

**A G E N D A**  
**HICKORY CITY COUNCIL**

**March 16, 2021**



**7:00 p.m.**



**AGENDA**  
[www.hickorync.gov](http://www.hickorync.gov)

**If you have any questions about any item on this agenda or if you need more information about any item in addition to the information contained in the agenda package, please call the City Manager at 323-7412. For more information about the City of Hickory go to: [www.hickorync.gov](http://www.hickorync.gov).**

Hickory City Council  
76 North Center Street

March 16, 2021  
7:00 p.m.

- I. Call to Order
- II. Invocation by Reverend Sandi Hood, Peace United Church of Christ Carolina Caring
- III. Pledge of Allegiance
- IV. Special Presentations
- V. Persons Requesting to Be Heard
- VI. Approval of Minutes
  - A. Regular Meeting of March 2, 2021. **(Exhibit VI.A.)**
  - B. Special Meeting of March 9, 2021. **(Exhibit VI.B.)**
- 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.
  - A. Budget Revision Number 16. **(First Reading Vote: Unanimous)**
- VIII. Consent Agenda: All items below will be enacted by vote of City Council. 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.
  - A. Approval of a Community Appearance Grant in the Amount of \$5,064 for Non-Residential Property Owned by David K. Blanton Located at 819 Old Lenoir Road NW. **(Exhibit VIII.A.)**

*The Community Appearance Commission recommends City Council's approval of a Community Appearance Grant for non-residential property owned by David K. Blanton located at 819 Old Lenoir Road NW in the amount of \$5,064. City Council created the Community Appearance Grant program to provide economic incentives for property owners to improve the general appearance of properties located within the City's Urban Revitalization Area. The Community Appearance Commission reviews applications for the grant program and forwards a recommendation of approval or denial to City Council. The grants are designed as a reimbursement grant in which the City of Hickory will match the applicant on a 50/50 basis. The maximum grant amount from the City of Hickory is \$7,500. The grant proposal involves improvements to the building which include painting and cleaning of the building, new landscaping, and a new awning. The applicant also intends to do additional site work to address drainage. The property is located within the City's defined Urban Revitalization Area and is eligible for the consideration of a Community Appearance Grant. The applicant has provided two estimates for the work listed above, with the exception of the awning. There was difficulty locating a second*

local vendor for the proposed awning. The lowest of the bids totals \$10,128, which qualifies the request for a \$5,064 grant. The subject property's current tax value is assessed at \$260,700. The requested grant amounts to 1.9 percent of the property's tax value. The Commission reviewed the application and after compiling the Commission's comments, staff determined the Commission scored the application in the high category of the grant program's scoring criteria. Given the Commission's score of the application, staff recommends funding of the grant application in the amount of \$5,064.

- B. Call for a Public Hearing for Consideration of a Voluntary Non-Contiguous Annexation of Property Owned by Larry and Cindy Williams, Containing Approximately 4.573 acres of Property (which includes street right-of-way), Located at 4763 1<sup>st</sup> Street NW, Hickory, Identified as PIN 3715-15-53-4888 and PIN #5715-15-53-2719. **(Authorize Public Hearing for April 6, 2021, at 7:00 p.m. in Council Chambers of the Julian G. Whitener Municipal Building). (Exhibit VIII.B.)**

- C. Citizens' Advisory Committee Recommendations for Assistance through the City of Hickory's Housing Programs. **(Exhibit VIII.C.)**

*The following requests were considered by the Citizens' Advisory Committee at their regular meeting on March 4, 2021. The following applicants are recommended for approval for assistance under the City of Hickory's 2020 Urgent Repair Program. The program provides qualified low-income citizens with assistance for emergency-related repairs not to exceed \$10,000.*

- Linda Greene, 829 Main Avenue NE, Hickory, Up-to \$10,000
- Christina Griffin, 527 6<sup>th</sup> Avenue SW, Hickory, Up-to \$10,000
- Darryll Wilson, 3124 5<sup>th</sup> Street Place NE, Hickory, Up-to \$10,000

*The Citizens' Advisory Committee recommends approval of the aforementioned requests for assistance through the City of Hickory's housing assistance programs.*

- D. Approval of an Amendment to the Vacant Building Performance Agreement with Jacomine Investments, LLC. **(Exhibit VIII.D.)**

Jacomine Investments, LLC was approved for a Vacant Building Revitalization funding in the amount of \$20,000 to renovate the vacant former Emporium Building at 16 2<sup>nd</sup> Street NW, in May 2019. The owner is currently renovating the building for retail space, craft entrepreneurs, and food service or a coffee shop. The owner is investing at least \$165,000 in real property improvements to rehabilitate the building, which made the project eligible for a \$20,000 forgivable loan. The owner has completed the HVAC repairs. The bathroom repairs are underway. Additional improvements will include improvements to the outdoor façade that will hearken back to the building's time as the former Woolworth's store. These improvements will make the building attractive, usable, and marketable to potential tenants. Due to delays resulting from the COVID-19 pandemic and ongoing downtown construction, Jacomine Investments has requested a 365-day extension to complete the improvements and occupy the building. The Business Development Committee reviewed the extension request and recommends approval. The revised deadline for completion of the improvements and occupancy of the building will be May 20,2022. Staff recommends that City Council approve the Vacant Building Performance Agreement Amendment with Jacomine Investments, LLC.

- E. Approval of a Cemetery Deed Transfer from Lori Gruenhut Voss, unmarried, to Kevin Alan Plant, married, in Oakwood Cemetery, Section 55, Plot M. Lot 6, Space 2, containing 40 square feet more or less. (Prepared by Susannah L. Brown, Attorney at Law) **(Exhibit VIII.E.)**

- F. Approval of Budget Revision Number 17. **(Exhibit VIII.F.)**

1. *To appropriate \$9,978 of General Fund Balance and place into the Police Department's budget for State Unauthorized Tax funds. Funds will be used for*

- the purchase of physical training equipment. These revenues come from State Unauthorized Tax money and are received and reside in the General Fund Balance until the time of appropriation for specific uses under State guidelines.*
2. *To roll forward \$7,000 from General Fund Balance that was appropriated but unspent last year (FY19-20) for HVAC system updates at Winkler Activity Center.*
  3. *To appropriate \$41,500 in revenue received from the sale of the City's Compressed Natural Gas (CNG) station into the Fleet fund to be used towards Garage renovations.*
  4. *To transfer \$757,259 from Water and Sewer Fund Balance into Fund 075 Water and Sewer Capital Reserve. This Revision specifically places the water and sewer capacity charge revenues received during FY2019-2020 into capital reserve for future capital projects.*
  5. *To recognize and appropriate \$1,857 in insurance-claims revenue received from a private party's insurance for vehicular damage to fencing at the Airport on February 7, 2021.*
  6. *To recognize and appropriate \$84 in unspent funds and interest earned within the 2018 Bulletproof Vest Partnership Grant Project (#G5110W), returning the same to General Fund Balance and closing out the project.*
  7. *To recognize and appropriate \$359 in unspent funds and interest earned within the 2018 Justice Assistance Grant Project (#G5110X), returning the same to General Fund Balance and closing out the project.*
  8. *To recognize and appropriate \$301 in unspent funds and interest earned within the 2019 Bulletproof Vest Partnership Grant Project (#G5110Y), returning the same to General Fund Balance and closing out the project.*

IX. Items Removed from Consent Agenda

X. Informational Item

XI. New Business:

A. Public Hearings

B. Departmental Reports

1. Hickory Police Department Presentation Regarding the Active Bystandership for Law Enforcement (ABLE) Project – Presentation by Hickory Police Chief Thurman Whisnant
2. Update on Non-Bond City Projects – Presentation by City Manager Warren Wood
3. Appointments to Boards and Commissions

**COMMUNITY APPEARANCE COMMISSION**

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)  
At-Large (Outside City but within HRP) (Council Appoints)

VACANT

**COMMUNITY RELATIONS COUNCIL**

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)  
Other Minority (Council Appoints)  
Other Minority (Council Appoints)  
Other Minority (Council Appoints)  
Differently-Abled and is African-American or Other Minority (Council Appoints)

VACANT  
VACANT  
VACANT  
VACANT

**HICKORY REGIONAL PLANNING COMMISSION**

(Terms Expiring 6-30; 3-Year Terms With Unlimited Appointments)  
(Appointed by City Council)  
Brookford (Mayor Appoints with Recommendation from Brookford)

VACANT

**PUBLIC ART COMMISSION**

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)  
Ward 4 (D. Williams Appoints)

VACANT

**PUBLIC HOUSING AUTHORITY**

(Terms Expiring 6-30; 5-Year Terms) (Appointed by the Mayor)  
Position 3 (Mayor Appoints)

VACANT

Position 9 (Mayor Appoints) (Unexpired Term of Rebecca Clements)

VACANT

**YOUTH COUNCIL**

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

Youth Council Applicant Review Committee Recommends the Following  
Appointments:

FTF

VACANT

HCAM

VACANT

HHS

VACANT

Homeschool

VACANT

C. Presentation of Petitions and Requests

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

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

XIV. Adjournment

**\*Hickory City Code Section 2-56. Public Address to Council:**

**“When conducting public hearings, considering ordinances and otherwise considering matters wherein the public has a right to be heard, when it appears that there are persons present desiring to be heard, the Mayor shall require those opposing and favoring the proposed action to identify themselves. Each side of the matter shall be given equal time. Those opposing the proposed action shall be allowed 15 minutes for presentation, followed by 15 minutes for those favoring the action, with the opponents then to have five minutes for rebuttal and the proponents to then have five minutes for surrebuttal. Those persons on either side shall have the right to divide their allotted time among them as they may choose. The Council, by majority vote, may extend the time for each side equally. On matters in which the person desiring to address the Council does not have a legal right to speak, the Council shall determine whether it will hear the person. The refusal to hear a person desiring to speak may be based upon grounds that the subject matter is confidential, that its public discussion would be illegal, that it is a matter not within the jurisdiction of the Council or for any other cause deemed sufficient by the Council. Any person allowed to speak who shall depart from the subject under discussion or who shall make personal, impertinent or slanderous remarks, or who shall become boisterous while addressing the Council shall be declared out of order by the Mayor, or by vote of the Council, and barred from speaking further before the Council unless permission to continue shall be granted by a majority vote of the Council, under such restrictions as the Council may provide.”**

**The City of Hickory holds all public meetings in accessible rooms.  
Special requests for accommodation should be submitted by individuals  
with disabilities at least 48 hours before the scheduled meeting.  
Phone Services (hearing impaired) – Call 711 or 1-800-735-2962**

A Regular Meeting of the City Council of the City of Hickory was held in the Council Chamber of the Municipal Building on Tuesday, March 2, 2021 at 7:00 p.m., with the following members present:

	Hank Guess	
Tony Wood		David L. Williams
Charlotte C. Williams	Aldermen	David P. Zagaroli
Danny Seaver		Jill Patton

A quorum was present.

Also present were: City Manager Warren Wood, Assistant City Manager Rick Beasley, Deputy City Manager Rodney Miller, City Attorney John W. Crone, III, Deputy City Attorney Arnita Dula, Deputy City Clerk Crystal B. Mundy and City Clerk Debbie D. Miller

- I. Mayor Guess called the meeting to order. All Council members were present.
- II. Invocation by Reverend Christy Lohr-Sapp, St. Andrews Lutheran Church
- III. Pledge of Allegiance
- IV. Special Presentations
  - A. Hickory Elks Lodge 1654 Public Service Awards – Presentation by Major Charlie Self, US Air Force (Retired) and Major Jay Tate, US Army (Retired)

2020-2021 Firefighter of the Year – Firefighter Jonathan Fox  
 2020-2021 Police Officer of the Year – Officer Jaleel D. Smith  
 2020-2021 NC State Trooper of the Year (Troop F) – Trooper Brett A. Hilton

Mayor Guess introduced representatives from the Hickory Elks Lodge. He introduced first Mr. Gary Gantt, President of Hickory Lodge 1654. He had served the country in the United States Marine Corps. He had also been elected by the Elks Lodge of North Carolina State Associations Western District to serve as the Western District Vice President for the year 2021-2022. He commented to Lodge President Gantt that it was an honor to have him in attendance this evening.

Mayor Guess recognized Mr. Charlie Self, Major United States Air Force retired. Major Self flew signal intelligence missions out of Danang Airbase in 1972 piloting the EC-47.

Mayor Guess recognized Mr. Jay Tate, who was also a Major, United States Army retired and the Lodge Americanism Chairman and the Veterans Committee Chairman. Major Tate flew combat assault missions with 101<sup>st</sup> Airborne/Airmobile Division from November of 1970 to October of 1971, piloting Huey helicopters. Major Self and Major Tate were both Vietnam Veterans.

Mayor Guess recognized from the Elks Lodge, Mr. Mickey Lail, United States Airforce retired Master Sergeant and past Lodge President. He mentioned that Mr. Lail had been put in charge of taking photographs tonight.

Mayor Guess commented it was their honor and privilege to have, not only these four gentlemen with them tonight, but anyone else in the audience who had served in the military. He asked for those who had served in the military to raise their hand. A number of citizens in attendance raised their hands. He thanked them for their service. Mayor Guess called on the Lodge President, Mr. Gary Gantt for the introduction of the Hickory Elks Public Service Awards.

Hickory Elks Lodge President Mr. Gary Gantt thanked the Hickory City Council and the Mayor for inviting them to the meeting. They had some special heroes that they wanted to recognize: the Hickory Firefighter of the Year, the Police Officer of the Year, and the State Trooper of the Year. These young men serve our community and keep us safe. He saluted them and thanked them very much from all the people at the Hickory Elks Lodge. They appreciated what they do.

Major Charlie Self, United States Airforce retired commented that he worked with these men in choosing the correct person for the year. The first one that they worked with was Chief Matt Hutchinson. He asked Chief Hutchinson to the podium to present the winner of the Firefighter of the Year.

Fire Chief Matt Hutchinson advised the recipient was Firefight Jonathan Fox. Mr. Jonathan Fox had been a member of the Hickory Fire Department since February 1, 2013. He started his career as a volunteer firefighter at Bethlehem Community Fire and Rescue, where he had been a member since January of 2010. During his fire service career, Jonathan had obtained numerous certifications through the International Fire Service Accreditation Congress, including Firefighter I and II, Airport Firefighter Hazardous Materials Operations, all the technical rescue specialties, which were quite a few, Fire Officer I and II, General Instructor level I and II, and Emergency Medical Technician. Jonathan currently served the City on Engine 6 in the Viewmont community of Hickory and his crew were present. In January of 2019, Jonathan began a military career by enlisting in the North Carolina Air National Guard, where he was assigned to

the 145<sup>th</sup> Civil Engineer Squadron in Charlotte, North Carolina. After graduating from Lackland Air Force Base for basic military training, Jonathan continued to strive for excellence. He obtained his certification in driver operator, which led to driver operator ARF, which was Airport Rescue Firefighting and mobile water supply. It was not long after returning from basic training that Jonathan was deployed to Kuwait in January of 2020. He served there with the 386<sup>th</sup> Expeditionary Wing of the United States Air Force as a firefighter. During his deployment he continued his training where he received his Hazardous Materials Technician, Incident Safety Officer and Fire Inspector level one through the International Fire Rescue Accreditation Congress and Pro Board Certifications. He was assigned to the rescue truck where he operated as a Crew Chief at the United States Air Force Central Command's largest fire department, Ali Al Salem Air Force Base. Ali Al Salem was an active airfield that supports the war against terrorism by conducting missions in Afghanistan, Syria, and Iraq. After completing his deployment, Jonathan was nominated and awarded the Air Force Achievement Medal for his outstanding achievement as a Fire Protection Crew Chief. On top of receiving this honorable award, Jonathan and his unit received the Meritorious Unit Award for their outstanding performance in military operations. It was for all of these achievements and his willingness to serve his country that the Fire Department was proud to recognize Jonathan as the Hickory Elks Firefighter of the Year.

Firefighter Jonathan Fox accepted the award. Photos were taken.

Mayor Guess asked if he would like to recognize any family members that he may have present.

Firefighter Jonathan Fox recognized his wife Heather Fox, and Mr. Andy Webster, who had been a big mentor for him through his fire service career.

Chief Hutchinson advised that Mr. Webster was a retired Hickory Firefighter.

Firefighter Jonathan Fox thanked the Hickory Elks Lodge for the award and also Chief Hutchinson for nominating him.

Mayor Guess thanked him for his service.

Major Charlie Self asked Police Chief Thurman Whisnant to the podium to make the presentation for the Police Officer of the Year

Police Chief Thurman Whisnant thanked the Hickory Elks Lodge. It was always a pleasure to be a part of this. He knew they were missing that wonderful breakfast this year, but maybe they would get that back. It was his honor to present Officer Jaleel Smith, who was chosen as their Elks Exceptional Police Officer of the Year. This recognition at the Hickory Police Department was a distinct honor, because each year the recipient of the award was nominated and chosen by his peers. This year, the staff of Hickory Police Department (HPD) nominated and overwhelmingly chose to recognize Officer Jaleel Smith as the recipient. Officer Smith was a native of Greenville, South Carolina, and joined HPD in July of 2018 after serving several years with the York South Carolina Police Department. Prior to pursuing his policing career, he attended Wade Hampton High School in South Carolina and then completed an Associate and Applied Science Degree in Criminal Justice from Columbia Southern University. Smith was described by his peers as someone who's demeanor and quality of work were worthy of praise. One of his nominees had this to say, serving as a field training officer, he has set a high standard on how new officers are to be trained. He stands for what is right and always strives to do better and also makes everyone around him better. Along with being professional, Officer Smith speaks and interacts with citizens with a great level of compassion. He cares for the well-being of his partners and his supervisors. He was always ready and willing to build relationships with the community, partnering agencies and new staff at HPD. Another nominee described Officer Smith as a leader among his peers who exemplifies the core values of HPD on a daily basis. He promotes excellent teamwork and forms excellent relationships with his coworkers. He has even gone so far as to promote fellowship on the shift by getting food and desserts to celebrate birthdays and promotions of his coworkers. Officer Smith truly does represent the department and his coworkers well, in fact so well that he was chosen to be one of the officers featured in a recent HPD video that was produced to show perspectives from both sides of the badge when officers conduct traffic stops. The video, entitled "How a Traffic Stop Feels", can be viewed on HPD's official YouTube channel. Officer Smith also just recently applied for and was selected to serve on a newly created specialized unit within HPD that will utilize community policing and intelligence led policing strategies to focus on areas of repeated calls for service and repeat offenders. He was chosen out of a large pool of candidates who were interested in a position for the unit. When not serving in uniform, Jaleel enjoys spending free time with his wife, Kayla, and their two children, and they were extremely fortunate to have him as part of their HPD family and honored to recognize him tonight as the Elks Exceptional Police Officer of the Year for 2021.

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Officer Jaleel Smith received his award and photos were taken. He recognized his wife Kayla, and his father in law.

Major Charlie Self asked Sergeant Brian Black to the podium for the next presentation.

NC State Trooper Sergeant Brian Black thanked everyone on behalf of the Highway Patrol for having them. It was an honor. In 2014, Trooper Brett Hilton joined the Highway Patrol. Trooper Hilton had consistently reported for duty, ready to help the public, correct traffic violators behaviors and assist his peers. Too often the public was subjected to a driver placing them in danger by their choices and actions while engaged in the operation of a motor vehicle. During 2020 alone Trooper Hilton made over 900 citizen contacts while working in Catawba County, some of which were impaired drivers. Some were involving illegal drugs, weapons, and presenting some other danger to the motoring public. Trooper Hilton led the district of F5 Catawba County with the arrest of 52 impaired drivers and 35 other alcohol related violations. Through Hilton's efforts local citizen's freedoms were protected without them even knowing or realizing the fruits of his enforcement efforts. Trooper Hilton was the epitome of honor regarding how he had conducted himself on behalf of the North Carolina Highway Patrol and the citizens of North Carolina. Trooper Hilton was honest and fair in his dealings with the citizens within the community he deserves. It was his honor to present the Hickory Elks Lodge Trooper of the Year to Trooper Brett A. Hilton.

Trooper Brett A. Hilton received his award and photos were taken.

Mayor Guess asked Trooper Hilton if he would like to recognize anyone present.

Trooper Hilton recognized his wife, Megan, his daughter Mackenzie, and his parents.

Mayor Guess commented on behalf of the Hickory Elks Lodge they wanted to thank them for the presentation. They thanked them for not only this but for all they do in our community. They appreciated them very much.

V. Persons Requesting to Be Heard

VI. Approval of Minutes

A. Regular Meeting of February 16, 2021

Alderman Patton moved, seconded by Alderman Zagaroli that the Regular Meeting Minutes of February 16, 2021 be approved. The motion carried unanimously.

B. Special Meeting of February 23, 2021

Alderman Seaver moved, seconded by Alderman Williams that the Special Meeting Minutes of February 23, 2021 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.

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

A. Budget Revision Number 15. (First Reading Vote: Unanimous)

B. Consideration of Amending Chapter 6, Section 6-3 of the Hickory City Code of Ordinances. (First Reading Vote: Unanimous)

VIII. Consent Agenda: All items below will be enacted by vote of City Council. 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.

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

A. Approved a Proclamation for Arbor Day, March 19, 2021.

B. Approved the Purchase of a 2022 Mack Granite Tandem Dump Truck with Snowplow and Salt Spreader from TranSource Truck & Trailer Centers in the Amount of \$189,243.29.

Staff requests Council's approval of the purchase of a 2022 Mack Granite tandem dump truck with snowplow and salt spreader in the amount of \$189,243.29 from TranSource Truck & Trailer Centers. This price includes a 60-month/300,000-mile warranty. The

Public Services Street Division currently uses a 1992 Ford tandem dump truck. Equipment on that unit is outdated, no longer working, and parts are difficult to find. This equipment is being replaced as a component of the Public Services Street Division's normal Capital Budget. A tandem truck with snowplow and salt spreader purchase is budgeted for this fiscal year. Specifications were prepared by the Street and Fleet Divisions to ensure the purchase of the equipment would best serve the Division. Selection of equipment was made using the NC State Contract-NC DOT-070E and the North Carolina Sherriff's Association Contract for pricing. Staff recommends Council's approval of the purchase of a 2022 Mack Granite tandem dump truck with snowplow and salt spreader in the amount of \$189,243.29 from TranSource Truck & Trailer Centers.

- C. Approved a Professional Services Agreement with Clayton Engineering and Design in the Amount of \$94,000 for Assessment and Design of the Henry Fork River Sewer Crossing at Old River Trails.

Staff requests Council's approval of a Professional Services Agreement for the assessment and design of the Henry Fork River sewer crossing at Old River Trails to Clayton Engineering and Design for a lump sum fee of \$94,000. Due to the removal of the old Shuford Mills Dam in 2015, the banks of the Henry River and the riverbed above the previous dam have eroded. The sewer aerial crossing serving the Old River Trails Subdivision has been damaged numerous times and repaired. Continued erosion and higher flows in the river than previous designs have made it a necessity to reevaluate the crossing and design an alternative method of crossing the river. Staff recommends Council's approval of a Professional Services Agreement for the assessment and design of the Henry Fork River sewer crossing at Old River Trails to Clayton Engineering and Design for a lump sum fee of \$94,000.

- D. Approved on First Reading Budget Revision Number 16.

ORDINANCE NO. 21-07  
BUDGET REVISION NUMBER 16

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, 2021 and for the duration of the Project noted herein.

SECTION 1. To amend the General Fund within the FY 2020-21 Budget Ordinance, the expenditures are to be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Public Safety	735,750	-
Culture and Recreation	489,376	-
Other Financing Uses	27,425	-
TOTAL	1,252,551	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Miscellaneous Revenues	15,750	-
Other Financing Sources	3,725,348	2,488,547
TOTAL	3,741,098	2,488,547

SECTION 2. To amend the Trivium East Capital Project Ordinance (#B1B004), the expenditures shall be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	54,850	-
TOTAL	54,850	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Intergovernmental Revenues	27,425	-
Other Financing Sources	27,425	-
TOTAL	54,850	-

SECTION 3. To amend the Project Enzyme Roadway Infrastructure Capital Project Ordinance (#B1B003), the expenditures shall be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	240,000	-
TOTAL	240,000	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Intergovernmental Revenues	240,000	-
TOTAL	240,000	-

SECTION 4. To amend the Lackey Park Capital Project Ordinance (#62007), the expenditures shall be changed as follows.

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	2,950,500	-
TOTAL	2,950,500	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	2,950,500	-
TOTAL	2,950,500	-

SECTION 5. To amend the Ridgeview Library Expansion Capital Project Ordinance (#63001), the expenditures shall be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	281,607	-
TOTAL	281,607	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	281,607	-
TOTAL	281,607	-

SECTION 6. To amend the ARC Grant – 9<sup>th</sup> Ave Dr NW Capital Project Ordinance (#546016), the expenditures shall be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	1,300,000	-
TOTAL	1,300,000	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	1,300,000	-
TOTAL	1,300,000	-

SECTION 7. 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 – None
- X. Informational Item
- XI. New Business:
  - A. Public Hearings
  - B. Departmental Reports:
    - 1. Bond Construction Update – Presentation by Executive Assistant Manager Yaidee Fox
      - a. Approved Change Order Number One to the Professional Right of Way Acquisition Services Agreement with Vaughn & Melton Consulting Engineers, Inc. for Services Related to EB-5977 9<sup>th</sup> Street NW Multi-Use Trail in the Amount of \$19,878.03.

Staff requests Council's approval of change order number one to the Professional Right of Way Acquisition Services Agreement with Vaughn & Melton Consulting Engineers, Inc. for survey services including right-of-way staking and services related right-of-way acquisition for EB-5977 in the amount of \$19,878.03, contingent upon North Carolina Department of Transportation (NCDOT) concurrence. The 9<sup>th</sup> Street NW Multi-Use

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Trail Project is one of the projects envisioned in the Bond Referendum and is intended to provide improved connectivity from City Walk to the Old Lenoir Road Multi-Use Trail. This project has received Federal funding at an 80/20 ratio, Federal and City respectively. Change order number one for the 9<sup>th</sup> Street NW Multi-Use Trail identifies services that include survey work along the project corridor to stake easements and existing right-of-way, and services that include right-of-way acquisition along the corridor. City of Hickory's portion of the fees will be funded by Bond proceeds. Staff recommends Council's approval of change order number one to the Agreement for Professional Right of Way Acquisition Services with Vaughn & Melton Consulting Engineers, Inc. for survey services and right-of-way acquisition services related to EB-5977 in the amount of \$19,878.03, contingent upon NCDOT concurrence.

