

A Regular Meeting of the City Council of the City of Hickory was held in the Council Chamber of the Municipal Building on Tuesday, April 18, 2023 at 7:00 p.m., with the following members present:

Tony Wood	Hank Guess	Anthony Freeman
	Aldermen	
Danny Seaver		Jill Patton

A quorum was present.

Also present were City Manager Warren Wood, Deputy City Manager Rodney Miller, Assistant City Manager Rick Beasley, Deputy City Attorney Arnita Dula, 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 except for Alderwoman Williams, and Alderman Zagaroli
- II. Invocation by Reverend Rachael Theisen, Vicar St. Andrews Lutheran Church
- III. Pledge of Allegiance
- IV. Special Presentations
 - A. Presentation of Proclamations to Lucille Starnes Yount and Louise Starnes Triplett honoring their 100th Birthdays.

Mayor Guess advised there were two very special presentations this evening. Photos were displayed on a PowerPoint of twins, Lucille Starnes Yount and Louise Starnes Triplett, who celebrated their 100th birthdays on April 1, 2023. He had two identical Proclamations which he presented one to each of them. He read the Proclamation. He advised their family was in attendance with them. He thanked them for their attendance and wished them a Happy Belated Birthday. Photos were taken.

- V. Persons Requesting to Be Heard

- A. Ms. Daria Jackson, 133 17th Street SE, Apartment B, Hickory, discussed housing. She advised there was looming problems going on, the same thing going on in Charlotte. Big companies were coming in and buying houses that were affordable for new homebuyers. On her street alone she knew of two houses that went for \$54,000, and \$57,000. People came in and swooped them up. She watched one house, and he got a good deal on that. She watched them build it up and everything. Again, \$57,000. She saw a sign that said Purpose had a big "P" on it. She had never seen Purpose, so she looked it up. They were out of Charlotte. They were coming in and buying up houses and then renting them for \$1,500 on her street alone. She noted that renters on that street did not pay that much, it was in the hundreds. That was the problem that Charlotte was having, and their City Councilmen were actually trying to stop it from happening because right now you have predatory people coming in and that was going to hurt two people, the renters and the people that were first-time homebuyers. They were not going to be able to afford any of that. She was hoping that Council would at least look at that and see if there was some way of stopping it.
- B. Mr. Jason Crane, 1068 20th Avenue NW, Hickory distributed information to Council. He advised the reason he was present was he owns several mobile home parks in the Hickory area. It was fascinating that he was following up with the previous speaker. He was present to speak about some of the same reasons. He was a mobile home park owner and provides affordable housing to folks in the region. Recently he lost a unit that was 993 D Avenue Drive. He was not aware of the zoning change that happened last fall. He demolished the small old unit after a limb had fallen on it. It was basically the straw that broke the camel's back. He wanted to get rid of it and put in something better. He did not pull a permit as he did not realize that he needed a permit, and he was enlightened about that with the inspectors. Then he was informed that he was not going to be able to replace his mobile home because it was in P-4. He requested a variance. It was his understanding that there could be exceptions if a property was damaged by natural causes, maybe fire or water. He did not know if that was the exact language. He did not know if a limb falling and busting the ceiling was really a natural cause. It could have been repaired. He could have spent a \$1,000 and fixed it. He wanted to make the property better. His business was Phalcon Properties.

City Attorney John Crone advised Mr. Crane to get a variance he would have to go before the Board of Adjustment, which was the Planning Commission and there was a process for doing that. They would be glad to explain that to him. The City Council was not constituted to hear those matters.

Mayor Guess advised someone could follow up with him.

Mr. Jason Crane asked if Council had any jurisdiction over them though. He referred to the information he had distributed to Council. This whole packet talked about how he felt like over the past 8.5 years since he had owned his properties, he had a positive impact on the community. He had reinvested over a million dollars of his own rent he collected

into renovating over 35 properties. They could look through and see some of the pictures. They were a little bit small, but they could see that there was a lot of thought and care that had been taken into the properties as they had been renovated. There were nice porches, they had redone the skirting, and repainted, the stuff that tries to make them look better on the inside and the outside. He called that positive impact. They take care of their tenants and have written leases. They do in-depth background checks and do not tolerate lease violations. He felt like they were taking care of their tenants and had a positive impact on the community. He had some information in the packet about a dire need for affordable housing that he provides through Western Piedmont Council of Governments (WPCOG). There were people calling him every day from folks needing a place to live. He was all booked up. He had a place right now that with the variance he could have it ready in two months. The last point that he wanted to make was that he understood that mobile homes were perceived in some neighborhoods as undesirable. They do not want a mobile home right beside the Victorian house on 6th Street. Where "D" Avenue Lane was located, it was down a little hill, and it was obstructed by trees and if you were driving by you do not even see it. There was an industrial complex to the right, which was a loading dock, to the other side there were some homes that frankly needed to be bought by Phalcon Properties because they were in really poor shape. He did not think they cared about what he was doing, and he was not hurting their property values by keeping mobile homes there. There was not really any victims here. He was hoping to be able to speak to somebody about how to get permission to replace it.

City Manager Warren Wood suggested Mr. Crane speak to Mr. Frazier. They could go meet in one of the rooms and he could describe the process for going through the variance.

Mr. Jason Crane advised he had actually spoken with Mr. Frazier, and he would be happy to speak with him.

Mayor Guess advised they would certainly have some of the staff members to be in contact with him and to have some further discussions.

Alderman Freeman commented as a point of fairness because they certainly gave Mr. Crane the time, he wanted to make sure if Daria Jackson had any more time. He did not know if she felt rushed, but he wanted to make sure there was fairness there as well.

