to identify quality catalyst redevelopment opportunities that have a high level of feasibility with assistance from grants and so forth, but in the true spirit of the catalyst something that can happen in the short term, can present an example of what is possible, and can spur much greater redevelopment and revitalization across the study area. They identified ten potential catalyst sites, parcels, or groupings of parcels, and then they performed in-depth pro forma analysis on four of these sites as if they were approaching this as a developer and their advisors looked at these in details. He noted the sites which were identified on a map. He advised this is where the environmental part of the analysis comes into play because with each of these sites there is an environmental factor, a level of remediation required. Generally very light. None of these were superfund sites, or multi multimillion dollar environmental cleanup sites, but they have, each of them, enough of an environmental factor that they can be qualified as Brownfields and can be eligible to use Brownfield funds to assist with the cleanup and revitalization. That becomes a part of the financial package to see revitalization. The focus on all of these is the long range redevelopment potential. They are interested in short term opportunities to revitalize properties to improve infrastructure and other things, and those are discussed in the plan but the real focus is not just filling a vacant space, which some of that happened during the course of the study. There was some vacant buildings which became occupied. They are really looking at what is the longer range, highest and best use potential for these catalyst sites.

Mr. Walton discussed the first site in the northeast quadrant of the intersection of South Center and Highway 127, several parcels together including a former gas station, and a couple of other properties. He advised this is the one that has some blighted conditions, some vacant property, probably some of the more significant environmental cleanup costs involved in this site. It was also the one site that was at the edge, or the transition between residential neighborhood and commercial corridor. He commented this is the one from the scenario standpoint where they explored a redevelopment scenario that would transition it from a more commercial use to a residential use, or a mixed used with heavy residential involvement. They looked at the pro forma as a scenario, 125 mixed income apartments. It seems like a large number, over a ten year timeframe, market analysis suggest a demand for 1,200 apartments. If you take a piece of that, this may be a first approach at that. The challenge was costs. When they ran the pro forma, they factor in cleanup, construction costs, other factors, it became difficult to make this financially feasible, so they go shopping for different ways to make a project financially feasible which includes Brownfield related tax and grant programs, Federal programs, tax credit programs, housing specific programs, and this gets us into the theme of partnership, which is key as described throughout the recommendations. He mentioned that really in no case in the plan is the City of Hickory an owner of property that makes the City of Hickory a potential developer or redeveloper. These were all privately owned properties, or maybe in some cases owned by institutions or nonprofits. To make the type of redevelopment that they are talking about feasible in many cases there is going to have to be a partnership of a private entity owner, developer, public, nonprofits, Federal, State, regional, a real wide range of entities. They don't have the solution for any of these properties in this plan but they felt like they were fostering the type of approach that can achieve some redevelopment success in the area.

Mr. Walton discussed the second site which was located directly south of the first site, the former Joan Fabric site. The Highway 127 corridor in this area is what they see as distinction between residential and commercial. The recommended scenario here was a simple redevelopment with renovation of the existing buildings creating higher quality leasable space for business. A wide variety of businesses could go in here. Lease, create jobs, minimal environmental cleanup involved on this site, and actually this one, in a pro forma, plays out as financially feasible and any incentives would just enhance the financial feasibility. He advised that again was in that north of Highway 70 part of the study area which was more community oriented jobs, smaller parcels, smaller businesses.

Mr. Walton discussed the third site, south of Highway 70, the former PET Dairy site. Larger property, easy access from the highway, big trucks can get in and out easily, a good location access from a broader perspective. He referenced the Quality of Life video presented earlier in the meeting, and commented it dovetails into this very well in terms of the proximity that we have in this location to the much broader region and much bigger market. When they looked at this site, redevelopment scenario focused on trying to preserve and reuse the viable portion

of this building where there is a high bay warehouse space, adding more to give it the scale or quantity of space that would help from a marketing standpoint. Then trying to recruit more regional opportunities here from an economic development standpoint. Focusing on those that would bring more jobs, but the opportunity for wholesaling and distribution type businesses with the access and the size of space here was one viable option.

Mr. Walton discussed the fourth site they had identified located at the south edge of the study area. He advised this one had a 25,000 square foot building located on it and was vacant when they started the study, but is now occupied by a business without any significant renovations to the building or the property. He advised that gave some idea of the vibrancy of the market. The potential they saw at this location was more for the long term. He was not sure of the duration of the current use or the lease, but looking at this long term this property could be expanded from 23,000 – 25,000 to 70,000 square feet and could take on a more regional scale from a business development standpoint. There are other properties like this and other opportunities in the area. He advised those were the ones which they had highlighted.

Mr. Walton discussed keys for implementation. Implementation Task One: which was already on the Planning Department and their radar screen from a Brownfield EPA standpoint; pursue future funding options from EPA. EPA has developed a partnership, it had been in place for many years, the Brownfield Advisory Group, and assessment activities. Their experience with EPA was they like to continue partnerships and see them through. They expect opportunities to apply for additional funding to continue helping making progress on Brownfield assessment and remediation. Task Two: all about the partnerships. The City's role potentially as a facilitator of partnerships between private investment, nonprofits, regional, State agencies, NCDOT for example with the Highway 70 corridor, and opportunities for improvements there. They have become a critical partner. Task Three: insuring that the City's comprehensive plan and zoning regulations are supportive of the concepts that came out of this process. That is already in process as well with comprehensive plan update being coordinated and then upcoming modifications to the zoning regulations, those are already on the Planning Department's to-do list, so they will be able to take these recommendations and factor them in.

Planning Director Brian Frazier reminded Council that the Planning Commission, at their April meeting, unanimously recommended approval of this plan. He requested on behalf of Staff and the Hickory Regional Planning Commission, Council's acceptance of this plan so they can perform their required closeout duties on or before July 31st. He asked Council if they had any questions.

Mayor Cline asked for questions or discussion from Council.

Alderman Guess remarked that obviously Ward 4 had benefited tremendously from these grants. He had the opportunity on many occasions to speak with folks that had been the recipients of these grants and they tell him time after time, after time, that if it had not of been for these grants that they would not have been able to proceed and they would not have rehabilitated these places and they would not have gone into business and created the economic development that they were able to do had it not been for these grants. They are a tremendous success and people are very appreciative of it and they are working. On behalf of that he moved approval to approve this and move forward.

Mayor Cline responded there is motion, is there a second.

Alderman Lail commented he thought they did a great job, or the sub-consultant, with the financial feasibility analysis. He commented it was pretty clear that some of them were not financially feasible without City involvement or help, but in that vein as City Council, as they contemplate what the City's role is in economic development they hear from the EDC that there is a need for high bay industrial buildings. He thought bringing up the PET Dairy opportunity was particularly interesting and probably worth looking at, if they could perhaps infill a building there that would be very marketable according to what they understand from EDC's perspective. Secondly the plan includes a lot of costs. He understood that they were not approving cost. He was looking at including the crosswalk enhancement at 4th Street and Highway 70, which had come up in a previous Council meeting and they were looking at doing. He hoped that one was one out of the plan that can proceed as a piece of that connectivity domain within the plan.

Planning Director Brian Frazier advised they would be having future conversations with State DOT and community leaders and business owners in this as this plan carries out.

Mayor Cline reiterated there was a motion, he asked for a second. Alderman Lail seconded the motion. The motion carried unanimously.

3. Appointments to Boards and Commissions

CITIZENS ADVISORY COMMITTEE

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)
 At-Large (Council Appoints) Mary Young
 (Eligible for Reappointment/Willing to Serve)
 At-Large (Council Appoints) Yvonne Setzer
 (Eligible for Reappointment/Willing to Serve)
 Small Cities (Council Appoints) Lydia Doll
 (Eligible for Reappointment/Willing to Serve)

Alderman Guess nominated, Mary Young and Yvonne Setzer as At-Large Representatives and Lydia Doll as Small Cities Representative for reappointment to the Citizens Advisory Committee.

COMMUNITY APPEARANCE COMMISSION

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)
 Ward 2 (Tarlton Appoints) VACANT
 Ward 4 (Guess Appoints) VACANT

COMMUNITY RELATIONS COUNCIL

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)
 Other Minority (Council Appoints) VACANT
 Other Minority (Council Appoints) VACANT

HICKORY REGIONAL PLANNING COMMISSION

(Terms Expiring 6-30; 3-Year Terms With Unlimited Appointments)
 (Appointed by City Council)
 Ward 2 (Tarlton Appoints) (Noah Geoghegan moved out of Ward 2) VACANT
 Burke County (Mayor Appoints) VACANT
 Catawba County (Mayor Appoints) VACANT

HISTORIC PRESERVATION COMMISSION

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)
 Historic Properties (Council Appoints) VACANT
 (Representative Resigned no longer Historic Property Owner)
 Historic Properties (Council Appoints) VACANT
 Building Trades Profession (Council Appoints) VACANT

INTERNATIONAL COUNCIL

(Appointed by Mayor with the Concurrence of City Council)
 (4) Positions VACANT

LIBRARY ADVISORY BOARD

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)
 Ward 1 (Lail Appoints) VACANT
 Ward 5 (Zagaroli Appoints) VACANT
 At-Large (2) (Mayor Appoints) VACANT

Alderman Lail nominated Dianne Straley as Ward 1 Representative for the Library Advisory Board.

PUBLIC ART COMMISSION

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)
 Ward 3 (Seaver Appoints) VACANT
 Ward 4 (Guess Appoints) VACANT

PUBLIC HOUSING AUTHORITY

(Terms Expiring 6-30; 5-Year Terms) (Appointed by the Mayor)
 Position 1 Grover Lineberger
 (Eligible for Reappointment)
 Position 9 VACANT

RECYCLING ADVISORY BOARD

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)
 Ward 3 (Seaver Appoints) VACANT
 Ward 4 (Guess Appoints) VACANT
 At-Large (Council Appoints) VACANT
 At-Large (Council Appoints) VACANT

Alderwoman Patton nominated Lucas Pendley as an At-Large Representative on the Recycling Advisory Board.

UNIVERSITY CITY COMMISSION

(Terms Expiring 6-30; 2-Year Terms) (Appointed by City Council)

At-Large (not including ETJ) (Council Appoints) VACANT

At-Large (not including ETJ) (Council Appoints) Mary-Margaret Baker
(Eligible for Reappointment/Willing to Serve)

Alderwoman Patton nominated Mary-Margaret Baker for reappointment as an At-Large Representative on the University City Commission.

YOUTH COUNCIL

(Terms Expiring 6-30; 1-Year Terms) (Appointed by City Council)

The Youth Council Applicant Review Committee Makes the Following Recommendations for Appointment to the Youth Council:

At- Large Representative	VACANT
Challenger High School Representative	VACANT
St. Stephens High School Representative	VACANT
St. Stephens High School Representative	VACANT
St. Stephens High School Representative	VACANT

Alderman Guess commented that Council had said many times that they sometimes have difficulties finding folks. They recently had attended some meetings and heard from some folks and had received some good suggestions on maybe how they can improve upon that and are working towards that obviously.

Mayor Cline asked if there were any other appointments from Council. He asked for a motion to accept the names presented.

Alderwoman Patton moved seconded by Alderman Seaver approval of the above nominations. The motion carried unanimously.

C. Presentation of Petitions and Requests

Mayor Cline asked City Manager Warren Wood if there were any petitions or requests.

City Manager Warren Wood responded no, sir.

XII. Matters Not on Agenda (requires majority vote of Council to consider)

Mayor Cline asked if there were any items not on the agenda to be brought forth by Council. There were none.

XIII. General Comments by Members of Council, City Manager or City Attorney of a Non-Business Nature

Mayor Cline asked if there were any general comments of a non-business nature. There were none.

XIV. There being no further business, the meeting adjourned at 8:03 p.m.

Mayor

City Clerk