

A Regular Meeting of the City Council of the City of Hickory was held in the Council Chamber of the Municipal Building on Tuesday, June 6, 2017 at 7:00 p.m., with the following members present:

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

A quorum was present.

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

- I. City Attorney John Crone advised City Council that Mayor Pro Tempore Tarlton was absent, for good cause, and Council would need to decide and by motion appoint someone to run the meeting until such time that the new Mayor is ready to take the gavel.

Alderman Zagaroli moved, seconded by Alderman Lail to appoint Alderwoman Patton to conduct the meeting. The motion carried unanimously.

Alderwoman Patton called the meeting to order and welcomed everyone to the extraordinary City Council meeting.

- II. Invocation by Associate Pastor, Heather Davis, First Presbyterian Church
- III. Pledge of Allegiance
- IV. Oath of Office Ceremony for Mayor Jeff Cline

Alderwoman Patton asked Catawba County Commissioner Chairman Randy Isenhower to the podium to administer the Oath of Office to Mayor Jeff Cline.

Catawba County Commissioner Chairman Randy Isenhower was honored to be present. He commented that Mr. Cline and his family have a long and distinguished record of service to the people of Hickory and to Catawba County. He was also grateful that his family and the Cline family had a long close relationship. He thought that Council's choice of Mr. Cline as Mayor was widely recognized and that this is the right person at the right place and the right time. He asked Mr. Cline if he was ready to take the Oath of Office as Mayor for the people of Hickory. Mr. Isenhower administered the Oath of Office to Mr. Cline and Mr. Cline's wife Joy held the Bible during the ceremony. Mr. Isenhower congratulated Mayor Cline.

Alderwoman Patton passed the gavel to Mayor Cline and asked him to speak to everyone and introduce his family as this was an exciting time for the City. She thanked everyone for being present to share in this.

Mayor Cline was so honored to have the opportunity to serve, alongside with Council, for the remainder of Mayor Wright's term. He introduced his family, his wife Joy. He advised that two of his three daughters were present; Molly Colleary, his youngest daughter from Washington, D.C.; and Betsy Spring from New York City and their first granddaughter, Anna Elizabeth Spring. He advised they have another grandchild on the way in October. He commented they were very proud and lucky grandparents. He also recognized Stine Isenhower who was 90 years old and for most of his adult life had been known as "Mr. Catawba County". Mr. Isenhower served as a County Commissioner, as Chairman of the County Commission, and for years he represented Hickory and this area in the General Assembly as our State Representative. Mayor Cline had the pleasure of working in business with Mr. Isenhower for 32 years. He had been a role model to many people, including obviously to his son Randy, the Chairman of the County Commission. But also, next to Mayor Cline's own father, he had been a most important role model in Mayor Cline's life and a man that he would like to be like. Mayor Cline requested applause to honor Mr. Isenhower.

Mayor Cline commented normally in this case when a new official is installed you celebrate that person's election. In this case we don't celebrate the appointment of a new Mayor. Our City is still mourning the passing of Mayor Rudy Wright. But we do have something to celebrate. The work of Mayor Wright, of this Council, our administration, our staff, the citizens who serve on boards and commissions, Inspiring Spaces, the Bond Commission, and the citizens who in 2014 overwhelmingly voted for this City to go forward with our bond project. That is what we celebrate. This is a City that has come through adversity and is headed in the right direction. You know they will follow the mandate that the citizens gave them. He was excited to join this City Council as they work together to move this City toward a bright future.

Mayor Cline recessed the meeting at 7:10 p.m. for an opportunity for the citizens to meet him.

Mayor Cline reconvened the meeting at 7:17 p.m.

- V. Special Presentations
  - A. University Mill District, Vision, Mission and Bylaws

Mr. Will Locke addressed City Council and congratulated Mayor Cline. He thanked Council for the opportunity to present before them. He had the privilege of witnessing the economic growth of the resurrected commercial and entertainment district in southeast Hickory through his involvement in the renovation and business operations of the historic Hollar Hosiery Mill. Since the first business had opened in Hollar Mill they had seen a remarkable period of growth in the area. He advised City Council of a map at their seats which contained the geographic area. Since 2012 they had seen the creation of over 500 jobs of both the North Carolina median for salary of their hourly workers and a property tax valuation increase of over \$20 million dollars in that district. The excitement surrounding this growth led a group of businesses and individuals, within the identified area on the map, to work together in an effort to create an organized business association to compliment the goals of economic development currently underway by the City's existing organizations, and the ongoing bond projects. In addition to the defined boundaries presented on the map this group had identified a clear mission; "Our mission is to establish, promote, and cultivate the University Mill District as the anchor for economic development in the greater Hickory Metro area by focusing on education, entertainment, and entrepreneurship in our community. We invite everyone to visit and participate in developing the University Mill District as a world-class destination." They had input from a number of individuals within the district, including himself, Bill Burton, Bill Roberts, Fran Paradine, Houston Harris, Paul Thompson, Rachel Nichols, Ryan Edwards, Meg Jenkins Locke, Tom Frenier, Wayne Kirby, Tony Wright and Parker Hart, some of the businesses as individuals represent and include the historic Hollar Mill, Jack Sipe Construction, Duke Energy, Di'lishi, The Granary, Transportation Insight, the historic Lyerly Mill, Lenoir-Rhyne University, Southeast Retirement Planners, Highland Avenue Restaurant, Carolina Moon Hospitality, K&M Tire, the historic Moretz Mills, 74 South and Boca Restaurant. He read a statement on behalf of Lenoir-Rhyne University; "Lenoir-Rhyne University is in full support of the establishment of the University Mill District who will partner with other members of the district to make this a showcase an initiative and look forward to working alongside the University Mill District and the City to advance the mission of this district". He advised that Council also had a draft of their bylaws which they had worked to create. They would be resubmitting all pertinent documents following the continued work of the lawyer which they are working with. As a member of the University Mill District Steering Committee he requested formal recognition by City Council as part of the City of Hickory's active business associations. He thanked them for their time and consideration. He commented on a personal note, based on his experience working with the businesses in Hollar Mill, Highland Avenue Restaurant, The Crossing, American Honor Ale House and Brewery, The Music in the Mill concert series, Carolina Moon Hospitality, all of which are University Mill District businesses, he really looks forward to this next step. He advised he would be happy to answer any questions which Council might have.

Mayor Cline thanked Mr. Locke and asked if there were questions from Council. He asked Mr. Locke if he was requesting a specific action, recognition of the University Mill District.

Mr. Locke responded absolutely. He reiterated that City Council had a map of the geographic boundary at their seats, and they had worked with City staff to create this map, and with a number of businesses within that geographic area. He advised they were asking for recognition of a business association, including businesses and potentially residences within that area as a formal business association.

Alderman Lail commented typically the City provides a liaison for the business associations. He asked if that was the primary role of the City.

City Manager Warren Wood confirmed that was correct.

Mr. Locke advised they had been working with Mrs. Surratt as a liaison with the City.

Alderman Seaver commented this require no City funding whatsoever.

Mr. Locke responded correct.

Alderman Seaver asked if they would have some type of dues.

Mr. Locke advised they would have paid membership within the organization and they would work together to flesh out exactly what those dues would be.

Alderman Patton replied they would be sort of like the Viewmont Business District pulling together forming events. Recognizing themselves and setting themselves apart as the "um-dee".

Mr. Locke referenced "um-dee" as their nickname.

Alderman Patton responded she liked it.

Mr. Locke advised they would have paid membership. They would work with the City to invite all businesses within the area on the map identified to participate. They had talked about varying levels depending on different qualifying factors. They had already began discussions on a number of collaborative events and ways of identifying and branding that area. Some of the ideas discussed included working with Lenoir-Rhyne University to put bear paws along the road on Lenoir-Rhyne Boulevard from Tate Boulevard entering the campus. That would not be through City funds but through funds generated by the participating businesses.

Alderman Patton moved approval of the proposal to create the University Mill District "um-dee".

Mayor Cline asked if there was a second to the motion.

Alderman Guess seconded the motion.

Mayor Cline responded it had been moved and seconded, he asked if there was any further discussion.

Alderman Lail asked if the actual organizational documents had been formed.

Mr. Locke advised they had formed and the bylaws presented before Council outlined the specifics.

Alderman Lail asked if they had a board.

Mr. Locke advised they had a steering committee that they had been working with and that had generated the documents that Council had before them.

Alderman Lail commented the City would work with whatever the future board will be not necessarily the steering committee as it is right now.

Mr. Locke advised they would elect future members of the association's board.

Alderman Seaver asked if City staff had scrutinized this and felt good about it.

City Manager Warren Wood commented it is very similar to the Viewmont Business Association. The work they had done out there was phenomenal. He felt they deserved recognition.

Mayor Cline asked if there was any further discussion. He reiterated it had been moved and seconded that the University Mill District be recognized by the City as an active business district. The motion carried unanimously.

Mayor Cline congratulated Mr. Locke and thanked him.

VI. Persons Requesting to Be Heard

VII. Approval of Minutes

A. Regular Meeting of May 16, 2017

Alderman Patton moved, seconded by Alderman Seaver that the Minutes of May 16, 2017 be approved. The motion carried unanimously.

VIII. 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.

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

- A. Approval of Amendment One to the Agreement with Veolia Water North America South, LLC for Continued Operations of the Regional Compost Facility for the Sludge Consortium. (First Reading Vote: Unanimous)
- B. Approval of the Automatic Aide Response Contract with St. Stephens Fire Department. (First Reading Vote: Unanimous)
- C. Approval of an Amendment with Talbert, Bright & Ellington, Inc. in the Amount of \$6,479.66 for the Construction Phase for Professional Services of Taxiway "B", Taxiway "S", and North Apron Pavement Rehabilitation Project. (First Reading Vote: Unanimous)
- D. Budget Revision Number 24. (First Reading Vote: Unanimous)

- E. Consideration of Vacant Building Revitalization Grant Performance Agreement with MDI Management, LLC in the Amount of \$20,000 for Rehabilitation to the Building Located at 521 Main Avenue SW. (First Reading Vote: Unanimous)

IX. 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 X.

Alderman Lail moved, seconded by Alderwoman Patton approval of the Consent Agenda. The motion carried unanimously.

- A. Approved the Cemetery Deed Transfer from Meita R. Maynard; Paul R. Maynard, and wife, Diane W. Maynard; and Ralph W. Maynard, III, and wife, Lynn R. Maynard to Amanda McCann and husband, Joel M. McCann, Oakwood Cemetery, Block "A", Lot No. 2, Section 46, Grave Spaces No. 004 and 001, (Amber R. Meuggenburg, Sigmon, Clark, Mackie, Hanvey & Ferrell, P.A.)
- B. Approved the Cemetery Deed Transfer from Amanda McCann and husband Joel M. McCann; Ralph W. Maynard, III, and wife Lynn R. Maynard; and Paul R. Maynard and wife, Diane W. Maynard, to Meita R. Maynard, Oakwood Cemetery, Block "A", Lot No. 2, Section 46, Grave Space No. 006, (Amber R. Meuggenburg, Sigmon, Clark, Mackie, Hanvey & Ferrell, P.A.)
- C. Approved the Special Events Activities Application, The Favor Center Church Outdoor Worship Service, Ritchie Naraidu, Church Administrator, September 9, 2017, 3:00 p.m. to 10:00 p.m., Sails on the Square.
- D. Approved the Special Events Activities Application, Symphony Under the Sails, An Evening with the Stars, Ingrid Keller, Executive Director, Western Piedmont Symphony, June 25, 2017, 1:00 p.m. to 9:30 p.m., Sails on the Square.
- E. Approved the Special Events Activities Application, Heart in the Park, Kate Sanderlin, American Heart Association, Inc., June 10, 2017, 7:00 a.m. to 2:00 p.m., LP Frans Stadium, 2500 Clement Boulevard NW.
- F. Approved the Special Events Activities Application, 106.9 the Light Summer Sticker Stop, Amanda Woods, Event & Audience Relations Manager, Blue Ridge Broadcasting – 106.9 the Light, June 21, 2017, 10:30 a.m. to 1:30 p.m., Lowe's Food City Park.
- G. Approved the Write-off Uncollectible Accounts Totaling \$295,991.95, in Accordance with North Carolina General Statutes.

North Carolina General Statutes establish all street assessments, nuisance violations, and property taxes that are over ten years old and are no longer collectable, and should be written off in conjunction with the annual audit. For the current fiscal year (FY2016-2017), there are \$120,698.83 in unpaid property taxes which exceeds the ten year limitation. In addition, a total of \$90,573.40 in rental accounts is being written off from Profile Aviation Center. Profile Aviation Center ended FBO operations at the Airport in December 2011. A previous litigation involving Profile Aviation Center was resolved last fiscal year. The City of Hickory's Accounting Division requires all other accounts that are over eighteen months in arrears be written off to comply with "Generally Accepted Accounting Principles" in order to more fairly represent financial assets of the City on the balance sheet. For the current fiscal year, this amount is \$84,719.72. Current fiscal year write-offs total \$295,991.95, compared to \$269,269.10 by FY2015-2016.