Mayor Guess asked Ms. Jackson if she had further comments. Council does not typically just cut people off after three minutes, but they try to stay within that frame as much as they can.

Ms. Daria Jackson commented her biggest thing with that, the whole housing thing was they were just voted the most affordable City in America. That was going to go out the window if they keep letting that happen. It was going to be a continuation and that was the point she really wanted to make.

Mayor Guess asked if anyone else wished to speak.

- C. Mr. Robert Sherrill, 128 5th Avenue, Hickory advised there was a housing problem over there. People were coming in and buying up these houses and running them out of their community. He lived in a house over there for 10 years and now he was homeless because some guy came and bought it up. The rent went from \$650 to \$1,350. That was not right, he had been there nine years really. Something had to be done. They were forcing them to the street, and he works. It was not that he was standing on the corner, they were just taking their stuff and it was not fair. It was in the Ridgeview area.

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

VI. Approval of Minutes

- A. Regular Meeting of April 4, 2023

Alderman Patton moved, seconded by Alderman Seaver that the Regular Meeting Minutes of April 4, 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.

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 19. (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 Seaver approval of the Consent Agenda. The motion carried unanimously.

- A. Approved the Proclamation in Observance of Arbor Day, April 29, 2023.
- B. Called for a Public Hearing to Consider the Community Development Block Grant 2023-2024 Annual Action Plan. (Authorized Public Hearing for May 2, 2023, at 7:00 p.m. in Council Chambers of the Julian G. Whitener Municipal Building).
- C. Called for a Public Hearing to Consider an Economic Development Agreement with Merchants Distributors, LLC and MDI Management, LLC. (Authorized Public Hearing for May 2, 2023, at 7:00 p.m. in Council Chambers of the Julian G. Whitener Municipal Building).
- D. Approved the Agreement for New City Attorney, Tim Swanson, through Young, Morphis, Bach & Taylor, LLP, to be effective June 30, 2023.
- E. Approved the Citizens' Advisory Committee's Recommendation for Assistance through the City of Hickory's Housing Programs.

The following applicants were considered by the Citizens' Advisory Committee at their regular meeting on April 6, 2023:

- Phyllis Chester, 1526 20th Street Drive NE, Hickory was recommended for approval of up to \$9,061 under the City of Hickory's 2022 Urgent Repair Program.
- Viola Earley, 571 9th Avenue Drive SE Hickory, was recommended for approval of a Housing Rehabilitation Loan. The Citizens' Advisory Committee recommends approval for assistance not to exceed \$25,000 for repairs to her house. Assistance would be in the form of a 0% interest deferred loan.

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 requests for assistance through the City of Hickory's housing assistance programs.

- F. Approved on First Reading Budget Revision Number 20.

ORDINANCE NO. 23-09
BUDGET REVISION NUMBER 20

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 Solid Waste Fund within the FY 2022-23 Budget Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Environmental Protection	11,363	-
TOTAL	11,363	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Miscellaneous	11,363	-
TOTAL	11,363	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Culture & Recreation	3,500	-
Other Financing Uses	75,205	48,647
TOTAL	78,705	48,647

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

FUNCTIONAL AREA	INCREASE	DECREASE
Miscellaneous	3,500	-
Sales and Services	51,730	48,647
Other Financing Sources	23,475	-
TOTAL	78,705	48,647

SECTION 3. 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	9,015	-
TOTAL	9,015	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Miscellaneous	9,015	-
TOTAL	9,015	-

SECTION 4. To amend the Opioid Settlement Fund withing the FY 2022-23 Budget Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Government	75,205	48,647
TOTAL	75,205	48,647

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

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	75,205	48,647
TOTAL	75,205	48,647

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

1. Approved the Voluntary Contiguous Annexation of Property Owned by Redwood Hickory 12th Avenue Southeast NCP1, LLC, Located at 3060 12th Avenue SE, PIN 3722-16-60-0176, Containing Approximately 33.29-Acres – Presented by Planning Director Brian Frazier.

Consideration of the voluntary contiguous annexation of 33.29 acres of a 46.66-acre property located at 3060 12th Avenue SE. This property is identified as part of PIN 3722-16-60-0176. The annexation area is currently located within the City’s extra territorial jurisdiction (ETJ) and zoned Office – Institutional (OI). The property owner has requested annexation in order to connect the property to the City’s utility system. Properties zoned OI can be utilized for office and residential purposes. Non-residential density is permitted at a maximum floor area ratio of 2:1, while residential density is permitted up to thirty units per acre. The property is currently vacant but has received approval to construct a 141-unit residential apartment complex. Surrounding properties are zoned R-4 Residential and Office and Institutional (OI). These properties are occupied by residences and a church. The current tax value of the annexation area is \$281,100. Tax revenue generated by annexation of the area would be \$1,763.90. The property owner intends to construct an apartment complex on the entire tract, which would result in additional tax revenue once completed and assessed. Upon analysis, staff determined the petition meets the statutory requirements for voluntary contiguous annexation, and adequate public services are available. Staff finds the petition to be in conformity with applicable statutes and recommends approval of the petition.

This public hearing was advertised in a newspaper having general circulation in the Hickory area on April 7, 2023.

City Manager Warren Wood asked Planning Director Brian Frazier to the podium to present Council with the Voluntary Contiguous Annexation of property owned by Redwood Hickory 12th Avenue Southeast NCP1, LLC, located at 3060 12th Avenue SE.