City Manager Warren Wood asked Executive Assistant Manager Yaidee Fox to the podium to present Council with a bond construction update. He advised Council there were two items for action that would include an amendment to the agreement with the engineering firm for surveying and right of way acquisition services.

Executive Assistant Manager Yaidee Fox presented a PowerPoint presentation. She discussed bond construction updates. She advised she would only give some highlights. She reminded everyone that this was put forth through a variety of planning over the years to increase the opportunities for business opportunities, increase our jobs and tax base, population, and of course, improve the quality of life for our citizens. She advised in 2014 the bond initiative had come forward with \$40 million dollars and had passed, and they leveraged that with an additional \$50 million dollars in grant funding over the years. She noted that housing had actually improved by over 1,000 units since 2018, which was a six percent increase on the total units. They had been working a lot on industrial development with the Trivium Corporate Center and also some speculative building partnerships as well.

Ms. Fox recapped on a few of the items that already had completed: the US 321 gateway, she referred to a photo on the PowerPoint, to make sure that people know when they're coming into Hickory; the downtown Union Square block, she referred to the PowerPoint and displayed a before and after photograph. The Union Square photo showed the highlight that they wanted to make sure to focus on which was lighting. They made sure during the design process to increase the outdoor dining space but focused heavily on many opportunities for outdoor spaces for people to be in. The City Walk was not complete, but it was under construction. She referred to the PowerPoint and displayed a photo where it started out on the Lenoir-Rhynne Boulevard portion. She advised it was a 10-foot multipurpose pathway. She pointed out the focus on the lighting. She displayed a photo of what was happening right over 127. She pointed out the rendering of what it would look like once it was completed, and a photo of some of the work which had been done. Obviously, weather was a factor on all of these construction projects, but you could see on pretty days they were quite busy.

Ms. Fox commented that one of the focuses with the bond projects had been to have some economic development opportunities and, of course, One North Center was right next door and they see that all the time. She displayed a rendering of what it was going to look like. She showed a photo and commented it was coming right along and was very exciting. She advised it was a \$19 million dollar investment project with over 90 apartments. She was sure they're moving pretty quickly to try to get that opened up soon. She displayed another photo of One North Center from the lower angle.

Ms. Fox discussed the Book Walk. She advised every bond project was now either under construction or under design. The Book Walk connects to the City Walk. They had worked with the community to get some feedback on the design. They are now into the right of way phase. They received authorization from North Carolina Department of Transportation (NCDOT) and were currently moving towards beginning that process. Additionally, this project was going to go out for construction this year. Another development opportunity that was right off of the Book Walk was a multimillion-dollar investment with 50 apartments. She referred to the PowerPoint and pointed out the location of the apartments and pointed out One North Center and City Walk

Ms. Fox advised that the Riverwalk was also under construction. She referred to the PowerPoint and showed a photo of the on-land portion. She advised as they move forward to looking at the construction on this one, you could see it was going to provide some access to the waterfront, allowing the natural beauty and the terrain of the area to be minimally disturbed while still allowing the opportunity for people to be able to really see what was there. That was one of the focuses with the Riverwalk. She referred to the photo and advised it was the on-land portion. This project would connect to an overwater bridge, which was on one side, and to a public/private partnership that was on the other side. Construction for this part of the project was expected to be completed in the summer of this year. On the end of one of the sides of the on-land portion of the Riverwalk was the Lackey Project. She mentioned that all of this information was out on the website, hickorync.gov under bond information, as well as craftinghickory.com.

Ms. Fox referred to the PowerPoint and displayed photos of the latest renderings from the Lackey Project, which was on the end, which was a public/private partnership allowing opportunities for a restaurant, event space and a public access area. On the opposite side of the Riverwalk on-land portion was the overwater portion. She advised this bridge was designed by Miquel Rosales who did the Liberty Bridge in Greenville, South Carolina. This project was moving right along. They were in the permitting stages at the moment, but this one was expected to be completed in the summer of 2022.

Ms. Fox advised if you go across the 321 bridge, you will get over to MDI who was actually also working on an expansion project to create 111 new jobs and increase their space by 200,000 square feet. They certainly we're very excited about that as well.

Ms. Fox mentioned the Old Lenoir Walk was also in the design phase and they were currently waiting on NCDOT to give them right of way authorization, which could happen any day now. This project was also set to go out to construction this year because they are in that process now of getting ready to start right of way.

Ms. Fox advised that Lenoir-Rhyne Boulevard had a streetscapes project and some enhancements right on I-40. She pointed those out on a photo on the PowerPoint. She noted that was also in progress as well. The Lenoir-Rhyne Boulevard streetscapes was currently under design and was actually expected to go into construction this year as well.

Ms. Fox discussed Trivium Corporate Center which now has five tenants. She referred to the PowerPoint photo and noted there was a lot of activity going on there. This was a 270-acre park that was a partnership with Catawba County and Catawba County Economic Development Corporation (EDC). They had been very fortunate with the progress that had been going on there as well.

Ms. Fox discussed Aviation Walk or the BUILD Grant. This was a grant that allowed them to be able to extend the City Walk. She pointed out the location on the PowerPoint. It extended the City Walk and connected over to 11<sup>th</sup> Street and it also connected Old Lenoir Walk to go all the way over to the LP Frans Stadium and the Hickory Regional Airport. She pointed out the location of those connections on the PowerPoint. This also provided an opportunity for a spec building, which she referred to a rendering on the PowerPoint. This was the Lake Park shell building. She pointed out the photo of what it currently looks like right now. Things were moving forward. She pointed out the area that it was located in right off of the Aviation Walk.

Ms. Fox advised that a couple of years ago they decided to come up with some goals to make sure that everyone could see what was moving forward and all the great progress. They worked with the Western Piedmont Council of Governments and came up with some goals to look at creating 8,000 new jobs, 1,750 in new housing units, increase the population by 3,500 and increase private investment by \$500 million dollars. This goal was to be done by 2035. They were excited to say that since they had started, there were \$371 million dollars in private investment. They had created 3,091 construction related jobs, over 1,331 permanent jobs, and 397 new housing units in that buffer area of the trace.

Ms. Fox discussed Old Lenoir Walk which was two segments because it was a grant funded project. She advised EB 5977 which was 9<sup>th</sup> Street NW and EB 5911, which was Old Lenoir Road. She pointed out the location of these segments on the PowerPoint. The contract for design was with Vaughn and Melton Consulting Engineers. They were waiting currently for right of way approval from NCDOT. Once that happens, they will need to be moving forward, and they were at that stage now where they need to start doing survey and right of way acquisitions. She advised because of that; this was something that they couldn't do ahead of time. They have to do that at a certain process during the design. There were multiple different properties along that whole entire stretch. They wanted to make sure that everything was accounted for. She advised they were bringing forward a request for a change order to be able to do EB 5977, which was 9<sup>th</sup> Street NW in the amount of \$19,878.03 and EB 5911 for Old Lenoir Road in the amount of \$348,009.79. She reminded Council that they had done that for the Aviation Walk as well. It gets to a certain process and they can't do it ahead of time, but they get to a certain point to where it was time to do it. She asked for Council's approval for the change orders for those two different components.

Mayor Guess asked if it was an 80/20 split between the City and the Federal Government. He asked if that was how that worked.

Ms. Fox explained for eligible items, it was an 80/20 split with NCDOT on the Old Lenoir Walk.

Alderwoman Williams clarified that these were costs that just all of a sudden arose. Correct. Or was it part of the process of the point of time where they have to allocate this.

Ms. Fox responded yes, ma'am, that's correct. They knew going in that this was something that was going to come up and they prepared for that in advance. Certainly, along the way, they are communicating with the design firm to get those estimates. She asked for any other questions.

City Attorney John Crone felt that it would be appropriate for Council to move on each change order separately.

Mayor Guess asked for any further discussion or questions concerning the presentation by Ms. Fox.

Mayor Guess moved, seconded by Alderman Seaver approval of change order one, for EB 5977 with Vaughn & Melton Consulting Engineers, Inc. The motion carried unanimously.

- b. Approved Change Order Number One to the Professional Right of Way Acquisition Services Agreement with Vaughn & Melton Consulting Engineers, Inc. for Services Related to EB-5911 Old Lenoir Road Multi-Use Trail Project in the Amount of \$348,009.79.

Staff requests Council's approval of change order number one to the Professional Right of Way Acquisition Services Agreement with Vaughn & Melton Consulting Engineers, Inc. for survey services including right-of-way staking and services related to right-of-way acquisition for EB-5911 in the amount of \$348,009.79, contingent upon North Carolina Department of Transportation (NCDOT) concurrence. The Old Lenoir Road Multi-Use Trail Project is one of the projects envisioned in the Bond Referendum and is intended to provide improved connectivity from City Walk to Riverwalk and Aviation Walk. This project has received Federal funding at 80/20 ratio, Federal and City respectively. Change order number one for Old Lenoir Road Multi-Use Trail identifies services that include survey work along the project corridor to stake easements and existing right-of-way, and services that include right-of-way acquisition along the corridor. City of Hickory's portion of fees will be funded by Bond proceeds. Staff recommends Council's approval of change order number one to the Agreement for Professional Right of Way Acquisition Services with Vaughn & Melton Consulting Engineers, Inc. for survey services and right-of-way acquisition services related to EB-5911 in the amount of \$348,009.79, contingent upon NCDOT concurrence.

Mayor Guess moved, seconded by Alderwoman Williams approval of change order one, EB 5944 with Vaughn & Melton Consulting Engineers, Inc. The motion carried unanimously.

2. Appointments to Boards and Commissions

**COMMUNITY APPEARANCE COMMISSION**

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)  
At-Large (Outside City but within HRP) (Council 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  
Other Minority (Council Appoints) VACANT  
Differently-abled and is African-American or Other Minority (Council Appoints) VACANT

**HICKORY REGIONAL PLANNING COMMISSION**

(Terms Expiring 6-30; 3-Year Terms With Unlimited Appointments)  
(Appointed by City Council)  
Brookford (Mayor Appoints with Recommendation from Brookford) VACANT

**PUBLIC ART COMMISSION**

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)  
Ward 4 (D. Williams Appoints) VACANT

**PUBLIC HOUSING AUTHORITY**

(Terms Expiring 6-30; 5-Year Terms) (Appointed by the Mayor)  
Position 3 (Mayor Appoints) VACANT  
Position 9 (Mayor Appoints) (Unexpired Term of Rebecca Clements) VACANT

**YOUTH COUNCIL**

(Terms Expiring 6-30; 1-Year Terms) (Appointed by City Council)  
Youth Council Applicant Review Committee Recommends the Following Appointments:

FTF VACANT  
HCAM VACANT  
HHS VACANT  
Homeschool VACANT

Mayor Guess reminded everyone that they have a few openings. Citizens could always visit the City's website or contact any Council member and they would be happy to direct them and answer any questions that they may have concerning the City's Boards or Commissions.

C. Presentation of Petitions and Requests

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

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

Alderman Wood commented after the presentation and all the great things that they saw here, they say this often, but they can't say it enough was thank you to the staff. The amount of volume of work that had been added to the staff, not only just the normal day to day stuff, but these projects was incredible. To be able to assume that workload without making dramatic increases to overhead headcount, those types of things, they just couldn't say thank you enough for that. He hoped that everybody that was involved in this understood that they were laying fingerprints on this City. They were doing work that was leaving an indelible positive mark on the City. He just wanted to say thank you.

Mayor Guess thought they all echoed that. He commented the City has got the finest staff of any city that he knew, and he was honored and privileged to be a part of it. He commended everyone for everything. He requested for them to please let everyone know. He knew that it was usually the same staff that was present at the Council meetings. He asked if they would please reiterate Council's thanks and appreciation to all of the coworkers. He knew that there was a lot of them that they don't ever get to see, or they don't never get to tell them personally thank you. If they would do that on Council's behalf, they would certainly appreciate that.

XIV. There being no further business, the meeting adjourned at 7:35 p.m.

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Mayor

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City Clerk

March 9, 2021

A Special Joint Meeting of the City Council of the City of Hickory and Burke County Board of Commissioners was held at the Hickory Regional Airport, FBO Conference Room, Located at 3103 9<sup>th</sup> Avenue Drive NW, Hickory, North Carolina, on Tuesday, March 9, 2021 at 11:00 a.m., with the following members present:

Tony Wood	Hank Guess	David L. Williams
Charlotte C. Williams	Aldermen	David P. Zagaroli
Danny Seaver		Jill Patton

A quorum was present.

Also present were: City Manager Warren Wood, Deputy City Manager Rodney Miller, City Attorney John Crone, Deputy City Attorney Arnita Dula, Airport Manager Terry Clark, Communications Specialist Sarah Killian, Executive Assistant Deisy Zavala Vazquez, and City Clerk Debbie Miller.

Burke County Commissioners present were: Chairman Jeffrey Brittain, Vice Chairman Scott Mulwee, Wayne Abele Sr., Johnnie Carswell, Maynard Taylor

Others Present: Clerk to the Burke County Board of Commissioners, Kay Honeycutt Draughn, Burke County Manager Bryan Steen, Finance Officer, Margaret Pierce, and Burke County Attorney J.R. Simpson II

I. Call to Order

Mayor Guess called the meeting to order for the City of Hickory at 11:05 a.m. All Council members were present with the arrival of Alderman Williams at 11:08 a.m.

Burke County Commissioners Chairman Jeffrey Brittain called their meeting to order and advised all the Commissioners were present as well as their Clerk and Attorney. He expressed his appreciation to the City of Hickory for hosting the meeting. He asked for a motion to approve the agenda. Burke County Commissioner Abele moved approval. The motion carried unanimously.

II. Approval of a Memorandum of Understanding for a Partnership between the City of Hickory and Burke County for Construction of an Airplane Hangar at the Hickory Regional Airport in Burke County – Presentation by City Manager Warren Wood.

Mayor Guess asked City Manager Warren Wood to start the presentation.

City Manager Warren Wood thanked everyone for being present. They were excited about this opportunity. He advised he would discuss the Memorandum of Understanding as well as some other things that were going on around the airport in Burke County. He had not realized how significant the dollar amount was. He presented a PowerPoint presentation. He advised the City of Hickory's city limits and extra territorial jurisdiction encompassed approximately 1,800 acres in Burke County. The Hickory Regional Airport was in Burke County. The City of Hickory owns approximately 750 acres of property in Burke County, mostly at the airport, by L.P. Frans Stadium and some property along the lake. The City had over \$41 million dollars being invested in public infrastructure projects in and around the Hickory portion of Burke County including: the widening of 9<sup>th</sup> Avenue Drive NW, the main road from L.P. Frans Stadium up to the airport; that was through a partnership already with Burke County. Burke County applied on behalf of the City of Hickory for an Appalachian Regional Grant for the widening of that road and making improvements for that to be a three-lane road. That was about a \$3 million dollar project and was currently being designed. Another grant application that Burke County submitted on Hickory's behalf was extending sewer service to areas around the Hickory Regional Airport. That was also in the design phase. The City had already extended a large 16-inch waterline to Hickory Regional Airport. Part of that was because of the fire suppression system at the new hangar. The system was extremely robust. They had water to the airport, but it was 12-inch lines and they needed additional water and pressure. He advised the City was building a 10-foot-wide multi-use walk system. The portion that would come by the airport was referred to as the Aviation Walk. That was a \$17 million dollar project that would expand over US321 by L.P. Frans Stadium all the up to the airport. That was also in the design phase. Bids on that should be let this summer. He advised the City's Riverwalk project, on Catawba River, Lake Hickory, was a 10-foot-wide multi-use walk. There would also be a bridge at the Deidra Lackey Park and that would be an approximate \$16 million dollar investment. The City would be making some park improvements to that park as well in the amount of approximately \$3 million dollars. Those projects totaled \$41 million dollars. He noted the City had been working on these for multiple years, and now everything was coming to reality and would be on the verge of the construction phase.

City Manager Warren Wood referred to a map on the PowerPoint. He pointed out the Burke County line. He noted the majority of the airport was in Burke County. He pointed out the City's extra territorial jurisdiction. He advised the runway which the Commissioners and Council members were just on ran north and south. They were in the process of working to close that runway so they could do more hangar construction and some potential industrial projects on the end of it that were aviation related. That would leave the airport with the main runway which was 6,400 feet. He commented there was a project which he had not included which would be mostly Federally funded that would extend the main runway to just over 7,000 feet. That project was in process. He referred to the PowerPoint and pointed out the area where all the development was taking place and to the area where not as much development was happening, but they could see all of the opportunity that was available in terms of future development around the airport.

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City Manager Warren Wood referred to the PowerPoint and displayed a rendering of the Riverwalk project. He pointed out US321 and noted there would be a bridge that comes out over the lake and would tie into a trail system. At the terminus of the Riverwalk there would be the Lackey Project. He explained that a local businessman had planned an event center and the City would be naming the park in honor of his late wife in exchange. Mr. Wood asked Deputy City Manager Rodney Miller to discuss the scope and scale of that project.

Deputy City Manager Rodney Miller referred to the PowerPoint and pointed out the Lake House, which was an event center and primarily would be used for weddings on the weekend, but also corporate retreats, meetings, etc. He advised they would have a restaurant component with the Lake House. He did not know all of the details yet, but there would be an opportunity for a walkup restaurant/drink from the outside as well as using the interior of the Lake House for a restaurant component. That building was over 25,000 square feet in design. They had begun to price that project with local contractors. They were finalizing that design and the costs for that. Once they agree on a price with a contractor, they were looking at approximately six more months to complete the construction drawings and then they could bid the project. He noted the City's portion was located on the right part of the rendering on the PowerPoint. He pointed out the boat and fishing docks, secondary water access, park lawn, and the park restroom. He pointed out the main parking lot which was the City's responsibility. He pointed out the overflow parking component. The Lackey family would be responsible for paying of the overflow parking because if they had a wedding of 250 people, which would tax the existing parking lot, then they need to pay for the overflow parking. He noted that additional parking would be at Hilton Park and Hickory City Park that they would entertain shuttles to move folks back and forth to a large wedding.

City Manager Warren Wood explained the reason he wanted to highlight this was it was the first private sector project that had come along and had been years in the making. There was interest in a lot more in this area. With the infrastructure finishing up they felt like there was a lot of opportunity for development on the Burke County side.

Deputy City Manager Rodney Miller added that part of City Council's agreement with the family was in the conservatory building, once the Lake House was complete, there was a time limit in the contract for when they need to begin the conservatory building. That would house the remains of the Lackey family, and Ms. Deidra Lackey herself. Once it was constructed it would be a park amenity. It would be glass that you could see through with lush gardens and plants. Mr. Lackey described it as being similar to the Biltmore Gardens, high end park/landscape amenities. That was probably in the next few years per the contract that they have to construct that facility.

City Manager Warren Wood commented it would all be taxable property. Mr. Wood referred to the PowerPoint and displayed a rendering of a bridge that was being designed to go over US321 as part of the Aviation Walk, it would be a nice entrance to the City.

City Manager Warren Wood discussed hangars. There were 62 general aviation airports in North Carolina. General aviation airports were airports that do not have commercial service, although Hickory was trying to get commercial service. He showed how the Hickory Airport compared to those 62 airports around the State. Hickory was 26<sup>th</sup> best in economic output, 24<sup>th</sup> best in the number of jobs, 22<sup>nd</sup> best in State and local taxes reduces; and 26<sup>th</sup> best in personal income. That put Hickory in the top 40 percent. There was room for improvement, which was why they were focused on the airport. They had not historically used it as an economic driver, but that was changing with all of the investments that they were making. They felt like there was a lot of room for improvement in those numbers. Additionally, there was approximately \$37.6 million dollars in aircraft property tax value at the Hickory Regional Airport. The good thing about that type of tax value was they do not have to provide general services to that.

City Manager Warren Wood displayed a photo of the new 32,000 square foot hangar. He noted it was \$2.5 million dollars. The City had received some insurance money towards that. When you get over 12,000 square feet it kicks you into a fire code category that requires a really robust system. The fire system in this hangar was over a half of a million dollars by itself.

City Manager Warren Wood showed a photo on the PowerPoint of the proposed 12,000 square foot hangar in terms of hangar construction. He advised this hangar was located on the west end of the airport and there was room for another one at that location. He noted you could get three to four aircraft in there. When these are built, they will be set aside for the larger aircraft that they have been turning away. When you get these multimillions of dollars planes the owners do not want them sitting in the weather, so that would be accommodating for those types of larger aircrafts. He asked Deputy City Manager Rodney Miller to discuss the details of the Memorandum of Understanding.

Deputy City Manager Rodney Miller referred to the PowerPoint and advised that he had just listed the highlights of the Memorandum of Understanding. The City and County agreed that an increase in aircraft tax base was mutually beneficial by providing additional property tax revenue. The higher dollar aircraft(s) they get to call Hickory and Burke County home, the larger the revenue source they would have in the form of property tax revenue. The existing hangars at the airport were not sufficient to attract additional aircraft(s). They had been getting hounded for months to get the 32,000 square foot hangar built because they want to put their planes there. That hangar was now full, and they have more demand than they have supply. That was why City Manager Warren Wood and Burke County Manager Bryan Steen got together late last year and discussed what they could do. If there was any interest? They landed on a 12,000 square

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foot hangar that City Manager Warren Wood had mentioned. The addition to that hangar obviously would provide space to attract additional aircraft. They had a person in Michigan currently that wanted to bring his plane to the Hickory Airport and had not been able to do that yet. It was a high dollar airplane and that was the one they were attracting. This man was building a home in the mountains of North Carolina. He was going to move here, and he wants to bring his plane and they have welcoming arms to bring that aircraft to Hickory, Burke County. The City agreed to design and construct the additional hangar, the City would handle the design, bidding, construction, and construction management. He reiterated that it was 12,000 square feet. Per the code if you stay 12,000 feet or under you do not have to have the additional fire suppression capability that they had to have for the 32,000 square foot hangar. They would need to sprinkle that building. There would be a normal sprinkler system in the building, just water no foam, because of the number of gallons that would be in the fuel tanks of those aircraft. The City intended to use the new hangar solely for aircraft with tax values in excess of \$1 million dollars. He commented that was not to say they were going to kickout a plane that was only worth \$950,000 but that was their intent. He referred to a plane that was being taxied as Council members and Commissioners were walking into the facility. He advised that was the size of the aircraft and larger that they would target. He referred to the one in Michigan and advised it was \$10 million plus. He commented when you add zeros to those aircrafts that adds zeros to the property tax revenue as well. The taxable value per Burke County's tax department, July 1, 2020, was \$37,641,250 in aircraft value. That was what they were proposing would be the baseline that they would set, mutually agree, and anything in excess of that, the County would agree to contribute 50 percent of that excess revenue, anything above that baseline, towards the cost of the new hangar. He mentioned the listing period he thought ended in April for personal property in Burke County. The City would rely on their tax office, their bills for Burke County, which included the Hickory Airport and would go in July typically. Once that comes from the Burke County Tax Department, they would compare that value to what it valued each year and if it were higher, the additional revenue, 50 percent of that, in this agreement it said that Burke County would contribute towards the hangar. They had tentatively estimated the hangar to be approximately one million dollars. They think it could be up to \$1.2 million dollars. He reiterated as long as that baseline was exceeded the additional money each year above that, 50 percent of that would be contributed by Burke County and then their cap would be 50 percent of the cost. They would continue that until they hit 50 percent of whatever that cost was. The City and County per the agreement would mutually decide if that additional hangar construction under this agreement should commence. Meaning, let us hope we are very successful with hangar number one, let us hope the aircraft values exceed that baseline by a significant amount and they are able to pay that hangar off. They would then comeback together and see if they wanted to do this again or if they were done. That was what the agreement said. The agreement said that Burke County's costs would be capped at 50 percent of the costs or half of \$1.2 million dollars. The most they would pay would be \$600,000 toward the hangar, yet it was capped if it were lower at 50 percent. He noted that was not reflected on the PowerPoint slide but was in the agreement. He asked for any questions.

Discussion ensued with questions from Burke County Commissioners. One commissioner had anticipated more than four aircrafts, but maybe he was not thinking big enough on the aircrafts. Based on the figures, he questioned how many years it would take them to pay the \$600,000 share of Burke County's commitment.

Deputy City Manager Rodney Miller advised it would depend on the value of the aircrafts. If they financed the hangar, they thought ten years based on their estimation, worst case.

City Manager Warren Wood added after that 100 percent of that particular hangar would be retained by Burke County.

A Burke County Commissioner assumed there would be additional tax dollars, but it would not be related to the hangar or the airplanes. They had discussed an airport between McDowell and Burke at one point. He asked if they could anticipate influencing some airport park business that obviously would generate a whole lot faster than just the taxes off of the aircraft. He asked if that had been thought through and if there was an estimate or guess.

Deputy City Manager Rodney Miller explained a \$10 million dollar aircraft, they exceed that by \$10 million dollars. Burke County's tax rate rounded at 60 cents, that would be \$60,000 dollars per year that they would get in revenue. Half of that would be \$30,000 that they would put towards this hangar. They thought that it was going to be in excess of \$10 million dollars. He advised that \$20 million dollars provides \$120,000 in Burke County. The target of \$20 million dollars of aircraft, would be \$120,000 in Burke County tax revenue. If they provide \$60,000 of that to Hickory for the hangar that would be ten years, \$60,000 times ten would be \$600,000. That was where the ten years came from. They were shooting for more than that. The higher the tax value of the planes that come in, the quicker that gets paid off. He advised they felt like there was a significant amount of economic development opportunity around the airport, both inside the fence and out. The City owns two large parcels just outside the airport and there had been some interest in those parcels. In fact, the project that was going to happen went elsewhere in Burke County, at their business park.

