

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 21, 2023 at 7:00 p.m., with the following members present:

|                       |            |                   |
|-----------------------|------------|-------------------|
| Tony Wood             | Hank Guess | Anthony Freeman   |
| 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 W. Crone, III, 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 with the arrival of Alderman Zagaroli at 7:05 p.m.
- II. Invocation by Reverend Cassandra Rawls, Hartzell Memorial and McQueen's Chapel United Methodist Churches
- III. Pledge of Allegiance
- IV. Special Presentations
- V. Persons Requesting to Be Heard
- VI. Approval of Minutes

A. Regular Meeting of March 7, 2023

Alderwoman Patton moved, seconded by Alderwoman Williams that the Regular Meeting Minutes of March 7, 2023 be approved. The motion carried unanimously.

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

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

A. Budget Revision Number 17. (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.

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

A. Approved Change Order Number 2 with Fuller & Co. Construction, LLC in the Amount of \$59,556.70 for the Murray Basin Sewer Project.

Staff requests Council's approval of change order number 2 with Fuller & Co. Construction, LLC for \$59,556.70 and the addition of 30-days to the contract time, for the Murray Basin Sewer Project (SRF CS370389-22). The Murray Basin Project includes the addition of multiple pumping stations, force main, and the upgrade of existing gravity sanitary sewer lines. Flows from the existing system relayed back to existing City of Hickory Wastewater Treatment Facility will result in a net savings of approximately \$400,000 annually. Additionally, the additional flows of the Murray Basin into the Henry Fork Wastewater Treatment Facility will be a welcome addition as the facility currently is running at approximately 27% capacity. Council approved the original contract with Fuller & Co. Construction, LLC on May 18, 2021 in the amount of \$5,624,051.11 and change order number 1 in the amount of \$93,247.01 on October 18, 2022. Clean Water State Revolving Funds have been approved for the funding of this project at a low interest loan of 1.04% for 20-years. Additional electrical work will be required at both the Maybrook and Section House Pump Station sites related to the coordination of service with Duke Energy. Due to the limited work area, Duke Energy is requiring that the City of Hickory install conduits for use by Duke to run the electrical services to the pump stations. A 30-day time extension has been included to account for the additional work. Staff recommends Council's approval of change order number 2 with Fuller & Co. Construction, LLC for \$59,556.70 and the addition of 30-days to the contract time, for the Murray Basin Sewer Project (SRF CS370389-22).

B. Approved the Contract with Bob Sinclair as Coordinator of the Friday Night Sails Original Music Series in May, June, and September, 2023.

Staff request approval of the Contract with Bob Sinclair as Coordinator for the Friday night Sails Original Music Series in May, June, and September 2023. The event is hosted Friday nights in May, June, and September at The Sails on the Square from 7:00 – 8:30 p.m. The dates are May 5, 12, 19, 26, June 2, 9, 16, and every Friday in September.

There is the potential to add dates for the last two Fridays in June, based on additional sponsorships. The events are hosted on Union Square at The Sails on the Square except for September 15, which will be held at the Samuel Davis Field. The goal is to provide entertainment downtown for the local community, which will also bring tourism and visitors to Hickory. Bob Sinclair has successfully coordinated the Sails Original Music Series since the origination of the event. Local establishments on Union Square have seen an increase in business during these events. This has become a community event that people look forward to each year. The City has been able to gain sponsors for this series now that the series has been around for years and has grown in popularity. Additionally, Mr. Sinclair assists the City with bringing potential sponsorships to the City for consideration and promotion of each event night, as well as assisting with social media promotions on the Sails Original Music Series event page. The series is also known internationally from bringing in international bands. Mr. Sinclair handles securing and paying for all the bands, due to his wide contacts in the industry, as well as the logistics for the events, including sound, lighting, and food. The total for his services is \$38,300, which includes three sponsorships at \$3,500 each for a total of \$10,500 which is paid to the City and then paid to Bob Sinclair to cover expenses. Payment installments are April 1, May 1, and August 16, 2023. Staff recommends approval of the contract with Bob Sinclair to coordinate the Sails Original Music Series in May, June, and September 2023.

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

The following applicant was considered by the Citizens' Advisory Committee at their regular meeting on March 2, 2023:

- Janice Harold located at 251 10<sup>th</sup> Avenue SE, Hickory, was recommended for approval of up to \$12,000 under the City of Hickory's 2022 Urgent Repair Program.

Funds are budgeted for this item through the City of Hickory's former Housing Rehabilitation Program income received in FY 2022 and/or program income received through the City of Hickory's Community Development Block Grant Program. The Citizens' Advisory Committee recommends approval of the aforementioned request for assistance through the City of Hickory's housing assistance programs.