Planning Director Brian Frazier gave a PowerPoint presentation. He discussed the voluntary annexation for Redwood Hickory 12th Avenue Southeast. There were two side by side properties, one being in the City proper, one being in the ETJ, (extra territorial jurisdiction), which was what they were considering for the annexation. Under construction was 141 apartment units. The future development will be a total of 141. Annexation was being sought to gain access to public utilities. In this case, sanitary sewer, which would be at the owner's expense. He referred to the PowerPoint and displayed a map and pointed out the subject area, Fairgrove Church Road, 12th Avenue SE, and I-40. He pointed out the areas located within the Hickory City limits and the property located in Hickory's ETJ. He displayed a map of the current zoning. The property would be rezoned to O and I. He pointed out contiguous property that was R-4 high density residential, some planned development, and C-3 which was regional business, regional commercial. He displayed an aerial overlay and pointed out the subject property. Staff findings and recommendations were the voluntary annexation petition complied with all applicable annexation statutes under North Carolina General Statutes. Adequate public services were available in sufficient quantities to serve the apartment complex and the annexation of the property would not cause public services to fall below acceptable levels. Based on these findings staff recommended approval of the requested annexation. He asked for any questions.

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

Alderman Patton moved, seconded by Alderman Seaver approval of the voluntary contiguous annexation of the property located at 3060 12th Avenue SE. The motion carried unanimously.

ANNEXATION ORDINANCE NO. 486
VOLUNTARY ANNEXATION ORDINANCE (CONTIGUOUS)
Redwood 12th Avenue Southeast NCP1, LLC

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF HICKORY, NORTH CAROLINA, PURSUANT TO
GENERAL STATUTES 160A-58.1, AS AMENDED (CONTIGUOUS)

WHEREAS, the City Council of the City of Hickory desires to annex the area described herein, under G.S. 160A-58.1, as amended; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of said annexation; and

WHEREAS, the City Clerk has certified to the sufficiency of said request, and a public hearing on the question of this annexation was held in the Council Chambers of the Julian G. Whitener Municipal Building, located at 76 North Center Street, Hickory, North Carolina, at 7:00 p.m. on the 18th day of April, 2023; and

WHEREAS, the City Council of the City of Hickory further finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three miles from the corporate limits of the City of Hickory.
- b. No point on the proposed satellite corporate limits is closer to another city than to the City of Hickory.
- c. The areas described are so situated that the City will be able to provide services on the same basis within the proposed satellite corporate limits that it provides within the primary corporate limits.

- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation.

WHEREAS, the City Council of the City of Hickory does hereby find as a fact that said petition has been signed by all the owners of real property in the area who are required by law to sign and all other requirements of G.S. 160A-58.1 as amended, have been complied with; and

WHEREAS, the City Council further finds that the annexation is otherwise valid, and that the public health, safety, and welfare of the City of Hickory and of the areas proposed for annexation will be best served by annexing the area herein described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HICKORY, NORTH CAROLINA:

Section 1. By virtue of the authority granted by G.S. 160A-58.2, as amended, the following-described contiguous territory is hereby annexed and made a part of the City of Hickory as of the 30th day of April, 2023:

Contiguous Annexation
Redwood Hickory 12th Avenue Southeast NC P1, LLC

ALL THAT CERTAIN PORTION OF THE REDWOOD HICKORY 12TH AVENUE SOUTHEAST NC P1 LLC. PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF HICKORY, COUNTY OF CATAWBA, STATE OF NORTH CAROLINA, SAID TRACT BEING BOUNDED ON THE WEST BY N/F CITY OF HICKORY AND N/F NU-DIMENSIONS INC., ON THE NORTH BY 12TH AVENUE SE (60' PUBLIC RIGHT-OF-WAY), ON THE EAST BY N/F FAIRGROVE PARK SUBDJVJSJON, ON THE SOUTH BY INTERSTATE 40 (VARIABLE PUBLIC RIGHT-OF-WAY), AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN NGS MONUMENT, "FAIRGROVE" WITH GRID COORDINATES: NORTHING OF 720352.82 AND EASTING OF 1323642.09; THENCE S 12°43'00" E, 2113.19 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT ON THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 40; THENCE ALONG THE COMMON BOUNDARY LINE OF N/F REDWOOD HICKORY 12TH AVENUE SOUTHEAST NC P1 LLC. AND N/F CITY OF HICKORY, SAID LINE ALSO BEING THE COMMON BOUNDARY LINE OF N/F REDWOOD HICKORY 12TH AVENUE SOUTHEAST NC P1 LLC. AND N/F NU-DIMENSIONS INC., N 18°18'07" W, 1,042.68 FEET TO A FOUND #5 REBAR; PASSING THROUGH A FOUND DISK WITH PUNCH AT 294.52 FEET. THENCE ALONG 12TH AVENUE SE FOLLOWING 8 CALLS: N 89°07'33" E, 68.23 FEET TO A FOUND #5 REBAR; THENCE S 75°06'44" E, 75.82 FEET TO A COMPUTED POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 770.55', A DELTA ANGLE OF 11°27'55", AND WITH A CHORD BEARING S 82°17'01" E, 153.93 FEET TO A COMPUTED POINT; THENCE N 89°00'40" E, 48.41 FEET TO A COMPUTED POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 414.21', A DELTA ANGLE OF 32°49'54", AND WITH A CHORD BEARING N 59°50'58" N, 234.12 FEET TO A COMPUTED POINT; THENCE N 53°20'57" E, 278.45 FEET TO A COMPUTED POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 469.88', A DELTA ANGLE OF 32°17'28", AND WITH A CHORD BEARING N 70°43'48" E, 261.33 FEET TO A COMPUTED POINT; THENCE N 85°41'53" E, 138.27 FEET TO A COMPUTED POINT; THENCE IN A SOUTHERN DIRECTION ACROSS THE N/F REDWOOD HICKORY 12TH AVENUE SOUTHEAST NC P1 LLC. PROPERTY THE FOLLOWING 5 CALLS: S 4°15'13" W, 163.09 FEET TO A FOUND #5 REBAR; THENCE S 14°44'47" E, 389.74 FEET TO A FOUND #5 REBAR; THENCE S 75°38'53" W, 129.77 FEET TO A FOUND #5 REBAR; THENCE S 5°16'44" E, 848.68 FEET TO A FOUND #5 REBAR; THENCE N 75°38'53" E, 527.69 FEET TO A FOUND 1/2" IRON ROD; THENCE ALONG THE COMMON BOUNDARY LINE OF N/F REDWOOD HICKORY 12TH AVENUE SOUTHEAST NC P1 LLC. AND N/F FAIRGROVE PARK SUBDIVISION, S 8°05'11" E, 524.75 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT ON THE NORTHERN RIGHT-OF-WAY OF INTERSTATE 40; PASSING THROUGH A FOUND 1" BENT IRON PIPE AT 44.79 FEET, PASSING THROUGH A FOUND IRON ROD AT 146.24 FEET; PASSING A FOUND 1" IRON PIPE AT 455.63 FEET, 0.49 FEET LEFT OF LINE; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF INTERSTATE 40 THE FOLLOWING 3 CALLS: N 70°22'07" W, 1,083.88 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE N 70°04'28" W, 188.22 FEET TO A FOUND #5 REBAR; THENCE N 73°03'27" W, 281.66 FEET TO THE POINT AND PLACE OF BEGINNING; CONTAINING 33.29 ACRES, MORE OR LESS.

Section 2. Upon and after the 30th day of April 2023, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Hickory and shall be entitled to the same privileges and benefits as other parts of the City of Hickory. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10, as amended.

Section 3. The newly annexed territory described herein shall become part of Ward No. 3 of the City of Hickory.

Section 4. The Mayor of the City of Hickory shall cause to be recorded in the Office of the Register of Deeds of Catawba County, and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with duly certified copy of this Ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

2. Approved the Voluntary Contiguous Annexation of Property Owned by Brandon Serrano, Located at 3204 16th Street NE, PIN 3714-16-84-7097, Containing Approximately .569-Acres – Presented by Planning Director Brian Frazier.

Consideration of the voluntary contiguous annexation of 0.569 acres property located at 3204 16th Street NE. This property is identified as PIN 3714-16-84-7097. The property is occupied by a detached single-family residence, which represents the property's maximum development potential. The property owner has requested annexation in order to connect the property to the City's utility system. The property is located in the City of Hickory's ETJ, and zoned R-1 Residential. Properties zoned R-1 can be utilized for residential purposes at a maximum density of two (2) units per acre. The property is currently occupied by a detached single-family residence, which will be its continued use. The surrounding properties are zoned R-1 and R-2 Residential and are occupied by detached single-family residences. The current tax value of the property is \$176,900. Annexation of the property would generate \$1,100 in additional tax revenue. Upon analysis, staff has determined the petition meets the statutory requirements for voluntary contiguous annexation, and adequate public services are available. Staff finds the petition to be in conformity with applicable statutes and recommends approval of the petition.

This public hearing was advertised in a newspaper having general circulation in the Hickory area on April 7, 2023.

City Manager Warren Wood asked Planning Director Brian Frazier to the podium to present Council with the voluntary contiguous annexation of property owned by Brandon Serrano, located at 3204 16th Street NE.

Planning Director Brian Frazier gave a PowerPoint presentation. He discussed the voluntary contiguous annexation of property owned by Brandon Serrano. There was an existing single-family residence that was not going to change, but annexation was being sought to gain access to public utilities and in this case, once again, sanitary sewer. He referred to the PowerPoint and displayed a map and pointed out the subject property to be annexed into the City. He pointed out the property located in the City and the ETJ. He pointed out Lawson's Creek off of Sandy Ridge Road. He noted this was contiguous annexation and was R-2 zoning. He pointed out the location of R-1 residential and a planned development area. He displayed an aerial photography and pointed out Sandy Ridge Road and Lawson's Creek. Staff findings and recommendation were the voluntary annexation petition complied with all applicable State statutes. There was adequate public services available for the annexation and the annexation of this property would not cause public services to fall below acceptable levels. Based on these findings planning staff recommended approval of the requested annexation.

Mayor Guess asked for any questions. He explained the rules applied as he discussed previously. He declared the public hearing open and asked if there was anyone present to speak in opposition to the proposal. No one appeared. Mayor Guess asked if there was anyone present to speak in favor of the proposal. No one appeared. Mayor Guess closed the public hearing.

Alderman Patton moved, seconded by Alderman Seaver approval of the voluntary contiguous annexation of the property located at 3204 16th Street NE. The motion carried unanimously.

ANNEXATION ORDINANCE NO. 487
VOLUNTARY ANNEXATION ORDINANCE (CONTIGUOUS)
Brandon Serrano

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF HICKORY, NORTH CAROLINA, PURSUANT TO
GENERAL STATUTES 160A-58.1, AS AMENDED (CONTIGUOUS)

WHEREAS, the City Council of the City of Hickory desires to annex the area described herein, under G.S. 160A-58.1, as amended; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of said annexation; and

WHEREAS, the City Clerk has certified to the sufficiency of said request, and a public hearing on the question of this annexation was held in the Council Chambers of the Julian G. Whitener Municipal Building, located at 76 North Center Street, Hickory, North Carolina, at 7:00 p.m. on the 18th day of April, 2023; and

WHEREAS, the City Council of the City of Hickory further finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three miles from the corporate limits of the City of Hickory.
- b. No point on the proposed satellite corporate limits is closer to another city than to the City of Hickory.
- c. The areas described are so situated that the City will be able to provide services on the same basis within the proposed satellite corporate limits that it provides within the primary corporate limits.
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation.

WHEREAS, the City Council of the City of Hickory does hereby find as a fact that said petition has been signed by all the owners of real property in the area who are required by law to sign and all other requirements of G.S. 160A-58.1 as amended, have been complied with; and

WHEREAS, the City Council further finds that the annexation is otherwise valid, and that the public health, safety, and welfare of the City of Hickory and of the areas proposed for annexation will be best served by annexing the area herein described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HICKORY, NORTH CAROLINA:

Section 1. By virtue of the authority granted by G.S. 160A-58.2, as amended, the following-described contiguous territory is hereby annexed and made a part of the City of Hickory as of the 30th day of April, 2023:

Contiguous Annexation
by
The City of Hickory
of the
Brandon A. Serrano Property

That certain parcel or tract of land lying and being about 3.75 miles north northeast of the center of the City of Hickory. Bounded on the north by the lands of Warren Levaughn Brown as described in Deed Book 3360 at page 11; on the east by the lands of Bobby A. Little as described in Deed Book 1049 at page 389; on the south by 31st Avenue Drive NE; on the west by 16th Street NE and existing City of Hickory city limits as shown in Plat Book 40 at Page 85 and more particularly described as follows, to wit.

Beginning on a mag nail in 16th Street NE, said mag nail being located North 79 degrees 34 minutes 49 seconds East 13.33 feet from a mag nail in the intersection of 16th Street NE and 31st Avenue Drive NE and running thence, as existing City of Hickory city limits as shown in Plat Book 40 at Page 85, North 26 degrees 24 minutes 25 seconds East 100.00 feet to a point in 16th Street NE, the westernmost point of the Warren Levaughn Brown lands as described in Deed Book 3360 at Page 11; thence as new City of Hickory city limits the following

calls: with the south line of Brown, South 60 degrees 58 minutes 00 seconds East 6.00 feet to a mag nail in the edge of 16th Street NE; thence, continuing the same bearing, 19.51 feet to a 1 ¼" pipe; thence, continuing the same bearing, 185.75 feet to a 7/8" pipe, the northernmost corner of the Bobby A. Little lands as described in Deed Book 1049 at Page 389; thence, with the west line of Little, South 22 degrees 21 minutes 41 seconds West 110.34 feet to a 7/8" pipe; thence, continuing the same bearing, 20.96 feet to a 7/8" pipe at the edge of 31st Avenue Drive NE; thence, with the edge of 31st Avenue Drive NE, North 53 degrees 08 minutes 15 seconds West 224.03 feet to the beginning. Containing 0.569 acres more or less.

The above description was drawn from a plat by Derek R. Bunton, PLS L-4808, titled "Contiguous Annexation by the City of Hickory known as Brandon A. Serrano" dated December 14, 2022.

Section 2. Upon and after the 30th day of April 2023, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Hickory and shall be entitled to the same privileges and benefits as other parts of the City of Hickory. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10, as amended.

Section 3. The newly annexed territory described herein shall become part of Ward No. 2 of the City of Hickory.

Section 4. The Mayor of the City of Hickory shall cause to be recorded in the Office of the Register of Deeds of Catawba County, and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with duly certified copy of this Ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

3. Approved Closing 8th Street Place SE located off of Lenoir-Rhyne Boulevard – Presented by Public Works Director Steve Miller.

Consideration of closing 8th Street Place SE, located off of Lenoir-Rhyne Boulevard as petitioned by Abel Cerda. The City Clerk received a petition from Abel Cerda owner of the property abutting 8th Street Place SE off of Lenoir-Rhyne Boulevard. The petition requests the City to close 8th Street Place SE off of Lenoir-Rhyne Boulevard, as per NCGS § 160A-299; 8th Street Place SE is bounded on the northwest and southeast sides by those tracts owned by the Petitioner Abel Cerda. The property is bounded at the dead end or northeast side by a tract owned by CNC Properties. The signature on the petition represents the owner of six of the seven tracts of property abutting this portion of the right-of-way. The petition fee of \$800 has been paid. A memo was sent to various departments for their input on the street closing. Fire responded the street closing would not affect their emergency response. Public Utilities responded that the property owner would be responsible for all infrastructure (utilities) not in deeded right of way or easement. Police department responded development of this property should improve trespass complaints. Staff recommends the Council's consideration of closing 8th Street Place SE located off of Lenoir-Rhyne Boulevard, as petitioned by Abel Cerda.

This public hearing was advertised in a newspaper having general circulation in the Hickory area on March 24, March 31, April 7, and April 14, 2023.

City Manager Warren Wood asked Public Works Director Steve Miller to the podium to present Council with a petition to close 8th Street Place SE located off of Lenoir-Rhyne Boulevard.

Public Works Director Steve Miller gave a PowerPoint presentation. He discussed the street closing petition request to close an unopened street at 8th Street Place SE off of Lenoir-Rhyne Boulevard. It was a single party petition for the properties that were bound by the street on the north and the south side. Owned by the same property owner. He referred to the PowerPoint and noted the parcels that the single party petitioner owned. He pointed out the parcel that was not affected by the unopened street. They did not use this street to access their business by any means on this street.

City Manager Warren Wood advised for a point of reference; the EMS base was just north of there on the other side of the street.

Public Works Director Steve Miller pointed out the location of the EMS base and the Fast-N-Fresh convenience store on Lenoir-Rhyne Boulevard and the Salvation Army Store.