The Finance Division will continue to pursue collection of the debts. All eligible accounts over \$50 are submitted to the North Carolina Debt Setoff Program for collection. As of May 16, 2017, the City of Hickory has collected \$30,911.10 from the garnishment of North Carolina State income tax refunds and North Carolina State lottery winnings during this fiscal year. Staff recommends approval to write-off uncollectible accounts for Fiscal Year 2016-2017.

- H. Approved Issuance of a Pyrotechnic Display Permit to Hickory Motor Speedway.

Kevin Piercy, General Manager of the Hickory Motor Speedway has submitted a request to obtain permission to have a public fireworks display on July 8, 2017. The North Carolina Fire Code requires an operational permit for the use and handling of pyrotechnic special effects material. The Division of Fire & Life Safety Division shall review all required documentation for the event, including Alcohol Tobacco and Firearm's (ATF) License, Operator and Assistant Operators Permits from North Carolina Office of State Fire Marshal (NCOSFM), site plan, and the one million dollar liability insurance policy. The Fire & Life

Safety Division will also inspect the pyrotechnics display area before the event to ensure compliance with NCOSFM Guidelines, National Fire Protection Association (NFPA) NFPA 1123 Code for Fireworks Display, and NFPA 1126 Use of Pyrotechnics before a Proximate Audience (if applicable). Staff recommends approval of the above pyrotechnics displays.

- I. Approved on First Reading an Agreement with WK Dickson & Co., Inc. in the Amount of \$150,000 for a Condition Assessment for the Highway 127 & Moose Club Force Main Project.

Staff requests Council's approval of a professional services agreement with WK Dickson & Co., Inc. for the condition assessment of the Hwy 127 and Moose Club force main project in the amount of \$150,000. The Moose Club Lift Station currently serves approximately fifty percent of Northwest Hickory with sanitary sewer service at a current flow rate of approximately one million gallons per day. The original system was installed in 1965 with no upgrades noted since. An additional force main was added in 1985 during an upgrade to the Moose Club Lift Station making it a parallel system. Public Utilities Division staff developed and distributed a Request for Qualifications for condition assessment of the Hwy 127 & Moose Club Force Main. Request for Qualifications (RFQ) were advertised for this plan on the City website and qualifications were received on January 31, 2017. Two engineering firms responded to the request: WK Dickson & Co., Inc. and McGill Associates, P.A. Staff reviewed the qualifications package from WK Dickson and determined that the firm was responsive to the required elements of the RFQ. WK Dickson has been selected as the firm to complete this essential project. Staff has negotiated the agreement and compensation for this project based on the work required to complete the evaluation and the deliverable product. This project is included in the FY 16-17 Capital Budget under Comprehensive Systems Analysis. Staff recommends Council's approval of the professional services agreement with WK Dickson & Co., Inc. in the amount of \$150,000.

- J. Approved on First Reading a Contract with Thompson Gordon Shook Engineers, Inc., dba TGS Engineers in the Amount of \$218,224.26 for Construction Engineering and Inspection Services Related to the Falling Creek Bridge Replacement Project.

Staff requests Council's approval of a contract with Thompson Gordon Shook Engineers, Inc. (TGS) for construction engineering and inspection services related to the Falling Creek Bridge Replacement project not to exceed the amount of \$218,224.26, contingent on North Carolina Department of Transportation (NCDOT) final approval of additional funds and sufficiency to award. The City of Hickory participates with NCDOT in the evaluation of bridges for structural integrity. The Falling Creek Road Bridge was evaluated and determined to be structurally deficient and functionally obsolete. NCDOT engaged Thompson, Gordon and Shook (TGS) Engineers to design the replacement structure and bid process for replacement of the structure. This project was completed in the normal course of evaluations. Upon inspection of the Falling Creek Road bridge, it was determined that the condition was below NCDOT threshold for replacement and that repairs would not be sufficient to restore the structural integrity for the traveling public. Additionally, the structure is functionally obsolete with respect to roadway width, railings, railing geometrics, and railing end treatments. Due to the condition of the structure, the project was placed on the State Transportation Improvement Program (STIP) for replacement and granted designation B-5549. With the designation, 80 percent of the replacement cost including professional design services will be provided by Federal funds and 20 percent will be borne by the City of Hickory. TGS Engineers, Inc. provided plans and bid documents for the replacement structure and managed bid opening. Following NCDOT guidelines, Thompson Gordon Shook Engineers was chosen to provide construction engineering and inspection services. Their estimate for the services totals \$218,224.26. The City will be responsible for \$43,644.85 and the remaining 80 percent, \$174,579.41 will be reimbursed to the City by the Federal government. Staff recommends Council's approval of a contract with Thompson Gordon Shook Engineers, Inc. (TGS) for construction engineering and inspection services related to the Falling Creek Bridge Replacement project in the not to exceed amount of \$218,224.26, contingent on NCDOT final approval of additional funds and sufficiency to award.

- K. Approved on First Reading Budget Revision Number 25.

ORDINANCE NO. 17-15  
Budget Revision Number 25

BE IT ORDAINED by the Governing Board of the City of Hickory that, pursuant to N.C. General Statute 159.15, the following revision be made to the annual budget ordinance for the fiscal year ending June 30, 2017.

SECTION 1. To amend the General Fund within the FY 2016-17 Budget Ordinance, the expenditures are to be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
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Public Safety	11,006	-
Economic and Community Development	500,000	-
TOTAL	511,006	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Sales and Services	11,006	-
Other Taxes	500,000	-
TOTAL	511,006	-

SECTION 2. To amend the Water and Sewer Fund within the FY 2016-2017 Budget Ordinance, the expenditures are to be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Contingency	-	40,000
Environmental Protection	40,000	-
TOTAL	40,000	40,000

SECTION 3. Copies of this 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.

- X. Items Removed from Consent Agenda
- XI. Informational Item
- XII. New Business:
  - A. Public Hearings
    - 1. Approved on First Reading Consideration of the City Manager's FY2017-2018 Recommended Budget.

This public hearing was advertised in a newspaper having general circulation in the Hickory area on May 19, 2017.

City Manager Warren Wood advised that every year starting July 1<sup>st</sup> the City would have a new annual budget. He advised Council that before them was the City Manager's recommended budget. He commented that he came to Hickory in April, very late in the budget development process, so Assistant City Manager Rodney Miller and his staff and departments did the lion's share of the work in putting the budget together. He thanked them for that and commended them on a very good job in the recommendations. He advised that Assistant City Manager Rodney Miller would be presenting Council with what is proposed in the budget for the coming year.