- D. Called for a Public Hearing – Consideration of Closing 8<sup>th</sup> Street Place SE. (Authorize Public Hearing for April 18, 2023, at 7:00 p.m. in Council Chambers of the Julian G. Whitener Municipal Building).

RESOLUTION NO. 23-11  
RESOLUTION OF INTENT

A Resolution Declaring the Intention of the City Council of the City of Hickory to Consider the Closing of 8th Street Place SE Located off Lenoir-Rhyne Boulevard

WHEREAS, G.S. 160A-299 authorizes the City Council of the City of Hickory to close public streets and alleys; and

WHEREAS, the City Council of the City of Hickory considers it advisable to conduct a public hearing for the purpose of giving consideration to the closing of 8th Street Place SE, Hickory, located off Lenoir-Rhyne Boulevard.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hickory that:

1. A Public Hearing will be held at 7:00 p.m. on the 18<sup>th</sup> day of April, 2023, in the Council Chambers of the Julian G. Whitener Municipal Building at 76 North Center Street, Hickory, North Carolina to consider a resolution closing 8<sup>th</sup> Street Place SE, Hickory, located off Lenoir-Rhyne Boulevard.
2. The City Clerk is hereby directed to publish this Resolution of Intent once a week for four successive weeks in the Hickory Daily Record.
3. The City Clerk is further directed to transmit by registered or certified mail to each owner of property abutting upon that portion of said street a copy of this Resolution of Intent.
4. The City Clerk is further directed to cause adequate notices of this Resolution of Intent and the scheduled public hearing to be posted as required by G.S. 160A 299.

- E. Approved Two Resolutions Authorizing Participation in North Carolina Cooperative Liquid Assets Securities System (NC CLASS) and North Carolina Investment Pool (NCIP), and Approval of the Amendment to Interlocal Agreement.

Staff requests approval of two resolutions authorizing participation in North Carolina Cooperative Liquid Assets Securities System (NC CLASS) and North Carolina Investment Pool (NCIP). North Carolina General Statute NCGS 159-30 states “a local government or public authority may deposit at interest or invest all or part of the cash balance of any fund. The finance officer shall manage investments subject to whatever restrictions and directions the governing board may impose. The finance officer shall have the power to purchase, sell, and exchange securities on behalf of the governing board. The investment program shall be so managed that investments and deposits can be converted into cash when needed.” The City of Hickory Finance Department is responsible for investment of the City’s idle funds by selecting investment options that are high yield but are still considered safe and liquid. NC CLASS and NCIP are new commingled investment pools which qualify as an additional investment option offered to local NC counties and municipalities. Staff recommends approval of two resolutions authorizing participation in North Carolina Cooperative Liquid Assets Securities System (NC CLASS) and North Carolina Investment Pool (NCIP) and approval of the Amendment to Interlocal Agreement.

RESOLUTION NO. 23-12  
North Carolina Investment Pool Resolution

WHEREAS, City of Hickory (“Participant”) desires to join with other State of North Carolina local governments or public authorities (“Local Governmental Units”) to pool funds for investment as permitted by and pursuant to North Carolina General Statute (N.C.G.S. Section 159-30(c)(10) relating to a commingled investment pool established by interlocal agreement by two or more units of local government pursuant to N.C.G.S Sections 160A-460 through 160A-464 on containing only investments limited to those qualifying for investment under N.C.G.S. Section 159-30 (c); and N.C.G.S. Section 159-32

WHEREAS, the Trust is a statutory trust formed under the laws of the State of North Carolina in accordance with the provisions of N.C.G.S. Section 159-30 (c) as set forth above;

NOW, THEREFORE, it is hereby RESOLVED as follows:

1. The City of Hickory hereby approves and adopts, and thereby agrees to join as a Participant with other Local Government Units pursuant to N.C.G.S. Sections 159-30(c)(10) and 160A-461 through 160A-464 that certain trust (the “Trust”) described in the Indenture of Trust entitled the North Carolina Investment Pool dated March 22, 2021 (the “Indenture”), as may be amended from time to time, the terms of which are incorporated herein by this reference and a copy of which shall be filed with the minutes of the meeting at which this Resolution was adopted; and
2. The officers of the Participant, acting individually or collectively, are hereby authorized, empowered and directed to take all actions necessary or appropriate in the judgment of such officers to accomplish these resolutions, including the execution and delivery of the Indenture and all other documents, agreements, instruments and certificates contemplated by the Indenture or necessary or appropriate to join the Trust (collectively, the “Trust Documents”), with such changes or modifications as such officers determine to be necessary or advisable and in the best interest of the Participant (the signature of any such officer on the Trust Documents to be conclusive evidence of such determination); and
3. Any actions taken by any officer of the Participant prior to the adoption of the foregoing resolutions, in connection with actions described herein, are hereby ratified, confirmed, and approved.

The undersigned hereby certifies that Hickory City Council has enacted this Resolution.

RESOLUTION NO. 23-13  
AUTHORIZING RESOLUTION

A resolution authorizing the City of Hickory to join with other political subdivisions of the State of North Carolina as a Participant (“Participant”) in the North Carolina Cooperative Liquid Assets Securities System (North Carolina CLASS) (the “Trust”) to pool funds for investment.

WHEREAS, the provisions of Section 159-30 of the General Statutes of North Carolina, as amended ("N.C. Gen. Stat."), provide the guidelines for any local government or public authority of the State of North Carolina (a "Local Government" or "Local Government Unit") to invest idle funds;

WHEREAS, under N.C. Gen. Stat. § 159-30(c)(10), moneys may be invested in a commingled investment pool established by interlocal agreement pursuant to N.C. Gen. Stat. § 160A-460 through 160A-464 (a "Local Government Investment Pool"), if the investments of the Local Government Investment Pool are limited to those qualifying for investment under N.C. Gen. Stat. § 159-30(c) or other laws of the State of North Carolina governing the investment of monies of a Local Government Unit ("Permitted Investments");

WHEREAS, certain Local Government Units are executing an Interlocal Agreement (the "Original Interlocal Agreement" and as supplemented and amended the "Interlocal Agreement") for the purpose of creating the Trust or are executing a joinder agreement for purposes of joining the Original Interlocal Agreement;

WHEREAS, the Trust will be governed by the terms of an Indenture of Trust (the "Indenture"), which will provide for the deposit of the pooled idle funds in the Trust and the investment of such funds in only Permitted Investments;

WHEREAS, the City of Hickory desires to become a Participant in the Trust.

NOW, THEREFORE, it is hereby RESOLVED by the Governing Board of the City of Hickory as follows:

1. The Governing Board hereby approves the City of Hickory's participation in the Trust.
2. The Governing Board authorizes the execution and delivery of a joinder agreement to Interlocal Agreement (the "Joinder Agreement") substantially in the form presented at this meeting, together with such changes, modifications and deletions as may be approved by the City of Hickory Finance Officer. The approval of the Joinder Agreement will be evidenced conclusively by the execution and delivery of the Joinder Agreement by the Authorized Representative.
3. The Authorized Representative is hereby authorized to take or cause to be taken any and all such other actions as they may determine in their discretion to be to be necessary or advisable or in the best interest of the City of Hickory in order to effectuate, complete and carry out the intent and purposes of the foregoing resolutions and the investment of the City of Hickory's idle funds, including, but not limited to, the execution of all depository forms or other documents required by the administrator, the custodian or the investment advisor of the Trust and execution of amendments to the Interlocal Agreement entered into for the purpose of (i) adding an additional Participant to the Trust or (ii) which do not have financial implications for the City of Hickory.
4. The Governing Board hereby approves the Finance Officer to serve as the City of Hickory's Authorized Representative under the Interlocal Agreement and the Indenture.

The undersigned hereby certifies that the City of Hickory has enacted this Resolution.

- F. Approved the Atriax PLLC Sponsorship Agreement for the 2023 Sails Original Music Series.

Staff requests approval of the Atriax PLLC Sponsorship Agreement for the 2023 Sails Original Music Series. The Sails Original Music Series is a music event that is held every Friday in May and September, three Fridays in June (2<sup>nd</sup>, 9<sup>th</sup>, & 16<sup>th</sup>) in downtown Hickory. The event has been running since 2012. The event brings musicians from all over the United States and some international musicians. The event attracts people from the local community, as well as regionally. The Office of Communications has been able to secure sponsorships from local business partners that want to be branded with the event and are willing to provide support to offset some of the costs of producing the event. As in 2022, Atriax PLLC is sponsoring the series for \$3,500. Staff recommends the approval of the sponsorship agreement with Atriax PLLC.

- G. Approved Amendment One to the Professional Services Agreement with WK Dickson & Co., Inc., in the Amount of \$11,935 for Trivium East Road Widening and Traffic Signal Design Project.

Staff requests Council's approval of the Professional Services Agreement amendment number one with WK Dickson & Co., Inc., in the amount of \$11,935, for Trivium East road widening and traffic signal design project. Trivium Corporate Center is the business park recognized in the Bond projects to receive money from bond proceeds for development. The City, County and EDC have worked on development of the project to a condition that is receptive to marketing. As the original Trivium site has been successful and only three lots remain, the partnership has purchased additional properties to expand the success of the business park. This phase of the project will consist of the main entrance and access for the business park. This will include road widening on Startown Road and traffic signal design along with all associated work. NCDOT standards will be followed for the widening of Startown Road. Included in this project is the design of a 12" water main into the park to serve the future business. This agreement will be from design thru bidding, construction, and closeout with an expected duration of 150 days for design and permitting. On May 17, 2022, Hickory Council approved a Professional Services Agreement with WK Dickson for the Trivium Corporate Center East road widening and traffic signal design in the amount of \$232,000. Additional surveying has been required to be performed for a recordable right of way/subdivision map for this project. The additional work will be a lump sum fee of \$11,935. This fee will be split 50/50 between Hickory and Catawba County. Staff recommends Council's approval of the Professional Services Agreement amendment number one with WK Dickson & Co., Inc., in the amount of \$11,935, for Trivium East road widening and traffic signal design project.