City Manager Warren Wood interjected it was the pet foods project.

Deputy City Manager Rodney Miller advised they had looked at this site and there had been a second interest in that, but it had not come to fruition. They thought those economic development opportunities benefited both Burke County and the City.

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City Manager Warren Wood explained another scenario. For example, they fill the hangar up with \$20 million dollars' worth of jets and they lose the \$20 million dollars, then Burke County's obligation would be zero. The City would be the one paying back the debt on the hangar at 100 percent.

Deputy City Manager Rodney Miller advised based on the City's interest they thought they could significantly increase the tax value that the City got at the airport in aircraft.

A Burke County Commissioner commented the formula was there to do that. He did some calculations on his own and had come up with somewhere around \$40,000 per year in additional taxes which would get them many more years on this agreement. But if it were going to be \$60,000 that would please him a good deal. It shortened the time down because he had doubled that. Ten years would be wonderful.

Deputy City Manager Rodney Miller mentioned that the other 50 percent of that Burke County would keep. He referred to City Manager Warren Wood's comment that he did not know of any County services that they would be providing for the additional aircraft, unless those folks moved here and were in the County outside of the municipality, but he did not know exactly where they were moving. In this particular instance, with the gentleman from Michigan he was living outside of the County anyway.

A Burke County Commissioner asked Mr. Miller in his estimation, by the time they build the hangar, if they were going to have it full.

Deputy City Manager Rodney Miller responded yes.

Alderwoman Williams questioned the timeline. They did not want to lose potential customers.

Deputy City Manager Rodney Miller advised they had already begun a process with the Federal government through General Services Administration. He advised they had actually narrowed that down. They had two bidders, there was 27 or so certified bidders in the United States for a project like this. They had two bidders that were interested but their numbers came in a little higher than expected. They had since learned that they could do that much cheaper locally. Both of those companies were based out of State and some of their numbers were higher than they expected them to be. They had a local design firm that would be giving them a proposal, hopefully by the end of the week, assuming that the agreement was executed they would pursue that design immediately. They were probably looking at two to three months to complete the design and then they could start construction. He added where they plan to situate the first hangar, there was an old glass wall sitting out there, and they had contracted with a local company to begin removing the glass wall and grading the site. The contractor had told them a week ago he would start in three weeks. They were inside two weeks for him to go ahead and start that. They had tried to do as much as they could without interfering with the potential of the Memorandum of Understanding.

A Burke County Commissioner asked how the fuel sales worked out in this agreement.

Deputy City Manager Rodney Miller advised fuel sales were not included in the agreement. The City of Hickory would retain the fuel sales of course which offset the staffing needed to fuel and move those planes. They did not include anything related to fuel sales in the agreement.

Alderman Wood asked how hangar space was leased right now, what kind of terms. If the gentleman from Michigan brings the \$10 million dollar aircraft, how long would the length of the contract be.

Deputy City Manager Rodney Miller asked Airport Director Terry Clark to discuss the lease terms.

Airport Director Terry Clark explained the lease terms. The airport has an agreement with whoever for whatever type of aircraft and it was usually on a month-to-month basis. Someone like that, a company like that would be negotiable. They could look at them, and it would be according to if they were bringing in their flight department also with that which would take office space and they would have to look at that. When the City took over the FBO ten years ago, they looked at the whole area and they had the fees posted from the small aircraft to the large aircraft that they had saw earlier on the north ramp that was being towed out. They have a hauler at a certain price. They have all of that per hangar. He advised they only have one open hangar left and the rest of them are closed heated hangars.

Deputy City Manager Rodney Miller commented it was fair to say it was a mixed bag depending on the type of aircraft.

Airport Director Terry Clark commented it was so hard to answer because there was so many different types of aircrafts.

City Manager Warren Wood advised that money typically would go to cover insurance, water and sewer, the utilities, and all the things going on with the hangars.

A Burke County Commissioner asked why the 7,000-foot runway was the sweet spot.

Deputy City Manager Rodney Miller explained that in the aviation work it was an attractive number. They had been told that planes that travel from east coast to west coast, because their tanks are not large enough, they cannot get from the east coast to the west coast, from here to

March 9, 2021

California without stopping to land, which costs them time and money. Having a longer runway gives them further distance to primarily takeoff. When you have a bigger fuel tank it was harder to take off and land.

A Burke County Commissioner asked that out of the 62 general aviation airports how many of them were 7,000 feet.

Deputy City Manager Rodney Miller guessed a handful.

Airport Director Terry Clark guessed there was a handful and Hickory was at 6,400 feet on the main runway.

City Manager Warren Wood mentioned they were saying 7,001 feet because they could say they are over 7,000 feet.

A Burke County Commissioner asked if they expand the runway to take on bigger planes, would by placing this hangar keep that from continuing. He had noticed they were going to close one runway. He noted that he took his airplane pilot lessons here under Don Woods. It was kind of convenient to have two runways to use. He asked if they had space to have two runways lined up together north south.

Deputy City Manager Rodney Miller responded no they did not.

City Manager Warren Wood replied one of the challenges that they had ran into with a secondary runway was the resurfacing of that was 100 percent on the City and that was about a \$4 million dollars resurfacing deal that they would have to pay. If it were a taxiway, they could get Federal money.

Deputy City Manager Rodney Miller interjected 90 percent.

City Manager Warren Wood continued, the economics of that and the traffic on that particular runway.

Airport Director Terry Clark advised it was very low compared to the main runway it was probably two to three percent.

Deputy City Manager Rodney Miller explained the thought on closing that was that they would have more opportunities for hangars and aircraft and the volume of air traffic, which was obviously, fuel, land, or hangar and economic development opportunities. If you close that then there was an aviation business, Fed Ex for example, they wanted to come to Hickory and Burke County, they have an opportunity for them to go out there on the old, closed runway.

A Burke County Commissioner asked if they had enough room to accommodate a carrier like they used to with Piedmont.

City Manager Warren Wood asked Airport Director Terry Clark to explain.

Airport Director Terry Clark commented that they were still in pursuit of commercial services and would love to have commercial service back. They had hired a consulting company to help them with that. They would love to setup some type of model like what Concord did for the region. They knew that there was a lot of second homes in Western North Carolina that need to go south to Florida. They knew there was a market, and they were trying to work on that. Anything they were doing with the secondary runway would not have any bearing on a commercial runway.

City Manager Warren Wood advised there was a certificate that they had to have in order to be eligible to have commercial services and Hickory had held on to that certificate.

Airport Director Terry Clark commented at one period of time they had DELTA ASA coming in, and that particular model did not work, but they held on to their 139 FAA Certificate with the hope that it would come back one day. Every year they go through their FAA inspection.

City Manager Warren Wood commented and having a manned tower, was majority Federally funded, which was a great asset for the airport.

Airport Director Terry Clark advised they have a contract tower seven days a week from 7:00 a.m. to 9:00 p.m. and they have fully manpowered stations on the field that were ready. There are a lot of great airports sitting around Hickory, but they do not meet the 139. They were welcoming them back as soon as they could.

Deputy City Manager Rodney Miller mentioned 139 was the FAA Certificate inspection of the code, Section 139 and the only folks that have that are the big guys, PTI, Concord, Asheville, no one up north and Charlotte and South Carolina.

Airport Director Terry Clark commented west of Hickory, they were the 139.

Deputy City Manager Rodney Miller advised they could turn the switch on very quickly.

A Burke County Commissioner commented that every County around them would love to have a commuter airline out of Hickory, it would be very convenient. He did not know why it would not

March 9, 2021

pay for itself. He wanted to know if that would hinder them in anyway to have a commuter airline if they placed the additional hangar wherever they were putting it.

Deputy City Manager Rodney Miller shared that the City had engaged with a consultant to begin pursuing commercial air service last summer. They had done a study, a catchment area. They looked at the areas on this side of Greensboro, Charlotte, Asheville, all the way to Boone. In that particular market they found all the people that had traveled within the last two years. Which airport they went to and where they went. They captured that information and the feedback from the consultant was favorable that Hickory would be inline and be very attractive to a commercial air carrier. Concord has the ability to add another gate for another airline. They would probably go before Hickory, but Hickory would be second because there was no one else in the Western part of the State. Hickory's attractive enough and they do not want to compete with the other carriers currently existing in Concord. Hickory would be a great opportunity for a commercial air carrier. Staff had planned to go to an air conference in January, it was canceled due to COVID, to start getting Hickory's name out in front of these air carriers across the country.

City Manager Warren Wood thanked Burke County Manager Bryan Steen and his staff, they had been great to work with and done a lot of different things together and they were excited about the opportunity to partner with them on this.

Mayor Guess echoed what had been said, and Council was extremely pleased, to prospectively enter into this partnership with Burke County. He knew that a lot of staff from both entities had worked together to make this happen. It was an exciting day for Hickory and Burke County.

Mayor Guess moved seconded by Alderwoman Patton approval of the Memorandum of Understanding with Burke County. Mayor Guess confirmed that all members of the Hickory City Council were present. The motion carried unanimously.

Burke County Board of Commissioners Chairman Jeffrey Brittain commented they had heard the information and had asked questions. He entertained a motion on the matter.

Burke County Commissioner Carswell moved approval of the Memorandum of Understanding between Burke County and the City of Hickory as presented. The motion carried unanimously.

Burke County Commissioner Chairman Jeffrey Brittain wished to commemorate their agreement and partnership with the City, and he hoped it would be an opportunity for them to partner with the City in other things in and around the airport in the City of Hickory. He expressed his appreciation to City Manager Warren Wood and Burke County Manager Bryan Steen for their vision and insight together to bring that project to them. He thought it was a great project and they looked forward to working together. He knew the City had been working on a trail/walk system and they had been doing the same thing in Burke County around the lake and the Fonta Flora State Trail. As means to commemorate their time today, he asked their Clerk to assist him, and he presented members of City Council and staff with a walking stick. He invited them to come to Burke County and walk with the walking stick.

A Burke County Commissioner noted they were within three easements of closing the entire 26 miles around Lake James and that should occur within the next month and they should have those easements done. As soon as they close the 26-mile loop they will proceed through McDowell County and on to Asheville with the remainder of the trail. He encouraged everyone to come up and take a look at it, especially around Lake James. It was a gorgeous trail and had a walkway. They anticipated the park would be opening before too long, they were closing out some deals on that. It was a tremendous asset. He thought that the tie in with the airport and the trails systems that they were having, he did not think they had recognized what that was yet. He advised that tourism was huge in Burke County right now and had been a God send to them. They were hoping the vision that they had, as the City had had over the last years, and the tie in with Highway 321 and the airport itself and tourism in Burke County would be a tremendous asset for both of them.

Mayor Guess commented they would need to see what the closest point would be to connect the Aviation Walk to Burke County's walk.

Burke County Board of Commissioners Chairman Jeffrey Brittain entertained a motion to adjourn. A motion was made and carried unanimously at 11:45 a.m.

Mayor Guess thanked them for the gift and commented they greatly appreciated it and they look forward to future meetings such as this. He asked for a motion to adjourn.

Alderwoman Patton moved, seconded by Alderman Seaver to adjourn. The motion carried unanimously.

III. There being no further business, the meeting adjourned at 11:45 a.m.

\_\_\_\_\_  
Mayor

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

**COUNCIL AGENDA MEMOS**

**To: City Manager's Office**  
**From: Community Appearance Commission**  
**Contact Person: Cal Overby, Planning Department**  
**Date: February 22, 2021**  
**Re: Community Appearance Grant –David K. Blanton**

**REQUEST**

The Community Appearance Commission recommends City Council approval of a Community Appearance Grant for non-residential property owned by David K. Blanton located at 819 Old Lenoir Road NW in the amount of \$5,064.00.

**BACKGROUND**

City Council created the Community Appearance Grant program to provide economic incentives for property owners to improve the general appearance of properties located within the City's Urban Revitalization Area. The Community Appearance Commission reviews applications for the grant program and forwards a recommendation of approval or denial to City Council. The grants are designed as a reimbursement grant in which the City of Hickory will match the applicant on a 50/50 basis. The maximum grant amount from the City of Hickory is \$7,500.00.

**ANALYSIS**

The grant proposal involves improvements to the building which include painting and cleaning of the building, new landscaping, and a new awning. The applicant also intends to do additional site work to address drainage. The property is located within the City's defined Urban Revitalization Area, and as such is eligible for the consideration of a Community Appearance Grant.

The initial step grant proposal involves cleaning of the building to prep for painting. The painting component of the project will include painting of handrails, a lattice HVAC screen, an existing dumpster enclosure, and the planting of additional landscaping on the property. The final component of the project will include the installation of an awning at the office's entrance. The property is located within the City's Urban Revitalization Area, and as such is eligible for the consideration of a Community Appearance Grant.

The applicant has provided two (2) estimates for the work listed above, with the exception of the awning. There was difficulty locating a second local vendor for the proposed awning. The lowest of the bids totals \$10,128.00, which qualifies the request for a \$5,064.00 grant.

The subject property's current tax value is assessed at \$260,700.00. The requested grant amounts to 1.9% of the property's tax value.

**RECOMMENDATION**

The Commission reviewed the application remotely, due to the on-going COVID-19 situation. After compiling the Commission's comments, staff determined the Commission scored the application in the high category of the grant program's scoring criteria. Given the Commission's score of the application, staff recommends funding of the grant application in the amount of \$5,064.00.

**BUDGET ANALYSIS:**

**Budgetary Action**

Is a Budget Amendment required?

Yes

No

**LIST THE EXPENDITURE CODE: 010-5016-558-30-03**

**Reviewed by:**

Brian Frazier

*BMF*

2/22/20

Initiating Department Head

Date

*Rodney Miller*  
Asst. City Manager Rodney Miller

3/11/21

Date

*Melissa Miller*  
Finance Officer, Melissa Miller

3/11/21

Date

\_\_\_\_\_  
Date

*Amrita M. Dula*  
Deputy City Attorney, A. Dula

3-8-21

Date

*R. Beasley*  
Asst. City Manager, R. Beasley

2/12/21

Date

*Cameron McHargue*  
Assistant Finance Officer

3-11-21

Date

*Cameron McHargue*

Recommended for approval and placement on \_\_\_\_\_ Council agenda (as Consent, Public Hearing, Informational, Department Report, etc).

*W. Wood*  
City Manager, W. Wood

3-12-21

Date

PREPARED BY: Legal Department, City of Hickory  
PO Box 398, Hickory, NC 28603

STATE OF NORTH CAROLINA

**COMMUNITY APPEARANCE  
GRANT AGREEMENT**

COUNTY OF CATAWBA

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between the **CITY OF HICKORY**, a municipal corporation of Catawba County, North Carolina, hereinafter referred to as the CITY, and having a mailing address of P.O. Box 398, Hickory, North Carolina 28603, and **DAVID K BLANTON**, hereinafter referred to as the RECIPIENT, and having a mailing address of 27 1<sup>ST</sup> Avenue NE, Hickory, North Carolina 28601.

WITNESSETH

THAT WHEREAS, the City is dedicated to the visual and functional improvements of properties within one mile of the City Center area, as defined by the City Center Plan, dated October 20, 1998; and

WHEREAS, the City is willing to award grants for physical improvements for the purpose of assisting in the visual enhancement of certain existing properties provided the Recipient agrees to certain conditions.

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained the parties agree as follows:

1. The Recipient agrees to utilize the grant funds to fulfill that project described in the Downtown Appearance Improvement Incentive Grant Application attached hereto as Exhibit "A" and to utilize said funds solely for physical improvements. Said application is made a part of this Agreement and incorporated herein by reference as if more fully set forth.
2. The Recipient agrees to improve those premises described in Exhibit "A" in accordance with the intent of the City Center Plan to enhance the aesthetic integrity of the premises in accordance with the specifications established in attached "Exhibit A".
3. The Recipient agrees to maintain the design integrity of the proposed improvements, creating, retaining and/or modifying those elements, which enhance the premises.
4. The Recipient agrees to abide by and conform all construction, rehabilitation, renovation, demolition, and landscaping undertaken pursuant to this agreement to all applicable laws of the United States, the State of North Carolina, and those applicable provisions of the ordinances of the City of Hickory directly or indirectly related to the subject matter of this agreement.

**CITY OF HICKORY AND DAVID K. BLANTON  
27 1<sup>ST</sup> AVENUE NE  
GRANT AGREEMENT  
PAGE 1 OF 3**

5. The amount of this grant is Five Thousand Dollars and 00/100 (\$5,000.00), payable upon completion of said project, and submission of documentation confirming payment of all contractors and/or subcontractors, provided said project is completed within 120 days from the date of this agreement being signed in accordance with those provisions specified in the Downtown Appearance Improvement Incentive Grant Application.
6. The Recipient agrees that in the event the actual project costs are less than the estimated costs, the City grant will be reduced to solely the amount of the actual project costs that would be eligible for participation in this program.
7. Technical assistance provided by the City will be advisory only. The City will not be a party in negotiations between the Recipient and any contractor employed by the Recipient nor will the City provide legal advice or services to any party. The Recipient agrees to hold the City harmless for any defects in workmanship or from any liability, damages, or other costs relative to this project.
8. This Agreement may be terminated and the City may withhold grant monies upon the Recipient's breach of or failure to perform any of the terms of this agreement. The City shall give the Recipient notice in writing of any potential breach of this Agreement, after which the applicant shall have ten (10) calendar days in which to cure said breach. In the event of a failure to cure a breach of this Agreement, the City of Hickory may pursue any remedy available, either in equity or at law.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be signed upon the day and year first written above.

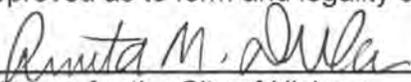
**CITY OF HICKORY**

By: \_\_\_\_\_  
Hank Guess, Mayor

ATTEST: (SEAL)

\_\_\_\_\_  
Debbie D. Miller, City Clerk

Approved as to form and legality on behalf of the City of Hickory only:

  
\_\_\_\_\_  
Anita M. Miller  
Attorney for the City of Hickory

This document has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

  
\_\_\_\_\_  
Melissa Miller, Finance Officer

David K. Blanton  
David K. Blanton (Seal)

\_\_\_\_\_  
(Seal)

STATE OF NORTH CAROLINA  
COUNTY OF CATAWBA

I, \_\_\_\_\_ a Notary Public of said county and state, certify that **Debbie D. Miller** personally came before me this day and acknowledged that she is City Clerk of the City of Hickory, a North Carolina municipal corporation, and that by authority duly given and as the act of the City Council of the City of Hickory, the foregoing instrument was signed in its name and by its Mayor, sealed with its corporate seal and attested by her as its City Clerk.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

(Seal)

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF CATAWBA

I, Heidi B. Hedrick, a Notary Public of the County and State aforesaid certify that **David K. Blanton** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal this 22nd day of February, 2021.



Heidi B. Hedrick  
Notary Public

My Commission Expires: March 14, 2024

CITY OF HICKORY AND DAVID K. BLANTON  
27 1<sup>ST</sup> AVENUE NE  
GRANT AGREEMENT  
PAGE 3 OF 3

### Community Appearance Grant Application Form

Project Location Address: 819 Old Lewine Rd NW  
Hickory, NC

Applicant's Name: David K. Blanton

Applicant's Mailing Address: 271 1st Ave NE  
Hickory, NC 28601

Telephone: Day: 828-324-1830 Mobile: \_\_\_\_\_

E-mail address: davidk@dkbpc.com

Property Owner's Name (if not the Applicant): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: Day: \_\_\_\_\_ Mobile: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Project Description: CLEAN & PAINT Bldg. PLANT SHRUBS  
TO PREVENT SOIL EROSION ON HILLSIDE

Total Estimated Project Cost \$ 10,128.00  
Grant Request Amount \$ 5,064.00

**Required Attachments**

- Property Deed or Lease
- Color photographs of the existing site or project area
- A plan (drawing) of the site showing the exact location of proposed improvements
- A detailed list of the materials to be used
- A detailed project narrative that fully explains how the application meets the grant guidelines; and
- Two cost estimates/bids.** Cost estimates must be from two different companies or individuals who are capable of performing the proposed work as outlined.

**Certification by Applicant and Owner**

I have completed the enclosed application and attached the items requested above. I have informed the owner of the project prior to obtaining his/her signature on this application. I have been adequately informed of the requirements of this grant (including eligible and ineligible activities) and the process for review of my application.

I understand that the grant money will only apply for approved work that is completed in accordance with the information I have provided in this grant application. Additional work that may be done on site but that is not described in this application will not be reimbursed.

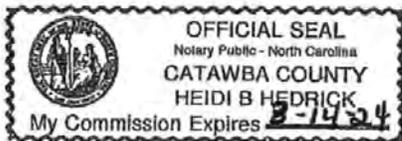
Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owners Signature: David K Blanton Date: 2/19/21  
(Owners signature must be notarized)

NORTH CAROLINA  
CATAWBA COUNTY

I, Heidi B. Hedrick, a Notary Public for said County and State, do hereby certify that David K Blanton personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19<sup>th</sup> day of February, \_\_\_\_\_.



Heidi B. Hedrick  
Notary Public

My Commission Expires: March 14, 2024

# David Blanton - Appearance Grant

 819 Old Lenior Rd NW



**HICKORY**  
North Carolina  
Life. Well Crafted<sub>29</sub>

3621-0460

FILED ELECTRONICALLY  
CATAWBA COUNTY NC  
DONNA HICKS SPENCER

FILED Dec 17, 2020  
AT 03:25:00 PM  
BOOK 03621  
START PAGE 0460  
END PAGE 0462  
INSTRUMENT # 26304  
EXCISE TAX \$480.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$480.00

Parcel Identifier No. 279316934998 /LRK/REID# 38175 Verified by Catawba County on the \_\_\_ day of \_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Law Office of Jared T. Amos, PLLC, P.O. Box 2207, Morganton, NC 28655

This instrument was prepared by: Jared T. Amos, Attorney, P.O. Box 2207, Morganton, North Carolina 28680

Brief description for the Index: LT 11-12, PB1-7 OAKLAND HEIGHTS S/D

THIS DEED made this 17th day of December, 2020, by and between

GRANTOR

GRANTEE

**STEPHEN M. SEILER (Unmarried)**

105 Pleasant Point Dr  
Hickory, North Carolina 28601

**DAVID K. BLANTON and wife,  
BETH BLANTON**

27 1<sup>st</sup> Ave NE, Suite 101  
Hickory, North Carolina 28601

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Hickory, Hickory Township, Catawba County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3212, Page 1055.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1, Page 7.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
Printed by Agreement with the NC Bar Association

Submitted electronically by "Law Office of Jared T. Amos, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Catawba County Register of Deeds.

3621-0461

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Right of Ways and Easements of Record.

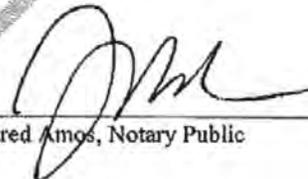
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)  
Stephen M. Seiler

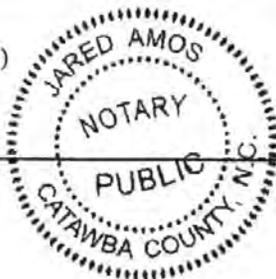
State of North Carolina - County of Catawba

I, the undersigned Notary Public of the County and State aforesaid, certify that STEPHEN M. SEILIER, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17<sup>th</sup> day of December, 2020.

My Commission Expires: 9/23/2022

  
Jared Amos, Notary Public

(Affix Seal)



3621-0462

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION FOR**  
**819 OLD LENOIR ROAD, HICKORY, NC 28601**

BEING all of Lots Nos. 11 and 12, Section J, of Oakland Heights subdivision as shown on plat recorded in Plat Book 1, Page 7, Catawba County Registry, reference to which is made for a more particular description.

Deed Reference: Book 3212, Page 1055, Catawba County Registry. Also see Book 2256, Page 1656; and Book 340, Page 400; and Estate File No. 00-E-952 in the Office of the Catawba County Clerk of Court, and Estate File 10-E-709 in the Office of the Caldwell County Clerk of Court.

