

March 21, 2016

A Special Joint Meeting of the City Council of the City of Hickory and Catawba County Board of Commissioners was held in the Sipe Board Room at Catawba Valley Community College on Monday, March 21, 2016 at 5:00 p.m., with the following members present:

Brad Lail	Rudy Wright	Hank Guess
Vernon Tarlton	Aldermen	David P. Zagaroli
Danny Seaver		Jill Patton

A quorum was present.

Catawba County Board of Commissioners Present: Chair Randy Isenhower, Vice-Chair Barbara Beatty, Kitty Barnes, Dan Hunsucker, and Sherry Butler.

Also present were: City Manager Mick Berry, Assistant City Manager Rodney Miller, City Attorney John W. Crone, III, and City Clerk Debbie D. Miller

City Staff Present: Communication Specialist Policy Analyst Sarah Prencipe, and Communications Marketing Manager Dana Kaminske

Catawba County Staff Present: Economic Development Corporation President Scott Millar, County Attorney Debra Bechtel, County Manager Tom Lundy, Assistant County Manager Dewey Harris, Assistant County Manager, Mary Furtado, Public Information Officer Dave Hardin, and County Clerk Barbara Morris

- I. Mayor Pro Tempore called the meeting to order. All Council members were present with the arrival of Mayor Wright at 5:17 p.m.
- II. Discussion of Park 1764.

Catawba County and the City of Hickory have been jointly developing an approximate 170 acre business park on Startown Road for potential users of an upper scale, high-tech manufacturing/technology Park. This proposal requests funding for the development of entrances, berms, landscaping, and other features which will help position the property as an upper-end park in order to help set the stage for the right users at a more developed pricing position.

The expenditures suggested within this request will include:

- Develop a signature entrance along Startown Road as envisioned during the initial planning and rezoning discussion
- Relocate the entrance southward to facilitate the entry between the two tallest silos
- Build landscaped berms, fencing, and signage at the entrance
- Construct the protective landscaping and berms northward along Startown Road as well as on the Robinwood Road side of the property

The City's portion of Park 1764 costs are as follows:

- Road and Infrastructure improvements of \$366,435 and Sewer improvements of \$180,950 for Park 1764, totaling \$547,385.

Staff recommends City Council approve a budget amendment of \$366,435 from Capital Reserve and \$180,950 from the Water and Sewer Fund (total of \$547,385) for the City's share of expenses for Park 1764.

Economic Development Corporation President Scott Millar presented a PowerPoint presentation. He discussed the expansion of Park 1764. Park 1764 contains approximately 170 acres off of Startown Road and is to be developed into a Class "A" Business Park with limited uses. He advised there would be nice landscaping, berming, a featured walking trail, and the potential of a community garden. He referred to the adjacent property owned by Sarstedt and advised they have talked to them about Park 1764 having the same type of landscaping and fencing as their property. He advised initially they had anticipating spending \$1.8 million dollars to bring the property into a marketing position. Those initial discussions included wastewater and storm water improvements.

Mr. Millar discussed the entry into the property from Startown Road which would be located between two silos and contain signage and landscaping. He advised that they would only go into the park about 300 feet. They would also do landscaping and berming on the Robinwood Road side of the property. He commented that in the event the project failed, the landowners would make the decision to have the berming, landscaping, and fencing removed or left in place, however, the option is for six more years. He advised that the cost would include some demolition of existing structures, building the berms and the materials. They have decided not to build an accel/decel lane on Startown Road at this time as there may or may not be a need for one, dependent on the end user. The approximate cost for the entry roadway construction would be \$310,000, \$360,000 for sewer line installation, and \$365,000 for a storm water retention basin. They would wait to put the basin in place as well dependent upon the end user. He advised that they were requesting \$1,094,770 from the County and the City, or a 50/50 share of \$547,385 from each entity.

Alderman Guess asked if there had been any opposition to the berms.

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Mr. Millar advised that there had been some concerns from the landowners located on the north and northwest of the property. They could possibly replace the berming with a double windscreen of trees.

Alderman Guess asked about the condition of the silos.

Mr. Millar advised they had not had a structural engineer look at those yet. Right now they are okay, but they would do more testing. It could be a long-term liability.

County Commissioner Hunsucker questioned the size of the silos. He commented that acid can deteriorate the bottoms of those silos. He wouldn't spend \$50,000 to keep them.

Alderman Tarlton asked how much they were marketing it for.

Mr. Millar advised \$60,000 to \$65,000 per acre for a premier park.

Alderman Lail expressed concerns about losing visual impact with the berms at the main entrance on Startown Road.

Mr. Millar advised that it was protection for the neighbors.

Mayor Wright, arrived at 5:17 p.m.

Discussion continued about the entrance from Startown Road and the location of the property line.

County Commissioner Chair Randy Isenhower asked if there would be landscaping other than the berms.

Mr. Millar advised on all the berms on the northeast and northwest corner. He advised from Lampert Street north it is currently open.

County Commissioner Kitty Barnes mentioned the Gaston Park near Gaston College which initially was a concept similar to this one. He had taken them 20 years to establish it and the acreages sales were not as high level as what they were discussing for Park 1764.

Mr. Millar advised Gastonia Technology Park, a prime power park, \$40,000 to \$50,000 per acre and they had spent \$5 million dollars in grading.

County Commissioner Barnes advised that they had an impressive entry.

County Commissioner Hunsucker questioned the life span of the fencing.

Mr. Millar advised that it was low maintenance vinyl fencing.

Discussion ensued regarding the consideration of an irrigation system to water the plants and trees that would be installed.

Alderman Seaver asked if there had been any interest in the park yet.

Mr. Millar commented that it is hard to see in raw form.

Alderman Tarlton asked how about the number of parcels.

Mr. Millar advised seven with five different landowners, the Lutz family.

Alderman Tarlton asked how long the option was for.

Mr. Millar advised it was a seven year option and we are a year into it. The option price was \$22,000 to \$25,000 per acre. Once the property is purchased they can do whatever they want to do with the silos to minimize interference on the short term.

County Commissioner Hunsucker commented that the barn needed to be taken down, it is an eye-sore. He asked if they landowner would keep it bush-hogged.

Mr. Millar advised the landowner's would like to sell it as soon as possible, they are still using the property.

Alderman Lail moved, seconded by Alderwoman Patton approval of the plan as presented.

City Manager Mick Berry interjected that Council would also need to include in the motion the approval of the budget amendment for the City's one half share of the expenditures; \$180,950 from the Water and Sewer fund and \$366,435 from Capital Reserve for a total of \$547,305.

Alderman Lail conceded to the addition of the budget amendment to the motion. The motion carried unanimously.

ORDINANCE NO. 16-13
BUDGET ORDINANCE AMENDMENT NO. 20

BE IT ORDAINED by the Governing Board of the City of Hickory that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment be made to the budget ordinance for the fiscal year ending June 30, 2016 and to the Business Park 1764 Capital Project Ordinance.

SECTION 1. To amend the Water & Sewer Fund the expenditures are to be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Uses	180,950	-
TOTAL	180,950	-

SECTION 2. To provide the revenue for the above, funds will be used as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	180,950	-
TOTAL	180,950	-

SECTION 3. To amend the Business Park 1764 project within the General Capital Projects Fund the expenditures are to be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	547,385	-
TOTAL	547,385	-

SECTION 4. To provide the revenue for the above, the revenues are to be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	547,385	-
TOTAL	547,385	-

SECTION 5. Copies of the budget ordinance amendment shall be furnished to the Clerk of the Governing Board, and to the City Manager (Budget Officer) and the Finance Officer for their direction.

County Commissioner Chair Isenhower advised utilizing County funds in the amount of \$366,435, from the economic development reserve and \$180,950 in water and sewer project.

County Commissioner Barnes moved to utilize those funds from each of those items. The motion carried unanimously.

III. There being no further business, the meeting adjourned at 5:35 p.m.

Mayor

City Clerk