Alderman Seaver commented Council had looked at this property sometime in recent past.

Public Works Director Steve Miller advised it was almost three years ago. The concerns that were an issue then had all been rectified. Fire had no issues with this as they were able to get in here until which time this building may or may not come down. The property owner was probably likely to want to combine this into one parcel to make it more marketable. Also, public utilities and public services had no issue with it. He pointed out the location of the water line, the meter for all the parcels of the property. Police had no issues with it. Police made the comment that it would probably help with trespassing and make things a little better in there. With all that being said, staff requested Council's approval of a Resolution and Order closing this portion of an opened street adjoining 8th Street Place Southeast. He asked for questions.

Mayor Guess asked if that was a road the City maintained.

Public Works Director Steve Miller advised the City did not maintain it. It was an unopened right of way. It only served those parcels that were located there. It was a right of way, but the City did not maintain it as a public street.

Alderman Seaver asked if Council closed it if it would remain a right of way.

Public Works Director Steve Miller commented no. It would fold into those parcels that adjoin it. It would essentially go away. They had done all the necessary documentation for that. If Council approves it, it will just go away as an unopened street.

Mayor Guess commented at their expense.

Public Works Director replied yes.

Mayor Guess asked for any further questions. He declared the public hearing open and asked if there was anyone present to speak in opposition to the proposal. No one appeared. Mayor Guess asked if there was anyone present to speak in favor of the proposal.

PROPONENT

Mr. Larry Johnson, an Attorney in Hickory, P.O. Box 2222, Hickory, advised Alderman Seaver that he was right, they were here three years ago in August of 2020. There was a kerfuffle with the maps, and it was thought that they only wanted to close half the street. He advised the location of the property, right across from the Salvation Army. Without a doubt it was certainly hampered, and they have a chance to return it to a productive lot. Originally it was mapped out in little housing lots, as best he could tell sometime between 1910 and 1920. There were two houses built there. Nothing else looks to have ever been built there. The lot was too small to do anything constructive with it. It has a warehouse on it now, that was probably beyond its useful life. What needed to happen was the two houses and the warehouse needed to be taken down and the property redeveloped. This was on Lenoir-Rhyne Boulevard. Once this street was closed, this was a viable commercial site and it faced Lenoir-Rhyne Boulevard. He could not stress enough that this was an improvement to the neighborhood. This was not anything detrimental and they had taken care of all the issues. They had met several times with utilities, fire, police, and everybody involved. Everybody had signed off with the moving of the water meter. He encouraged Council to vote for closing the street for them. He asked for any questions.

Mayor Guess asked for any questions. He asked if anyone else wished to speak in favor. No one appeared. He closed the public hearing.

Alderman Seaver moved, seconded by Alderwoman Patton approval of closing 8th Street Place SE, located off of Lenoir-Rhyne Boulevard. The motion carried unanimously.

RESOLUTION NO. 23-21
RESOLUTION AND ORDER

WHEREAS, Abel Cerda and CNC Properties owns properties adjoining the following described area, in the City of Hickory, County of Catawba, which is further described as follows:

8th Street Place SE, Hickory, located off Lenoir-Rhyne Boulevard

Lying and being situate in the City of Hickory, Hickory Township, Catawba County, North Carolina, and being more particularly described as follows:

Being located in Hickory Township, Catawba County, North Carolina and more particularly described as:

BEGINNING at an existing 5/8" rod in the line of CNC Properties (Deed Book 2403, Page 1581), said iron also being located South 41 degrees- 01 minutes- 48 seconds, 46.57 feet from a 3/4" pipe located in the line of Rishaba, LLC (Deed Book 3404, Page 1144); thence from the point of beginning and with the line of CNC Properties, South 41 degrees- 06 minutes- 05 seconds East, 25.31 feet to a calculated point; then leaving the line of CNC Properties and the line of Abel Cerda (Deed Book 3346, Page 212) and the right of way of a 25' street, South 55 degrees- 40 minutes- 00 seconds West, 173.41 feet to an existing 1/2" pipe, a corner; then continuing with the Cerda line, South 55 degrees- 40 minutes- 00 seconds West, 132.44 feet to a calculated point on the eastern right of way of Lenoir Rhyne Boulevard; thence with the eastern right of way of Lenoir Rhyne Boulevard, North 33 degrees- 34 minutes- 40 seconds West, 1.51 feet to an existing concrete right of way monument; thence continuing with the eastern right of way of Lenoir Rhyne Boulevard, North 33 degrees- 34 minutes- 40 seconds West, 23.63 feet to a calculated point, said point being on the eastern right of way of Lenoir Rhyne Boulevard and the corner of Abel Cerda; thence along the line of Cerda and the northern right of way of a 25' street, North 55 degrees- 40 minutes- 00 seconds East, 132.36 feet to an existing 3/4" pipe, thence continuing with the line of Cerda, North 55 degrees- 40 minutes- 00 seconds East, 170.17 feet to the place and point of BEGINNING, containing 0.175 Acre (7,644.9 sf) by coordinate computation aid description being the same as the closed street as surveyed by Donald S. Miller Surveying dated November 11, 2019 (Drawing Number H3-1331) and recorded in Deed Book 3346, Page 212, Catawba County Registry.

WHEREAS, following the filing of said petition with the City Council, a notice of public hearing upon the question of closing and abandoning said area for public roadway purposes was advertised in *The Hickory Daily Record* in the issues of March 24, March 31, April 7, and April 14, 2023.

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

THAT, the above-described area be and the same is hereby ordered to be closed and abandoned for roadway or street purposes, in accordance with the provisions of Chapter 160A, Section 299, of the General Statutes of North Carolina, and the Charter of the City of Hickory;

BE IT FURTHER RESOLVED that the City of Hickory reserves the right, title and interest in any utility improvement or easement within the above-described street or roadway to be closed, pursuant to the provisions of 160A, Section 299, of the General Statutes of North Carolina; and

RESOLVED, FURTHER, that all rights, title, and interest of the City of Hickory in and to the area covered by said street shall vest in the respective owners of the land adjoining said area, all in accordance with the provision of the abovementioned section of the General Statutes of North Carolina.

B. Departmental Reports:

1. Third Quarter Financial Report – Presented by Deputy City Manager Rodney Miller

City Manager Warren Wood asked Deputy City Manager and Chief Financial Officer Rodney Miller to the podium to present Council with the third quarter financial report.

Deputy City Manager Rodney Miller gave a PowerPoint presentation. He discussed the third quarter financial report. He reminded the audience that the

City's fiscal year, and all cities in North Carolina ran from July 1st through June 30th of each year. The third quarter was through March 31st. The City's fiscal year would end June 30th. He discussed the general fund, which was the City's main operating fund. He referred to the PowerPoint and displayed a chart pointing out the City's annual budget, a little over \$76.6 million dollars in revenues and expenditures. He pointed out through March 31st, they had collected almost \$61 million dollars and had expended almost \$57 million dollars showing a \$3.7 million dollar revenue over expenditure. He explained in the revenues were the ARPA funds, \$4.1 million dollars that they received late last year. Those had not been spent. Those revenue would show up in those actual dollars. Compared to the last year he noted that was the reason why there was a significant increase between last fiscal year and this fiscal year. However, he advised the bulk of their revenues were in hand. Obviously, they had gone through property tax, all three counties that Hickory was located in had collected. Those were typically due the first week in January and they had received those. He broke down some of the revenue line items. The first was the property tax revenue. He pointed out the budgeted revenue was \$34.3 million dollars. Through March, they had received that budgeted amount at almost \$34.9 million dollars collected through March. There would be a few more dollars coming in through the end of the fiscal year, but by and large the bulk of those revenues had been received through March. He advised he added a couple of percentages in there just for clarification, because there was a sizable increase between 2019 and 2020 and 2021 and 2022. The asterisks signified a tax rate increase. They increased taxes by 2.1 cent in 2020 and four cents in 2022. That was what caused those significant increases. They were fortunate that through March, they were about 5% higher than last year. They have had a good tax base, primarily MDI, was one of the big announcements. Corning and their Trivium Business Park and those projects had come online and that was what caused some of their property tax revenues to increase.

Deputy City Manager Rodney Miller discussed the second revenue stream which was sales tax. They continued to see good growth in their sales tax revenues. However, this growth could not last forever. As they know, they were certainly facing inflation. There were some inflationary factors at work in these sales tax revenues. He did not expect these increases to continue indefinitely. They would see those subside possibly even later this year.

Deputy City Manager Rodney Miller discussed the water and sewer fund. It was about \$45 million in the budget. They had received \$23.8 million dollars through March and had spent \$25.9 million dollars through March. A couple of reasons for this, no reason to be alarmed, they have a number of projects that had come online this fiscal year compared to last. In addition, at their retreat last week, they heard them say at the water plant alone they had seen a \$500,000 increase in chemicals just to run the water plant. That was certainly reflected in those expenditure numbers. He discussed two fairly significant projects. The City received a FEMA grant for a northeast sewer plant project at Falling Creek. The City had a match for that project, so that number was in there. The second project was the Lyle Creek pump station. They did about \$2 million dollars for the Lyle Creek sewer pump station, which was also in that expenditure number. He noted that typically at this time of year, until they start having their heavy water usage months, they typically have their expenditures higher than their revenues at this time. April, May, and June would catch up.

Deputy City Manager Rodney Miller discussed building permit activity. He pointed out that it was interesting what nine months last year versus nine months this year looked like. They were actually one permit behind in both residential and commercial. Two permits behind last year's pace. Nothing to be alarmed about but there were some red numbers there. There was a slight concern in the value of those, but they were used to getting \$100 million dollars in value or less historically. This year so far through nine months they were almost at \$175 million. Last year they had their best year in all of their memories. Over \$186 million dollars through this time last year. Nevertheless, a decrease. They certainly do not want to see their expansion projects decrease. He noted in building activity, in fact, one of those that Council already had taken action on, Redwood, had done some grading out there and now it was going to be in the City of Hickory so they could begin going vertical on those. He referred to the PowerPoint chart and pointed out the two columns that were all residential and the third column, which was more of their commercial and industrial projects. They were certainly excited about getting those going. Those were in various stages. They presented a number of these projects to Council at their retreat. He referred to the chart and pointed out ITM their last taken site at Trivium. There was three more potential sites still out there but their last one which was committed, ITM, they hoped to have them under construction later this year. That was a German cancer drug manufacturer. He pointed out they had

received plans for a Hilton Marriott, and it was going to be getting started in the coming months. He mentioned the property next door to City Hall, the old courthouse project. The building was demolished, and 111 Main Avenue has submitted their request and some drawings for a sister apartment project like they have to the west of City Hall.

Mayor Guess questioned how far out it had to be for the future to be on the list. Microsoft was not on there.

Deputy City Manager Rodney Miller advised that they know about it, and it was planned this year. Microsoft would not be going vertical this year. In fact, it would be a number of years.

Alderwoman Patton inquired if they would see revenue the following year.

Deputy City Manager Rodney Miller commented it would depend. They would do a construction and progress amount. If there was a shell there, they would get some value from that. Obviously, they would pay tax on the land. The County would assess that as of January 1st each year, whatever was on the ground they would assign a value to that, and they would pay city taxes for that.

Deputy City Manager Rodney Miller discussed economic challenges starting nationally, they had nine interest rate hikes that the Federal Reserve has had since March of last year. Almost 5% in those nine interest rate hikes. They had a quarter percent hike in the last month. He expected, or what they were hearing from the economists, was they would probably have one more in May and then they may pause and see what was happening. Actually, their intent and it was actually working, it was not good news, but if they want to cool inflation, they have to do this. As for the US job growth, he pointed out they still added 236,000 jobs in the US in March. However, that was the lowest since December of 2020. They had to cool off the economy and that was what they were trying to do. First quarter GDP was projected at 2.5%, it was 2.9% in the fourth quarter. Again, slowing, but it was not abruptly stopping. The consumer price index, which was what they see at the grocery stores, in the last year it had increased 5%, still significant, but down from 7% in December. They were trying to get to 2%, that was their goal. The core CPI which excluded food and energy only increased 5.6%, it was 5.7% last month. They were looking for a downward trend in that inflation. They were hearing nationally, he did not know that they were hearing that for City goods and services, but they were hearing the supply chains have shown some signs of improvement. The backlog he recalled out on the California coast with the ships waiting had subsided significantly. That was certainly good as those goods moved east. The producer price inflation number, that was a good number, dropped from 4.9% to 2.7%. Those folks manufacturing and producing these goods, they were seeing a decline in inflation. However, they do still have a tight labor market. It keeps hiring a challenge, not only for the City but really everyone in America. The unemployment rate was at 3.5%. He reminded Council that in Hickory's MSA which was the four-county region, they had over 10,000 job vacancies. The City of Hickory had more than 80 vacant jobs as of today. Those were challenges and they were trying to take steps to mitigate those challenges. Hopefully in the coming months they will see that inflation decline for their taxpayers and residents of the City of Hickory.

Deputy City Manager Rodney Miller discussed the investment report. Inflation was bad, but this slide was good. He referred to the PowerPoint and displayed a chart. He explained on the investment side, City of Hickory, like a number of governments across the State, invest funds that were sitting there that they saw that they had recouped in property tax and sales tax. They do not just put those in a checking account. They invest those idle funds. He pointed out the investments they had. The City had a little over \$111 million dollars currently invested that were earning a yield. Their average yield was 2.7%. He mentioned a couple of years ago he said it was about 0.1% so that was certainly a positive indicator. They had already in nine months, achieved \$1.5 million dollars in interest income. He referred to the PowerPoint and advised those were the investments the City had, and they were separated by type. He pointed out the number at the bottom and the percentage compared to the full \$111 million dollars. Of that NCCMT money, which was North Carolina Capital Management Trust, that was an SEC registered mutual fund that was endorsed by the State Treasurer's Office, included in that \$27 million dollar number was \$4.2 million dollars of the ARPA money that he mentioned previously. It was restricted and they were planning to spend those funds later this year on various items. He asked for any questions.

Mayor Guess commented that traditionally they have a really good collection rate on property taxes. He asked if he knew what that percentage was.

Deputy City Manager Rodney Miller advised it was around 99% which was great. He explained what hurt that years ago was motor vehicles. Businesses and individuals could list those motor vehicles and it was hard to find them. You could sell them, go across State lines. Now, with the tax and tag program that the State did 3-4 years ago, where they were collecting probably 90% of motor vehicle revenues now, they were up to 99%. Overall, they were at 99% in the last couple of years. Catawba County collects for the City, for Burke and Catawba and then pay the City monthly of those property tax revenues. He commented that they do not stop. They have by State law 10 years to collect those outstanding tax revenues. In fact, if he remembered correctly, probably only out of the \$30 million dollars, he thought they only wrote-off \$100,000 after 10 years. They collect 99.9% of that over that 10-year period.

Mayor Guess commented that was a pretty good record. He asked for any other questions. He thanked Mr. Miller.

2. Appointments to Boards and Commissions

COMMUNITY APPEARANCE COMMISSION

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)
Ward 1 (Wood Appoints) VACANT
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) VACANT
Other Minority (Council Appoints) VACANT
Other Minority (Council Appoints) VACANT
Other Minority (Council Appoints) VACANT
Differently Abled (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

RECYCLING ADVISORY BOARD

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

Alderman Wood commented to close the circle on what they had heard tonight about the cost of rent, the cost of housing, those types of things and also the annexations and rezoning. The smart, deliberate annexations and rezonings was probably the most powerful tool Council has to increase housing stock, which gives competition in housing to lower rents and to lower prices and things like that because Council could not mandate what somebody charges for rent or what somebody asked for their home. That was probably the most powerful tool at their disposal was to be smart and deliberate about their annexation and zoning. He wanted to close the loop on that. He knew that Council all understood that, but he wanted to close the loop for the general audience.

Mayor Guess commented that was good information to share.

Alderwoman Patton thanked staff again for the retreat last week. It was very informative. They did a great job.

City Manager Warren Wood commented that Deisy Zavala and Yaidee Fox were the brains behind that, and he thanked them as well.

Alderman Freeman thanked City Council as well as the City staff for reaching out to him in the passing of his grandmother. He really appreciated all the phone calls and the text messages.

Alderman Seaver thanked Terry Clark for attending the Kiwanis meeting and giving a rousing report on the airport. A lot of interested Kiwanians there and pretty big crowd for tonight.

April 18, 2023

Mayor Guess asked for any other discussion or anything else to be brought before the Council.

XIV. There being no further business, the meeting adjourned at 7:48 p.m.

Mayor

City Clerk