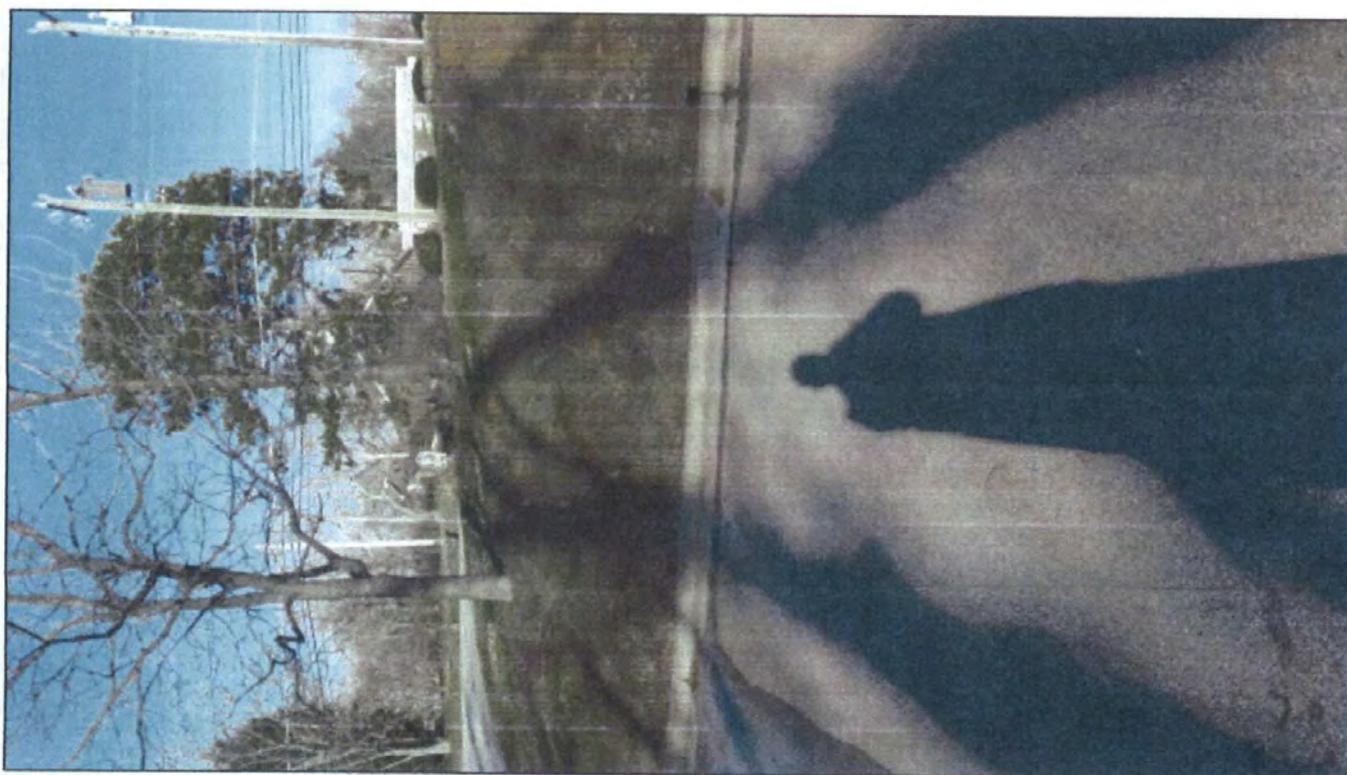
WEB



**Map Legend**

1. Place new monument sign with a raised bed containing mulch and flowers.
2. Plant Japanese garden junipers on the hill for both erosion mitigation and aesthetics.
3. Remove holly bush and replace with new plants and mulch.
4. 4-M 5 yards of double ground hardwood mulch every where there is a M.
5. Install multiple catch basins that feed into a French drain system.
6. Repair, restore, and paint dumpster enclosure.
7. Cut and prune all low hanging limbs off all the trees.
8. Trim line of bushes and remove first 2 to install a paving stone path to back parking lot.
9. Supplementary landscaping: cleaning existing plants and planting additional ones.
10. Pressure wash the exterior of the building as well as the sidewalks and stairs.
11. Extend and paint the lattice work of the HCAV enclosure.
12. Paint windows, doors, trim, and handrails.







D.C.'S LAWN AND LANDSCAPE  
 2815 PALMER DRIVE NE  
 CONOVER, NC 28613

# Estimate

Date 2/16/2021  
 Estimate # 40

**Name / Address**

David K. Blanton  
 27 1st Ave NE suite 101  
 Hickory, NC 28601

P.O. #  
 Terms

Due Date 2/16/2021  
 Other

Description	Qty	Rate	Total
David K. Blanton 27 1st Ave NE suite 101 Hickory, NC 28601  Job Description: Install (3) 12-inch catch basins. Install natural french drain system and tie all drain basins and two existing gutter lines into the french drain system. Fill trench with #57 washstone gravel. Remove 2 shrubs and trim low limbs in back. Clean beds. Install 60 Juniper. Install retain wall around sign. Install 5-6 yards of hardwood mulch. Blow.		5,900.00	5,900.00
		Subtotal	\$5,900.00
		Sales Tax (0.0%)	\$0.00
		Total	\$5,900.00

D.C.'S LAWN AND LANDSCAPE  
 dcsk@time11@gmail.com

828-291-6531



Max Tarlton 1503 Turtle Dove Road Conover, NC 28613  
 maxtarlton88@gmail.com  
 828-302-2263

# Tarlton Landscape & Design LLC

## Estimate

**For:** David K. Blanton  
 david@dkbcpa.com  
 27 1st Ave NE suite 101  
 Hickory, NC 28601

**Estimate No:** 7  
**Date:** 02/09/2021

**Ship To:** 819 Old Lenoir Rd  
 Hickory, NC 28601  
 United States

**Tracking No**  
**Ship Via**  
**FOB**

Description	Quantity	Rate	Amount
80' 4" black corrugated pipe solid	1	\$85.00	\$85.00
60' 4" black corrugated pipe with holes	1	\$65.00	\$65.00
70' 6" black corrugated solid	1	\$165.00	\$165.00
12" catch basins	3	\$85.00	\$255.00
drain pipe connectors 4" including 6 ML plastic	1	\$60.00	\$60.00
drain pipe connectors 6" including reducers	1	\$80.00	\$80.00
#5 stone for French drain system	1	\$240.00	\$240.00
labor and equipment to install	1	\$2,050.00	\$2,050.00
French drain job: install 12" catch basin near left front, next to sidewalk. Locate gutter drain for left front and connect to drainage system. Install two 12" catch basins right front of business at asphalt low spot tie into drainage system along with right front gutter pipe from building. Start French drain system next to front sidewalk at steps and run along top of hill partially lining bottom with plastic near building. Install 4" drain line with holes and covering with #5 stone to top of ground to allow run off to go into the french drain piping it to the bottom of the hill to stop erosion.	1	\$0.00	\$0.00
Japanese Garden Juniper	61	\$8.00	\$488.00
5 yards of double ground hardwood mulch	5	\$25.00	\$125.00
tan retaining wall block for raised bed around the sign	40	\$6.00	\$240.00

Tarlton Landscape & Design LLC - Estimate 7 - 02/09/2021

Description	Quantity	Rate	Amount
Labor: installing plants, mulching, taking out two bushes, cutting low hanging limbs in back of parking lot, cleaning up side island, planting plants up front.	1	\$1,500.00	\$1,500.00

Subtotal	\$5,353.00
TAX 0%	\$0.00
Shipping	\$0.00
Total	\$5,353.00

---

<b>Total</b>	<b>\$5,353.00</b>
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**DS&B  
PAINTERS PLUS**

108 17<sup>th</sup> ST SE  
Hickory NC. 28602  
828-569-0944

**CUSTOMER INFO**

---

David K. Blanton CPA

819 Old Lenoir Rd  
Hickory, NC 28601

828-324-1830

**WORK DETAILS**

---

**DATE: 2/2/21**

---

- Pressure wash and prep all of exterior including skirting, windows, vinyl, handrails, dumpster enclosure, lattice work, etc.
- Prime and paint dumpster enclosure
- Prime and paint lattice work
- Prime and paint handrails
- Prime and paint above windows
- Prime and paint door

Estimate includes labor and supplies.

Total Estimate     \$1635.00    

*This estimate is an approximation and is not guaranteed, additional costs may occur with unexpected circumstances. Some surfaces and colors require multiple coats that will cause extra expenses.*



# Absolute Pro Painting

2421 Genelia Drive  
Claremont, NC 28610

David Sigmon 828 – 850 – 9489

Customer Information

Date 1/29/21

Name Nanton

Address 819 Old Level Rd.

Phone 324 1830 (office)

## Description of Work to be Performed:

- Pressure wash & clean mildew & mold off all areas & Dumpster Enclosure.
  - Scrape & prime & Industrial en. paint on metal Handrails & metal latches above windows & doors.
  - Clean & paint wooden brackets on front to match.
  - Prime & paint Lattice around Heat Air unit.
  - ~~- Clean concrete walk & stairs with concrete/pressure cleaner.~~
- Labour & supplies \$1775.00

\*\*Some colors and sheens may require more coats than normal. Additional costs may occur.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \$ \_\_\_\_\_

Jack Sipe Construction Company  
Estimating Sheet

David K. Blanton CPA Office Addition Renovations Without Stairs 2021				
Description:	Materials	Labor	Sub-Cont.	Total
General Requirements & Overhead	\$ 350.00	\$ 3,000.00	\$ 22,054.00	\$ 25,404.00
Demolition Work	\$ -	\$ 1,280.00	\$ 2,600.00	\$ 3,880.00
Site Concrete Walks, Pads & Curb	\$ -	\$ -	\$ 2,460.00	\$ 2,460.00
Site Improvements - Landscaping	\$ -	\$ -	\$ -	\$ -
Cabinets & Millwork	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00
Hollow Metal Doors & Frames	\$ 2,150.00	\$ 280.00	\$ -	\$ 2,430.00
Wood Doors	\$ 945.00	\$ 280.00	\$ -	\$ 1,225.00
Finish Hardware	\$ 1,600.00	\$ 440.00	\$ -	\$ 2,040.00
Aluminum Store Front & Glass	\$ -	\$ -	\$ 5,928.00	\$ 5,928.00
Drywall & Metal Studs	\$ -	\$ -	\$ 23,000.00	\$ 23,000.00
Acoustical Ceilings	\$ -	\$ -	\$ 5,800.00	\$ 5,800.00
Floorcovering	\$ -	\$ -	\$ 6,100.00	\$ 6,100.00
Painting & Wallcovering	\$ -	\$ -	\$ 6,200.00	\$ 6,200.00
Canopy & Awning	\$ -	\$ -	\$ 8,000.00	\$ 8,000.00
Toilet Accessories & Partitions	\$ 545.00	\$ 270.00	\$ -	\$ 815.00
Plumbing Work	\$ -	\$ -	\$ 4,000.00	\$ 4,000.00
Heating & Air Conditioning	\$ -	\$ -	\$ 16,682.00	\$ 16,682.00
Electrical Work	\$ -	\$ -	\$ 15,810.00	\$ 15,810.00
Sub-Total	\$ 5,590.00	\$ 5,550.00	\$ 124,634.00	\$ 135,774.00
7% Tax				\$ 391
Sub-Total				\$ 136,165
2% Supervision				\$ 2,723
Sub-Total				\$ 138,889
8% OH&P				\$ 11,111
Total				\$ 150,000

**COUNCIL AGENDA MEMOS**

**To:** City Manager's Office

**From:** Office of Business Development, Planning Division

**Contact Person:** Brian Frazier, Planning Director

**Date:** March 4, 2021

**Re:** Voluntary Non-Contiguous Annexation of Property Owned by Larry and Cindy Williams.

**REQUEST**

Call for public hearing, to be held on April 6, 2021 for the consideration of the voluntary non-contiguous annexation of 4.573 acres (which includes street right-of-way) of property located at 4763 1<sup>st</sup> Street NW. This property is identified as PINs 3715-15-53-4888 and 3715-15-53-2719.

**BACKGROUND**

The William<sup>s</sup> have petitioned for the voluntary non-contiguous annexation of 4.573 acres of property located 4763 1<sup>st</sup> Street NW. The subject property is currently located within Hickory's extraterritorial jurisdictional area (ETJ), and zoned Medium Density Residential (R-2). The annexation is being requested in order to connect to the City's sewer system.

**ANALYSIS**

Under the current zoning the property can be developed for single-family residential at a density of four (4) dwelling units per acre. This density is reduced by being located within the Lake Hickory Watershed, where residential density is restricted to two (2) dwelling units per acre. The subject property is currently vacant; however, the property owners' intend to construct a single-family residence on the property.

The current tax value of the property is \$357,100. If annexed with its present value, the property would immediately generate additional tax revenues of \$2,098.00.

Upon analysis, staff has determined the petition meets the statutory requirements for voluntary contiguous annexation, and adequate public services are available.

**RECOMMENDATION**

Staff finds the petition to be in conformity with applicable statutes, and recommends approval of the petition.

**BUDGET ANALYSIS:**

**Budgetary Action**

Is a Budget Amendment required?

Yes

No

**LIST THE EXPENDITURE CODE:**

**Reviewed by:**

Brian Frazier 3/4/2021  
Initiating Department Head Date

Rodney Miller 3/11/21  
Asst. City Manager R. Miller Date

M. Miller 3/11/21  
Finance Officer, M. Miller Date

\_\_\_\_\_  
Date

Auntie M. Dula 3-8-21  
Deputy City Attorney, A. Dula Date

Phil Dyer 3/12/21  
Asst. City Manager, R. Beasley Date

Ramon McHenry 3-11-21  
Deputy Finance Officer, S. Guy Date

Cameron McHargue

**Recommended for approval and placement on \_\_\_\_\_ Council agenda (as Consent, Public Hearing, Informational, Department Report, etc).**

Warren Wood  
City Manager, Warren Wood

3-12-21  
Date

**RESOLUTION NO. 21-\_\_\_\_**  
**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED**  
**UNDER G.S. 160A-31 AND/OR 160A-58.1, AS AMENDED**

WHEREAS, a petition from Larry and Cindy Williams requesting annexation of an area described in a petition was received on March 2, 2021 by the City Council of the City of Hickory; and

WHEREAS, G.S. 160A-31 and G.S. 160A-58.1 provide that the sufficiency of the petition shall be investigated by the Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Hickory deems it advisable to proceed in response to this request for annexation.

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

THAT, the Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the City Council the result of her investigation.

**CERTIFICATE OF SUFFICIENCY**

TO THE CITY COUNCIL OF THE CITY OF HICKORY, NORTH CAROLINA:

I, Debbie D. Miller, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31 and/or G.S. 160A-58.1, as amended:

Property of Larry and Cindy Williams, containing 4.573 acres more or less, located at 4763 1<sup>st</sup> Street NW, Hickory, and identified as PIN 3715-5-53-4888 and PIN 3715-15-53-2719.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Hickory this 2<sup>nd</sup> day of March 2021.



*Debbie D. Miller*

Debbie D. Miller, City Clerk

**RESOLUTION 21-\_\_\_\_**  
**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION,**  
**PURSUANT TO G.S. 160A-31 OR G.S. 160A-58.1, AS AMENDED**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the City Council of the City of Hickory has, by Resolution, directed the Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the Clerk as to the sufficiency of said petition has been made.

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

Section 1: That a public hearing on the question of annexation of the area described herein will be held at 7:00 p.m. on April 6, 2021 in the Council Chambers of the Julian G. Whitener Municipal Building, located at 76 North Center Street, Hickory, North Carolina.

Section 2: The area proposed for annexation is described as follows:  
  
Property of Larry and Cindy Williams, containing 4.573 acres more or less, located at 4763 1<sup>st</sup> Street SW, Hickory and identified as PIN 3715-15-53-4888 and PIN 3715-15-53-2719.

Section 3: Notice of said public hearing shall be published in *The Hickory Daily Record*, a newspaper having general circulation in the City of Hickory, at least ten (10) days prior to the date of said public hearing.

\_\_\_\_\_  
Hank Guess  
Mayor

\_\_\_\_\_  
Warren Wood, City Manager

Approved As To Form:

\_\_\_\_\_  
Deputy City Attorney for the City of Hickory

**CITY OF HICKORY  
APPLICATION FOR VOLUNTARY ANNEXATION**

DATE SUBMITTED: 2-12-2021

**TO THE CITY COUNCIL OF THE CITY OF HICKORY, NORTH CAROLINA:**

I (We), the undersigned, do hereby respectfully make application and petition for voluntary annexation into the municipal limits of the City of Hickory, and have provided an annexation plat meeting the requirements of the City of Hickory

1. The property to be voluntarily annexed is located on 1st Street NW  
between N. Center St and 1st Street CTNW  
and is shown in more detail on the attached survey.

PIN NO. (S): 3715-15-53-4888 + 3715-15-53-2719

Physical (Street) Address: 4763 1st Street NW

2. The property is owned by: (please print) LARRY T WILLIAMS + CINDY B WILLIAMS  
(Attach a copy of the most recent deed, contract for purchase or other legal interest demonstrating an interest in the property.)

Owner Information:

Name: LARRY WILLIAMS

Address: 4731 1st Street NW

Phone Number: 828 217-3653

3. The petition is submitted by: LARRY T WILLIAMS + CINDY B WILLIAMS  
(If the Petition is submitted by someone other than the owner, the attached agent authorization must be signed, notarized and submitted from the owner(s) authorizing the agent to act on his behalf.)

Agent Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

4. If annexation is approved by the Hickory City Council, and if the property(s) is not currently zoned by the City of Hickory, the applicant would request that the property be placed into a R-2 zoning district.

**RECEIVED**  
BY: J. Miller  
DATE: 3-2-2021

5. WATER AND SEWER AVAILABILTY AND CONNECTIONS

We, the undersigned property owner(s), herby understand and agree we shall be responsible for all costs associated with providing for extensions and/or connections to the City of Hickory public utility system (water and sewer). This includes all design, permitting, construction, legal and applicable City of Hickory Tap Fees. Furthermore, we shall be responsible for obtaining any and all necessary easements and encroachment agreements needed to provide for such extensions or connections and provide those to the City of Hickory as appropriate.

The undersigned owner further acknowledges, they shall be responsible for any future utility extensions required to serve the property due to subdivision of the property.

6. APPLICANT'S AFFIDAVIT

We, the undersigned property owners(s), hereby certify that the information contained herein and submitted in support of this application is true and correct and the property owner's list and associated envelopes were obtained using the most recent Tax Office property information and are true, correct and complete.

CINDY B WILLIAMS  
LARRY T WILLIAMS  
Printed Name of Property Owner(s)

Cindy B. Williams  
Signature of Property Owner(s)

4763 1st Street NW Hickory NC  
Address of Property Owner(s)

828 217-3653  
Telephone Number of Property Owner(s)

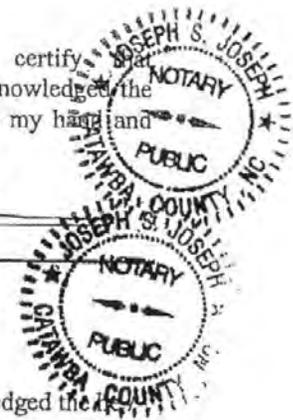
(Please choose the appropriate notary block)

State of North Carolina -- County of CATAWBA

I, the undersigned Notary Public of the County and State aforesaid, certify, CINDY B. WILLIAMS + LARRY T. WILLIAMS personally appeared before me this day and acknowledged the due execution of this foregoing instrument for the purposes expressed herein. Witness my hand and Notarial stamp or seal, this 9 day of FEBRUARY, 2004.

My Commission Expires: December 30, 2004

[Signature]  
Notary Public



State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day an acknowledged that she is the \_\_\_\_\_ of \_\_\_\_\_ corporation / limited liability corporation / general partnership / limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity he /she signed the foregoing instrument in its mane on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

3060-1314

FILED Catawba County  
on Jan 19, 2011 at 04:09:00 pm

Excise Tax \$0.00 (BR)

INST. #01149

DONNA HICKS SPENCER,  
Register of Deeds

PK 03060 Pg 1314-1315

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: -0-

Parcel Identifier No. 3715-15-53-4888 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Young M. Smith, Jr., Attorney, Hickory, North Carolina

This instrument was prepared by: Young M. Smith, Jr., Attorney, Hickory, North Carolina

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 14th day of January, 2011, by and between

GRANTOR	GRANTEE
LARRY THOMAS WILLIAMS and wife, CINDY B. WILLIAMS  4731 1st Street NW Hickory, NC 28601	LARRY THOMAS WILLIAMS and wife, CINDY B. WILLIAMS  4731 1st Street NW Hickory, NC 28601

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of \_\_\_\_\_, Hickory Township, Catawba County, North Carolina and more particularly described as follows:

Being all of Tract 3 of the Richard A. Carlton Subdivision as shown on a revised plat recorded in Plat Book 69 at Page 197, Catawba County Registry.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3020 page 1876

A map showing the above described property is recorded in Plat Book 69 page 197

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Printed by Agreement with the NC Bar Association - 1981

+ James Williams & Co., Inc. 2  
www.JamesWilliams.com

3060-1315

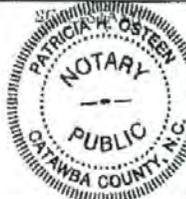
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1315

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) \_\_\_\_\_ (SEAL)  
 By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

USE BLACK INK ONLY



State of North Carolina - County of Catawba

I, the undersigned Notary Public of the County and State aforesaid, certify that Larry Thomas Williams and Cindy B. Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18th day of January, 2011

My Commission Expires: 10-10-2015 Patricia H. Osteen  
 Notary Public

SEAL-STAMP

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_ a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public

SEAL-STAMP

State of North Carolina - County of \_\_\_\_\_

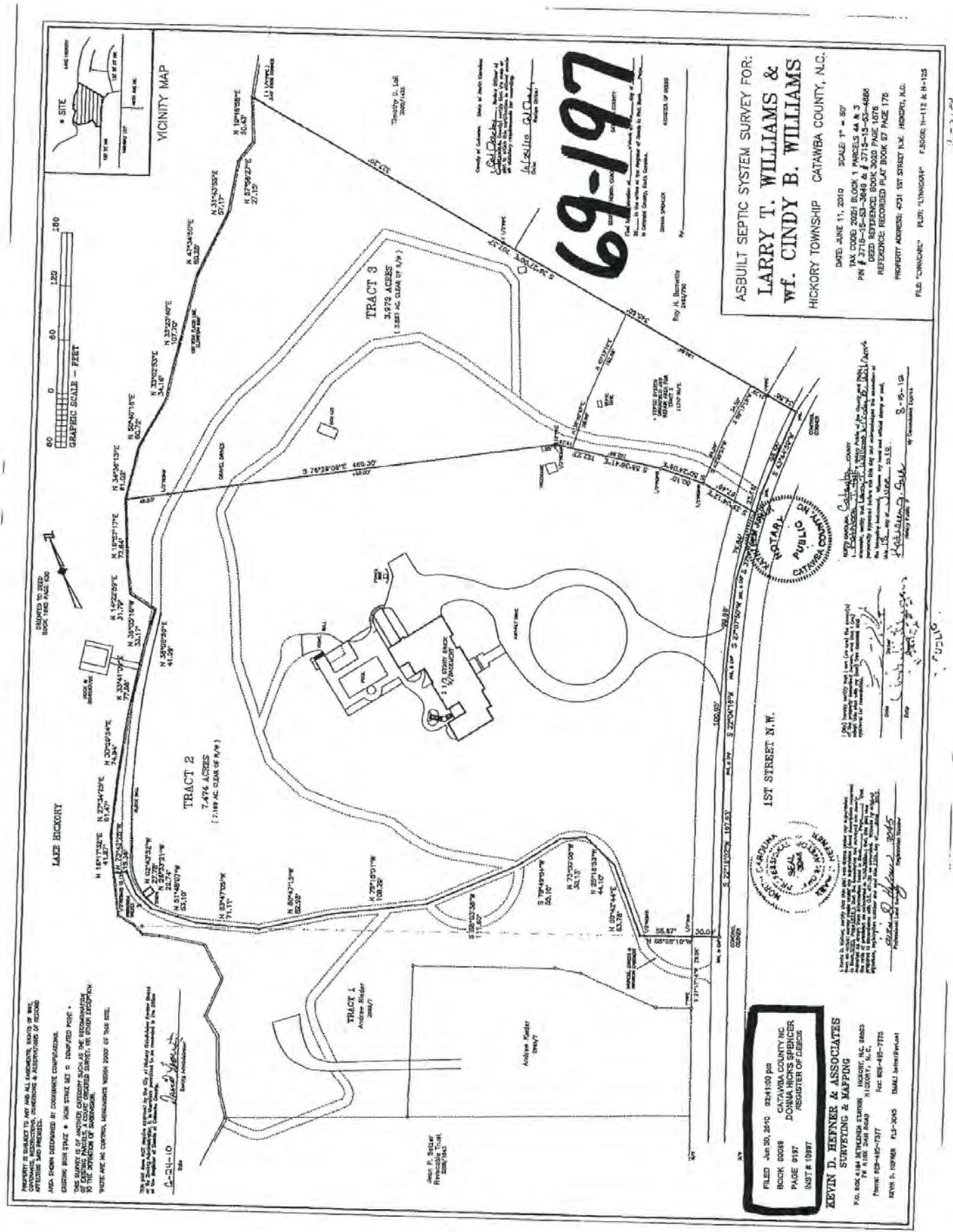
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
 Deputy/Assistant - Register of Deeds



**69-197**

ASBUILT SEPTIC SYSTEM SURVEY FOR:  
**LARRY T. WILLIAMS &  
 WF. CINDY B. WILLIAMS**  
 HICKORY TOWNSHIP CATAWBA COUNTY, N.C.

DATE: JUNE 11, 2010 SCALE: 1" = 80'  
 TAX MAPS: 2008 BLOCK 1 PARCELS 4A & 3  
 PIN # 37-27-0000-0000-0000-0000  
 DEED REFERENCE: 80-2 & 2713-13-03-4888  
 REFERENCE: RECORDED PLAT BOOK 27 PAGE 1078  
 PROPERTY ADDRESS: 4731 1ST STREET N.W. HICKORY, N.C.

FILE "CINCHOLE" PLAT: "LIVINGHOP" FLOOR: H-112 & H-125

FILED Jun 30, 2010 02:41:00 PM  
 BOOK 0088 CATAWBA COUNTY NC  
 PAGE 0157 DONNA HICKS SPENCER  
 REG. 10/27/07 REGISTER OF DEEDS

**KEVIN D. HEFNER & ASSOCIATES**  
 SURVEYING & MAPPING  
 P.O. BOX 414 HICKORY STATION HICKORY, NC 28540  
 74 E 108 3RD ROAD HICKORY, N.C.  
 PHONE 813-425-7917 FAX 813-425-7725  
 KEVIN D. HEFNER PLS-3045 EMAIL kdh@hefner.com

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS, ENCUMBRANCES & ACCORDANCES OF RECORD AND PRECEDENT.  
 AREAS SHOWN DIMENSIONED BY COORDINATE COMPUTATIONS.  
 CURVING RADIUS = 1/4" FROM STAKE SET ON COMPACTED POINT.  
 THIS SURVEY IS OF ANCHORED COURSE SURVEY AS THE PROPERTY IS LOCATED ON A CURVED PORTION OF A ROADWAY.  
 THESE ARE AN APPROXIMATE REPRESENTATION OF THE REALITY.  
 0-214-10  
 Kevin D. Hefner  
 Surveyor

NOTARY PUBLIC  
 CATAWBA COUNTY  
 I, [Name], Notary Public for Catawba County, North Carolina, do hereby certify that the foregoing plat was duly and lawfully recorded in accordance with the provisions of the laws of North Carolina, and that the same is a true and correct copy of the original as the same appears in my records.

PROFESSIONAL SEAL  
 KEVIN D. HEFNER  
 SURVEYOR  
 STATE OF NORTH CAROLINA

U-2159

3060-1312

FILED Catawba County

on Jan 19, 2011 at 04:08:00 pm

Excise Tax \$0.00 (BR)

INST. # 01148

DONNA HICKS SPENCER,  
Register of Deeds

Ex 03060 Pg 1312-1313

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: -0-

Parcel Identifier No. 3715-15-53-3649 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

✓ Mail/Box to: Young M. Smith, Jr., Attorney, Hickory, North Carolina

This instrument was prepared by: Young M. Smith, Jr., Attorney, Hickory, North Carolina

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 14th day of January, 2011, by and between

GRANTOR	GRANTEE
LARRY THOMAS WILLIAMS and wife, CINDY B. WILLIAMS	LARRY THOMAS WILLIAMS and wife, CINDY B. WILLIAMS
4731 1st Street NW Hickory, NC 28601	4731 1st Street NW Hickory, NC 28601

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of \_\_\_\_\_ Hickory Township, \_\_\_\_\_ Catawba County, North Carolina and more particularly described as follows:

Being all of Tract 2 of the Richard A. Carlton Subdivision as shown on a revised plat recorded in Plat Book 69 at Page 197, Catawba County Registry.

All or a portion of the property herein conveyed does include the primary of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3020 page 1876.

A map showing the above described property is recorded in Plat Book 69 page 197.

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Printed by Agreement with the NC Bar Association - 1981

+ James Williams & Co., Inc.  
www.JamesWilliams.com

2

3060-1313

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1313

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
 (Entity Name) Larry Thomas Williams (SEAL)

By: \_\_\_\_\_  
 Title: \_\_\_\_\_ Cindy B. Williams (SEAL)

By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

USE BLACK INK ONLY



State of North Carolina - County of Catawba

I, the undersigned Notary Public of the County and State aforesaid, certify that Larry Thomas Williams and Cindy B. Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18th day of January, 2011

My Commission Expires: 10-10-2015 Patricia H. Osteen  
 Notary Public

REAL STAMP

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_ a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 Notary Public

REAL STAMP

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

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\* James Williams & Co., Inc.  
 www.JamesWilliams.com

**Certificate of Approval for Lot Boundary Adjustment.**  
 I hereby certify that the above-described boundary adjustment is in accordance with the provisions of the Act relating to the adjustment of boundaries of lots, and that the same is in accordance with the provisions of the Act relating to the adjustment of boundaries of lots.

Line	Bearing	Distance
L1	S 82° 22' 28" E	34.55
L2	S 85° 57' 12" W	23.18
L3	N 86° 02' 00" W	30.04
L4	N 85° 02' 00" W	28.07
L5	N 73° 02' 47" W	50.15
L6	S 72° 48' 25" W	55.18
L7	N 62° 30' 00" W	22.34
L8	N 62° 32' 50" W	22.56
L9	N 72° 38' 00" W	10.19
L10	N 72° 38' 00" W	10.19
L11	N 72° 38' 00" W	10.19
L12	N 72° 38' 00" W	10.19
L13	N 72° 38' 00" W	10.19
L14	N 72° 38' 00" W	10.19
L15	N 72° 38' 00" W	10.19
L16	N 72° 38' 00" W	10.19
L17	N 72° 38' 00" W	10.19
L18	N 72° 38' 00" W	10.19
L19	N 72° 38' 00" W	10.19
L20	N 72° 38' 00" W	10.19
L21	N 72° 38' 00" W	10.19

80-149

**Certificate of Ownership for Exempt Plat for Individuals**  
 I, the undersigned, being the owner of the above-described land, do hereby certify that the same is in accordance with the provisions of the Act relating to the adjustment of boundaries of lots, and that the same is in accordance with the provisions of the Act relating to the adjustment of boundaries of lots.

STATE OF NORTH CAROLINA  
 COUNTY OF \_\_\_\_\_  
 I, \_\_\_\_\_, being the owner of the above-described land, do hereby certify that the same is in accordance with the provisions of the Act relating to the adjustment of boundaries of lots, and that the same is in accordance with the provisions of the Act relating to the adjustment of boundaries of lots.

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**Review Officer Certificate**  
 I, \_\_\_\_\_, Review Officer of Columbia County, do hereby certify that the above-described boundary adjustment is in accordance with the provisions of the Act relating to the adjustment of boundaries of lots, and that the same is in accordance with the provisions of the Act relating to the adjustment of boundaries of lots.



**Notes:**  
 Current tax records are used to identify adjoining property owners.  
 The property shown herein is subject to all applicable laws, ordinances, regulations, and other provisions that are valid and enforceable at the time hereof.  
 There were no MOSS horizontal control monuments found in or about 2000 of this survey.  
 Property (cont.) does not lie in a flood hazard area as defined by the F.E.M.A. Flood Map.  
 Total Area: 11.443 Acres  
 (Area computed by coordinate method)  
 The surveyed property is zoned: R-2 (Hickory)

**Certificate of Survey and Accuracy**  
 I, \_\_\_\_\_, Surveyor, do hereby certify that the above-described boundary adjustment is in accordance with the provisions of the Act relating to the adjustment of boundaries of lots, and that the same is in accordance with the provisions of the Act relating to the adjustment of boundaries of lots.



FILED AND RECORDED  
 BOOK 1089  
 PAGE 102  
 DONALD S. MILLER  
 REGISTERED SURVEYOR  
 NO. 2000

**Larry Thomas Williams and Cady B. Williams**  
 Address: 4215 W. Hunt Street - Hickory, NC 28601  
 Phone: 704-326-1111  
 Fax: 704-326-1111  
 Email: ltwilliams@carolina.rr.com  
 Website: www.ltwilliams.com



**Donald S. Miller - Surveying**  
 2000  
 Phone: 704-326-1111

**Certificate of Types of Survey**  
 The survey is of a boundary, and is in accordance with the provisions of the Act relating to the adjustment of boundaries of lots, and that the same is in accordance with the provisions of the Act relating to the adjustment of boundaries of lots.

*Donald S. Miller*  
 Surveyor

Satellite Annexation  
Description of  
Larry Thomas Williams and  
Cindy B. Williams  
**4763 1<sup>st</sup> Street NW**

**BEGINNING** at a point in the center of 1<sup>st</sup> NW, said point being a corner of Ray H. Barnette (Deed Bok 3117, Page 741), point also located South 58 degrees- 59 minutes- 42 seconds West, 275.30 feet from an existing mag nail in the centerline intersection of 1<sup>st</sup> Street NW and 1<sup>st</sup> Court NW; thence with the street, **South 44 degrees-05 minutes- 08 seconds West, 98.63 feet** to a calculated point; thence continuing with 1<sup>st</sup> Street NW, **South 36 degrees- 40 minutes- 12 seconds West, 23.18 feet** to a calculated point in the center of the street, the corner of Mark R. Aesch (Deed Book 3617, Page 1240); thence with the line of Aesch the following nine (9) calls:

- (1) **North 39 degrees- 01 minutes- 11 seconds West, 67.46 feet** to an existing 1/2" rebar; thence
- (2) **North 50 degrees- 21 minutes- 05 seconds West, 50.07 feet** to an existing 1/2" rebar; thence
- (3) **North 56 degrees- 53 minutes- 13 seconds West, 123.16 feet** to an existing 1/2" rebar; thence
- (4) **South 17 degrees- 48 minutes- 20 seconds West, 10.07 feet** to an existing 1/2" rebar; thence
- (5) **North 78 degrees- 26 minutes- 30 seconds West, 97.11 feet** to an existing 1/2" rebar; thence
- (6) **South 87 degrees- 04 minutes- 16 seconds West, 116.16 feet** to an existing 1/2" rebar; thence
- (7) **North 87 degrees- 49 minutes- 45 seconds West, 177.33 feet** to a calculated point; thence
- (8) **South 86 degrees- 14 minutes- 46 seconds West, 98.15 feet** to an existing 1/2" rebar; thence
- (9) **South 86 degrees- 14 minutes- 46 seconds West, 9.77 feet** to a calculated point on the 835 contour line of Lake Hickory; thence with the 835 contour of Lake Hickory the following eleven (11) calls:
  - (1) **North 36 degrees- 05 minutes- 16 seconds West, 12.43 feet** to a calculated point; thence
  - (2) **North 14 degrees- 22 minutes- 59 seconds East, 31.79 feet** to a calculated point; thence

- (3) **North 18 degrees- 57 minutes- 27 seconds East, 73.60 feet** to a calculated point;  
thence
- (4) **North 34 degrees- 33 minutes- 34 seconds East, 61.02 feet** to a calculated point,  
thence
- (5) **North 50 degrees- 37 minutes- 37 seconds East, 60.72 feet** to a calculated point;  
thence
- (6) **North 33 degrees- 00 minutes- 14 seconds East, 34.16 feet** to a calculated point;  
thence
- (7) **North 35 degrees- 21 minutes- 01 seconds East, 107.70 feet** to a calculated point;  
thence
- (8) **North 47 degrees- 32 minutes- 11 seconds East, 80.2 feet** to a calculated point;  
thence
- (9) **North 31 degrees- 41 minutes- 16 seconds East, 57.17 feet** to a calculated point;  
thence
- (10) **North 57 degrees- 55 minutes- 48 seconds East, 27.15 feet** to a calculated point;  
thence
- (11) **North 21 degrees- 08 minutes- 36 seconds East, 48.35 feet** to a calculated point on the 835 contour line of Lake Hickory; thence leaving Lake Hickory and with the line of Timothy D. Lail (Deed Book 3000, Page 1433), **South 39 degrees- 37 minutes- 22 seconds East, 324.84 feet** to an existing 1-1/4" pipe; thence with the line of Roy H. Barnette (Deed 3117, Page 741) , **South 39 degrees- 29 minutes- 08 seconds East, 345.92 feet** to an existing 1/2" pipe; thence continuing with the Barnette line, **South 39 degrees- 29 minutes- 08 seconds East, 34.56 feet** to the place and point of **BEGINNING**, containing **4.573 Acres** by coordinate computation as being surveyed by Donald S. Miller Surveying dated February 24, 2021 (Drawing Number H3B-5508) as recorded in Deed Book 3060, Page 1314, Catawba County Registry.

**VOLUNTARY NON-CONTIGUOUS ANNEXATION ANALYSIS**

**APPLICANT:** Larry and Cindy Williams

**PROPERTY LOCATION (See Map 1):** 4763 1<sup>st</sup> Street NW

**PIN NUMBERS:** 3715-15-53-4888 and 3715-15-53-2719

**WARD:** If annexed, the subject property will be located in Ward 2 (Councilwoman Williams).

**REQUESTED ACTION:** The request is for voluntary non-contiguous annexation.

**ACREAGE:** 4.573 acres (This includes street rights-of-way).

**DEVELOPMENT POTENTIAL:** The subject property is currently within Hickory’s extraterritorial jurisdictional area (ETJ), and zoned Medium Density Residential (R-2). This is a single-family residential district, where development density is permitted at a rate of four (4) dwelling units per acre. This density is reduced by being located within the Lake Hickory Watershed, where residential density is restricted to two (2) dwelling units per acre. The subject property is currently vacant; however, the property owners’ intend to construct a single-family residence on the property.

**TAX VALUE:** The current tax value of the property is \$357,100. If annexed with its present value, the property would generate additional tax revenues of \$2,098.00.

**POPULATION INCREASES:** The subject property is proposed to be occupied by one (1) single-family residence. Current estimates for Hickory indicate single-family residences contain 2.46 occupants.

**SCHOOL DISTRICTS:** The property is located within the jurisdictional area of the Hickory City Public School System, and located in the following school districts:

School Type	School District	Student Multiplier Per Dwelling	Number of Potential Dwelling Units	Potential Additional Students
Elementary	Jenkins	0.40	1	0.40
Middle	Northview	0.19	1	0.19
High	Hickory	0.21	1	0.21

*\*Note: The student multipliers above reflect numbers for single-family dwellings only.*

**SURROUNDING LAND USE AND ZONING (See Maps 2 & 3):**

- **North:** The properties are zoned R-2 Residential, and occupied by single-family residences;
- **South:** The properties are zoned R-2, and occupied by single-family residences, or are vacant;
- **East:** The properties are zoned R-2, and is vacant; and

- **West:** The property's western line immediately abuts Lake Hickory.

**UTILITY SERVICE:** Water and sewer are available to serve the property. Any extensions will be the responsibility of the property owner.

**ACCESS:** Access to the subject property is from 1<sup>st</sup> Street NW, which is a state maintained street (SR 1351).

**DISTANCE FROM CITY LIMITS (See Map 1):** The proposed annexation area is located approximately 0.3 of a mile from Hickory's proper municipal boundary. Note: The property is contiguous to an existing non-contiguous area, but the annexation would still be considered a non-contiguous annexation.

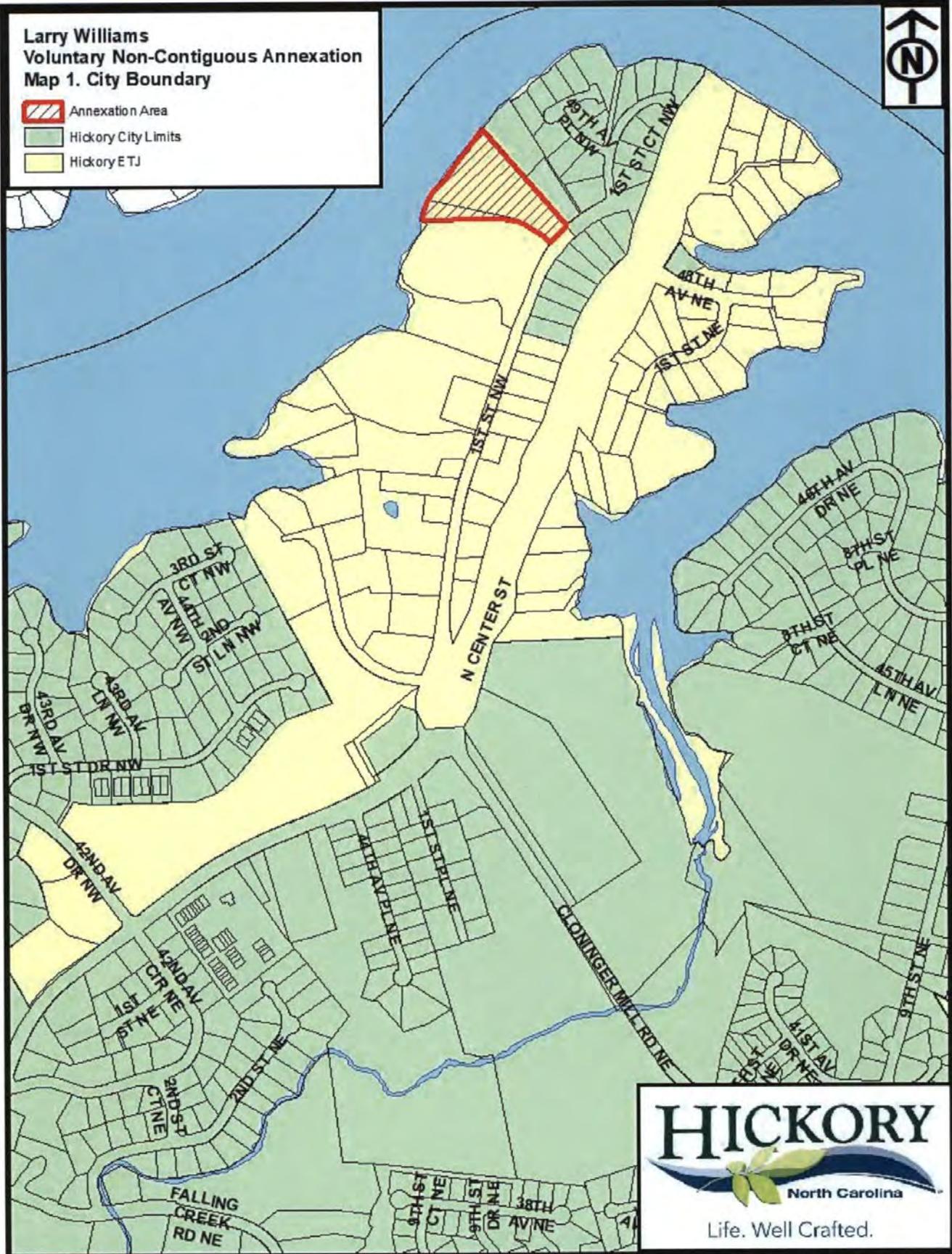
**STAFF COMMENTS:**

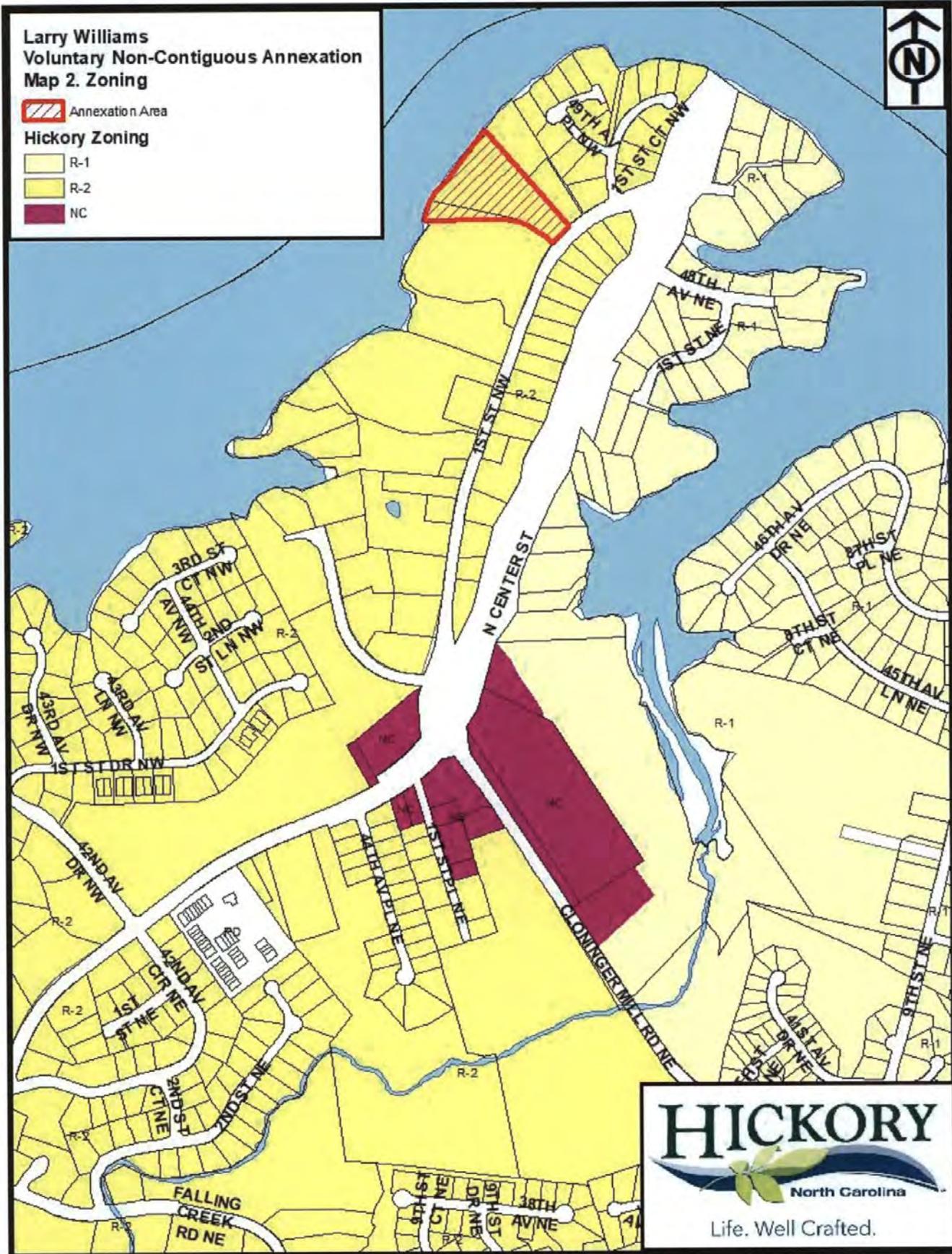
- **Fire:** Annexation of this property would not adversely affect the operations of the fire department at this time. The property is currently in HFD Station 6's response area and will remain in such with no changes.
- **Police Department:** Annexation would not adversely affect the police department. The properties, upon annexation, would be in Adam PACT.
- **Engineering:** No objections.
- **Planning:** No objections.
- **Public Services:** Sanitation can provide services to this area.
- **Public Utilities:** Water and sewer are available to serve the property. Any extensions will be the responsibility of the property owner.
- **Legal:** No objections.
- **City Manager's Office:** No objections.

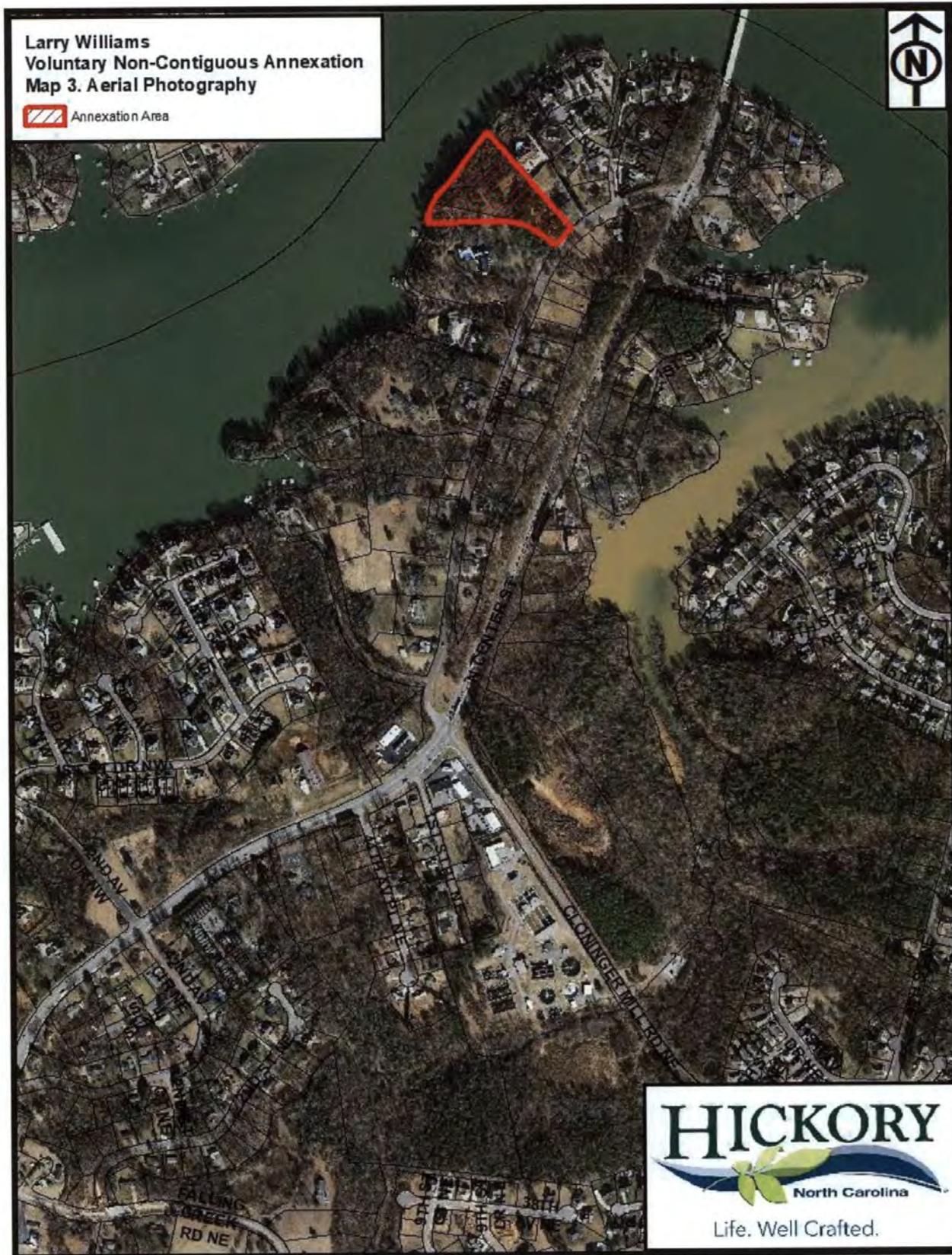
**STAFF RECOMMENDATION:** Upon evaluation staff has found the following:

1. The voluntary non-contiguous annexation petition complies with all applicable statutes regarding the voluntary annexation of non-contiguous properties;
2. Adequate public services are available in sufficient quantities to properly serve the subject properties; and
3. The annexation of the properties will not cause available public services to fall below acceptable levels.

Based upon the findings provided above, staff recommends City Council approve the voluntary non-contiguous annexation petition.







**RESOLUTION NO. 21-\_\_**

**A RESOLUTION DETERMINING THE INTENT TO ANNEX INTO THE CORPORATE LIMITS OF THE CITY OF HICKORY CERTAIN PROPERTY OWNED BY LARRY AND CINDY WILLIAMS AND CALLING FOR A PUBLIC HEARING ON THE SAME**

WHEREAS, Larry and Cindy Williams are the owners of certain real property as described herein, which property contains 4.573 acres more or less, located at 4763 1<sup>st</sup> Street NW, Hickory and identified as PIN 3715-15-53-4888 and PIN 3715-15-53-2719; and

WHEREAS, such property is currently located in the City's extra-territorial jurisdictional (ETJ); and

WHEREAS, it is in the best interest of the health, safety, and well-being of the residents of the City of Hickory to annex such property into the corporate limits of the City of Hickory as authorized by N.C.G.S. Section 160A-31; and

NOW, THEREFORE BE IT RESOLVED by the Hickory City Council, sitting in open session this 16<sup>th</sup> day of March, 2021, at a regularly scheduled meeting of the governing body of said Council, duly called and posted in accordance with the statutes of the State of North Carolina, as follows:

- Section 1: That the Hickory City Council does determine that it is in the best interest of the health, safety, and well-being of the residents of the City of Hickory to annex the property described hereinafter into the corporate limits of the City of Hickory.
- Section 2: That a public hearing on the question of annexation of the area described herein will be held at 7:00 p.m. on April 6, 2021 in the Council Chambers of the Julian G. Whitener Municipal Building, located at 76 North Center Street, Hickory, North Carolina.
- Section 3: The same being that property reflected on a maps entitled Larry Williams Voluntary Non-Contiguous Annexation Map 1, City Boundary subject property outlined in red; Larry Williams Voluntary Non-Contiguous Annexation Map 2, Zoning subject property outlined in red; and Larry Williams Voluntary Non-Contiguous Annexation Map 3, Aerial Photography subject property outlined in red.

**Resolution No. 21-\_\_  
Resolution Determining Need For Annexation Of Property Owned by  
Larry and Cindy Williams and  
Directing Call For Public Hearing  
March 2021  
Page 1 Of 2**

Section 4: Notice of said public hearing shall be published in *The Hickory Daily Record*, a newspaper having general circulation in the City of Hickory, at least ten (10) days prior to the date of said public hearing.

Done this 16<sup>th</sup> day of March 2021.

(SEAL)

**THE CITY OF HICKORY, A**  
North Carolina Municipal Corporation

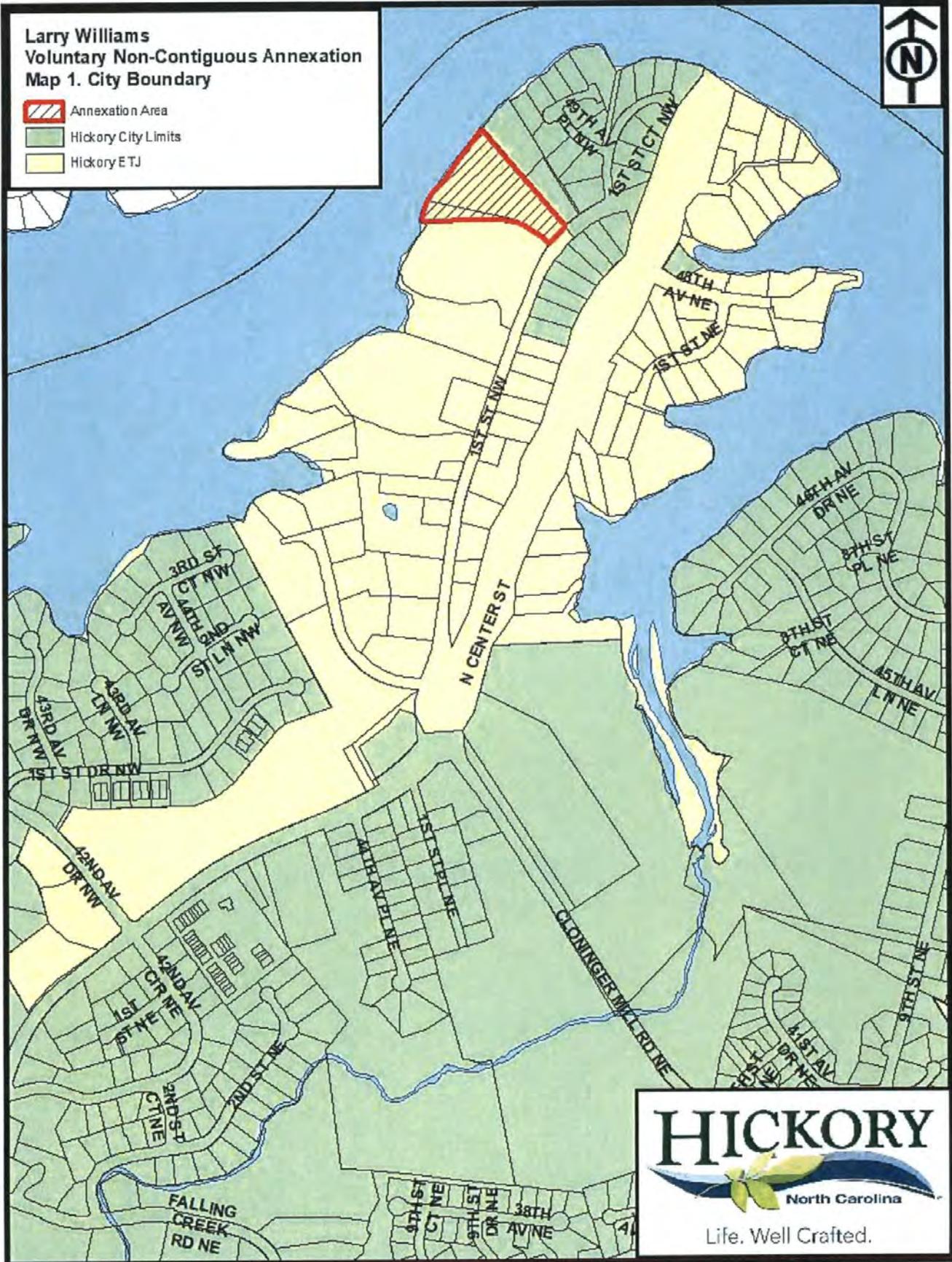
**Attest:**

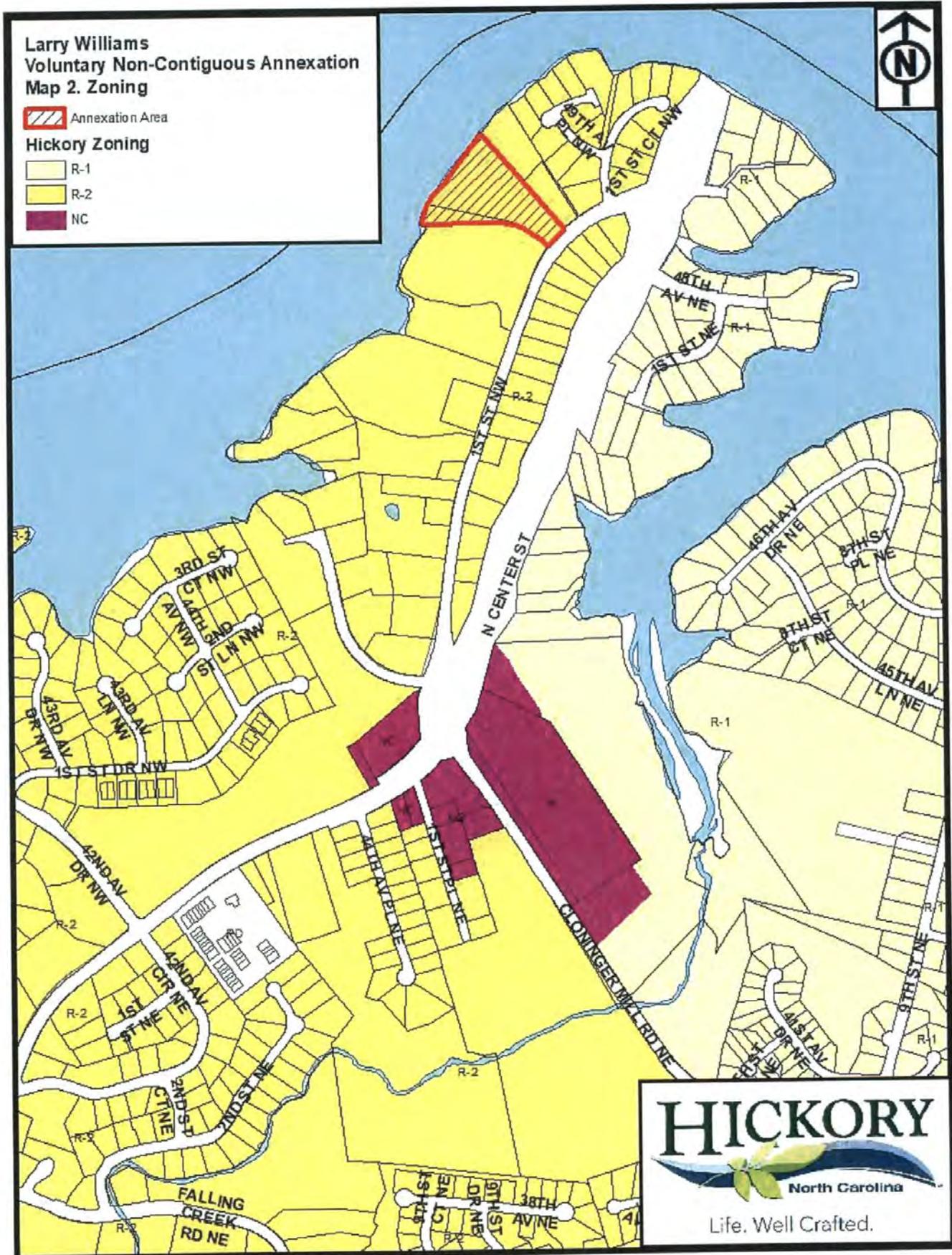
By: \_\_\_\_\_  
Hank Guess, Mayor

\_\_\_\_\_  
Debbie D. Miller, City Clerk

Approved as to form on behalf of the City of Hickory:

\_\_\_\_\_  
Arnita Dula, Deputy City Attorney







3

**COUNCIL AGENDA MEMOS**

**To:** City Manager's Office  
**From:** Karen Dickerson, Community Development Manager  
**Contact Person:** Karen Dickerson, Community Development Manager  
**Date:** March 4, 2021  
**Re:** Citizen's Advisory Committee Recommendation

**REQUEST** Recommendation for assistance through the City of Hickory's Housing Programs.

**BACKGROUND** The mission of the City of Hickory's Community Development Division is to preserve the existing housing base, enhance ownership opportunities for all of its citizens to obtain decent housing, and provide a quality environment conducive to the safe and healthy growth of its citizenry. The seven-member Citizens' Advisory Committee was formed to provide for citizen input in the facilitation of the City's CDBG program, as well as any other similar community enhancement funding the City may receive.

**ANALYSIS** The following requests were considered by the Citizens' Advisory Committee at their regular meeting on March 4, 2021:

The following applicants are being recommended for approval for assistance under the City of Hickory's 2020 Urgent Repair Program. This program provides qualified low-income citizens with assistance for emergency-related repairs not to exceed \$10,000.

- Linda Greene, 829 Main Avenue NE, Hickory-up to \$10,000.00
- Christina Griffin, 527 6<sup>th</sup> Avenue SW, Hickory-up to \$10,000.00
- Darryll Wilson, 3124 5<sup>th</sup> Street Place NE, Hickory-up to \$10,000.00

**RECOMMENDATION** The Citizens' Advisory Committee recommends approval of the aforementioned requests for assistance through the City of Hickory's housing assistance programs.

**BUDGET ANALYSIS:**

**Budgetary Action**

Is a Budget Amendment required?

Yes

No

**LIST THE EXPENDITURE CODE:**

056-1617-558-32-03

**Reviewed by:**

Dave Leonetti <sup>DGL</sup>

Initiating Department Head

3/04/21

Date

Aunita M. Dula

Deputy City Attorney, A. Dula

3-8-21

Date

Rodney Miller

Asst. City Manager, R. Miller

3/11/21

Date

R. Beasley

Asst. City Manager, R. Beasley

3/12/21

Date

Melissa Miller

Finance Officer, Melissa Miller

3/11/21

Date

R. Cameron  
Purchasing Manager,  
Assistant Finance Officer

3-11-21

Date

Recommended for approval and placement on \_\_\_\_\_ Council agenda (as Consent, Public Hearing, Informational, Department Report, etc).

W. Wood

City Manager, W. Wood

3.12.21

Date

5  
**COUNCIL AGENDA MEMOS**

**To: City Manager's Office**  
**From: Dave Leonetti, Business Services Manager**  
**Contact Person: Dave Leonetti, Business Services Manager**  
**Date: March 4, 2021**  
**Re: Vacant Building Revitalization Performance Agreement Extension for Jacomine Investments, LLC**

**REQUEST**

Approve Vacant Building Revitalization Performance Agreement Extension for Jacomine Investments, LLC.

**BACKGROUND**

City Council established the Vacant Building Revitalization and Demolition Grant program on September 16, 2008. The program provides forgivable loan funding up to \$20,000 for projects to renovate and rehabilitate vacant buildings within the Urban Revitalization Area and targeted industrial buildings in other areas of the city. Jacomine Investments, LLC was approved for Vacant Building Revitalization funding in the amount of \$20,000 to renovate the vacant former Emporium Building at 16 2<sup>nd</sup> Street NW in May 2019. The owner is currently renovating the building for retail space, craft entrepreneurs, and food service or a coffee shop.

**ANALYSIS**

The owner is investing at least \$165,000 in real property improvements to rehabilitate the building, which made the project eligible for a \$20,000 forgivable loan. The owner has completed the HVAC repairs. The bathroom repairs are underway. Additional improvements will include improvements to the outdoor façade that will hearken back to the building's time as the former Woolworth's store. These improvements will make the building attractive, usable, and marketable to potential tenants.

Due to delays resulting from the COVID-19 pandemic and ongoing downtown construction, Jacomine Investments has requested a 365-day extension to complete the improvements and occupy the building. The Business Development Committee reviewed the extension request and recommends approval. The revised deadline for completion of the improvements and occupancy of the building will be May 20, 2022.

**RECOMMENDATION**

Staff recommends that City Council approve the Vacant Building Performance Agreement Amendment with Jacomine Investments, LLC.

**BUDGET ANALYSIS:**

**Budgetary Action**

Is a Budget Amendment required?

Yes

No

**LIST THE EXPENDITURE CODE:**

**010-5016-558-30-04**

**Reviewed by:**

David Leonetti 3/4/2021  
Initiating Department Head Date

Rodney Miller 3/11/21  
Asst. City Manager Rodney Miller Date

Melissa Miller 3/11/21  
Finance Officer, Melissa Miller Date

\_\_\_\_\_  
Date

Annita W. Dula 3-8-21  
Deputy City Attorney, A. Dula Date

R. Beasley 3/12/21  
Asst. City Manager, R. Beasley Date

R. Cameron 3-11-21  
Purchasing Manager Date  
Assistant Finance Officer

Recommended for approval and placement on \_\_\_\_\_ Council agenda (as  
Consent, Public Hearing, Informational, Department Report, etc).

W. Wood  
City Manager, W. Wood

3-12-21  
Date

PREPARED BY: Legal Department, City of Hickory  
PO Box 398, Hickory, NC 28603

**STATE OF NORTH CAROLINA**

**VACANT BUILDING  
REVITALIZATION  
PERFORMANCE  
AGREEMENT  
AMENDMENT 1**

**COUNTY OF CATAWBA**

Whereas, the City of Hickory and Jacomine Investments, LLC executed a Vacant Building Revitalization Grant Agreement on May 21, 2019; and

Whereas, Jacomine Investments, LLC has made a good faith effort to complete the demolition and site restoration work within the 730-day time frame prescribed in the original agreement; and

Whereas, the deadline for completing the improvements is May 20, 2021; and

Whereas, Jacomine Investments, LLC has requested an additional 365 days to secure tenants and complete interior up-fit work; and

Whereas, the Hickory City Council has given approval to amend this Vacant Building Revitalization Performance Agreement.

Now therefore, in consideration of the promises and mutual covenants the parties contained in the original agreement, the parties agree to the following amendment to the original agreement:

1. The deadline for completing all demolition and site restoration activities shall be extended 365 days from May 20, 2021 to May 20, 2022 with no option for additional extension periods.
2. All other provisions of the original agreement remain intact.

CITY OF HICKORY

By: \_\_\_\_\_  
Hank Guess, Mayor

ATTEST: (SEAL)

\_\_\_\_\_  
Debbie D. Miller, City Clerk

Approved as to form and legality on behalf of the City of Hickory only:

Armita M. Dula  
Attorney for the City of Hickory

This document has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Melissa Miller  
Melissa Miller, Financial Officer

**JACOMINE INVESTMENTS, LLC**  
A North Carolina Limited Liability Company

By: \_\_\_\_\_  
Jeff Jacomine  
Member Manager

STATE OF NORTH CAROLINA  
COUNTY OF CATAWBA

I, \_\_\_\_\_ a Notary Public of said county and state, certify that **Debbie D. Miller** personally came before me this day and acknowledged that she is City Clerk of the City of Hickory, a North Carolina municipal corporation, and that by authority duly given and as the act of the City Council of the City of Hickory, the foregoing instrument was signed in its name and by its Mayor, sealed with its corporate seal and attested by her as its City Clerk.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

(Seal)

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF CATAWBA

I, \_\_\_\_\_, a Notary Public of Catawba County, North Carolina, do hereby certify that Jeff Jacomine, Member Manager of Jacomine Investments, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

(Seal)

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

4283

PREPARED BY: Legal Department, City of Hickory  
PO Box 398, Hickory, NC 28603

**STATE OF NORTH CAROLINA**

**VACANT BUILDING  
REVITALIZATION  
PERFORMANCE  
AGREEMENT**

**COUNTY OF CATAWBA**

THIS AGREEMENT, made and entered into this 21st day of May, 2019, by and between the **CITY OF HICKORY**, a municipal corporation of Catawba County, North Carolina, hereinafter referred to as the CITY, and having a mailing address of P.O. Box 398, Hickory, North Carolina 28603, and **JACOMINE INVESTMENTS, LLC** a North Carolina Limited Liability Company, hereinafter referred to as the RECIPIENT, and having a mailing address of PO Box 1417, Hildebran, NC 28637.

**WITNESSETH**

THAT WHEREAS, the City is dedicated to the redevelopment and reuse of vacant commercial and industrial buildings as defined in the City of Hickory's Economic Development Assistance Guidelines;

WHEREAS, the City is willing to award grants for physical improvements for the purpose of assisting in the redevelopment and reuse of certain vacant commercial and industrial buildings provided the Recipient agrees to certain conditions;

WHEREAS, the City's Vacant Building Revitalization Grant Guidelines state that the city will reimburse up to \$20,000 or 15% percent of eligible project costs (whichever is less) for buildings between 5,000 and 15,000 square feet.

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained the parties agree as follows:

1. The Recipient agrees to utilize the grant funds to fulfill that project as described in the Vacant Building Revitalization and Demolition Grant Guidelines and Application Materials attached hereto as Exhibit "A" and to utilize said funds solely for physical improvements. Said guidelines and application materials are made a part of this Agreement and incorporated herein by reference as if more fully set forth.
2. The Recipient agrees to improve those premises at 16 2<sup>nd</sup> Street NW as described in the Vacant Building Grant Project Summary contained Exhibit "A" in accordance with the intent of the Vacant Building Revitalization and Demolition Grant guidelines and to prepare the premises for occupancy and reuse in accordance with the specifications established in attached "Exhibit A."
3. The Recipient proposes the following end users for the building (total square footage 13,000):
  - a. Retail spaces and craft entrepreneurs
  - b. Restaurant or coffee shop space

**CITY OF HICKORY AND THE JACOMINE INVESTMENTS, LLC  
VACANT BUILDING REVITALIZATION PERFORMANCE AGREEMENT**

4. Any changes to the end users described in Paragraph 3 prior to disbursement of funds must be approved by the Hickory City Council. Recipient shall submit any proposed change to outlined end users in writing to the Business Services Manager.
5. The Recipient agrees to maintain the design integrity of the proposed improvements, creating, retaining and/or modifying those elements, which enhance the premises.
6. The amount of this grant is Twenty Thousand Dollars (\$20,000). The grant is payable upon satisfaction of the following two conditions:
  - a. Completion and inspection of said project described in "Exhibit A" and issuance of a permanent Certificate of Occupancy.
  - b. Occupancy of at least 50 percent of the building square footage of the building by the uses outlined in section 3 and further described in "Exhibit A." Signed leases or other proof of occupancy are required.
7. The City shall require itemized documentation of project expenses and documentation confirming payment of all contractors and/or subcontractors. The City reserves the right to ask for additional information it deems necessary to determine the amount of funds spent on eligible project activities. Said project must be completed within 730 days from the date of this agreement being signed in accordance with those provisions specified in the Vacant Building Revitalization Grant Guidelines and Application.
8. The Recipient agrees that in the event the actual eligible project costs are less than One Hundred Thirty Thousand Three Hundred Thirty Three Thousand Dollars and Thirty Three Cents (\$133,333.33), the total City grant will be reduced to 15 percent of the actual project costs that would be eligible for participation in this program. The reduced grant amount will be disbursed according to the procedure outlined in paragraph 7 above.
9. Funds disbursed are treated as a forgivable loan. The term of the performance period is 3 years from the date funds are disbursed. During the three year performance period, one third of the loan amount will be forgiven annually on the anniversary of the date on which the grant funds were disbursed. If all conditions of the performance agreement are met, the full amount of the loan will be forgiven three (3) years after the date on which the grant funds were disbursed.
10. During the performance period, no payments shall be required unless the Recipient is in breach of any of the terms outlined in Paragraph 11.
11. The Recipient will be considered in breach of the performance agreement if any of the following conditions are met:
  - a. More than 10 percent of the building square footage is occupied by a use not eligible for funding;
  - b. More than 50 percent of the building square footage is vacant for a period greater than ninety (90) days;
  - c. Any funded improvements are removed during the performance period; or
  - d. If the property or building is sold, transferred, or otherwise alienated by the recipient within the performance period whether voluntary or involuntary, or by operation of law.
12. The Recipient shall submit quarterly reports to the Business Services Manager certifying compliance with applicable guidelines and this performance agreement.

13. The Recipient agrees to periodic inspections to ensure compliance with the terms of this agreement.
14. Technical assistance provided by the City will be advisory only. The City will not be a party in negotiations between the Recipient and any contractor employed by the Recipient nor will the City provide legal advice or services to any party. The Recipient agrees to hold the City harmless for any defects in workmanship or from any liability, damages, or other costs relative to this project.
15. This Agreement may be terminated and the City may withhold grant monies upon the Recipient's breach of or failure to perform any of the terms of this agreement. The City shall give the Recipient notice in writing of any potential breach of this Agreement, after which the applicant shall have thirty (30) calendar days in which to cure said breach. The thirty (30) calendar day cure period shall not apply to any of the time requirements described in this agreement.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be signed upon the day and year first written above.



CITY OF HICKORY  
By: [Signature]  
Hank Guess, Mayor

ATTEST:

[Signature]  
Debbie D. Miller, City Clerk

Approved as to form and legality on behalf of the City of Hickory only:

[Signature]  
Attorney for the City of Hickory

This document has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

[Signature]  
Melissa Miller, Financial Officer

**JACOMINE INVESTMENTS, LLC**  
A North Carolina Limited Liability Company

By: [Signature]  
Jeff Jacomine, Member Manager

STATE OF NORTH CAROLINA  
COUNTY OF CATAWBA

I, Crystal B. Mundy a Notary Public of said county and state, certify that **Debbie D. Miller** personally came before me this day and acknowledged that she is City Clerk of the City of Hickory, a North Carolina municipal corporation, and that by authority duly given and as the act of the City Council of the City of Hickory, the foregoing instrument was signed in its name and by its Mayor, sealed with its corporate seal and attested by her as its City Clerk.

Witness my hand and seal this 25<sup>th</sup> day of May, 2019.



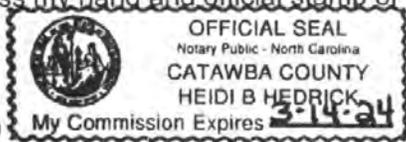
[Signature]  
Notary Public

My Commission Expires: 11/02/2022

STATE OF NORTH CAROLINA  
COUNTY OF CATAWBA

I, Heidi B. Hedrick, a Notary Public of Catawba County, North Carolina, do hereby certify that Jeff Jacomine, Member Manager of Jacomine Investments, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal this 8<sup>th</sup> day of May, 2019.



(Seal)

Heidi B. Hedrick  
Notary Public

My Commission Expires: March 14, 2024

**EXHIBIT A Page 1 of 23**

Downtown Property Renovation Proposal

16 2<sup>ND</sup> St NW Hickory, NC 28601

From here on called the: 'Woolworths Building'

I, Jeff Jacomine, am the owner of Jacomine Investments, LLC. My plan for the Woolworth Building is to revitalize the interior of the building by demoing a few existing petition walls and put in all new floor covering in the main floor area.

I plan to put in 50 tons of New AC, Heat pumps with 2 duct gas heaters for efficiency. I also plan to change the outdoor façade to the original Woolworths Name. I will seal up any leaks in the awning while changing the front of the building to a more Nostalgic look.

I plan to put thirty to forty small businesses on the main level of the building ranging from Arts and craft entrepreneurs, retail shops, a coffee shop, and possibly an old style lunch counter.

Thank you so much for the opportunity to create and bring back the life of this beautiful building. My goal is to help make this town a destination, not only a place to shop.

Warm regards,

Jeff Jacomine

Owner/Proprietor

Jacomine Investments, LLC.

**EXHIBIT A Page 2 of 23****Urban Revitalization Area Program Guidelines**

The City of Hickory's Operation: No Vacancy initiative aims to redevelop distressed commercial and industrial areas. The changing nature of industrial and commercial development has led to disinvestment in certain areas of the city. This initiative provides infrastructure investments and targeted development incentives to encourage redevelopment and reinvestment for the purpose of preserving older neighborhoods and properties.

Four programs, which are considered Community Development Programs under NCGS §160A-456, represent the core of the initiative. These programs include the Vacant Building Revitalization Program, the Vacant Building Demolition Program, the Residential Production Program, and the Fire Suppression Program. These vacant building revitalization, residential production, and fire suppression programs encourage redevelopment within the Urban Revitalization Area by assisting property owners in making improvements that will result in the occupancy and rehabilitation of buildings and sites. The demolition program aims to encourage the redevelopment of sites with substandard buildings and reduce blight.

**Purpose of the Program**

- a. Encourage the formation of public/private partnerships for revitalization efforts.
- b. Attract reinvestment in distressed commercial and industrial corridors;
- c. Encourage projects that will help reduce blight in the Urban Revitalization Area.
- d. Encourage new and existing businesses to locate in substandard and functionally obsolete vacant buildings;
- e. Beautify, upgrade, and market, vacant properties in the Urban Revitalization Area;
- f. Stimulate residential development in the downtown area;
- g. Stimulate and encourage good design in the rehabilitation of vacant properties; and
- h. Preserve the unique character of historic properties.

**Geographic Boundaries and Eligibility Requirements of the Program**

Only vacant commercial and industrial buildings are eligible for the programs. Eligible buildings must be located within designated geographical areas as described below.

The City of Hickory has designated an Urban Revitalization Area (URA) within the city limits. (See attached map.) Buildings receiving funds through these programs must be located within the URA unless otherwise noted in these guidelines. High priority suspect brownfield sites along with former mill or industrial buildings located outside the URA may be considered eligible for the Vacant Building Revitalization and Demolition programs, if the Planning Manager finds that the redevelopment will contribute to the revitalization of the surrounding neighborhood. The Residential Production Program is only open to properties zoned C-1 within the Central Business District located within the URA.

**Features of the Program****a. General Features**

- Properties may be considered for funding in each of the following programs with certain exceptions.
  - Properties may not receive funding from both the revitalization and demolition programs.
  - Once a property receives funding from one of the four revitalization programs, it may not receive funding from that same revitalization program for a period of five years provided all additional eligibility requirements are met.
- Signage and business equipment expenses are not eligible for funding, with the exception that signage improvements that involve the removal of nonconforming signs may be eligible for funding under the Vacant Building Revitalization and Demolition Programs.

**EXHIBIT A Page 3 of 23**

- Structure must be covered by a current insurance policy sufficient to cover the value of the structure plus improvements
- Suspect Brownfield sites and vacant manufacturing and warehouse buildings will be given priority.
- Since one of the purposes of the program is to upgrade the building stock and stabilize declining buildings, successful applications will likely involve buildings that have not been significantly renovated in the past 15 years.
- During the designated demolition and/or revitalization period, the affected property must remain in compliance with the Hickory Code of Ordinances and the Land Development Code.
- Applicants must submit a reuse plan which details the applicant's plans to market and reuse the property.
- All funding is awarded on a competitive basis, as appropriated funds are available within each fiscal year. Projects are reviewed and considered on a first come-first serve basis.
- There is no right or entitlement to funding. All funding decisions are made at the discretion of the Hickory City Council and are subject to budget appropriations.
- Funds are awarded on a reimbursement basis.
- Approvals for all programs must be secured before work begins on the proposed project. No funds will be paid for work done prior to approval of the forgivable loan or grant.

**b. Vacant Building Revitalization Forgivable Loans**

- One forgivable loan of up to \$20,000 or 15% of eligible projects costs (whichever is less) is available for interior and exterior real property improvements to vacant non-residential buildings between 5,000 and 15,000 square feet. Buildings larger than 15,000 square feet could be eligible to receive a forgivable loan of up to \$25,000 or 15% of project costs (whichever is less).
- Multi-unit office and retail spaces are not eligible unless the entire building is vacant. Proposed renovations must include the entire building.
- Buildings must be vacant for at least 12 months to qualify for funding.
- Applicants must invest at least \$35,000 in eligible project improvements to be eligible for funding. At least \$10,000 of the investment must include exterior improvements to the building.
- Projects must be for improvements to buildings and must respect the architectural integrity of the structure and its historic significance. Designated historic structures must comply with the city's historic preservation requirements.
- Examples of eligible improvements include, but are not limited to, the following list:
  - Window replacement
  - Repairs to the façade
  - Repairs to or replacement of the roof
  - HVAC, plumbing, and electrical systems
  - Interior up-fits
  - Improvements necessary to protect the structural integrity of the building
  - Door repairs or replacement
  - Awnings
  - Environmental site assessment and remediation
  - Site work, landscaping improvements, paving
- All activities must lead to the reuse of the vacant building within 24 months of the loan award.
- End users must be proposed for at least fifty percent of the building square footage. Existing businesses already located within the City of Hickory are not eligible for funding unless the Business Development Committee and City Council conclude that the relocation constitutes a significant expansion of the business. Changes to proposed end users outlined in the original application must be approved by City Council.

**EXHIBIT A Page 4 of 23****c. Vacant Building Demolition Grant Program**

- Funds may be used for the demolition of substandard buildings, if approved by the Business Development Committee.
- Grants for demolition are available at a maximum of 35 percent of demolition and site restoration costs up to a maximum of \$15,000. The amount available for demolition grant will be at the discretion of the Business Development Committee and City Council based on whether or not demolition is in the city's best interest and the best interest of the surrounding area.
- Buildings must be at least 10,000 square feet to qualify for demolition funding.
- Buildings must be vacant for at least 12 months to qualify for funding.
- If plans are not submitted for a new structure on the site at the time of the application, the applicant then must submit a site restoration plan for the vacant lot to ensure that the site is adequately cleaned up and will not contribute to blight in the community.
- In cases where city funds are used for demolition and no building is being constructed, the approved site restoration plan must be completed before funds are disbursed.
- Upon inspection and completion of the approved site restoration plan, 100% of the funding award will be disbursed.
- The site plan for demolition must be completed within 180 days of the grant award unless otherwise approved by Council. City Council may in its sole discretion grant a longer time period based upon the complexity of the project.
- During the designated demolition and/or revitalization period, the affected property must remain in compliance with the all applicable sections of the Hickory Code of Ordinance, the Land Development Code, and current master plans.

**d. Residential Production Program Forgivable Loans**

- This program aims to increase the supply of residential units in the downtown area.
- Only properties zoned C-1 (Central Business District) are eligible for funding.
- Both new construction and rehabilitation of existing buildings are eligible for funding.
- For existing buildings, the entire building need not be vacant to qualify for funding. However, the portion of the building being proposed for rehabilitation into new housing units must have been vacant for at least six months and must not have been used for housing in the past.
- The maximum total funding per property for this program is \$20,000.
- Forgivable loans of \$5 per square foot up to a maximum of \$4,000 per unit to convert and renovate existing space into new housing units may be eligible for funding.
- Applicants must spend at least \$35 per square foot on the residential renovation portion of the project.
- Only costs related to the up-fit of the residential portion of the building are eligible for determining the \$35 square foot minimum investment.
- All activities must lead to the reuse of the building for residential purposes within 24 months of the loan award.

**e. Fire Suppression Program Forgivable Loans**

- This program aims to support the rehabilitation of existing buildings by providing funds to install code required fire protection infrastructure that facilitates the re-use of an existing building.
- Buildings must have been vacant for at least 12 months prior to the application to qualify for funding.
- Forgivable loans of up to \$8,000 or 50% of fire protection installation costs, whichever is less, may be awarded for the installation of code required fire protection infrastructure.
- Eligible expenses include: sprinkler and fire alarm system installation, fire hydrant installation, and other code required fire protection improvements approved by city staff.

**EXHIBIT A Page 5 of 23**

- The total rehabilitation project must be at least \$100,000 in order to qualify for funding. Paid invoices must be provided to determine the total rehabilitation project cost. Only those funds spent on the installation of fire protection equipment will be eligible for re-imbusement.
- All activities must lead to the reuse of the building within 24 months of the loan award.

**Funding Eligibility Exclusions**

The following uses are not eligible for funding:

- One and Two Family Residential uses (Multi-family and mixed use residential and commercial projects may be considered). Note that existing multi-family complexes and residential structures are not eligible. The building must have been previously used for commercial or industrial purposes;
- Religious organizations for sectarian purposes;
- Not for profit organizations (non-profit organizations may lease buildings from for profit companies provided that the building stays on the property tax roll);
- Buildings not within the City of Hickory municipal limits;
- Individual K-12 schools (public or private);
- Organizations that discriminate on the basis of race, culture, gender, sexual orientation, age, or religion;
- Political activities;
- Adult businesses;
- General storage, which is defined as the haphazard storage of goods within a building, is not permitted as an eligible use. Warehouse operations may be permitted if the business creates at least one full time job based out of the redeveloped building.
- Civic Organizations.

**Applicant Eligibility**

Applicant must:

- Be the legal owner of the property (a copy of deed to the property is required);
- Furnish a current list of owners/partners and staff;
- Be financially stable and demonstrate the ability to carry out the project;
- Document the proposed financial investment in the project.
- Not owe any back taxes, utilities fees, liens, judgments, or other civil penalties;
- Not have any properties within city limits that are currently subjects of zoning or code enforcement actions.
- Not have started on the renovation or demolition of the building prior to application approval by City Council.

**Review Criteria and Process**

Staff will review all applications for assistance under these programs and make a recommendation to the Business Development Committee. When reviewing proposals, the Business Development Committee shall take the following into consideration:

- strength of the applicant's Reuse Plan
- impact to the tax base and the overall economic impact of the project
- number of jobs created by the project
- number of housing units created by the project
- whether the project can reasonably be expected to lead to a reduction in crime
- improvement to the overall appearance of the site, building, and business district
- how well the project accomplishes the goal of this program and the overall goals of Operation: No Vacancy
- whether the project meets the overall program requirements

**EXHIBIT A Page 6 of 23**

- length of time the building has been vacant
- compliance with the Hickory Code of Ordinances, the Land Development Code, and current master plans
- whether the building is a suspect Brownfield site
- appropriateness of the proposed use and the compatibility of the design of the redeveloped building to the surrounding area
- whether the proposed project will help reduce blight in the surrounding area

The Business Development Committee, in light of the above factors, shall recommend approval of the application or deny the application. This decision shall not be appealable to City Council.

**Project Funding Example**

\$300,000 total investment in a mixed use 8,000 square foot building with 2 new residential units proposed for the second floor of the building.

\$20,000 vacant building revitalization forgivable loan (15% of \$300,000 with a maximum of \$20,000)

\$8,000 residential production grant (\$5 per square foot up to a max of \$4,000 per unit)

\$8,000 fire suppression grant (50% of sprinkler system installation costs up to a maximum of \$8,000)

\$36,000 potential total funding

**Performance Agreement Required**

- Applicants approved for funding by City Council must enter into a performance agreement with the City.
- Funds disbursed are treated as a forgivable loan. The performance period will last 3 years from the date funds are disbursed. The loan amount will be forgiven after the performance period provided at least 50 percent of the building square footage remains continuously occupied by a use that is eligible for funding under these guidelines.
- A project will be considered in breach of the performance agreement if any of the following conditions are met:
  - More than 10 percent of the building is occupied by a use not eligible for funding.
  - More than 50 percent of the building square footage is vacant for more than 90 days.
  - Any of the funded improvements are removed within the performance period.
  - Any zoning or code enforcement violations on the subject property are not corrected within 90 days.
- 1/3 of the loan amount will be forgiven annually on the anniversary of the date on which the funds were disbursed. If all conditions of the performance agreement are met, the loan will be forgiven after three years.

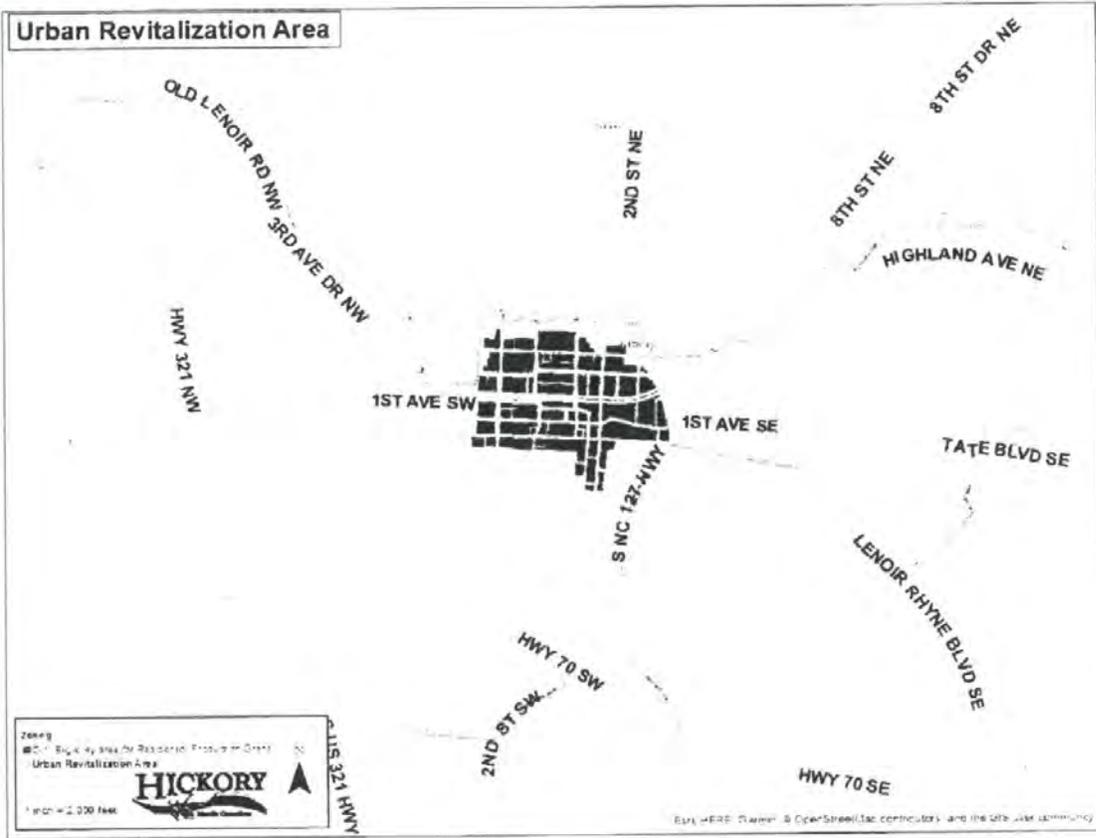
**Payment Schedule*****Building Renovations (includes Revitalization, Residential Production, and Fire Suppression programs)***

- Applicant will receive payment upon completion of improvements outlined in the original application, receipt of a permanent Certificate of Occupancy, and occupancy of at least 50 percent of the building square footage by a use that is eligible for funding. If project involves residential production, at least 50% of the units produced must be occupied prior to payment. For example: if three units are produced two must be occupied prior to payment. If two units are produced, one must be occupied prior to payment. If one unit is produced, it must be occupied prior to payment.

**EXHIBIT A Page 7 of 23**

- During the designated revitalization period, the affected property must remain in compliance with the all applicable sections of the Hickory Code of Ordinances, the Land Development Code, and current master plans.

EXHIBIT A Page 8 of 23



**EXHIBIT A Page 10 of 23**

**VACANT BUILDING REVITALIZATION GRANT PROGRAM  
APPLICATION**



Applications should be submitted to the Office of Business Development. For more information, please contact David Leonetti at (828) 323-7422.

**APPLICANT INFORMATION**

Legal Name of Applicant (must be the owner of the property): Jacomine Investments, LLC.  
 Mailing Address: Po Box 1417 Hildebran 28637 Street Address: 16 2<sup>nd</sup> ST NW  
 City: Hickory State: NC Zip: 28601  
 Telephone: 828-244-0814 FAX: 828-322-4042 E-Mail: jeffj@drillingequip.com  
 Project Manager Name and Title (if different than above.): Jeff Jacomine  
 Project Manager Organization Name: Jacomine Investments, LLC.

**PROJECT INFORMATION**

Amount Requested: \$ \_\_\_\_\_ Project Title: Emporium  
 Address of Building: 16 2<sup>nd</sup> ST NW Zoning of the Parcel: C-1  
 Proposed Use: Retail  
 Year Building was constructed: 1959 Length of Time Building has been Vacant: 5 years  
 Square Footage of Building: Renovation 13,000 Sq FT

**BUDGET INFORMATION**

Total Cost of Renovation Project (excluding property acquisition): \$ 165,320  
 Total Eligible Project Expenses: \$ \_\_\_\_\_ Amount of Grant Request: \$ \_\_\_\_\_  
 Total Public Investment: \$ \_\_\_\_\_ Total Private Investment: \$ \_\_\_\_\_

**REQUIRED ATTACHMENTS**

All applications must include the following information:

- Completed application form
- A brief written description of the project
- Surveyed site plan indicating the location of all structures, landscaping, parking areas, and other features

**EXHIBIT A Page 11 of 23**

**Parcel Report - Catawba County NC**

**Parcel Information:**

Parcel ID: 370207598733  
 Parcel Address: 16 2ND ST NW  
 City: HICKORY, 28601  
 LRK(REID): 1134  
 Deed Book/Page: 3486/1560  
 Subdivision:  
 Lots/Block: /  
 Last Sale: \$425,000 on 2018-12-31  
 Plat Book/Page:  
 Legal:  
 Calculated Acreage: .320  
 Tax Map: 001H 08007  
 Township: HICKORY  
 State Road #:

**Tax/Value Information:** Tax Rates(pdf)

City Tax District: HICKORY  
 County Fire District: All in City  
 Building(s) Value: \$288,000  
 Land Value: \$76,700  
 Assessed Total Value: \$364,700  
 Year Built/Remodeled: 1959/  
 Current Tax Bill

**Miscellaneous:**

Building Permits for this parcel.  
 Building Details  
 WaterShed: WS-IV Protected Area  
 Voter Precinct: P11  
 Parcel Report Data Descriptions

List all Owners

Deed History Report

**Owner Information:**

Owner: JACOMINE INVESTMENTS LLC  
 Owner2:  
 Address: PO BOX 1417  
 Address2:  
 City: HILDEBRAN  
 State/Zip: NC 28637-1417

**School Information:**

School District: HICKORY  
 Elementary School: OAKWOOD  
 Middle School: NORTHVIEW  
 High School: HICKORY  
 School Map

**Zoning Information:**

Zoning District: HICKORY  
 Zoning1: C-1  
 Zoning2:  
 Zoning3:  
 Zoning Overlay:  
 Small Area:  
 Split Zoning Districts: /  
 Zoning Agency Phone Numbers

Firm Panel Date: 2007-09-05  
 Firm Panel #: 3710370200J  
 2010 Census Block: 1039  
 2010 Census Tract: 010501  
 Agricultural District:

Assessment Report

This map/report product was prepared from the Catawba County, NC Geospatial Information Services. Catawba County has made substantial efforts to ensure the accuracy of location and labeling information contained on this map or data on this report. Catawba County promotes and recommends the independent verification of any data contained on this map/report product by the user. The County of Catawba, its employees, agents, and personnel, disclaim, and shall not be held liable for any and all damages, loss or liability, whether direct, indirect or consequential which arises or may arise from this map/report product or the use thereof by any person or entity.

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**EXHIBIT A Page 12 of 23**

**ENECO, INC.**  
"QUALITY SINCE 1977"

331 HICKORY (W. 51)  
PO BOX 2644  
HICKORY, NC 28603  
(704) 327-6000  
Fax (704) 327-0027  
Enecorn@yahoo.com

APRIL 15, 2019

JACOMINE INVESTMENTS

HICKORY, NC 28601

RE: MECHANICAL, PLUMBING AND ELECTRICAL RENOVATIONS TO WOOLWORTH'S EMPORIUM BLDG. LOCATED AT 16 2<sup>ND</sup> ST. NW HICKORY, NC.

ENECO, INC. PROPOSES TO FURNISH AND INSTALL (2) TWO NEW TRANE (25) TWENTY-FIVE TON SPLIT SYSTEM AIR CONDITIONING SYSTEMS WITH GAS FIRED DUCT HEATERS, INSTALLATION OF (2) TWO NEW RESTROOM GROUPS WITH (4) FOUR TOILET LOCATIONS EACH, RENOVATION OF (2) TWO EXISTING RESTROOMS, RETRO-FIT (110) ONE HUNDRED AND TEN LIGHT FIXTURES TO LED, PRICES INCLUDE ALL REQUIRED MATERIALS AND LABOR.

WARRANTY: THIS EQUIPMENT CARRIES A MANUFACTURES WARRANTY AND (1) ONE YEAR ON LABOR.

HVAC PRICE.....	\$ 85,910.00
PLUMBING PRICE.....	\$ 26,870.00
ELECTRICAL AND LIGHTING PRICE.....	\$ 24,540.00

TERMS: 50% UPON ACCEPTANCE AND BALANCE DUE UPON COMPLETION

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ENECO, INC.

DAVID L. SNYDER

N.C. LICENSES: # 17974 \* HEATING, AIR CONDITIONING, AND PLUMBING P, H-1, H-2, H-3-CLASS I  
# 15007-U\* ELECTRICAL, # 1758 \* REFRIGERATION

**EXHIBIT A Page 13 of 23**

**TROUTMAN PLUMBING COMPANY, INC.**  
**PLUMBING, HEATING, AND AIR CONDITIONING**

1306 13<sup>th</sup> STREET NE • HICKORY, NC 28601  
 PHONE (828) 256-2875 • FAX (828) 256-3449

04/18/19

**Jacomine Investments**  
 P.O. Box 1417  
 Hildebran, NC 28637

**Re: Project – Woolworth Building**  
 16 2<sup>nd</sup> Street NW  
 Hickory, NC 28601

**HVAC:**

Install two 25 ton Rheem split systems with two gas fired duct heaters. Any necessary electrical work needed.

**All Equipment, Materials and Labor      \$101,600.00**

**Plumbing:**

Renovate two existing bathrooms; which includes, removal of existing fixtures and installing of new lavatory sinks, faucets, drains, commodes and any necessary replumbing. Also, to include two new additional bathrooms with four fixtures each per code.

**All Fixtures, Materials and Labor      \$32,800.00**

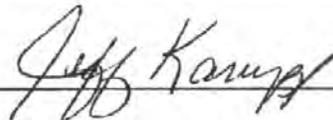
**Electrical Lighting:**

Retro-fit 110 8 foot fixtures to LED compliant. Work to be done by licensed sub-contractor.

**All Material and Labor      \$26,600.00**

Jeff Jacomine \_\_\_\_\_

Jeff Kanupp \_\_\_\_\_



**Contract Effective Date: 04/19/19**

**50 Percent to be paid at start of project and last 50 percent to be paid upon completion of project, satisfied by both parties: Jeff Jacomine and Troutman Plumbing.**

## H&A Carpet of Hickory, Inc.

P. O. Box 1862

Hildebran, North Carolina 28637

Phone: 828-397-3341 or 828-322-4203

Fax: 828-397-4607

### Quotation

DATE: 4/17/2019

JOB NAME: Jeff Jacumine

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Carpet tiles ( 2500 yards )

LVT floors ( 1200 sqft )

Roppe 4" base ( 22 cartons )

Total           \$ 51,450.95

Note: price does not include demo work

Steve Burkhalter  
H&A Carpet of Hickory, Inc.

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JACOMINE Investments,LLC.  
PO BOX 1417 Hildebran,NC 28637  
P: 828-244-0814 F: 828-322-3056  
Email: jeffj@drillingequip.com

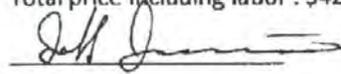
To Jeff Jacomine

To Buy 13,000 SQ FT carpet squares and install \$ 28,800

To Buy and install 1200 SQ FT LVT Plank Flooring \$ 7,740

To Buy and install 4" rubber Base 22 cartons \$ 6,400

Total price including labor : \$42,940



Jeff Jacomine

**EXHIBIT A Page 16 of 23**

Church's Carpet, Inc.  
 310 1st Ave SE  
 Hickory NC 28602

**Estimate**

Date	Estimate #
4/18/2019	2451

Name / Address
Jeff Jacomine

Project

Item	Description	Qty	Cost	Total
LVT Moh Glenmont	Mohawk LVT Glenmont 4.4mm Clic with pad 27.92/ctn	1,200	2.79	3,348.00T
Mohcarpet	Mohawk Carpet tile	280	14.00	3,920.00T
Mohcarpet	Mohawk Carpet tile	1,128	14.00	15,792.00T
Arxk1555lb	Ardex XK15 Feather Finish 55 lb.	20	69.00	1,380.00T
Arxfcauthr	Ardex Feather Finish 10lb bag	50	26.00	1,300.00T
Red177VBlk	12' Black Tile to Carpet Joiner	15	19.50	292.50T
Mapei ECO 810	Mapei ECO 810 4 gal Pressure Sensitive Adhesive	14	135.00	1,890.00T
ContactGEL Quart	Contact Cement Gel Qt	2	20.00	40.00T
Freight Retail	Freight Retail		1,750.00	1,750.00T
Labor	prep, install carpet, install lvt		13,250.00	13,250.00T
	NC Sales Tax		3,007.38	3,007.38

NOTE: This estimate is not a contract or a bill. It is our best guess at the total price to complete the work stated above, based upon our initial inspection. If prices change or additional parts and labor are required, we will inform you prior to proceeding with the work

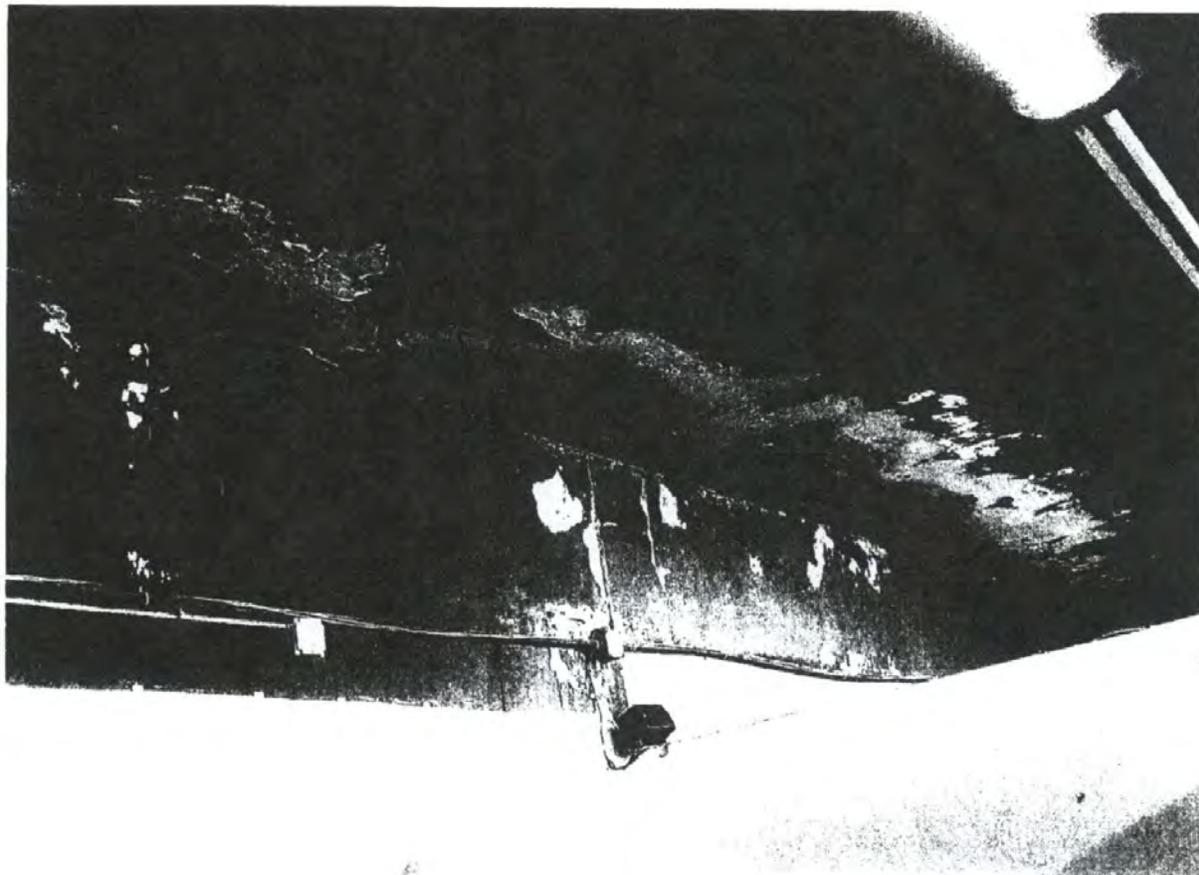
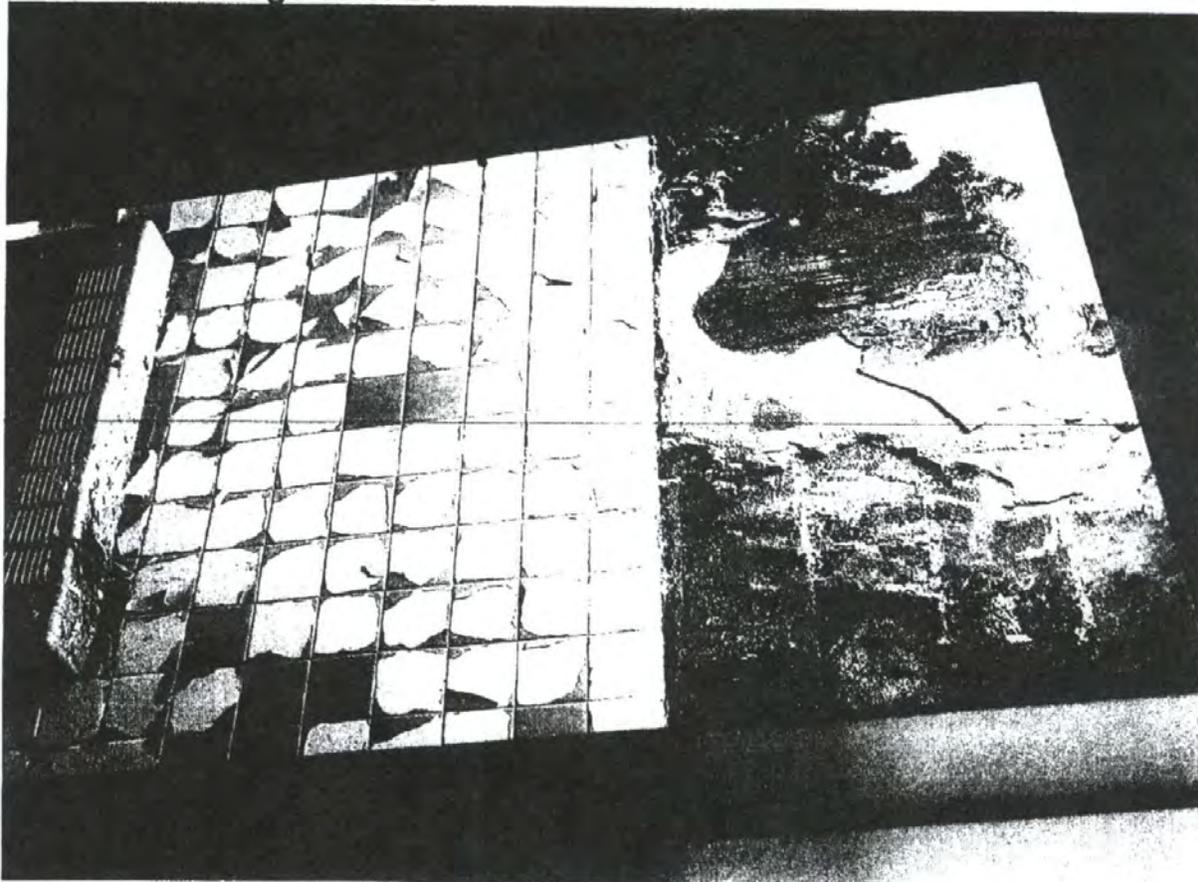
**Total** \$45,969.88

CREDIT/DEBIT CARD ADD 3%

Customer Signature \_\_\_\_\_



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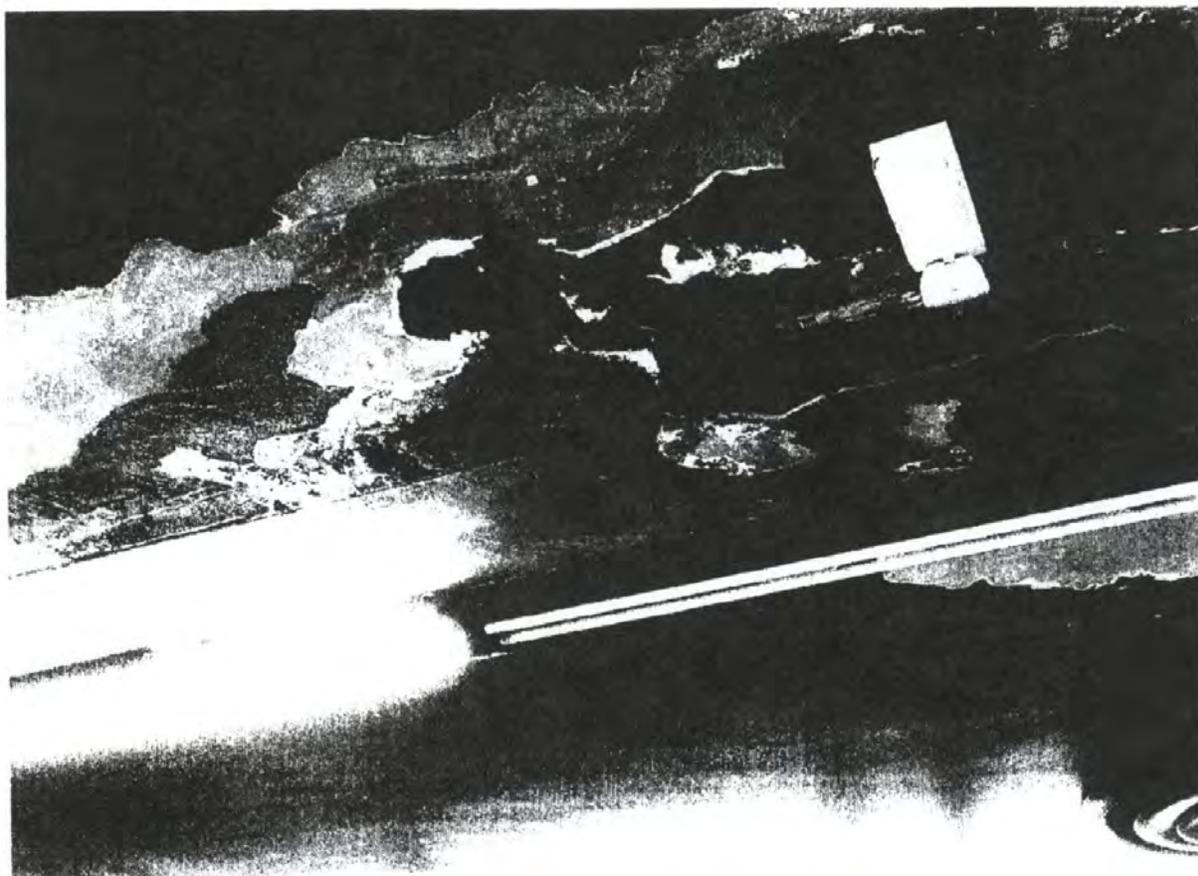
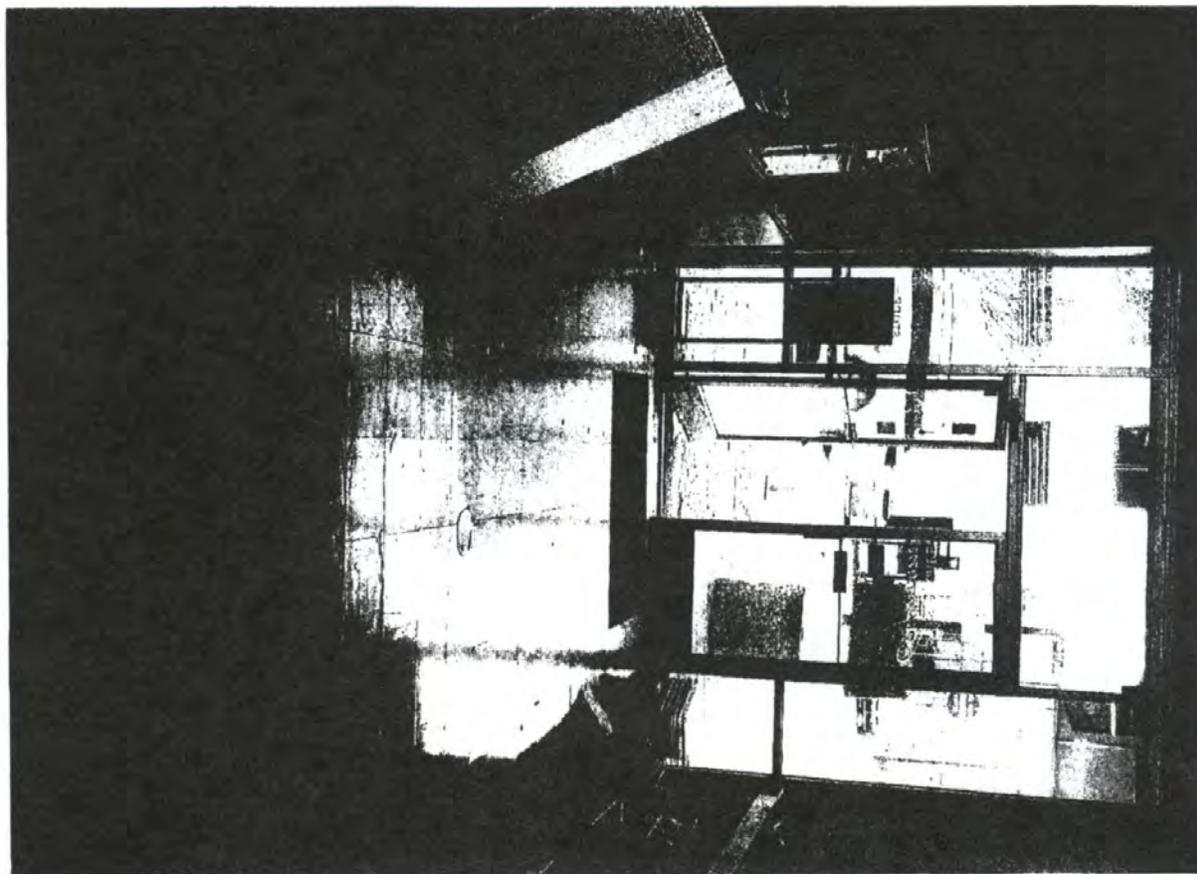
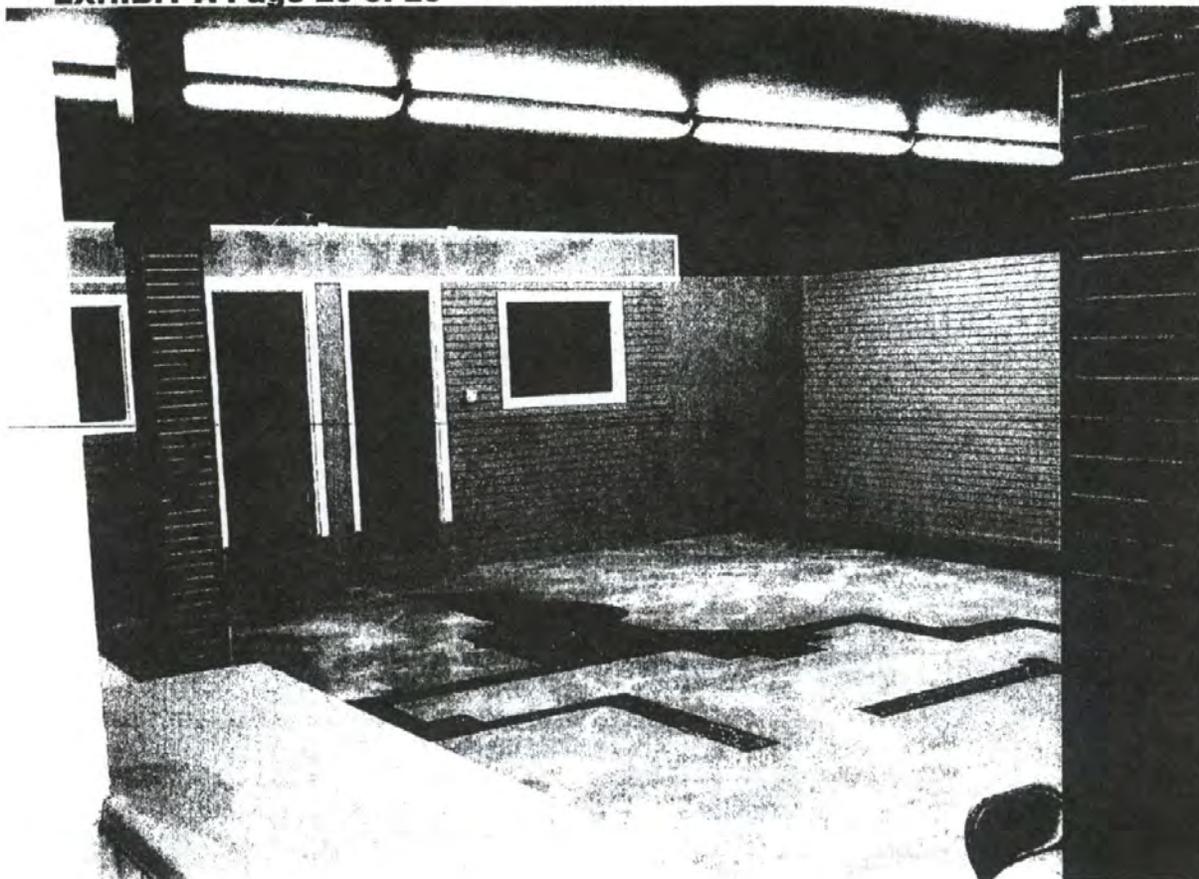
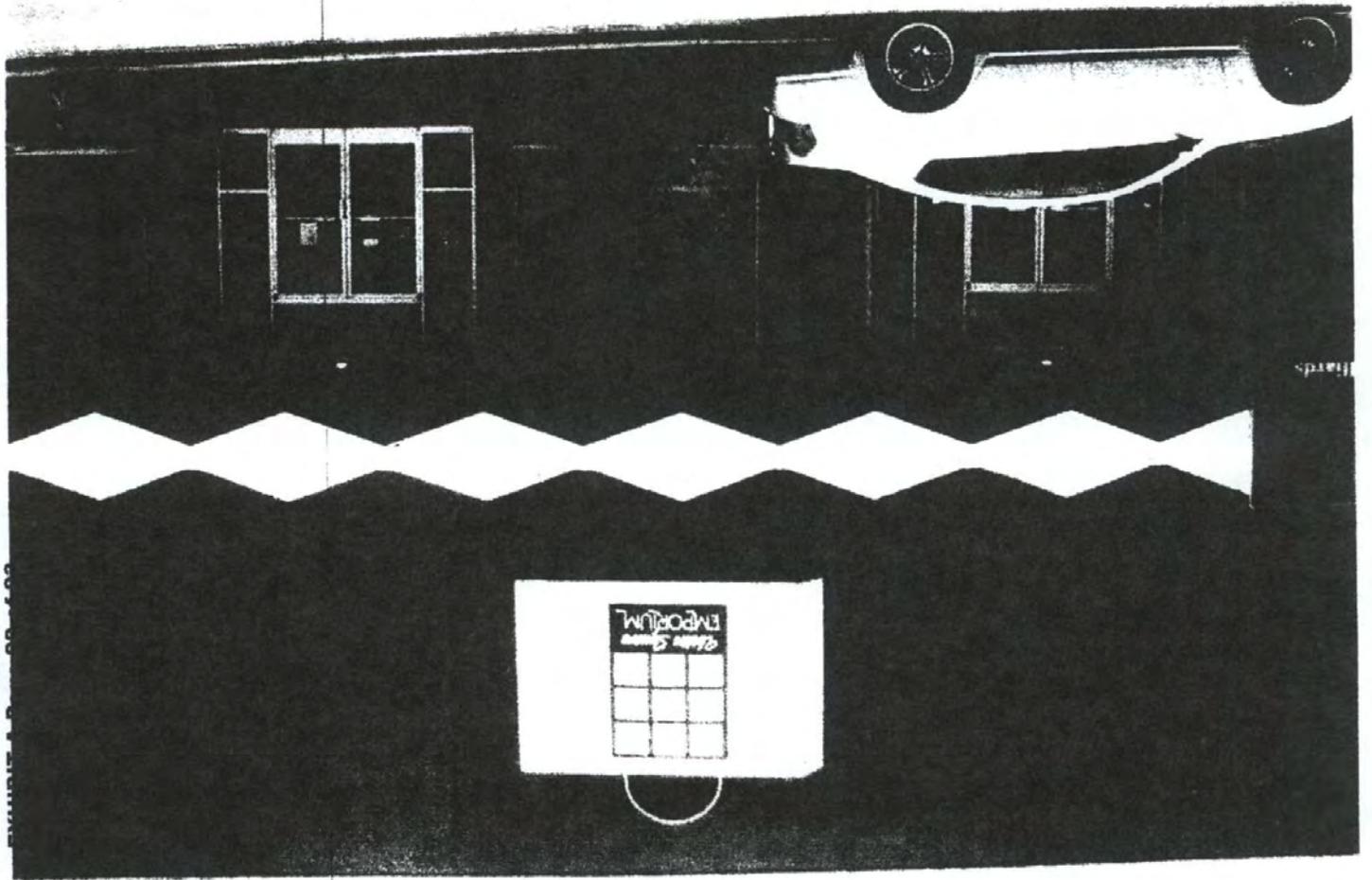


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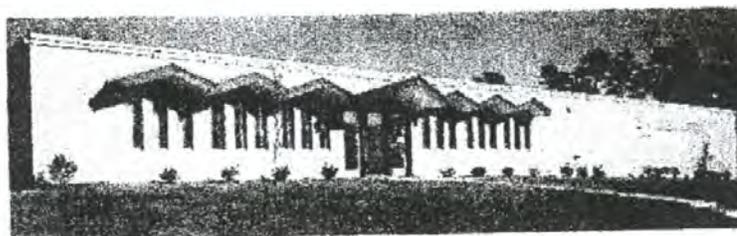




**EXHIBIT A Page 23 of 23**



Woolworth's  
Hickory, North Carolina 1959  
Architects: Harrell & Clark



Hemlock Manufacturing Company  
Granite Falls, North Carolina 1959  
Architects: Harrell & Clark

**Excise Tax: \$0.00**

**PREPARED BY:** Susannah L. Brown, Attorney at Law  
Anthony & Brown  
430 1<sup>st</sup> Avenue NW  
Hickory, NC 28601

**STATE OF NORTH CAROLINA – CATAWBA COUNTY: CEMETERY DEED**

**THIS DEED**, made this the 2nd day of March, 2021, by **Lori Gruenhut Voss**, unmarried, of Gaston County, North Carolina, to be referred to as Grantor, and **Kevin Alan Plant**, married, of Catawba County, North Carolina, hereinafter referred to as Grantee;

**WITNESSETH**

**THAT** the Grantor, in consideration of the sum of **TEN (\$10) DOLLARS**, to her paid by the Grantee, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee, and his heirs, that certain lot of land containing **FORTY (40) square feet**, more or less, situate in **OAKWOOD CEMETERY** in said City of Hickory, Catawba County, North Carolina and being designated on the plot of said Cemetery as **Section 55, Plot M, Lot 6, Space 2**.

**TO HAVE AND TO HOLD** said cemetery lot to said Grantee, his heirs and assigns forever, for burial of bodies of persons and for no other purpose.

This Deed is executed, delivered and accepted upon the condition that the Grantee and his heirs and assigns shall faithfully comply with and carry out all of the terms of Chapter 7 of the Hickory City Code and to any Ordinance of the Hickory City Council amending, revising and/or replacing, in whole or in part Chapter 7 of the Hickory City Code regarding the operation of municipally owned cemeteries and establishing an effective date for the same.

In the event of the actual or attempted use of said lot by the Grantee or his heirs and assigns for any purposes other than designated herein or in any manner in violation of said set out Section of said Chapter 7, this conveyance shall become inoperative and the Grantor shall

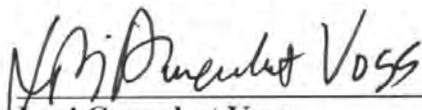
have her right to immediately resume possession and control of said lot; further, said lot shall not be transferred without the consent in writing of the Grantor, which said consent shall not be unreasonably withheld.

For reference to tile, see Oakwood Cemetery Deed to Helen B. Gruenhut, Grantee, dated July 22, 1985, Catawba County Registry.

For further reference to title, see Last Will and Testament of Helen Gruenhut, dated September 14, 2012, and filed with the Catawba County Clerk of Superior Court.

**CEMETERY DEED  
HICKORY, NC  
CITY OF HICKORY**

**IN TESTIMONY WHEREOF**, the said Grantor has hereunto set her hand and seal the day and year first above written.

 (SEAL)  
Lori Gruenhut Voss

**STATE OF NORTH CAROLINA  
COUNTY OF CATAWBA**

I, Carol V. Seeds, a Notary Public of Catawba County, State of NC, do hereby certify that **Lori Gruenhut Voss** personally came before me this day and acknowledged that she signed the foregoing instrument in her name on her behalf as her act and deed. Witness my hand and Notarial stamp or seal, this 2nd day of March, 2021.



Notary Public

My Commission Expires: September 15, 2021



**THIS IS TO CERTIFY THAT THE FOREGOING TRANSFER OF A CEMETERY LOT  
IN OAKWOODCEMETERY WAS DULY APPROVED BY THE CITY COUNCIL OF  
THE CITY OF HICKORY IN REGULAR SESSION HELD ON \_\_\_\_\_,  
2021.**

\_\_\_\_\_

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

**BUDGET REVISION # 17**

**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, 2021 and for the duration of the Projects noted herein.

**SECTION 1.** To amend the General Fund within the FY 2020-21 Budget Ordinance, the expenditures are to be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Public Safety	9,978	
General Government	7,000	
<b>TOTAL</b>	<b>16,978</b>	<b>-</b>

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

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	17,722	744
<b>TOTAL</b>	<b>17,722</b>	<b>744</b>

**SECTION 2.** To amend the Fleet Fund within the FY2020-21 Budget Ordinance, the expenditures shall be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Government	41,500	
<b>TOTAL</b>	<b>41,500</b>	<b>-</b>

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

FUNCTIONAL AREA	INCREASE	DECREASE
Miscellaneous Revenues	41,500	
<b>TOTAL</b>	<b>41,500</b>	<b>-</b>

**SECTION 3.** To amend the Water and Sewer Fund within the FY2020-21 Budget Ordinance, the expenditures shall be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Uses	757,259	
<b>TOTAL</b>	<b>757,259</b>	<b>-</b>

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

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	757,259	
<b>TOTAL</b>	<b>757,259</b>	<b>-</b>

**SECTION 4.** To amend the Water and Sewer Capital Reserve Fund (Fund 075), the expenditures shall be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Environmental Protection	757,259	
<b>TOTAL</b>	<b>757,259</b>	<b>-</b>

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

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	757,259	
<b>TOTAL</b>	757,259	-

**SECTION 5.** To amend the Transportation Fund within the FY2020-21 Budget Ordinance, the expenditures shall be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Transportation	1,857	
<b>TOTAL</b>	1,857	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Miscellaneous Revenues	1,857	
<b>TOTAL</b>	1,857	-

**SECTION 6.** To amend the *2018 Bulletproof Vest Partnership Grant Project Ordinance (#G5110W)*, the expenditures shall be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Public Safety		25
Other Financing Uses	84	
<b>TOTAL</b>	84	25

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

FUNCTIONAL AREA	INCREASE	DECREASE
Investment Earnings	59	
<b>TOTAL</b>	59	-

**SECTION 7.** To amend the *2018 Justice Assistance Grant Project Ordinance (#G5110X)*, the expenditures shall be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Public Safety		320
Other Financing Uses	359	
<b>TOTAL</b>	359	320

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

FUNCTIONAL AREA	INCREASE	DECREASE
Investment Earnings	39	
<b>TOTAL</b>	39	-

**SECTION 8.** To amend the *2019 Bulletproof Vest Partnership Grant Project Ordinance (#G5110Y)*, the expenditures shall be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Public Safety		300
Other Financing Uses	301	
<b>TOTAL</b>	301	300

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

FUNCTIONAL AREA	INCREASE	DECREASE
Investment Earnings	1	
<b>TOTAL</b>	1	-

**SECTION 9.** 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.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk