

A Regular Meeting of the City Council of the City of Hickory was held in the Council Chamber of the Municipal Building on Tuesday, August 1, 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, Deputy City Attorney Arnita Dula, City Attorney Timothy Swanson, Deputy City Clerk Crystal B. Mundy, and City Clerk Debbie D. Miller

- I. Mayor Guess called the meeting to order. All Council members were present.
- II. Invocation by Reverend David Roberts, Morning Star First Baptist Church
- III. Pledge of Allegiance
- IV. Special Presentations
- V. Persons Requesting to Be Heard
- VI. Approval of Minutes

A. Regular Meeting of July 18, 2023

Alderwoman Patton moved, seconded by Alderman Zagaroli that the Regular Meeting Minutes of July 18, 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 Alderwoman Williams that the following be reaffirmed and ratified on second reading. The motion carried unanimously.

- A. Consideration of Ordinance Amending Chapter 2, Article II, Division 2, Section 2-52 Regular Meetings of the City of Hickory Code of Ordinances. (First Reading Vote: Unanimous)
- B. Budget Revision Number 23EC. (First Reading Vote: Unanimous)
- C. Budget Revision Number 1. (First Reading Vote: Unanimous)
- D. Consideration of Rezoning Text Amendment 23-01 to the Hickory Land Development Code, Article 4, Section 4.6 Airport Overlay. (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 Zagaroli approval of the Consent Agenda. The motion carried unanimously.

- A. Accepted the Bid and Approved the Contract with Kemp Sigmon Construction Company, Inc. in the Amount of \$6,462,202.23, Contingent Upon North Carolina Department of Transportation Concurrence.

Staff requests Council acceptance of the bid and award of the contract for construction of the Projects TIP # EB-5937/EB-5938 - Historic Ridgeview Walk to Kemp Sigmon Construction Company, Inc. in the amount of \$6,462,202.23, contingent upon North Carolina Department of Transportation (NCDOT) concurrence. The Historic Ridgeview Walk (formerly referred to as Book Walk/Book Walk South) will be part of the larger Hickory Trail multi-use system and bond program that seeks to increase quality of life for residents and spur economic revitalization by providing pedestrian and bicycle connectivity throughout the City. Historic Ridgeview Walk will specifically provide this connectivity within the Ridgeview community and connect the Ridgeview community to Downtown Hickory and U.S. 70. The Historic Ridgeview Walk path will travel from the City Walk down South Center Street, west across City-owned property at the Historic Ridgeview Public Library, and south on 1<sup>st</sup> Street SW to the current Ridgeview Branch Library. The path will then go west on 7<sup>th</sup> Avenue SW past Ridgeview Recreation Center, before turning south and following 4<sup>th</sup> Street SW to U.S. 70. Historic Ridgeview Walk proposes to construct a 1.2-mile, 10-foot-wide multi-use path for pedestrians and bicyclists of all ages and abilities, connecting residents to community amenities. Design plans for the Historic Ridgeview Walk will be consistent with City Walk aesthetics. Bids were advertised for the project and received on July 13, 2023. Three bids were received

and opened. Staff recommends Council's acceptance of the bid and award of the contract for construction of Project TIP # EB-5937/EB-5938 - Historic Ridgeview Walk to Kemp Sigmon Construction Company, Inc. in the amount of \$6,462,202.23, contingent upon NCDOT concurrence.

RESOLUTION NO. 23-38

RESOLUTION BY HICKORY CITY COUNCIL ACCEPTING THE LOWEST RESPONSIBLE BID FROM KEMP SIGMON CONSTRUCTION COMPANY, INC. IN THE AMOUNT OF \$6,462,202.23 FOR PROJECTS TIP # EB-5937 AND EB-5938 KNOWN AS HISTORIC RIDGEVIEW WALK MULTI-USE TRAIL

WHEREAS, the City of Hickory received three bids and were publicly opened on July 13, 2023 for the construction of EB-5937 and EB-5938.

WHEREAS, in the evaluation of the three bidders, Kemp Sigmon Construction Company, Inc. was the apparent responsible low bidder for the Grand Total Bid price of \$6,462,202.23.

WHEREAS, the apparent low bid submitted by Kemp Sigmon Construction Company, Inc. has been reviewed for compliance with bidding requirements included in the Bidding and Contract Documents.

WHEREAS, based upon the review of Kemp Sigmon Construction Company, Inc. qualifications and other documentation submitted as part of the bid evaluation process, their Bid is considered to be complete and responsive with respect to the bidding requirements for this project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hickory, North Carolina, as follows:

- 1) City Council accepts the bid of \$6,462,202.23 for the construction of Project TIP # EB-5937 and EB-5938 – Historic Ridgeview Walk Multi-Use Trail.
  - 2) City Council authorizes the City Manager to execute all contract(s) and any necessary documents, between the contractor and the City for the construction of Project TIP # EB-5937 and EB-5938 – Historic Ridgeview Walk Multi-Use Walk.
  - 3) The award of the Contract will be contingent upon the review and approval of the bid documents by the North Carolina Department of Transportation.
- B. Approved Amendment Number 1 to the Professional Services Agreement with KCI Associates of North Carolina, PA for the Henry River Sewer Pump Station Upgrades Project in the Amount of \$40,900.

Staff requests Council's approval of Amendment number 1 to the Professional Services Agreement with KCI Associates of North Carolina, PA, for the Henry River Sewer Pump Station upgrades project in the amount of \$40,900. An evaluation of the Henry River sewer pump station was completed in October 2021. KCI Associates, PA was tasked with the design of upgrades to the pump stations in July 2022. During the design phase, and based on discussions with City staff, it has been determined that additional components of the pump stations should be evaluated and included in the upgrade design. These components include the bar screens, which are original to the pump stations, and the cranes, which will be undersized following the upgrades. Including these components in the upgrade will ensure the ongoing reliability of the pump stations as well as avoid duplication of efforts in the future. Staff recommends Council's approval of Amendment number 1 to the Professional Services Agreement with KCI Associates of North Carolina, PA, for the Henry River Sewer Pump Station upgrades project in the amount of \$40,900.

- C. Approved the Post Approval Documentation, the 2023 Urgent Repair Program Assistance Policy, and Procurement and Disbursement Policy.

Staff requests approval of the Urgent Repair Program Assistance Policy and Procurement and Disbursement Policies that accompany the applications for the Urgent Repair Program from North Carolina Housing Finance Agency in the amount of \$70,000. In January of 2023, the City of Hickory Community Development Division applied for funding through the North Carolina Housing Finance Agency's Urgent Repair Program. The City of Hickory has been awarded \$70,000 through this program in order to assist approximately 6 very low-income homeowners with urgently needed repairs in an amount not to exceed \$12,000 per housing unit. The City of Hickory will provide an additional \$5,000 in matching funds, which are available from Rental Rehabilitation program income. The total program budget will be \$75,000. The NC Housing Finance Agency requires the City of Hickory to prepare Assistance and Procurement Policies. These

policies must be made available to the public and explain the guidelines of the URP23 program. These policies incorporate program requirements, applicant eligibility standards, and program capabilities. Upon approval, these policies will be submitted to the NC Housing Finance Agency in order to finalize the City's grant agreement. Upon receipt and final acceptance by NCHFA, funds will be dispersed to the City of Hickory in order to begin repairs to eligible homes. Staff recommends approval of the post approval documentation and the URP Assistance Policy and Procurement and Disbursement Policy.

- D. Approved Supplemental Agreement Number 2 for the Professional Services Agreement with Gannett Fleming, Inc. for CEI Services Related to the Riverwalk Project (EB-5939) in the Amount of \$69,187.91.

Staff requests Council's approval of supplemental agreement number 2 for Professional Services with Gannett Fleming, Inc. for CEI Services related to the Riverwalk Project (EB-5939) in the amount of \$69,187.91. The funding for this project is apportioned 80/20, North Carolina Department of Transportation (NCDOT) and City respectively. NCDOT requires that recipients hire an engineering firm separate from the design firm to perform construction engineering and Inspection services for oversight, materials testing and record keeping. Gannett Fleming, Inc. was selected based on qualifications-based proposals with NCDOT concurrence. In November 2020, City Council approved the original agreement with Gannett Fleming for the project. Due to time, unforeseen conditions in the construction of the bridge, staff is requesting that the agreement be extended another two months to carry the City thru the inspections and documentation with NCDOT. Staff recommends Council's approval of supplemental agreement number 2 for Professional Services with Gannett Fleming, Inc. for CEI Services related to the Riverwalk Project (EB-5939) in the amount of \$69,187.91.

- E. Approved a Memorandum of Understanding with NC Department of Commerce for the Creating Outdoor Recreation Economies Strategic Planning Program.

Staff requests Council's approval of a Memorandum of Understanding with the NC Department of Commerce for the Creating Outdoor Recreation Economies Strategic Planning Program. The Creating Outdoor Recreation Economies (CORE) program is being offered by the NC Department of Commerce and funded by the American Rescue Plan. The goal of the program is to assist communities in North Carolina to leverage outdoor recreation to spur economic investment in their communities. Last fall, the City submitted a letter of interest in the program and was selected to receive technical assistance in the development of a strategic plan. There is no local cost associated with the program. Staff has had preliminary discussions with NC Department of Commerce staff regarding the content of the plan. Given the Hickory region's strong manufacturing base and presence of companies working in the outdoor gear manufacturing space along with resources such as the Manufacturing Solutions Center and Carolina Textile District, both parties recommend that the strategic plan focus on positioning the region to leverage growth of the outdoor gear manufacturing and promote Hickory as a location for manufacturing growth in the industry. The plan will provide a roadmap and action items for the City to leverage its manufacturing position and location in proximity to the mountain region where many outdoor gear manufacturer startups are located. NC Department of Commerce staff estimates that the project will take three to four months to complete and involve stakeholder meetings and focus groups to develop the plan. Staff recommends Council's approval of the Memorandum of Understanding with the NC Department of Commerce for the Creating Outdoor Recreation Economies Strategic Planning Program.

RESOLUTION NO. 23-39

Resolution Requesting Creating Outdoor Recreation Economies (CORE) Services from the NC Main Street & Rural Planning Center, Rural Planning Program

WHEREAS, the City of Hickory, NC, ("City"), City Council believes the City would benefit from assistance with outdoor recreation economy strategic planning and asset development; and

WHEREAS, the NC Main Street & Rural Planning Center's Rural Planning Program ("Program") has developed the Creating Outdoor Recreation Economies ("CORE") initiative to provide outdoor recreation economy strategic planning and asset development services to rural communities in North Carolina; and

WHEREAS, the City Council would like the Program to provide CORE services to the City; and

WHEREAS, the City and Program have reached agreement on the scope of work for the City's CORE project, as outlined in the attached Memorandum of Understanding.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby requests that the Program assist the City with its CORE project and expresses its commitment to the CORE planning process and plan implementation.

F. Approved on First Reading Budget Revision Number 2.

ORDINANCE NO. 23-21  
BUDGET REVISION NUMBER 2

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, 2024, and for the duration of the Project Ordinance noted herein.

SECTION 1. To amend the General Fund within the FY 2023-24 Budget Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Culture and Recreation	1,300	-
TOTAL	1,300	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Miscellaneous	300	-
Sales and Services	1,000	-
TOTAL	1,300	-

SECTION 2. To amend the Urgent Repair Program Fund within the FY 2023-24 Budget Ordinance the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Economic & Community Development	75,000	-
TOTAL	75,000	-

To provide funding for the above, the Urgent Repair Program Fund revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Restricted Intergovernmental	75,000	-
TOTAL	75,000	-

SECTION 3. To amend the Henry River Pump Basin (#803310) Capital Project Ordinance the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Water & Sewer Capital Projects	40,900	-
TOTAL	40,900	-

To provide funding for the above, the Henry River Pump Basin (#803310) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Restricted Intergovernmental	20,450	-
TOTAL	20,450	-

SECTION 4. To amend the Central Business District (#803302) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Water & Sewer Capital Projects	-	20,450
TOTAL	-	20,450

To provide funding for the above, the Central Business District (#803302) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
TOTAL	-	-

SECTION 5. To amend the Riverwalk NCDOT EB-5939 (#B1R002) Capital Project Ordinance the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	70,000	70,000
TOTAL	70,000	70,000

To provide funding for the above, the Riverwalk NCDOT EB-5939 (#B1R002) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
TOTAL	-	-

SECTION 6. To amend the City Walk (#B1C001) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	-	600,000
TOTAL	-	600,000

To provide funding for the above, the City Walk (#B1C001) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
TOTAL	-	-

SECTION 7. To establish the Historic Ridgeview Walk (#B1L001) Capital Project, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	757,882	-
TOTAL	757,882	-

To provide funding for the above, the Historic Ridgeview Walk (#B1L001) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
TOTAL	-	-

SECTION 8. To establish the Bookwalk South (#B1L002) Capital Project the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	1,447,118	-
TOTAL	1,447,118	-

To provide funding for the above, the Bookwalk South (#B1L002) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Restricted Intergovernmental	1,600,000	-
TOTAL	1,600,000	-

SECTION 9. Copies of the budget revision shall be furnished to the Clerk of the Governing Board, and to the City Manager (Budget Officer) and the Finance Officer for their direction.

- IX. Items Removed from Consent Agenda – None
- X. Informational Item
- XI. New Business:
  - A. Public Hearings
  - B. Departmental Reports
    - 1. Hickory Metro Convention Center Update – Presentation by Hickory Metro Convention Center’s Chief Executive Officer Mandy Hildebrand

City Manager Warren Wood asked the Hickory Metro Convention Center’s Chief Executive Officer Mandy Hildebrand to the podium to update Council on the Hickory Metro Convention Center renovations and how it was going to be promoted.

Hickory Metro Convention Center's Chief Executive Officer Mandy Hildebrand gave a PowerPoint presentation. She advised that the renovations on the Convention Center broke ground 3 months ago. A lot had been accomplished at the Convention Center in that 3 months. There was a lot of activity happening there. They were on schedule. She noted the concrete had been poured for the expansion, almost 2.1 million pounds of concrete that would be the new venue exhibit or for sports as well. She referred to the PowerPoint and noted the Catawba space was under renovation. She pointed out photos from the beginning and the Catawba room. She noted the restrooms had been removed to the right of this space as well. She referred to a photo from May 19, 2023, and advised it was the parking lot demolition. She showed an aerial photo which was taken on May 17, 2023 and photos of the Catawba room in June. The main hallway in the original building, referred to as the Hickory Hallway, had some underutilized space there, which they were going to use it for a small classroom there. She displayed another photo of the Catawba room, outside photos, and aerial photos from June and July. She displayed a video of the concrete being poured. On top of the concrete there were currently wooden blocks and next week they would start installing the walls. She shared drone videos of the work in progress. She noted the space was a 35,000 square foot exhibit hall that could be used for sports related events, or exhibit space. There would be another addition in front of this area. There had been a lot of progress for 3 months. She showed photos from last week of the Catawba room and pointed out the new layout of the room. She showed a photo of the Hickory Hallway new meeting room which would accommodate approximately 35 people theatre style. She showed a photo of the steel beams which were being lifted.

Ms. Hildebrand discussed how they were promoting the Convention Center. They had two dozen or more publications they were pushing out. Now they have so many more opportunities thanks to the City's partnership and everyone working together. She was in discussions with a group that conducts cheer competitions that want to move a big event to another city. She advised they planned a meeting planner event for a hardhat tour. She mentioned they had been extremely busy at the Convention Center. Over the weekend they had over 400 cloggers for a competition. Even though they were under renovation they continued to operate. Coming in this week was more than 700 guests that worked for the North Carolina Department of Social Services, all those directors had been coming to Hickory for years. She advised that next week Fairfield would have a ribbon cutting as that hotel had been completely renovated. A lot of their guests enjoyed staying there. She asked for questions.

Alderwoman Patton confirmed the timeframe of 18-months.

Ms. Hildebrand advised they were within the timeframe right now, and the goal was for the Catawba space to be opened by the beginning of 2024 so they could rent that space out. They hoped the renovations would be completed by August of 2024. They were moving fast, and were hard working, all hours of the day and night.

City Manager Warren Wood mentioned the City owns the facility and the hotel/motel occupancy tax goes into the Metro Convention Center. It was important to keep the facility open, and they had done a great job with that. The occupancy tax numbers were the best with the hotels and motels.

Alderman Seaver mentioned parking.

Ms. Hildebrand noted they were working on parking, and they were working with the City on some opportunities to expand the parking.

City Manager Warren Wood mentioned they had lost approximately 65 spaces due to the expansion.

Alderman Seaver asked if they could add on to the parking deck.

City Manager Warren Wood advised they may need another parking deck.

Ms. Hildebrand advised with the hotel next door; they hoped that the guest staying there would walk over to the Convention Center.

Mayor Guess appreciated Ms. Hildebrand and her staff and everything they do at the Convention Center. Everyone at the Convention Center was an ambassador for the City of Hickory, always promoting the City, and they appreciated that relationship.

Council members thanked Ms. Hildebrand.



Mayor Guess nominated for reappointment William Bost and Tawanna Thomas as At-Large Representatives on the Recycling Advisory Board.

Mayor Guess moved seconded by Alderwoman Patton 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 reminded everyone of the time change of Council meetings. The next Council meeting would be at 6:00 p.m. rather than 7:00 p.m. From this point forward all Council meetings would begin at 6:00 p.m. instead of 7:00 p.m. This would be the last 7:00 p.m. meeting. They would put that information out and advertise that. They would send out reminders.

Alderwoman Patton commended the staff at Patrick Beaver Memorial Library for services she received.

Alderwoman Williams wished Mayor Guess a Happy Belated Birthday.

Mayor Guess was more excited about September as he was expecting his first grandchild.

XIV. There being no further business, the meeting adjourned at 7:19 p.m.

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Mayor

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City Clerk