H. Approved on First Reading Budget Revision Number 18

ORDINANCE NO. 23-07  
BUDGET REVISION NUMBER 18

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, 2023, and for the duration of the Project Ordinance noted herein.

SECTION 1. To amend the General Fund within the FY 2022-23 Budget Ordinance, the expenditures shall be amended as follows:

| FUNCTIONAL AREA      | INCREASE | DECREASE |
|----------------------|----------|----------|
| General Government   | 14,450   | -        |
| Public Safety        | 1,389    | -        |
| Culture & Recreation | 11,547   | -        |
| Other Financing Uses | 5,968    | -        |
| TOTAL                | 33,354   | -        |

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

| FUNCTIONAL AREA         | INCREASE | DECREASE |
|-------------------------|----------|----------|
| Sales and Services      | 14,147   | -        |
| Miscellaneous           | 13,239   | -        |
| Other Financing Sources | 5,968    | -        |
| TOTAL                   | 33,354   | -        |

SECTION 2. To amend the Water/Sewer Fund within the FY 2022-23 Budget Ordinance the expenditures shall be amended as follows:

| FUNCTIONAL AREA          | INCREASE | DECREASE |
|--------------------------|----------|----------|
| Environmental Protection | 120,000  | -        |
| Other Financing Uses     | 59,557   | -        |
| TOTAL                    | 179,557  | -        |

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

| FUNCTIONAL AREA         | INCREASE | DECREASE |
|-------------------------|----------|----------|
| Other Financing Sources | 179,557  | -        |
| TOTAL                   | 179,557  | -        |

SECTION 3. To amend the Murray Basin (#803301) Capital Project Ordinance, the expenditures shall be amended as follows:

| FUNCTIONAL AREA                | INCREASE | DECREASE |
|--------------------------------|----------|----------|
| Water & Sewer Capital Projects | 59,557   | -        |
| TOTAL                          | 59,557   | -        |

To provide funding for the above, the Murray Basin (#803301) revenues will be amended as follows:

| FUNCTIONAL AREA         | INCREASE | DECREASE |
|-------------------------|----------|----------|
| Other Financing Sources | 59,557   | -        |
| TOTAL                   | 59,557   | -        |

SECTION 4. To amend the Trivium Corporate Center East (#B1B004) Capital Project Ordinance, the expenditures shall be amended as follows:

| FUNCTIONAL AREA          | INCREASE | DECREASE |
|--------------------------|----------|----------|
| General Capital Projects | 11,936   | -        |
| TOTAL                    | 11,936   | -        |

To provide funding for the above, the Trivium Corporate Center East (#B1B004) revenues will be amended as follows:

| FUNCTIONAL AREA              | INCREASE | DECREASE |
|------------------------------|----------|----------|
| Other Financing Sources      | 5,968    | -        |
| Restricted Intergovernmental | 5,968    | -        |
| TOTAL                        | 11,936   | -        |

SECTION 5. 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. Update on Bond Projects – Presented by Executive Assistant Manager Yaidee Fox

At this point in the meeting Alderman Zagaroli arrived at approximately 7:05 p.m. Mayor Guess asked City Manager Warren Wood to introduce the presentation.

City Manager Warren Wood commented they had not talked about bond projects at a City Council meeting lately. He thought it would be a good time to update everybody on the progress. He asked Executive Assistant Manager Yaidee Fox to the podium to update Council on the bond projects.

Executive Assistant Manager Yaidee Fox presented a PowerPoint presentation. She discussed an update on the bond projects starting off with the City Walk, the project was complete. Currently close-out audits with NCDOT (North Carolina Department of Transportation) were underway. She noted they were very excited, as Council knew, it had been used several times a day from people in and around Hickory. It had been great to see the activity. You could even see it, if they looked any time outside the windows of the building, day, and night. Often, they would see groups that would gather together and utilize the City Walk. It had been really wonderful to see how well it had been received.

Ms. Fox discussed the Riverwalk which had a lot of construction. It was located on the Caldwell County, Burke County, and Catawba County side of Hickory. There was a lot of work that had been happening over at the Riverwalk including the on-land portion that already had started to have some utilization with the construction happening on the bridge side, with the connectivity there and over the water. She displayed photos pointing out the rendering of the drawing for the over the water bridge and the actual photo which was what was happening out there right now. Construction was expected to be finished this summer. She displayed another rendering and another actual photo of the bridge currently. The bridge was currently 90% complete.

Ms. Fox discussed more progress at the Aviation Walk side. That was near the Hickory Regional Airport to LP Frans Stadium over Highway 321 to the OLLE Art Walk, and then from the OLLE Art Walk to the City Walk was the Aviation Walk. This project was 60% complete. She referred to photos and noted the sidewalk was complete from 13<sup>th</sup> Avenue Drive NW to the Crawdad’s Stadium and then

the elevated boardwalk there that went beyond the LP Frans Stadium, she noted that was complete there.

Ms. Fox displayed photos of the 321 pedestrian bridge; it had been installed. Work continues with lighting, handrails, and fencing still remained. There was still some work to be done. She noted the other side of the roadway there still need some work as well. They were at 60%. She showed another photo of the 321 pedestrian bridge. She mentioned there was also some additional work on the City Walk extension, the one that connects to the downtown from the Aviation Walk project that was anticipated to start construction this fall.

Ms. Fox announced a bit of exciting news over at the Historic Ridgeview Walk, last Thursday the project advertised for bids for construction. The bids were expected to be in hand about mid-April timeframe, with construction anticipated to begin in the summer. All contracts were subject to NCDOT approval.

Ms. Fox discussed OLLE Art Walk. They had probably seen the utility poles getting moved and relocated there. There had been a lot of work over on that side. They anticipated advertising for construction this summer as well as opening the bids during the summer months. She referred to photos which were some renderings of what was to come. This was contingent upon DOT approval once they get a contract with construction anticipated to be started this fall.

Ms. Fox commented oftentimes people were not able to get a chance to see what happens over at Trivium. She referred to the PowerPoint and reminded everyone the drawing was for the original park. She pointed out the extension that went across the street. Work continued over at Trivium Corporate Center with the original portion and the expansion portion. She displayed a photo of what had been happening at the original site. Everything was complete there except for some lighting work. There were a few lots still available that have been marketed. Over on the east side, they had bids out right now for a sewer line into the east side of the park. She noted some private development on the drawing. These were homes that were being constructed right next to the Business Park.

Ms. Fox thanked the team and the staff for all their work on these projects. She thanked everyone in City leadership and in the community for the support of these projects. They were really happy with the progress that had been going on and what was forthcoming. She asked for questions.

Alderman Seaver asked if this would be posted on the City's Facebook page.

Ms. Fox advised they would make sure they could put that out.

Mayor Guess commented the renderings and the actual product looked almost exactly the same. That was very impressive to see that.

Alderwoman Williams advised the one question she gets asked a lot was when that over the water piece would be completed. She knew they had some supply, and engineering delays.

Ms. Fox commented that it was anticipated this summer.

Alderman Zagaroli commented that was open to the public this summer.

Ms. Fox advised that was the goal.

Alderman Wood clarified there had been some questions about the letters on the 321 bridge, about them not being pronounced. He asked if that was part of the work that needs to be done. Was that continuing?

Ms. Fox replied yes. When some of the railings and some of the additional lighting were done there were some things that would be taken care of as well. It would change the way that looks when they were coming from the Lenoir area, Caldwell County side, and/or going the opposite way. She confirmed that would be taken care of.

Alderman Wood commented he had said this before, but he would say it again, all these projects had been done by the staff without serious additions to staff. Staff was doing their job, plus all of this. He thanked staff and everybody that was participating in this and carrying the extra weight of this. Thank you so much.

Ms. Fox appreciated that. That was certainly the team. She was happy to be a part of it. Thank you so much. They appreciated it.

Alderwoman Patton thought it was amazing what they had been able to accomplish. She referred to 321, which she had driven on the other day, and she saw it clearly. She knew there was a lot more work to be done, but it looked really good across 321 and down behind the RaceTrac. It really was shaping up well.

Ms. Fox thanked Alderwoman Patton.

2. Economic Impact of Hickory Trail to Date - Presented by Business Services Manager Dave Leonetti

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

City Manager Warren Wood commented they just went over about \$100 million worth of investment in just a few minutes and of course, it was \$40 million in bond proceeds and another \$60 million plus or minus in grant funds. All this had taken longer, but everything was twice the size it was going to be so that had been the trade-off. He appreciated Council saying something about the staff and the work that they had done, they were doing their regular job every day and then these projects on top of that.

Mayor Guess interjected the fact that bond money had to be spent on bond projects. Council gets asked that a lot too.

City Manager Warren Wood advised one of the main reasons they embarked on this bond program was for the economic impact they knew it would have and it had. Business Services Manager Dave Leonetti was going to go over some of the numbers related to the impact that they had seen so far.

Business Services Manager Dave Leonetti presented a PowerPoint presentation. He advised earlier Executive Assistant Manager Yaidee Fox provided an update on the bond projects themselves. He noted in his presentation he would discuss more about the private development that had resulted and been spurred from those projects. Looking at downtown, back in 2018, they presented goals for the Hickory Trail project. One of those was to pursue strategies that would lead to an 18-hour downtown that had the opportunities for citizens, visitors, and employees to live, work, and play. They had new and expanded restaurants in downtown, retail, a lot of additional outdoor seating, more robust events both City put on and also the private sector was putting on more events. He mentioned out at the Wine Shoppe they were having live music outside almost every weekend that the City was not providing an event. The social district provided some additional opportunities for the bars and restaurants that were not right on the square to be able to take advantage of the public spaces that they have, and more was on the way.

Mr. Leonetti commented Ms. Fox talked briefly about the Trivium Corporate Center more on the side of the infrastructure development with it. Corning had located there and became the first tenant. They had two additional expansions since that first announcement and then additional facilities by Cataler, American Fuji, Gusmer, and ITM were still on the way.

Mr. Leonetti discussed Preston Ridge which was in that vicinity of Trivium and one of the reasons that apartment complex was built. They had 172 apartment units that were finished and occupied back from 2021 and there were another 168 that were under construction right now. He referred to the PowerPoint noting they were making a lot of progress out there on that site. Behind this project, he noted the area, which was an additional 295 lots, a single-family subdivision.

Mr. Leonetti discussed One North Center. This project was completed in the spring of 2021 and led to 95 units of apartment living in the downtown. That was fully occupied with a pretty lengthy waiting list. Two restaurants were set to open later this springtime. With the success of the One North Center project and the waiting list associated with it; he referred to the demolition of the former district court building immediately to the east of City Hall, that was going to be a second phase essentially of One North Center with about 100 more apartments. Then also some additional retail space and a revitalized Soup Kitchen building. Between the Soup Kitchen building and the retail space on the ground level, that was another 10,000 square feet of retail in downtown as well as the 100 apartment units.

Mr. Leonetti discussed the former FPS Pawn Shop which was purchased by Cranford Hospitality last year and they were rehabilitating that. It was an 18,000 square foot building. It does not necessarily look like that when you drive by quickly on Main Avenue, but that was going to be a distillery, brewery and have



two restaurants as well. The first had been announced as Cranford Brothers Barbecue and they were working on that. They actually just poured the curb between the fire station and the pawn shop property.

Mr. Leonetti discussed The Premier on the west side of downtown owned by Josh Goodfellow who operates Codex Sound. He had a really nice demonstration space setup where he demonstrated all his sound equipment, and he was turning that into a state-of-the-art music venue in order to provide some entertainment options on the west side of town. It was a good shot to see that extension of the City Walk that Ms. Fox discussed earlier that had been poured on the 11<sup>th</sup> Street side of town.

Mr. Leonetti advised right along the Aviation Walk; the City partnered with Lake Park Associates to construct a spec building. That building had been sold to a company called Print Path. He was actually just in their building yesterday. They had some delays on getting their HVAC system, they have that now and they were in the midst of installing that and they hope to be in there later this year. They were really excited. That was a really interesting company that does a lot of state-of-the-art wraps and different things, large format printing.

Mr. Leonetti advised the last two things were not necessarily completely private development, but they were non-City projects that were really directly adjacent to the trail project. He advised it was located just south of the Aviation Walk; the new ASU Hickory campus that was going to be connected to the trail though by an extension of 17<sup>th</sup> Street NW. They were accepting applications for the fall and were expecting to begin classes this fall.

Mr. Leonetti highlighted the final project, the Hickory Aviation Museum, which was a partnership between the Hickory Aviation Museum, the City of Hickory, and Catawba Valley Community College (CVCC) that was going to provide a brand-new state-of-the-art facility for the museum, education space for CVCC, and some additional restaurant space as well. He advised this was a quick highlight of some of the main projects.

Mr. Leonetti advised overall, to date, that \$100 million, the \$40 million bonds and the \$60 million in grants, had led to approximately \$846 million worth of announced private investment. He advised they use Implan, which was an economic modeling software to measure the project impacts. They input information about the size of the project, the number of jobs, basically the amount of information they have and then it also uses different data from sources like the Bureau of Labor Statistics and the Bureau of Economic Analysis to estimate jobs created from different projects and other potential impacts. The construction jobs figure was based on all of the construction activity that they have numbers for. That included the public impact. The construction of the bond projects themselves and the Trivium infrastructure. He advised that 4,737 did not mean that there was 4,000 people working in construction on any given day. He explained that meant the total amount of construction activity was supporting that level of jobs for a period of one year. Obviously, they knew, this construction had gone on for multiple years and would continue to go on for multiple years into the future. It supports that number of jobs for essentially a period of one year. The second figure was the permanent jobs. They look at that as the announced jobs from all of these projects where they have either economic development agreements or knowledge from the company of how many jobs, they were looking to bring in. They put that information into the system and also estimate indirect and induced jobs from that information. Those indirect jobs, for example suppliers. If they have an auto manufacturer, somebody who makes wheels or brake pads, things like that. Then also the induced jobs were the jobs that result from the 100 people at this factory that were now earning an average of \$55,000 a year as an example, they eat dinner at restaurants, they get their hair cut, they buy memberships to the "Y", things like that. That creates a level of demand that supports additional jobs. That was what they see here with that 2,066 number. The number of housing units was the announced housing units in that buffer area.

City Manager Warren Wood advised all those numbers were specific to an area of influence around the bond projects. That was not a citywide number.

Mr. Leonetti advised that was one thing with the housing units when they started looking at this, they noticed that a lot of the housing impacts happened more than a half mile away from these projects.

Alderwoman Patton inquired how many housing units total, not just around the buffer.

City Manager Warren Wood advised permitted or under construction just over 2,000. One thing about that, that does not happen in a year's time, those were all phased over a 5-6-year period. It was a lot compared to what they had been historically seeing. But that happens over a period of time.

Mr. Leonetti concluded his presentation and asked for any questions.

Alderwoman Patton commented it was all good news.

Alderman Wood commented the thing that stood out was the diversification of the businesses that he was talking about that this was attracting. That had been one of the goals of this. He asked Mr. Leonetti if they were seeing that it was getting any easier? He knew the job was not easy, but did he see that it was getting any easier to diversify? Was that diversification attracting diversification? Did he see that?

Mr. Leonetti thought it did to some degree. One of the things that they were seeing was these bond projects had made their lives a lot easier in terms of selling the City and selling the market. When they were talking about developers from Charlotte and coming to town, they were amazed at the amenities and the level of the quality of life that they have here to offer in Hickory. A lot of the restaurants that they have here compared to places in Charlotte and other larger cities. They see that a lot when they were talking to different companies.

Alderwoman Williams commented case in point, one of their biggest new developments that they were going to be seeing more of was Microsoft. That was not a part of the initial Trivium package, but she thought because of what they had done, they became a really positive location.

Alderman Freeman thought it was interesting to him with the 2,066 jobs that were permanent. He asked if the majority of those who had the permanent jobs were the ones who live already residents of Hickory. He asked what the percentage was of those who might be commuting in.

Mr. Leonetti advised there was not an easy answer to that. They were seeing growth of people migrating into town. A lot of those jobs would need to be taken by people who were current residents of the City.

City Manager Warren Wood commented one way of getting at that, he thought there was just over 43,000 of the City's population, he thought it was just over 20,000 were employed in Hickory out of the total jobs in Hickory, which was maybe 60,000. It was probably that same kind of mix, of City residents versus folks from the outside. They have a lot of people from the region that come in every day. That was probably a good, measure of the types of people, the location that people are coming from to take those jobs.

Alderman Seaver commented they have to have them to take the jobs. He confirmed that those numbers were not counting in Microsoft.

City Manager Warren Wood replied correct, that was outside.

Alderman Seaver did not know for sure how much really. He bet they really liked the City's water.

City Manager Warren Wood commented yes, that was one of the selling points for them.

Alderman Wood commented they hear jobs, jobs, jobs, all the time at all levels of government, but the Microsoft project was exciting because it was tax base that did not require a lot of jobs. That was another part of that diversification where they continue to generate tax base without having to employ people because the struggle now was filling the jobs that were open.

City Manager Warren Wood explained to Alderman Freeman that when the City provides incentives, those incentives were given only if they pay above the median County average wage. It was like \$45,000. Most of the ones they incentivize were beyond \$45,000. They do not incentivize the lower paying jobs just to try to encourage higher paying jobs so folks can have a higher quality of life.

Mayor Guess commented they could not help but remember back when they were losing jobs and they were visiting other municipalities to see what they were doing and almost everyone they went to, they were doing the trails. He remembered several discussions that they had about the risk related to that and

they saw it work in other places and they were concerned would it work here. He thought that they had seen tremendous successes. He knew their goal all along was to have economic impact. They had certainly seen that and their three goals of growing jobs, growing population, and growing tax base, they had seen tremendous successes in all of those areas. He thought they were all directly related to the trails and the bond projects. They recognized the risk, but they certainly have seen a reward based on that risk that they saw and that they took. A huge success and they want to see it continue.

Alderwoman Patton commented the citizens backed that. As Mayor Guess had said, they visited, they put it to the citizens, they saw the future of what they could do. She thanked the citizens of the City for believing that they could do this, and it would work and it has shown it was working.

City Manager Warren Wood commented it was kind of an interesting twist of fate. One of the cities they looked at when putting all this together was Rock Hill, South Carolina. They had heard all that Hickory had going on and came to visit Hickory to see it. The folks from Danville, Virginia, Hendersonville, Statesville, and others have all made visits here doing what they did trying to put all this together years ago, stealing their best ideas.

Alderman Zagaroli thought one of the important things was that they were getting more diverse, they used to be just furniture and textiles and now they were getting a tremendous number of other industries for the area. He thought that was helping the City's growth tremendously.

Mayor Guess commented they just had to figure out what was next.

City Manager Warren Wood advised they would talk about that at the Council/Staff retreat.

Mayor Guess commented more to come.

Alderman Seaver hoped they would make that available to citizens to see on the City's website.

City Manager Warren Wood commented they would do that.

Alderman Seaver advised that helps answer a lot of questions. Just give them a link.

3. Appointments to Boards and Commissions

**CITIZENS ADVISORY COMMITTEE**

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)  
At-Large (Council Appoints) (Clise Plant Resigned 2-27-2023) VACANT

**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)  
African American (Council Appoints) (Nathaniel Holmes Resigned) VACANT  
Other Minority (Council Appoints) VACANT  
Other Minority (Council Appoints) VACANT  
Other Minority (Council Appoints) VACANT  
Differently Able (Council Appoints) VACANT

**HICKORY REGIONAL PLANNING COMMISSION**

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

**PUBLIC ART COMMISSION**

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)  
Ward 1 (Wood Appoints) (Laurie Childres Resigned 3-2-23) VACANT  
Ward 4 (Freeman Appoints) VACANT

Alderman Wood nominated William Richter as Ward 1 Representative for the Public Art Commission.

Alderman Freeman nominated Wesley Christopher as Ward 4 Representative for the Public Art Commission.

**RECYCLING ADVISORY BOARD**

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)  
Ward 6 (Patton Appoints)

VACANT

Mayor Guess moved seconded by Alderwoman Williams approval of the above nominations. The motion carried unanimously.

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

Mayor Guess mentioned a public announcement was made, Metronet announced that they have now 100% fiber optic internet that was officially rolled out to residents and businesses in the City of Hickory. Specifically, he thought that was Lenoir-Rhyne Boulevard corridor and some of the Kenworth neighborhood. That was the first internet that they had and obviously there would be a lot more to come throughout the rest of the City.

Alderman Seaver announced he had a new grandson. Born Saturday morning at 3:14, Dean Robert Seaver.

Council members congratulated Alderman Seaver.

Mayor Guess asked how many that made.

Alderman Seaver advised three.

Alderman Zagaroli announced he had a grandson that just became an Eagle Scout, Pete Zagaroli, that was the first one in his family.

Council members congratulated him as well.

Mayor Guess commented that was quite the honor. He asked what his project was.

Alderman Zagaroli advised it was major steps at the back of the Church of the Ascension.

City Manager Warren Wood commented he had sad news with good news. After 12-years with the City of Hickory, Sarah Prencipe would be leaving for another job opportunity. She was the City's legislative affairs analyst. She had done a great job with that, but she was going to work for Lumin Strategies, doing the same thing, and the City would be contracting with them for her to provide the same service. After 12-years they were sad to see her go.

Mayor Guess commented he thought Council had to vote on that. If Council had to vote, she may be staying.

City Manager Warren Wood congratulated Ms. Prencipe. She was going to stay in the area. The City used to contract for those services years ago. She knows the City and knows what the City's interests were so she would continue in that capacity, just in a different company.

Mayor Guess commented they certainly wanted to congratulate Ms. Prencipe. She would be greatly missed. He called upon Ms. Prencipe quite frequently and they had made a couple of trips to Raleigh and other places, and she always helped to keep him up to speed and everything going on in the legislation and government affairs. That was certainly an important role. He was glad to hear that she would continue in a contract type of environment and to continue to lead and guide and direct them in that direction. It had been a pleasure working with her and they wished her much success in her new ventures.

Ms. Sarah Prencipe thanked Council.

City Manager Warren Wood commented it was hard to believe it had been 12-years.

Mayor Guess commented she was only like 21-years old so how had she been here for 12-years. Mayor Guess asked how many Sarah(s) they had. They were going to be down a Sarah, so they were looking for a Sarah. Yeah, because it was always like Sarah said, well, which one? We have got like 12 of them.

City Manager Warren Wood commented they were also cluttered up with Millers too.

Mayor Guess commented they would stick with Sarah(s).

March 21, 2023

XIV. There being no further business, the meeting adjourned at 7:34 p.m.

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Mayor

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City Clerk