City Manager Warren Wood discussed something that was not in the budget which Council would be seeing in the months to come. Since he had been back the last couple of months he had heard a lot of conversation about economic development in Hickory. There is an extreme focus on economic development in the community right now that he is sensing. Coming back, after being away for two years, he could sense more optimism and more momentum economically in the community. You can see it. He advised that Mr. Miller would present some numbers that reflect that. The City went a number of years where our tax base was flat or declining. We are going to see a four percent growth in our property tax base this coming year. That is a positive change that we haven't seen in sometime. With job creation and economic development in North Carolina in the last few years, 80 percent of all the jobs created in North Carolina had gone to two areas, Raleigh and Charlotte, mostly Charlotte, Raleigh was number two. We are fighting over the other 20 percent with the rest of the State. So that is how important economic development is and really fine tuning the City's strategy and aligning the organization with the strategy. We have a lot of individual economic development efforts. He advised Council would be hearing a recommendation in the months to come to create an economic development strategy for the City that encompasses a number of different areas. Obviously with 1764 and the green field type development would be one. Downtown would be another; redevelopment projects; outreach to the small and medium size businesses, and transportation feeds into that; CVB/Tourism, all those things and having a strategy that weaves together and then organizationally aligned to operate under those strategies to try and achieve those and objectives listed under those strategies. The Western Piedmont Council of Governments (WPCOG) currently is doing a regional community economic development strategy. We also need to understand how we fit into the region and what is trying to be accomplished regionally with economic

development. One of the things that is not in the budget is that alignment, which they will work through a process. They are not going to wait until the next fiscal year to do this, and this is something that they are going to talk about in the days to come in small group meetings. Doing the work this coming fiscal year early on to develop that strategy and then the changes that need to be made within the organization to make sure that we are aligned in achieving that. He advised that was a real high level look. One of the things that it is going to require is identifying some resources in the current year's budget. You know how tight resources are so there is going to be some repurposing of some positions potentially, some reorganization as well. They will get into more details as time passes. We are in an economic expansion right now and the time to strike is now in getting that done. He advised that would be some of the work that is coming up. He asked Assistant City Manager Rodney Miller to the podium to present Council with what was in the budget. He advised Council they could feel free to ask questions at the end or during the presentation.

Assistant City Manager Rodney Miller presented a PowerPoint presentation of the recommended budget for the fiscal year beginning July 1, 2017. He advised after his presentation, as required by State law, the City was required to have a public hearing to hear from the public on the recommended budget. The total recommended budget for next fiscal year was just under \$95.7 million dollars, which encompasses the operating funds. He referenced those funds on the PowerPoint presentation, and the Internal Service Funds which were in essence counted twice. He advised he would go into detail on the larger funds starting with the General Fund. The General Fund is the City's main operating fund. All cities and counties have a General Fund. For the City of Hickory that encompasses primarily the property tax and sales tax dollars which basically funds the programs, the departments, and the services within the General Fund. For next year they recommended the property tax rate remain the same. He referenced two years ago the City actually had the first property tax increase in 20 years to handle two different things; one was the County's revaluation of property in Catawba County and the other was to offset a loss of the privilege license revenue that the City received from the State of North Carolina when they abolished the privilege license. The City went from 50 cents to 56.65 cents and the recommendation was that we keep that same rate for next fiscal year. There were no new positions recommended in the budget. For employees the recommendation was for a merit pay system that would happen in August 2017 with Council's approval. Every department is responsible for their employees work plan and their job description. If they are meeting expectations at that point they would get a two percent increase above their current salary. Likewise if they are exceeding expectations, based on a number of factors, they would receive a three percent increase.

Mr. Miller discussed health insurance which is a cost that not only is out of control across the country, we are certainly not immune to that here at the City. One thing that is different about this year was for the first year in its history the City has begun charging for health insurance premiums to their employees. The City has two plans, the more expensive plan, the City is passing along a cost to employees of \$50 per month for their premiums. Employees can still choose a Health Savings Account (HSA) which is the second plan, which is a more consumer driven plan where you actually use your dollars to the doctor first before the City's insurance kicks-in. A little over one-third of the City's employees chose that option this year on the HSA. They are trying to help contain those costs so that was the recommendation for next year.

Mr. Miller commented Mr. Wood mentioned property tax and the City had seen a considerable amount of growth in the commercial and retail sectors. On a percentage basis the City had seen a significant residential growth but the numbers were just not quite there yet. Thirty residential homes was not gangbusters compared to Waxhaw, where Mr. Wood was from, they are growing by hundreds of homes and certainly Charlotte and Raleigh, but for Hickory 30 new residential homes at this time of year was significant compared to where we had been in the past. The property tax revenue was actually increasing about a million dollars in the budget from the current year to next year in the proposal which is a four percent increase. This was the largest increase since the 90s, when we were in the boom years of fiber optics, and furniture and textiles were still going strong. He advised that was about a million dollar increase to \$25.8 million on the property tax revenue. The next largest source of revenue was in sales tax. Certainly Hickory remains and continues to be a hub of economic activity in the region. We are seeing a \$100,000 or a 1.1 percent increase budgetarily on the sales tax. That was a conservative estimate, we are actually about three percent up this time compared to last year. He discussed Occupancy Tax Revenues and advised that hotels are certainly selling out rooms. He advised they are increasing that by \$300,000. As a reminder those dollars are in and out. Those come into the City from those revenues and the City sends those back to the Tourism Development

Authority. He referenced Mandy Pitts Hildebrand, a capable leader of that group who was present at the meeting.

Mr. Miller discussed the General Fees, most were increasing by about 2.1 percent, the recreation and library fees, those that are not mandated based on last year's Consumer Price Index. He advised the City was also transferring \$920,000, which was a City Council goal of two cents of our property tax rate, to our Capital Reserve Fund. We are sending that to fund, in fact, we are actually utilizing a little over three-quarters of a million dollars in next year's budget of those funds that were in there this past year to help fund capital projects in the upcoming budget. He also included \$650,000 contingency in the budget which was consistent with years past. Council had heard back in April from external agencies and boards and commissions which presented their work plans and their funding requests. They kept that funding flat and in fact were not recommending at this point any new requests for funding. He noted a few items for capital in the budget of about \$4.2 million dollars, they should receive in August engine one fire truck, at approximately \$600,000. They are using debt service savings, that Council may recall, Highland Recreation and Ridgeview Recreation Centers paid off earlier this year, last month. Those funds are going towards the replacement of engine one fire truck. They were recommending a scoreboard replacement at L.P. Frans stadium. The electronics behind the scoreboard is gone and could go out anytime. They are hopeful that it doesn't go out during the rest of the season. He advised they were proposing for that in the budget. We need a new radio system upgrade of all of our handheld radios which is situated in the Public Services Complex. The technology and servers for that are housed there. They had done that historically on a five year period. This would be another five year replacement to refresh that hardware to support the radios. Kiwanis Park field number one needs a new concession/restroom in the budget, so they recommended that. Fire Station 1 is in need of a roof replacement and repair of the fascia board around the outside of that facility.

Mr. Miller discussed the Water and Sewer Fund pointing out that it was fully supported by user fees. The water and sewer bills, those revenues go to support this fund. There are no property tax or sales tax dollars in this fund. He advised they were requesting a 1.7 percent increase to maintain the infrastructure. He noted one large project they did this year was the Central Business District which was still ongoing downtown. It takes those increases to handle that \$3 million dollar project. He proposed two new positions. As he had mentioned the City is a regional hub of economic activity, but also we are a regional provider of water. We are providing water in four counties. In the southern part of Catawba County they are experiencing a lot of growth. These two positions will primarily go to support that waterline infrastructure in the southern part of Catawba County. Like the General Fund they are setting aside funds for a Capital Reserve Fund. They are setting aside almost \$750,000 to fund future capital reserve items. We have about \$3.6 million dollars proposed in next year's budget in capital projects. There were four of those listed: a new generator at the water plant; electrical work at the water plant; in the Lenoir-Rhyne University and Highland areas they are planning on a waterline project in that particular district, phase one of that would be approximately \$400,000; in conjunction with the tennis court project out at Hickory City Park they are replacing a waterline out in Hickory City Park.

Mr. Miller discussed the Solid Waste Fund which was supported primarily by user fees. He proposed a \$1 increase in solid waste fees to support this fund to \$20.50 per month bill for our residence and commercial entities. He did not propose a transfer from the General Fund which had been done in the years past. It was approximately \$150,000 in the current year. They are using some Fund Balance that had been generated so they felt like this year they did not have to transfer from the General Fund that it could support itself. In fact, during this current year it will support itself. He noted that the fund was 90.4 percent self-supporting. Typically without that \$146,000 that is what that meant with the General Fund contribution that is what makes the final self-supporting if we are not using reserves. He noted two items on capital spending: a little over a half of a million dollars for a rear packer truck is needed in the recycling area, an automated truck in residential, and the other division was in commercial and in the current year they replaced a commercial truck as well.

Mr. Miller discussed the Transportation Fund, which is the airport. He was happy to report that it was 100 percent self-supporting and it had been now for two years. He mentioned the Profile Aviation settlement that the City did a couple of years ago. The airport is making money again and it is ours. It is a really big coo for the City to take that back and now operate it. We have more tenants out at the airport and that business is thriving. We are selling a lot of fuel and are certainly happy about that. However, the Airport Fund does need to pay the General Fund which paid the bill of that \$900,000 two years ago. We have a 30 year note that the



Airport Fund is paying the General Fund back that is also included in next year, about \$50,000 to pay that back with interest. He advised that capital expenditures were primarily some hangar repairs for some of those new tenants. They had discussed a little over \$100,000 and for the first time they are able to put some contingency also aside in the airport too in case there was some unforeseen emergencies. He pointed out that the recommended budget was on the City's website. Those dollars and amounts were on the City's website for the public to review. He asked Council if they had any questions.

Mayor Cline opened the public hearing and explained the rules for conducting the public hearing. He asked if there was anyone present to speak in opposition to the proposal. No one appeared. Mayor Cline advised that Mr. Michael Talbert had signed up to speak in favor of the proposal and he recognized him to speak. He requested staff to keep track of time to follow the rules.

Mr. Michael Talbert, 118 3<sup>rd</sup> Avenue NE, congratulated Mayor Cline and looked forward to his leadership over the next six months. He spoke in favor of the budget, but he advised he was not going to go into details and he was not going to get into what had been presented to Council as he felt it was fair and accurate. He wanted to get into a higher level and encourage Council to do some things that maybe haven't been done but was going to take leadership from the top to do it. Staff is going to follow whatever Council says and does. He advised this was his shout at encouraging that. He wanted to put back a little more pride in our City. As everyone had talked about we had been through rough times, things had not been great the last eight or nine years. They now a little bit of resource, not a lot, but they could do more than you could five years ago. He reiterated he wanted to put pride back in our City. Take care of what we have, maintain our assets. He commended Council for doing the water and sewer lines downtown. That is not a pretty project, it tears up the streets, people complain, but in the end it is necessary for growth and the downtown to be sustainable. So he thanked them for doing that. It wasn't cheap and he was glad they did it. He commented build on what we have. We had tremendous resources in this City that we don't always take advantage of but we know about them and we don't want to let them linger and we want to build on those. He named a few that gives Hickory a sense of place: the Sails, and Mr. Wright's funeral at the Sails and his request to be there was very telling of that as a very prominent community site; Union Square; Lenoir-Rhyne University which had previously been mentioned; the SALT Block; and Lake Hickory. Those are all assets we have to build on, let's keep that going. As we move forward with not only the budget but the bond referendum which was done in 2014 next year you are going to be presenting a budget that likely shows a tax increase and that tax increase is going to be for bonds that you have just issued. As you move forward with that give the public something to see. The bonds were approved in 2014 by next year at this time have a couple of projects coming out of the ground. Have something there for people to see and to recognize and to say "oh yeah I voted for that, that is a good thing, that is going to be a great thing". But it has been three years since the bonds were initially approved and we haven't had a lot of progress on the surface. He knew they had progress behind the scenes but the public hasn't seen anything yet. They have seen a lot of talk, they have seen a committee of 42 people and they have seen quarterly meetings, and yes it is on the City's website, but what have you built, what is in the ground. That is what they are waiting on. In taking care of what we have we have a very large street/sidewalk network that sometimes doesn't get care. Basically that system for resurfacing, repairing, fixing, replacing as needed has been limited in past years and it is limited to the budget obviously. But as people come to town and see this for the first time, whether they are economic development and they are here to maybe relocate a business, whether they are here for a job interview, whether they are looking at the school system and where to relocate they notice these things. A broken storm sewer that hadn't been fixed in a while, a street that has ten patches on it and that needs to be resurfaced. They notice that. If you have just had a major repair to Highway 127 where there was a sinkhole there was a barricade there forever, and as of tonight when he drove in there was still four or five sandbags laying along the side of the road that nobody has picked up in six or eight weeks. Twenty-five thousand people a day go by there in addition to City staff, Police, Fire, it is one block from the fire station. Have somebody call internally. You see something call the other staff members, take care of it, move on. He asked Council why they lived in Hickory. Are you here because your parents were from here and you had no choice? Are you here because you stayed and you loved it? Are you here for family business? Are you here because you came for a job and stayed and raised your family here and you loved being here? Why do you stay? What drives you to stay here? And what is important to you is likely going to be important to other people who come. If you were coming from the outside now, why would you move to Hickory? There was only one good reason that he could think of and that was jobs. He didn't know that Mr. Wood was going to come forward with a non-budget item tonight and talk about economic

development, but jobs are your future. If you are going to increase your population, increase your tax base you need good quality jobs. He supports that 100 percent. It is time to move forward with that. He commented for each of you who travel down 321 periodically and go south there is a huge industrial park built by Lincoln County. They have been eating our lunch for years. Let's get on with it, let's get something here. Let's move forward as quickly as we can. They brought small employers in, 500 to 1,000 employees per business and had done great. Lastly, two of the City's major projects involve the word walk. You have a Riverwalk and you have a City Walk. He asked how many of them walked. How many of them had been out of on the sidewalks and actually walk? How many of them had walked the mile to Lenoir-Rhyne and back when the project is built, without an oxygen tank? Get out see the City, see what you have and enjoy your assets. He sincerely endorsed the budget as is, wanted them to do more, and wanted them to be very conscious of the little things that make a huge difference to people that visit the City. Whether they are here for a day, a week, or a month. The little things they see happen make a huge difference. He thanked Council.

Mayor Cline asked if anyone else wished to speak in favor of the budget. No one else appeared. He declared the public hearing closed and turned it over to Council for discussion.

Alderman Seaver commented that Mr. Talbert sounded a lot like Rudy Wright when he spoke. A lot of times Council would have these meetings about the Bond Commission and what might be happening, and Mayor Wright would say we need to get something up there, if nothing else put a sign up there telling them what is going here. He thanked Mr. Talbert for his comments. He thought they were right on par of some of the suggestions that Mr. Talbert added. He advised that Council had toured the Lincoln Business Park about a year ago and several other ones. When they build the City's business park they want it to be the best there is in the whole area. They have studied those and it sounded like Mr. Talbert was right on par.

Alderwoman Patton advised she had attended the Bond Commission meeting that afternoon with Mayor Cline and Alderman Zagaroli. There is a lot of work that is being done behind the scene and there is a process involving the scope of the business and these are huge projects and there just has to be the underpinning of what is going to happen. We are on schedule with, in 2021, everything being complete. She commended the Hickory Daily Record for allowing two Tuesdays a month to give Mayor Cline a voice to tell the citizens where we are with the bonds and what is going on so it informs the City, because that is part of the City's Bond Commission member's mission is to give the bonds a shout-out and keep the citizens informed. This is just another way the City can get their message out that we are progressing, it is coming along, and we are making this progress and it is very exciting.

Mayor Cline asked if there was any further discussion regarding the budget. There was none. He asked if there was a motion to approve the 2017/2018 proposed budget.

Alderman Seaver moved, seconded by Alderman Zagaroli approval of the City Manager's FY2017-2018 Recommended Budget. The motion carried unanimously.

ORDINANCE NO. 17-16  
CITY OF HICKORY BUDGET ORDINANCE FISCAL YEAR 2017-2018

BE IT ORDAINED by the Governing Board of the City of Hickory, North Carolina:

SECTION 1: It is estimated that the following revenues will be available in the General Fund for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018:

Ad Valorem Taxes	\$26,400,000
Other Taxes	15,190,000
Unrestricted Intergovernmental Revenues	595,000
Restricted Intergovernmental Revenues	2,072,713
Licenses and Permits	5,100
Sales and Services	1,686,676
Investment Earnings	125,000
Miscellaneous	319,000
Other Financing Sources	<u>3,049,012</u>
	\$49,442,501

SECTION 2: The following amounts are hereby appropriated in the General Fund for the operation of the City government and its activities for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018, in accordance with the chart of accounts heretofore established for this City:

General Government	\$ 6,615,302
Public Safety	24,179,973
Transportation	6,307,628
Economic and Community Development	3,173,774
Culture and Recreation	6,459,330
Other Financing Uses	1,055,137
Debt Service	1,001,357
Contingency	<u>650,000</u>
	\$49,442,501

SECTION 3: It is estimated that the following revenues will be available in the Water and Sewer Fund for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018:

Restricted Intergovernmental Revenues	\$ 1,067,217
Sales and Services	21,798,000
Investment Earnings	60,000
Miscellaneous	340,000
Other Financing Sources	<u>1,672,925</u>
	\$24,938,142

SECTION 4: The following amounts are hereby appropriated in the Water and Sewer Fund for the operation of the water and sewer utilities for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018, in accordance with the chart of accounts heretofore established for this City:

Environmental Protection	\$20,446,042
Other Financing Uses	875,137
Debt Service	3,466,963
Contingency	<u>150,000</u>
	\$24,938,142

SECTION 5: It is estimated that the following revenue will be available in the Sludge Compost Fund for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018:

Restricted Intergovernmental Revenues	<u>\$1,726,338</u>
	\$1,726,338

SECTION 6: The following amounts are appropriated in the Sludge Compost Fund for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018, in accordance with the chart of accounts heretofore established for this City:

Environmental Protection	<u>\$1,726,338</u>
	\$1,726,338

SECTION 7: It is estimated that the following revenue will be available in the Stormwater Fund for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018:

Other Financing Sources	<u>\$270,274</u>
	\$270,274

SECTION 8: The following amounts are appropriated in the Stormwater Fund for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018, in accordance with the chart of accounts heretofore established for this City:

Environmental Protection	<u>\$270,274</u>
	\$270,274

SECTION 9: It is estimated that the following revenues will be available in the Transportation Fund for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018:

Sales and Services	\$2,623,337
Restricted Governmental Revenues	6,365
Investment Earnings	<u>2,500</u>
	\$2,632,202

SECTION 10: The following amounts are appropriated in the Transportation Fund for the operation of Transit and Airport activities for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018, in accordance with the chart of accounts heretofore established for this City:

Transportation	\$2,602,202
Contingency	<u>30,000</u>
	\$2,632,202

SECTION 11: It is estimated that the following revenues will be available in the Solid Waste Fund for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018:

Other Taxes	\$ 25,000
Sales and Services	4,384,600
Investment Earnings	10,000
Miscellaneous	2,500
Other Financing Sources	<u>578,451</u>
	\$5,000,551

SECTION 12: The following amounts are appropriated in the Solid Waste Fund for the operation of recycling, residential solid waste collection and commercial bulk services activities for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018, in accordance with the chart of accounts heretofore established for this City:

Environmental Protection	\$4,980,551
Contingency	<u>20,000</u>
	\$5,000,551

SECTION 13: It is estimated that the following revenue will be available in the Capital Reserve Fund for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018:

Other Financing Sources	<u>\$1,770,000</u>
	\$1,770,000

SECTION 14: The following amounts are hereby appropriated in the Capital Reserve Fund for the Fiscal Year beginning July 1, 2017, and ending June 30, 2018 in accordance with the chart of accounts heretofore established for this City:

General Government	\$ 170,000
Environmental Protection	740,000
Other Financing Uses	<u>860,000</u>
	\$1,770,000

SECTION 15: The following amounts form the revenue portion of the financial plan for the Fleet Maintenance Fund:

Sales & Services	<u>\$2,697,400</u>
	\$2,697,400

SECTION 16: The following amounts form the expenditure portion of the financial plan for the Fleet Maintenance Fund:

General Government	<u>\$2,697,400</u>
	\$2,697,400

SECTION 17: The following amounts form the revenue portion of the financial plan for the Insurance Fund:

Sales & Services	\$6,634,560
Investment Earnings	40,000
Other Financing Sources	<u>544,996</u>
	\$7,219,556

SECTION 18: The following amounts form the expenditure portion of the financial plan for the Insurance Fund:

General Government	<u>\$7,219,556</u>
	\$7,219,556

SECTION 19: The operating funds encumbered on the financial records of June 30, 2017 are hereby re-appropriated into this budget.

SECTION 20: There is hereby levied a property tax at the rate of fifty-six and sixty-five ten thousandths cents (\$0.5665) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2016, for the purpose of raising the revenue listed as "Ad Valorem Taxes" in the General Fund in Section 1 of this ordinance. This rate is based on a total estimated valuation of property for the purposes of taxation of \$4,621,825,338 and the Fiscal Year 2016-2017 estimated rate of collection of 98.4%.

SECTION 21: The corresponding "FY 2017-2018 Schedule of Fees" is approved with the adoption of this Annual Budget Ordinance.

SECTION 22: The City Manager (Budget Officer) is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. He may transfer amounts between line-item expenditures within the same functional area within a fund without limitation and without a report being required.
- b. He may transfer amounts up to \$50,000 between functional areas including contingency appropriations, within the same fund. He must make an official report on such transfers at the next regular meeting of the Governing Board.
- c. He may not transfer any amounts between funds, except as approved by the Governing Board in the Annual Budget Ordinance as amended.

SECTION 23: The City Manager (Budget Officer) is hereby authorized to execute agreements, within funds included in the Budget Ordinance or other actions by the Governing Body, for the following purposes:

- a. Form grant agreements to public and non-profit organizations
- b. Leases of routine business equipment
- c. Consultant, professional, or maintenance service agreements
- d. Purchase of supplies, materials, or equipment where formal bids are not required by law
- e. Applications for and agreements for acceptance of grant funds from federal, state, public, and non-profit organizations, and other funds from other governmental units, for services to be rendered which have been previously approved by the Governing Body
- f. Construction or repair projects
- g. Liability, health, life, disability, casualty, property, or other insurance or performance bonds
- h. Other administrative contracts which include agreements adopted in accordance with the directives of the Governing Body

SECTION 24: Copies of the Annual Budget Ordinance shall be furnished to the City Clerk, to the Governing Board and to the City Manager (Budget Officer) and the Finance Officer to be kept on file by them for their direction in the disbursement of funds.

2017 COMMUNITY DEVELOPMENT ENTITLEMENT  
BLOCK GRANT PROJECT ORDINANCE

BE IT ORDAINED by the City Council of the City of Hickory that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted.

SECTION 1. The project authorized is the 2017 Community Development Entitlement Block Grant program.

SECTION 2. The officers of this unit are hereby directed to proceed with the grant project within the terms of the grant document(s), the rules and regulations of the Department of Housing and Urban Development, and the budget contained herein.

SECTION 3. The following revenues are anticipated to be available to complete the project:

Restricted Intergovernmental Revenues	\$ 280,251
Miscellaneous	\$ 183,000
	<u>\$ 463,251</u>

SECTION 4. The following amounts are appropriated for the project:

Economic and Community Development \$ 463,251  
\$ 463,251

SECTION 5. The Finance Officer is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to provide the accounting to the grantor agency required by the grant agreement(s) and Federal and State regulations.

SECTION 6. Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.

SECTION 7. The Finance Officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total grant revenues received or claimed.

SECTION 8. The City Manager (Budget Officer) is directed to include a summary analysis of past and future costs and revenues on this grant project in every budget submission made to this board.

SECTION 9. Copies of this grant project ordinance shall be furnished to the Clerk of the Governing Board, the City Manager (Budget Officer) and the Finance Officer for direction in carrying out this project.

2. Approved on First Reading Consideration of Rezoning Petition 17-01 for Property Located at 1329 Zion Church Road, Containing 1.518 Acres.

The City of Hickory has petitioned for the rezoning of 1.518 acres at 1329 Zion Church Road. The property is currently occupied by a single family residence owned by Robert and Florene Watford. The property is currently zoned R-20 Residential by Catawba County. The property was recently annexed into the City of Hickory. This represents the initial zoning of the property, which must take place to assign a zoning classification within the City of Hickory Land Development Code. The petition is to rezone the property from Catawba County R-20 to Medium Density Residential – 2 (R-2). The Hickory Regional Planning Commission conducted a public hearing on April 26, 2017 to consider the petition and voted (10-0) unanimously to affirm the petition's consistency with the Hickory by Choice 2030 Comprehensive Plan and recommended City Council's approval of the petition. Staff concurs with this recommendation.

This public hearing was advertised in a newspaper having general circulation in the Hickory area on May 26, 2017 and June 2, 2017.

Mayor Cline commented the next public hearing concerned rezoning for property located on Zion Church Road.

City Manager Warren Wood asked the City's Principal Planner Cal Overby to the podium to present City Council with information on this item.

Principal Planner Cal Overby presented a PowerPoint presentation. He discussed rezoning petition 17-01. This rezoning petition was put forward by staff. It came about as the reaction to an annexation which was recently approved by City Council. The property was located 1329 Zion Church Road. The current zoning of the property still remained with Catawba County which was R20 Residential which was equivalent to the City's R2 Residential. The subject property contained approximately an acre and a half in size. Currently it was housed by a single family residence and an accessory dwelling. Mr. Overby pointed out on the future land use map for Hickory by Choice, Highway 127 coming through Mountain View and Highway 321. He noted a commercial area with a higher density residential area, some more commercial areas, an industrial area, and some low density residential areas. The City's low density residential district recommends between four and six units per acre. If you read the standards that go along with the R2 district that is basically what that district is, while it is called a medium density residential district in actuality it can be low or medium density depending upon the type of development that is located there. He showed a 2014 aerial photo and pointed out the subject property. He pointed out areas which were located in the City limits; Waterford Hills Subdivision which was actually an annexation area which was located inside the City of Hickory. He pointed out Braxton Gate Townhomes which was outside the City of Hickory. He showed an area that was generally located within the County's jurisdiction. He showed another subdivision which was in the City's ETJ as well as another piece of property. He noted the zoning of some of the property which was R20 residential by Catawba County, Industrial zoning by Catawba County, Residential zoning by Catawba County, the R-2 district which joined the areas, more commercial areas along 127 in Mountain

View, some office areas, as well as varying types of other residential districts in Hickory there. He advised this rezoning was put before the Planning Commission on April 26<sup>th</sup>. Planning Director Brian Frazier presented that item to the Planning Commission. The Planning Commission conducted a public hearing during which no one spoke for or against the petition. At the close of the public hearing the Planning Commission found the petition to be consistent with the long range development plan being Hickory by Choice and unanimously recommended approval of the petition. Staff concurred with the recommendation of the Planning Commission. He advised he would be happy to answer any questions that Council might have at this time.

Mayor Cline reiterated the rules for 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. Mayor Cline asked if there was anyone present to speak in favor of the proposal. No one appeared. Mayor Cline closed the public hearing and turned it over to Council for discussion or motion.

Alderwoman Patton moved, seconded by Alderman Zagaroli approval of rezoning petition 17-01. The motion carried unanimously.

#### ORDINANCE NO. 17-17

AN ORDINANCE OF THE HICKORY CITY COUNCIL AMENDING THE OFFICIAL HICKORY ZONING ATLAS TO REZONE APPROXIMATELY 1.518 ACRES OF PROPERTY LOCATED AT 1329 ZION CHURCH ROAD FROM CATAWBA COUNTY R-20 RESIDENTIAL TO CITY OF HICKORY MEDIUM DENSITY RESIDENTIAL – 2 (R-2).

WHEREAS, Article 2, Section 2.2 of the Hickory Land Development Code provides for amendments to the Official Zoning Atlas; and

WHEREAS, the City has petitioned to rezone approximately 1.518 acres of property located at 1329 Zion Church Road, more particularly described on Exhibit A attached hereto, to allow a Medium Density Residential – 2 (R-2) district; and

WHEREAS, the Hickory Regional Planning Commission considered the proposed rezoning during a public hearing on April 26, 2017 and forwarded a recommendation of approval to the City Council; and

WHEREAS, Article 2 of the Hickory Land Development Code requires findings the proposed rezoning is in response to changing conditions and is reasonably necessary to promote the public health, safety and general welfare; and

WHEREAS, the City Council has found Petition 17-01 to be in conformance with the City's Land Development Plan and Zoning Ordinance,

NOW, THEREFORE, BE IT ORDAINED by the City Council of Hickory, North Carolina, THAT THE REZONING OF THE PROPERTY LOCATED AT 1329 ZION CHURCH ROAD, AND DESCRIBED IN EXHIBIT A is approved.

#### SECTION 1. Findings of fact.

1. The subject property is located at 1329 Zion Church Road, and further identified as PIN 3701-13-22-0537.
2. The subject property was voluntarily annexed into the City of Hickory effective March 31, 2017 (Annexation Ordinance No. 438).
3. The rezoning request is intended to further implement the findings and recommendations of the Hickory by Choice 2030 Comprehensive Plan.
4. The rezoning of the property is consistent with the Hickory by Choice 2030 Comprehensive Plan.

SECTION 2. All ordinances or provisions of the Hickory City Code which are not in conformance with the provisions of the Amendment occurring herein are repealed as of the effective date of this Ordinance.

#### SECTION 3. Consistency Statement

Upon considering the matter, the Hickory City Council found:

1. The general area is classified as Low Density Residential by the Hickory by Choice 2030 Comprehensive Plan. The Hickory by Choice 2030 plan indicates the area as being classified as Low Density Residential;
2. This classification is intended to provide transition areas between urban residential areas and rural areas. The HBC 2030 plan recommends residential densities in the range of four (4) to six (6) units per acre. While the requested zoning district is called medium density, its permissible density falls into the range recommended by the plan, and as such, should be considered to be consistent with the plan's recommendations;
3. Any and all improvements that are to take place on the property will be required to follow all applicable development regulations;
4. The subject property is located on Zion Church Road, which is largely comprised of single-family residences;
5. Public infrastructure currently in place in the area is sufficient to handle the type of development possible on the subject property.
6. Any future development that takes place on the subject property will be regulated by current and future development standards duly adopted by the City of Hickory and the State of North Carolina; and
7. Any future development occurring on the subject property will be required to adhere to all state and local building, fire, and flood zone related development regulations. Such regulations will ensure proper protections are provided to ensure surrounding residents, and property owners are properly protected as prescribed by law.

Based upon these findings, the Hickory City Council has found Rezoning Petition 17-01 to be consistent with the findings and recommendations of the Hickory by Choice 2030 Comprehensive Plan.

SECTION 4. This Ordinance shall become effective upon adoption.

B. Departmental Reports:

Mayor Cline advised there were a number of boards and commissions that had vacancies. He asked Council if they had any appointments to be considered for any of those commissions.

Alderman Seaver asked if the reappointments had already been entered into the record so Council would not have to announce them at this meeting.

City Clerk Debbie Miller advised Alderman Seaver the ones that would be expiring at the end of June would be on Council's next June agenda. Council could do their reappointments at that time.

City Council did not have any appointments at this time.

1. Appointments to Boards and Commissions

<b><u>COMMUNITY APPEARANCE COMMISSION</u></b>		
(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)		
Ward 4 (Guess Appoints)		VACANT
<b><u>COMMUNITY RELATIONS COUNCIL</u></b>		
(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)		
Other Minority (Council Appoints)		VACANT
Other Minority (Council Appoints)		VACANT
<b><u>HICKORY REGIONAL PLANNING COMMISSION</u></b>		
(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 to Nominate)		VACANT
<b><u>INTERNATIONAL COUNCIL</u></b>		
(Appointed by Mayor with the Concurrence of City Council)		
(3) Positions		VACANT
<b><u>PUBLIC HOUSING AUTHORITY</u></b>		
(Terms Expiring 6-30; 5-Year Terms) (Appointed by the Mayor)		



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

**YOUTH COUNCIL**

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

St. Stephens High School Representatives 1 Position VACANT

At-Large Representatives 1 Position VACANT

Challenger High School Representative 1 Position VACANT

C. Presentation of Petitions and Requests

Mayor Cline asked City Clerk Debbie Miller if there were any presentations of petitions and requests.

City Clerk Debbie Miller advised there were none.

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

Mayor Cline asked if there were any items not on the agenda from any Councilmember. There were none to be brought forward.

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

Alderwoman Patton welcomed Mayor Cline aboard, and she as well as everyone was looking forward to working with him to fulfill this position for the next six months.

Mayor Cline thanked Alderwoman Patton and was deeply honored to be here.

XV. There being no further business, the meeting adjourned at 7:59 p.m.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk