

**A G E N D A**

**HICKORY CITY COUNCIL**

**March 5, 2024**



**6:00 p.m.**



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

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

Hickory City Council  
76 North Center Street

March 5, 2024  
6:00 p.m.

- I. Call to Order
- II. Invocation by Reverend Cassandra Rawls, Hartzell Memorial United Methodist Church
- III. Pledge of Allegiance
- IV. Special Presentations
- V. Persons Requesting to Be Heard
  - A. Mr. Michael Anise, 2764 Pleasant Road, Fort Mill, SC 29708, to Discuss Denial of Replacing a Mobile Home due to a Zoning Ordinance.
- VI. Approval of Minutes
  - A. Regular Meeting of February 20, 2024. **(Exhibit VI.A.)**
- VII. Reaffirmation and Ratification of Second Readings. Votes recorded on first reading will be reaffirmed and ratified on second reading unless Council Members change their votes and so indicate on second reading.
  - A. Approval of the Implementation of a Speed Limit Reduction to 25 mph along 5<sup>th</sup> Avenue NE between Main Avenue NE and 5<sup>th</sup> Avenue Place NE, and along 4<sup>th</sup> Street NE between 5<sup>th</sup> Avenue NE and 5<sup>th</sup> Avenue Place NE, and along 7<sup>th</sup> Street NE between 5<sup>th</sup> Avenue NE and 3<sup>rd</sup> Avenue NE. **(First Reading Vote: Unanimous)**
  - B. Revised Budget Revision Number 14. **(First Reading Vote: Unanimous)**
  - C. Budget Revision Number 15. **(First Reading Vote: Unanimous)**
- VIII. Consent Agenda: All items below will be enacted by vote of City Council. There will be no separate discussion of these items unless a Council Member so requests. In which event, the item will be removed from the Consent Agenda and considered under Item IX.
  - A. Call for a Public Hearing to Consider the Voluntary Contiguous Annexation of 11.147-Acres Located at 2536 Startown Road, PIN 3721-1950-9129, Owned by Matthew Varney, and wife Yer Vang. **(Authorize Public Hearing for March 19, 2024, at 6:00 p.m. in Council Chambers of the Julian G. Whitener Municipal Building). (Exhibit VIII.A.)**
  - B. Approval of a Cemetery Deed Transfer from Harold Dean Proctor and wife, Harriett Smith Proctor, and Rebecca Lea Proctor Ward and husband Richard Sterling Ward, to Rebecca Lea Proctor Ward and husband, Richard Sterling Ward, Oakwood Cemetery, Section 10, Block F, Lot 1, Containing Eight Grave Sites, 1-8, (Grave Sites 1 and 2 are Occupied). (Prepared by Attorney John G. Fuller). **(Exhibit VIII.B.)**

- C. Approval of a Resolution to Declare Surplus 10,438 Discarded Library Items to be Given to the Friends of the Library to be Sold at the Friends “Corner Book Store” at Patrick Beaver Memorial Library and/or Special Book Sales. **(Exhibit VIII.C.)**

*The Friends of the Library collect donated books and other materials on an ongoing basis to be sold at seasonal book sales and/or the Corner Book Store, the proceeds from which provide funds for library programming and other special activities. For many years, the library has given the Friends materials that have been removed from the collection because they are out of date, in poor condition, or no longer needed to meet the collection development goals of the library. The sale of donated and discarded books is the primary fundraising activity of the Friends of the Library, and discarded library materials comprise a significant portion of their inventory. The sale of these items ultimately benefits the library and is an appropriate means of disposing of unneeded materials. The library requests that discarded library materials be declared surplus and given to the Friends of the Library for their use at the “Corner Book Store” and/or seasonal book sales.*

*Notice was advertised in a newspaper having general circulation in the Hickory area on February 24, 2024.*

- D. Budget Revision Number 16. **(Exhibit VIII.D.)**

1. *To appropriate \$5,359 in Parks, Recreation, & Sports Tourism donations to cover youth sports and senior games programming costs.*
2. *To appropriate \$3,000,000 in SCIF Grant Revenues to be used for the construction of the Hickory Aviation Museum & CVCC Workforce Innovation Center.*
3. *To appropriate \$1,700,000 in donations received by the Sabre Society of North Carolina to be used for the construction of the Hickory Aviation Museum & CVCC Workforce Innovation Center.*
4. *To reduce Catawba County revenues within the Trivium Corporate Center Project to correct a budget duplication error from Budget Revision #16 of fiscal year 2021.*
5. *To transfer a total of \$68,000 to the Stormwater Fund for stormwater drain pipeline repairs, \$34,000 will come from General Fund Contingency, while the other \$34,000 will come from Water & Sewer Fund Contingency.*

IX. Items Removed from Consent Agenda

X. Informational Item

XI. New Business:

A. Public Hearings

B. Departmental Reports

1. Approval of Updates to the Neighborhood Traffic Calming Program – Presented by Transportation & Engineering Manager, Caroline Kone. **(Exhibit XI.B.1.)**

*Staff requests Council’s approval to update the Neighborhood Traffic Calming Program. City of Hickory Traffic Division staff has updated the Neighborhood Traffic Calming Program policy after receiving comments from citizens and staff that have gone through the current traffic calming process. Traffic Division staff feel that it is time to update the policy that was last updated in January, 2019. The changes to the policy more clearly explain the policy and procedures than the previous version. Traffic Division staff received comments from citizens who have participated in the current Neighborhood Traffic Calming Program policy. The updated policy has been reviewed by appropriate City of Hickory staff to consider their comments and concerns, including addressing Fire Code Section 503.4.1 which requires traffic calming devices to be approved by a fire code official.*

*Changes to the Neighborhood Traffic Calming Program include, removal of double yellow centerline and/or white edge lines; increased the required pavement width to 35 feet for on-street parking; added a statement allowing other traffic calming measures to be used at the discretion of the Traffic Engineer; changed minimum number of properties in favor of a speed limit reduction to 60%; changed the number of Council readings for measures other than speed limit reductions to one reading; added a statement clarifying that obstructions may be removed to allow proper line-of-sight for traffic calming measures. Staff recommends Council's approval of the updates to the Neighborhood Traffic Calming Program.*

2. Appointments to Boards and Commissions

**COMMUNITY APPEARANCE COMMISSION**

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

**COMMUNITY RELATIONS COUNCIL**

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)  
Caucasian (Council Appoints) Cliff Moone Resigned VACANT  
Other Minority (Council Appoints) VACANT  
Other Minority (Council Appoints) VACANT  
Other Minority (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

**HISTORIC PRESERVATION COMMISSION**

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)  
Historic Properties Owner (Council Appoints) VACANT  
Building Trades Profession (Council Appoints) VACANT

**PUBLIC ART COMMISSION**

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)  
Ward 1 (Wood Appoints) William Richter Resigned 2-28-2024 VACANT

**RECYCLING ADVISORY BOARD**

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)  
Ward 4 (Freeman Appoints) VACANT  
Ward 6 (Patton Appoints) VACANT  
At-Large (Council Appoints) VACANT  
At-Large (Council 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

XIV. Adjournment

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

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

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

A Regular Meeting of the City Council of the City of Hickory was held in the Council Chamber of the Municipal Building on Tuesday, February 20, 2024 at 6:00 p.m., with the following members present:

	Hank Guess	
Tony Wood		
	Aldermen	David P. Zagaroli
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, Assistant City Manager Yaidee Fox, 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 except for Alderwoman Williams and Alderman Freeman
- II. Invocation by Administrative Director, Kyle Cerrito, Hickory Bible Church
- III. Pledge of Allegiance

Mayor Guess mentioned that two Council members were absent due to deaths in their families. He asked for them to be remembered in their thoughts and prayers. He recognized members of Troop 726 from the Church of Ascension who were present. He asked them to stand and introduce themselves and advise why they were attending the Council meeting.

The Scout Leader advised there were three scout members who were working on the communication merit badges and this was one of their requirements. Scout Mason Carlino introduced himself, he attended Hickory Christian Academy. Scouts Andrew Hines and Andrew Hoda introduced themselves. All three of the scouts were working on their communication merit badge.

- IV. Special Presentations
- V. Persons Requesting to Be Heard

- A. Ms. Daria Jackson, 133 17<sup>th</sup> Street SE, Apt. B, discussed the intersection at the lighter end of Springs Road where Shurtape was, at the new Dollar General. There was going to be an accident, it was going to be bad. Because you got people trying to get into the Dollar General, and then people were coming out of the little convenience store. You got people shooting out of Family Dollar's little parking lot. She almost saw an accident the other day. She advised it was something to be looked at. It was too much trying to come in and out right there.

#### VI. Approval of Minutes

- A. Regular Meeting of February 6, 2024.

Alderman Seaver moved, seconded by Alderwoman Patton that the Minutes of February 6, 2024 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. Approval to Implement an All-Way Stop at the Intersection of 3<sup>rd</sup> Avenue SE and 1<sup>st</sup> Street SE. (First Reading Vote: Unanimous)
- B. Consideration of Rezoning Petition 24-02 requested by Gregory Williams for 29.59 acres owned by GTC Investment Properties, LLC, Located on Highway 127 South between Moss Farm Road, and Nello Drive. (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 Citizens' Advisory Committee's Recommendation for Assistance through the City of Hickory's Housing Programs.

The mission of the City of Hickory's Community Development Division is to preserve the existing housing base, enhance ownership opportunities for all of its citizens to obtain decent housing, and provide a quality environment conducive to the safe and healthy growth of its citizenry. The seven-member Citizens' Advisory Committee was formed to

provide for citizen input in the facilitation of the City’s CDBG program, as well as any other similar community enhancement funding the City may receive. The following requests were considered by the Citizens’ Advisory Committee at their regular meeting on February 1, 2024:

- Rebecca Abernathy located at 823 2<sup>nd</sup> Street SE, Hickory was recommended for approval of up to \$12,000 under the City of Hickory’s 2023 Urgent Repair Program.
- Gloria Gatrall located at 324 17<sup>th</sup> Avenue NE, Hickory was recommended for approval of up to \$12,000 under the City of Hickory’s 2023 Urgent Repair Program.
- Coleen Derr located at 840 2<sup>nd</sup> Street SE, Hickory was recommended for approval of up to \$12,000 under the City of Hickory’s 2023 Urgent Repair Program.

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

- B. Approved on First Reading the Implementation of a Speed Limit Reduction to 25 mph along 5<sup>th</sup> Avenue NE between Main Avenue NE and 5<sup>th</sup> Avenue Place NE, and along 4<sup>th</sup> Street NE between 5<sup>th</sup> Avenue NE and 5<sup>th</sup> Avenue Place NE, and along 7<sup>th</sup> Street NE between 5<sup>th</sup> Avenue NE and 3<sup>rd</sup> Avenue NE.

Staff request Council’s approval to implement a speed limit reduction to 25mph along 5<sup>th</sup> Avenue NE between Main Avenue NE and 5<sup>th</sup> Avenue Place NE, and along 4<sup>th</sup> Street NE between 5<sup>th</sup> Avenue NE and 5<sup>th</sup> Avenue Place NE, and along 7<sup>th</sup> Street NE between 5<sup>th</sup> Avenue NE and 3<sup>rd</sup> Avenue NE. City Council implemented a Neighborhood Traffic Calming Program that enables citizens to request measures to improve traffic safety in the area where they own property. Citizens are required to submit an application to request measures and provide a reason for the request. Then, the City performs analysis to determine what, if any, measures are warranted. Citizens requesting traffic calming measures are required to complete and submit a petition with 75% of properties in favor of implementation for the request to move forward. Traffic Division staff received the completed petition from property owners along 5<sup>th</sup> Avenue NE with regards to the Neighborhood Traffic Calming Program and have found the property owners to be in compliance with the guidelines. The petition does qualify for a speed limit reduction to 25mph. Thirty-one properties were included in the petition and twenty-four properties signed in favor of implementation. This represents at least 75% approval, which meets the requirement. The necessary sign modifications along the roadway can be performed as a normal part of the Traffic Division’s signs/markings shop operations. Staff recommends Council’s approval to implement a speed limit reduction to 25mph along 5<sup>th</sup> Avenue NE between Main Avenue NE and 5<sup>th</sup> Avenue Place NE, and along 4<sup>th</sup> Street NE between 5<sup>th</sup> Avenue NE and 5<sup>th</sup> Avenue Place NE, and along 7<sup>th</sup> Street NE between 5<sup>th</sup> Avenue NE and 3<sup>rd</sup> Avenue NE.

ORDINANCE NO. 24-07

AN ORDINANCE OF THE HICKORY CITY COUNCIL  
 AMENDING THE TRAFFIC ORDINANCE AUTHORIZED IN THE  
 HICKORY CODE OF ORDINANCES – ARTICLE III, SECTION 18-81

WHEREAS, Article III of the City of Hickory Code of Ordinances be and is hereby amended through the modification of the official maps authorized therein as follows, to wit:

Amend the Traffic Ordinance by reducing the speed limit along 5<sup>th</sup> Avenue NE between Main Avenue NE and 5<sup>th</sup> Avenue Place NE, and along 4<sup>th</sup> Street NE between 5<sup>th</sup> Avenue NE and 5<sup>th</sup> Avenue Place NE, and along 7<sup>th</sup> Street NE between 5<sup>th</sup> Avenue NE and 3<sup>rd</sup> Avenue NE to 25 mph.

All ordinances or provisions of the Hickory City Code of Ordinances which are not in conformance with the provisions of the Amendment occurring herein are repealed as of the effective date of this Ordinance.

This Ordinance shall become effective immediately upon adoption.

- C. Approved the Mutual Termination and Release Agreement with SOMA.

*Staff requests approval of the Mutual Termination and Release Agreement between The City of Hickory and SOMA. In October of 2021, the Hickory Police Department entered into an agreement with SOMA to provide a new records management system and computer aided dispatch system to replace the system used currently. After discussions with SOMA, all parties mutually agreed to terminate the contract. The Mutual Termination and Release Agreement is the result of that decision. Staff recommends approval of the Mutual Termination and Release Agreement with SOMA.*

- D. Approved the Annual Contract Renewal for Auditing Services with Martin Starnes & Associates for Fiscal Year Ending June 30, 2024.

Staff requests approval of the annual contract renewal for auditing services with Martin Starnes & Associates for fiscal year ending June 30, 2024. The City of Hickory has utilized the services of Martin Starnes & Associates for the past thirteen years with excellent results. Since fiscal year 2012, Martin Starnes & Associates has also been contracted to produce the City’s Annual Comprehensive Financial Report. The North Carolina Local Government Commission (LGC) does not enforce formal bid requirements for auditing services due to the professional relationship formed between auditors and clients over an extended work history. The Secretary of the Local Government Commission approves all local government contracts and invoices for audit or audit-related work. The LGC requires approval of the auditing contract on an annual basis. In 2022, the City of Hickory approved a three-year renewal contract with Martin Starnes & Associates. The annual renewal ending June 30, 2024 will be the final year of this contract with audit fees of \$81,280. Fees include annual financial audit fee, financial statement preparation, Annual Financial Information Report (AFIR), and major program reviews. Staff recommends approval to renew the annual auditing contract with Martin Starnes & Associates for fiscal year ending June 30, 2024.

E. Approved on First Reading Revised Budget Revision Number 14.

**ORDINANCE NO. 24-05  
REVISED BUDGET REVISION NUMBER 14**

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
General Government	6,750	385,000
Other Financing Uses	1,490,660	-
Public Safety	300	-
Economic & Community Development	30	-
Transportation	2,340	-
Culture & Recreation	12,000	-
TOTAL	1,512,080	385,000

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

FUNCTIONAL AREA	INCREASE	DECREASE
Sales and Services	11,800	-
Miscellaneous	9,620	-
Other Financing Sources	1,105,660	-
TOTAL	1,127,080	-

SECTION 2. To amend the Solid Waste Fund revenues within the FY 2023-24 Budget Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Environmental Protection	385,000	-
TOTAL	385,000	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	385,000	-
TOTAL	385,000	-

SECTION 3. To amend the Water/Sewer Fund revenues within the FY 2023-24 Budget Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Uses	1,981,517	-
TOTAL	1,981,517	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	1,981,517	-
TOTAL	1,981,517	-



SECTION 4. To amend the City Walk (#B1C001) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	86,627	339,507
TOTAL	86,627	339,507

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

FUNCTIONAL AREA	INCREASE	DECREASE
Investment Earnings	86,627	86,627
Other Financing Sources	-	252,880
TOTAL	86,627	339,507

SECTION 5. To amend the Union Square/Streetscapes (#B1C002) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	-	62,613
TOTAL	-	62,613

To provide funding for the above, Union Square/Streetscapes (#B1C002) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	-	62,613
TOTAL	-	62,613

SECTION 6. To amend the Downtown Camera Systems (#BLC003) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	221	14,621
TOTAL	221	14,621

To provide funding for the above, Downtown Camera Systems (#BLC003) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	-	14,400
Investment Earnings	221	221
TOTAL	221	14,621

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

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	22,907	22,907
TOTAL	22,907	22,907

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

FUNCTIONAL AREA	INCREASE	DECREASE
Investment Earnings	22,907	22,907
TOTAL	22,907	22,907

SECTION 8. To amend the Book Walk South (#B1L002) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	37,256	37,256
TOTAL	37,256	37,256

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

FUNCTIONAL AREA	INCREASE	DECREASE
Investment Earnings	37,256	37,256
TOTAL	37,256	37,256

SECTION 9. To amend the Riverwalk (#B1R001) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	144,068	144,068
TOTAL	144,068	144,068

To provide funding for the above, the Riverwalk (#B1R001) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Investment Earnings	144,068	144,068
TOTAL	144,068	144,068

SECTION 10. To amend the Aviation Walk (#B1N001) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	24,837	24,837
TOTAL	24,837	24,837

To provide funding for the above, the Aviation Walk (#B1N001) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Investment Earnings	24,837	24,837
TOTAL	24,837	24,837

SECTION 11. To amend the Trivium Corporate Center (#B1B001) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	98,877	98,877
TOTAL	98,877	98,877

To provide funding for the above, the Trivium Corporate Center (#B1B001) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Investment Earnings	98,877	98,877
TOTAL	98,877	98,877

SECTION 12. To amend the Trivium Corporate Center Project Enzyme (#B1B003) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	6,663	6,663
TOTAL	6,663	6,663

To provide funding for the above, the Trivium Corporate Center Project Enzyme (#B1B003) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Investment Earnings	6,663	6,663
TOTAL	6,663	6,663

SECTION 13. 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	24,414	4,414
TOTAL	24,414	4,414

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

FUNCTIONAL AREA	INCREASE	DECREASE
Investment Earnings	4,414	4,414
Other Financing Sources	10,000	-
Restricted Intergovernmental	10,000	-
TOTAL	24,414	4,414

SECTION 14. To amend the Trivium Court Extension (#B1B005) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	2,533	2,533
TOTAL	2,533	2,533

To provide funding for the above, the Trivium Court Extension (#B1B005) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Investment Earnings	2,533	2,533
TOTAL	2,533	2,533

SECTION 15. To amend the One North Center (#700013) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Government	261,228	261,228
TOTAL	261,228	261,228

To provide funding for the above, the One North Center (#700013) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Miscellaneous	238,341	238,341
Investment Earnings	22,887	22,887
TOTAL	261,228	261,228

SECTION 16. To amend the Old Lenoir Road (#B1O001) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	10,607,465	-
TOTAL	10,607,465	-

To provide funding for the above, the Old Lenoir Road (#B1O001) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Miscellaneous	1,179,482	-
Restricted Intergovernmental	7,000,000	-
Other Financing Sources	2,343,503	-
Investment Earnings	84,480	-
TOTAL	10,607,465	-

SECTION 17. To amend the 9<sup>th</sup> Street Streetscape EB-5977 (#B1O002) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	1,209,651	-
TOTAL	1,209,651	-

To provide funding for the above, the 9<sup>th</sup> Street Streetscape EB-5977 (#B1O002) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	537,958	-
Miscellaneous	220,403	-
Investments Earnings	451,290	-
TOTAL	1,209,651	-

SECTION 18. To amend the ARC Grant – 9<sup>th</sup> Av Dr NW (#546016) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Environmental Protection	-	60,000
General Capital Projects	1,339,148	41,122
TOTAL	1,339,148	101,122

To provide funding for the above, the ARC Grant – 9<sup>th</sup> Av Dr NW (#546016) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Miscellaneous	1,104,597	-
Other Financing Sources	133,429	-
TOTAL	1,238,026	-

SECTION 19. 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.

F. Approved on First Reading Budget Revision Number 15.

ORDINANCE NO. 24-08  
BUDGET REVISION NUMBER 15

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
Public Safety	27,428	-
Culture & Recreation	63,010	-
TOTAL	90,468	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Miscellaneous	13,549	-
Sales and Services	7,875	-
Restricted Intergovernmental	54,835	-
Other Financing Sources	14,179	-
TOTAL	90,438	-

SECTION 2. To amend the Water/Sewer Fund within the FY 2023-24 Budget Ordinance the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Environmental Protection	-	830,490
Other Financing Uses	830,490	-
TOTAL	830,490	830,490

SECTION 3. To amend the Airport Fund within the FY 2023-24 Budget Ordinance the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Transportation	950	-
TOTAL	950	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Miscellaneous	950	-
TOTAL	950	-

SECTION 4. 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	600,000
TOTAL	600,000	600,000

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

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	-	600,000

TOTAL	-	600,000
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SECTION 5. To amend the Historic Ridgeview Walk (#B1L001) Capital Project Ordinance the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Capital Projects	752,882	752,882
TOTAL	752,882	752,882

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

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	600,000	-
TOTAL	600,000	-

SECTION 6. To amend the Book Walk South (#B1L002) Capital Project Ordinance the expenditures shall be amended as follows:

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

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

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

SECTION 7. To establish the AMI Radio Read Meters (#803313) Capital Project Ordinance the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Water and Sewer Capital Projects	830,490	-
TOTAL	830,490	-

To provide funding for the above, the AMI Radio Read Meters (#803313) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	830,490	-
TOTAL	830,490	-

SECTION 8. 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 the Expansion and Renovations at Hickory Metro Convention Center Expansion and Visit Hickory – Presentation by CEO Mandy Hildebrand.

Hickory Metro Convention Center CEO Mandy Hildebrand will give a construction update on the Hickory Metro Convention Center which includes news on the first booked event in the sports venue/exhibit hall space. She will also give an update on some recent marketing successes which includes a story about Hickory in the 2024 Visit North Carolina Destination Guide.

City Manager Warren Wood asked Hickory Metro Convention Center CEO Mandy Hildebrand to the podium to update Council on the expansion and renovations at the Hickory Metro Convention Center.

Hickory Metro Convention Center CEO Mandy Hildebrand gave a PowerPoint presentation. She commented it was always fun to be in this Chamber and it looked beautiful and was updated tremendously well. She also introduced in

attendance Ms. Sarah Davis Jones, who was their Director of Sales and Marketing, but also was known with a lot of other community hats that she wore.

CEO Mandy Hildebrand advised this was an update, it had been nine months since they broke ground when they were all there with hard hats on. That seemed like yesterday, and it had been five months to the day since she came and gave a presentation about where they were. That was when they had videos and they talked about how excited they were about concrete and other things like that. They had moved quite forward since then. She focused on three things to give Council an update, as City Manager Warren Wood said, on the renovation and the addition. She would also give an update on the Convention Center updates. She thought they would be pleasantly surprised when she gave them an update on the events that were happening there and their numbers. She would update them on some marketing successes they had that she thought they would all be excited about as well.

CEO Mandy Hildebrand referred to the PowerPoint and displayed pictures which had been taken Thursday of last week. She noted there had already been a lot of progress since then. She advised the photos were of the Hickory Hallway meeting room. She explained the location of the meeting room area. In the original part of the building, they had this big hallway which could also be used as a hallway where vendors set up. There was some underutilized space that had some natural light. She referred to the photo and advised this was an additional meeting room. It would probably seat anywhere between 16 and 26 people, depending on how it was setup. It was going to be a great small room that was very much needed. It would have especially been great today as they had the North Carolina Cattlemen association there, and that was a space that they would definitely be able to use in the future. She referred to the PowerPoint and advised that this was a display screen which would be located where you come into the Convention Center. They wanted to match the updated part of the Catawba space and the expansion space, and to look all as one group. They were going to add some ship lap, and the carpenter was coming in to put ship lap on as they were leaving the building this evening to get that ready to go so, they would have their display screen. They had until Thursday at lunchtime to do that. That was pretty exciting there.

CEO Mandy Hildebrand referred to the PowerPoint and displayed pictures of the Catawba meeting room. That was the room they were in the day of the groundbreaking. That was the addition in 2005 because the City of Hickory wanted to host the North Carolina League of Municipalities. Since they came in 2005, they had been three times, and they wanted to come again in a couple of years. That was how much that organization enjoyed coming to the community. In this space she pointed out the lighting grids. What was really going to be beneficial in that space was the ceilings would not be so tall, and also the lighting would be much better, and the sound would be much better. She referred to the color scheme of the paint and the molding. It looked really well and was coming along. She displayed a photo of the Catawba meeting rooms. There was going to be two meeting rooms. One of the things Ms. Sarah Davis talked to meeting planners about on a routine basis was they need meeting spaces, and they want them already set up a lot of times with the great technology where you plug in and go. That was going to happen in those two meeting rooms as well. She noted it was going to be much more upscale and the carpet was going to be beautiful. The lighting was going to work really well in there.

CEO Mandy Hildebrand referred to the PowerPoint and displayed pictures of the Catawba Hallway restrooms. They were really excited about these restrooms. She noted how beautiful and stunning they were with the marble work and the tile. She mentioned the people that had been working on this restroom, they took it as their own. She advised because of the expansion, they had to add actually 18 more women restroom stalls and nine men stalls. That was the number from the code. They would have plenty of restrooms to service the Catawba section as well as the new expansion. She referred to the PowerPoint and displayed a photo of a skylight and the hallway. She explained the location of the area. She advised this was one of two skylights that were going to be on that hallway. That was the northwest entrance. She mentioned, as they were leaving, all the windows were being put up in the Furniture Hall of Fame. This would be where they were going to have a lot of different receptions. A lot of things had happened in the past three days. She referred to the PowerPoint and compared the Grand Canyon to this expansion space. It was 35,000 square feet and had 30-foot ceilings. It was going to have twelve pickleball courts, four basketball courts, and eight volleyball courts. As they were leaving, Ms. Jones was also talking to someone about future volleyball tournaments that could come in the future. This space was really going to be a busy space. The first event had been booked for that space in 2025, a cheer group from the Midwest. They were excited about that, a whole weekend to bring lots of cheer groups here. Not only could it be all those different sports, but it could also

be about anything. Expo space as well. She mentioned on the photo the basketball arms coming down for basketball, so they would not actually have to set up basketball. They just hit a button and it comes down out of the ceiling as well as volleyball.

Alderman Seaver asked if they could set up for like one big basketball game.

CEO Mandy Hildebrand advised it was four courts. They would not have a lot of bleachers. It was not going to be like CVCC. That was what she meant. Well, it could be just one, like the championship game. They do not have the bleachers like CVCC, but they were going to get bleachers. She pointed out the multipurpose space, also like a pre-function space. The late Mr. Leroy Lail, who they all knew and honored, and as they remembered him as he passed away a couple weeks ago, this was a space he talked about for years. In this space, he and his family wanted to really focus on the walls and tell the story of the community, especially the furniture part. They were working on how that was going to end up. But the whole purpose of that space was it was going to be used for a lot of other things as well. Free function space. Like she mentioned, an association may have a President's reception in there before they go into the exhibit hall. She mentioned the space had a beautiful window that the last pane went in today. She suggested they come by and see it. It was pretty remarkable. She noted this space could be shut up on its own side. The door locked so it could have its own event in there as well. There was restrooms in that area, catering area, and kitchen, another meeting room, which was great, and a door that goes to an outdoor terrace. They had not had an outdoor terrace yet so that would be a nice addition to the Convention Center.

Mayor Guess asked how many folks the outdoor terrace would accommodate.

CEO Mandy Hildebrand estimated a dozen to 20. It was not a huge patio, but it was a way where someone could get nice fresh air. And it was really close to the courtyard as well. She referred to the PowerPoint and displayed a photo of grading taking place last week and the installation of curb and guttering. She noted if they drove by today that it looked completely different and that was three or four days ago. She asked for questions.

City Manager Warren Wood advised the parking on the right was along 13<sup>th</sup> Avenue. He mentioned they were adding 60 some odd spaces in there to try to accommodate some of what they were losing with the expansion.

Mayor Guess commented that was a space where people were parking anyway. He was glad to see that they were utilizing that in an orderly fashion.

CEO Mandy Hildebrand mentioned that they were going to bring some pictures. She knew that people already parked there anyway. This was in addition to their project. They were thankful for Steve Miller and Caroline Kone, and Assistant City Manager Rick Beasley who had been giving her updates each week about this project, and like Mr. Wood said, 60 additional spots. Also, they were looking at other possible spots in that area that could be parallel parking, and other parking opportunities they may have in the future, because they were going to need additional parking. That was going to be extremely beneficial. It should be ready, she thought by Easter, the end of March. She explained a few other things that they were doing in the original part of their building. It was a positive problem to have when you have so many people coming. Right? What was the solution? When a lot of people move into shows, move out of shows, it was a lot of traffic congestion in the back. They were going to add a loading zone, again, getting help from Caroline Kone, Steve Miller, and Assistant City Manager Rick Beasley helping with this company to get an additional loading zone. It was going to be beneficial for their customers that were coming in and moving in.

CEO Mandy Hildebrand advised at their board meeting about two weeks ago, the TDA (Tourism Development Authority), had been talking about this. They needed the money to obviously pay off the debt in 20 years or less, hopefully 15, but they would pay off that debt. In their fund balance, they had been working on a budget that was going to help them do things in addition. This was in the TDA, it was about \$2 million in addition to what they were doing. They were going to redo the entire audio visual on the whole building. In the original building the audio was getting a little worn, 1997, that had been a while. And then also adding on to the new space, too. They actually got some bids and were working with the same company that made this space as well. They were going to redo the entire building so they could hear things better. They would not hear the air conditioner coming on in the middle of an event. They would have more speakers and it was going to be excellent. It was going to be state of the art and was going to be one of the best places as well.

Alderman Wood commented in terms of budget, he thought there were some opportunities to make a more impactful first impression when you arrive at the Convention Center in terms of landscaping and how it looks outside. He asked what the plans were there.

CEO Mandy Hildebrand advised they were working on landscape. That was part of their additional project as well. Update their landscaping. Fortunately, they were working with a great company, but they also have someone on staff who also developed all the landscaping at the SALT Block as well. They were working on different plans to have a more colorful look and in the fall season as well. They were also going to update around the parking deck as it needs a little freshening up.

Alderman Wood commented on the east side, when you go back to the upper parking deck, along that road, there was a lot of opportunity.

CEO Mandy Hildebrand agreed. They had talked about the area they owned beside the CarMax where they have a parking lot, and then trying to figure out a way they could add some wildflowers back there or something. That was one of their projects as well.

Mayor Guess asked if she knew if there was any discussion or conversation with DOT (Department of Transportation) related to the fence between the interstate and the new 60 spaces. He knew some of that fence looked kind of dilapidated. He did not know if there had been any conversations with DOT about maybe fixing some pieces of that fence or making it sturdier looking.

CEO Mandy Hildebrand commented they would work on that with Mr. Beasley on connecting with the NCDOT. That would be a good safety net too.

Mayor Guess commented that fence needs some attention as well.

CEO Mandy Hildebrand commented on other things they were going to update. She did not have pictures. Once they were doing the work in this building, and they were so thankful for the opportunity to do the expansion and the renovation, but now they need the old buildings to match. The board approved replacing a lot of the carpet, update the painting in the Hickory section, and the Conover rooms to make it all match and work well together. It was going to be a brand-new building, basically. In addition, they were replacing the original roof on the building and were happy to do that. Now their job was to keep it full, get people in the hotels, build a building, which she was confident that their team could do that. And as they added to their team, they were going to do that. They had to make these changes for them to keep bringing people here.

City Manager Warren Wood mentioned they have two more hotels teed up to come forward, one by Bob Evans and one near the Convention Center. Everything that she just went over was funded through the hotel/motel occupancy tax, which was a 6% tax on every dollar spent in a hotel or motel room here in Hickory. Those were not City property tax dollars going towards that. It was a good model that they had. It was really unique for the State.

Alderwoman Patton commented that with the two hotels going up and the number of rooms that each one would have, could they project how much more additional revenue that they were going to be receiving from these two new hotels.

CEO Mandy Hildebrand mentioned it was 190 rooms between those two. There was conversations of some others on the block eventually, which were needed not only to help them, just like City Manager Warren Wood said, that occupancy tax pays for their building, not the property taxes, as they pay it off and operate. But adding those new hotels was not only going to help that, but they were talking with meeting planners that need 2,000 room nights, one night, 2,000 rooms. That was a lot of hotel rooms. They were hoping to build to that because that was going to help them as they bring larger events here. They would like all the guests that were staying and attending stuff at the Convention Center to stay in the area. That was also another benefit.

Alderman Seaver asked how many hotel rooms there were in Hickory now.

CEO Mandy Hildebrand estimated 1,200-ish in Hickory/Conover. That was where they collected the occupancy tax from those properties.



City Manager Warren Wood explained how the mechanics of all that work with the money. The City of Hickory owns the building, and then the TDA's lease payment equates to what the debt service payment was on the building.

Mayor Guess commented as City Manager Warren Wood alluded to, when this expansion was done, he believed he had said that it would be larger than Winston-Salem's.

City Manager Warren Wood commented he had been corrected. That was what somebody told him. He had been going around for two years saying that, it would be larger than Winston-Salem on one floor. There was a little caveat there.

CEO Mandy Hildebrand commented with their competitors, which they were tier two, they do have similar events sometimes, but not Greensboro, not Charlotte, not Raleigh. but she meant Winston-Salem and Greenville, North Carolina, and other places.

City Manager Warren Wood advised their niche was smaller than some of those big ones. One of the best events they had was the septic haulers. That was a really good event that they had. People come from all over and stay for the weekend, and that was just one example of a good niche kind of event that they have.

Alderman Wood assumed that hotel/motel was the strict definition of those terms or of those structures. They were not talking about Airbnb's, or anything like that.

CEO Mandy Hildebrand advised they do collect, Airbnb, Vrbo, Priceline, all that was part of the occupancy tax, yes.

Alderman Wood commented 6% on all of that.

CEO Mandy Hildebrand noted within Hickory and Conover. The first six months of occupancy taxes were in for July to December, and it was at \$1.2 million. They were where they thought they would be this time of year and where they budgeted. She believed they would probably end up at about \$2.5 to \$2.6. That should be the highest that they had collected. Again, the average daily rate was much higher, and there was a lot of different factors, but as long as they stayed on their budget.

City Manager Warren Wood mentioned they had done a really good job of balancing the construction with continuing to have events and drive the revenue in those hotel rooms.

Mayor Guess commented that was unique to this municipality as well. Most other municipalities, their motel tax does not go for the Convention Center. Was that correct?

City Manager Warren Wood responded yes; their legislation allowed them to spend a certain percentage on it.

CEO Mandy Hildebrand advised that was one of the things that was set up in the 80s, because she had said this before, their Convention Center was a destination. It was like the field of dreams in the 80s when their cities came together and developed this, it happened. This was the third expansion, if you count another, smaller in the parking deck. It was a destination. They talked to their tourism partners; it was like their Panther Stadium. It was like the Atlantic Ocean. It was a destination. They have a lot of other leisure destinations as well that were adding to the reasons people were coming here. She mentioned they had 133 events since they broke ground, same time period, 150, the year before when they had the entire building open, not half the building open now. Their staff was a little tired, but they kept smiling and working. She mentioned the North Carolina Cattlemen Association had been there ever since they opened. People wanted them to go to other places across the State, but they liked it here and they kept coming here. It was a little challenging, but they could overcome that and were happy that they were going to be here for the next couple of days.

CEO Mandy Hildebrand discussed marketing and how they market their area. A lot of times some people may not. Their job was to really market outside their area, to bring visitors here. But of course, they had done marketing, really educating people about the importance of tourism dollars in the community and how it benefits us all, not just them at the Convention Center, but it was going to benefit the restaurants, the gas stations, they all knew that. They had really been trying to push that locally, that message. She referred to the PowerPoint and advised it was a digital ad that went out, obviously, that really was pushing their new amenities at the Convention Center. Once this goes out, the phone rings, the

emails pile up. It was making a difference. She always liked to share what their messages looked like. Unless they were on a sports media list, they may not be getting this. It was going out every day. She referred to the PowerPoint and advised it was the North Carolina Travel Guide. This had been around for decades, and they always placed an ad in there because it was important. This goes to a million people or more across the world, not just across the United States. They always buy an ad, and it was a pretty expensive ad. A lot of times their partners help pay for that. As they know, everything was about relationships and generally getting to know people. They will be attending a Visit North Carolina conference next month in Greenville. But Sarah Jones sits with a different media and the people that actually put this travel guide together and pitches stories about the whole area. This year they came back and said they really wanted to come to Hickory and the area, and they wanted to maybe do a story on them and do some pictures. She thought Sarah Jones got a two or three-day notice they were going to come into town, and they needed to take pictures. They could not promise anything to them, but she was excited to say that there is a full story about Hickory in the Travel Guide for North Carolina, and it was on page 78. She mentioned she was Chair of the CVB board years ago. This was something they always talked about, and they had been talking about it for years. They were thankful. She did not think this was going to be the last time. It was not going to take forever to do this again. As they knew there was a lot of buzz about Hickory, people moving here, people wanting to come here for so many different reasons. That was pretty good news. When they were somewhere and someone said, hey, I saw your downtown, I saw what you're doing in the Riverwalk in the travel guide. They would know all about it because it was in there. She commented as City Manager Warren Wood already mentioned about their two new hotels. And the good news was they did a study recently and the study concluded they did need hotels. They had already talked about that. They talked about the occupancy tax and the Visit North Carolina tourism conference, just like they have, the League of Municipalities conference, when all the elected officials come together in North Carolina, and they were so excited when they were here. They were going to be in Greenville, North Carolina, in March, but that group was coming to Hickory in April of 2025. They expect not only their peers across the State, in tourism, but they would also have media writers from across the southeast and beyond coming here, experiencing this place for the first time. They were really excited about that. They would invite Council to be a part of that as well because they would want to meet everybody in the tourism industry. Of course, it was a lot of fun, and they always enjoyed experiencing new things. She asked for questions.

Mayor Guess thought they asked them as she had gone along. He asked if anybody else had any other questions.

Alderwoman Patton asked the date that they were going to be complete.

CEO Mandy Hildebrand summer of 2024. She did not know if that was going to be June or if it was going to be September, but Hickory Construction was really wanting to complete it by July 1<sup>st</sup>, so that was the goal.

Mayor Guess commented that was not too far away.

CEO Mandy Hildebrand commented Council may have a meeting at their place sometime soon. And when they were there, they would make sure that they had their hard hats out so they all could look at it. At any time if they were in the neighborhood and wanted to stop by, just come by.

Mayor Guess thanked Mandy Hildebrand and her team. Her enthusiasm was contagious. They could tell that she was really passionate about this project, and not just this project but the community, and what this was going to do for not only our community but the surrounding communities. They appreciated her and Sarah Jones, and all the staff, everybody that worked there. He knew they all visit routinely. On behalf of the Council, he commented on everybody, from the staff, from the custodians, everybody was always pleasant. Everybody seemed to be enjoying what they were doing there, and they were extremely helpful. And they thanked them for everything that goes on there.

CEO Mandy Hildebrand thanked Mayor Guess.

Alderman Seaver commented she used words he had not heard used in a while, about all this stuff going on in Hickory, it was truly an inspiring space.

Mayor Guess commented that it was not very often that they got to see slides of restrooms and people being enthusiastic about it. That was very informative and interesting.

2. Appointments to Boards and Commissions

**COMMUNITY APPEARANCE COMMISSION**

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

**COMMUNITY RELATIONS COUNCIL**

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)  
 Caucasian (Council Appoints) Cliff Moone Resigned VACANT  
 Other Minority (Council Appoints) VACANT  
 Other Minority (Council Appoints) VACANT  
 Other Minority (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

**HISTORIC PRESERVATION COMMISSION**

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)  
 Historic Properties Owner (Council Appoints) VACANT  
 Building Trades Profession (Council Appoints) VACANT

**RECYCLING ADVISORY BOARD**

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

Mayor Guess reminded those in attendance, and those that may be watching later that they do have opportunities from time to time on all of the boards and commissions, they were all listed on the website. If they had any interest in any of those, they could certainly find out more about them on the website. And if they were interested in an appointment, there was also an application available on the website and any of the Council members would be more than happy to speak to them about the vacancies that they may have on those various boards or commissions.

C. Presentation of Petitions and Requests

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

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

Alderman Seaver commented that Hickory High was hosting the Conference Tournament tonight and also the rest of the week.

Mayor Guess mentioned the football team got their rings. He had not seen one in person; he was sure City Manager Warren Wood had seen one.

City Manager Warren Wood commented they were impressive. They were bigger than the '96 rings.

Mayor Guess thought they were bigger than the Super Bowl rings. They looked really impressive.

XIV. There being no further business, the meeting adjourned at 6:35 p.m.

\_\_\_\_\_  
 Mayor

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

**COUNCIL AGENDA MEMOS**

**To:** City Manager's Office

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

**Contact Person:** Cal Overby, Planning Manager

**Date:** February 22, 2024

**Re:** Voluntary contiguous annexation of property owned by Matthew Varney and Yer Vang Varney.

**REQUEST**

Call for public hearing, to be held on March 19, 2024 for the consideration of the voluntary contiguous annexation of 11.147 acres of property located at 2536 Startown Road. This property is identified as PIN 372119509129.

**BACKGROUND**

The property is currently occupied by a single family residence and located within the jurisdiction of Catawba County. The property is zoned Catawba County R-20 Residential, which permits residential development at 2 dwelling units per acre. Given its size, a property division could theoretically create up to 23 dwellings.

The property owner desires to connect the property to city sewer service, which requires annexation. The property could potentially be the location of a new residential subdivision.

**ANALYSIS**

The owners of the property are requesting annexation in order to gain access to city utilities. While no definitive plans for the property have been submitted or reviewed, interest has been shown the property could be the site of a future residential subdivision.

Surrounding properties are zoned Catawba County R-20 Residential and City of Hickory Planned Development (PD) and occupied by single family homes, vacant or under development. The Trivium Business Park is nearby and consists of several large manufacturing facilities.

The current tax value of the property is \$376,400.00. If annexed, the vacant property would generate \$1712.62 in additional tax revenues.

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

**RECOMMENDATION**

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



**BUDGET ANALYSIS:**

**Budgetary Action**

Is a Budget Amendment required?

Yes

No

**LIST THE EXPENDITURE CODE:**

**Reviewed by:**

<u>Brian Frazier</u> Initiating Department Head	<u>2/22/2024</u> Date	<u>Arnta M. Dula</u> Deputy City Attorney, A. Dula	<u>2-27-24</u> Date
<u>Rodney Miller</u> Asst. City Manager R. Miller	<u>2/28/24</u> Date	<u>Rail Beasley</u> Asst. City Manager, R. Beasley	<u>2/28/24</u> Date
<u>M. Miller</u> Finance Officer, M. Miller	<u>2/27/24</u> Date	<u>Cameron McHargue</u> Deputy Finance Officer, Cameron McHargue	<u>2-27-24</u> Date
<u>Yaidee Fox</u> Exec Asst City Manager Yaidee Fox	<u>2/28/24</u> Date		

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

Warren Wood  
City Manager, Warren Wood  
2-28-24  
Date

**RESOLUTION NO. 24-\_\_\_\_**  
**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED**  
**UNDER G.S. 160A-31 AND/OR 160A-58.1, AS AMENDED**

WHEREAS, a petition from Matthew Varney and wife Yer Vang requesting annexation of an area described in a petition was received on February 12, 2024, by the City Council of the City of Hickory; and

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

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

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

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

**CERTIFICATE OF SUFFICIENCY**

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

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

Property of Matthew Varney and wife Yer Vang, containing 11.147-acres more or less, located at 2536 Startown Road, Newton, NC, and identified as PIN 3721-1950-9129.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Hickory this 13<sup>th</sup> day of February, 2024.



*Debbie D. Miller*

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

Resolution No. 24-\_\_\_\_  
**Matthew Varney and wife Yer Vang**  
**Voluntary Contiguous Annexation**



**CITY OF HICKORY  
APPLICATION FOR VOLUNTARY ANNEXATION**

DATE SUBMITTED: 2-2-2024

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

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

1. The property be voluntarily annexed is located on STARTOWN ROAD  
between TRINIUM PARKWAY and SETTLEMENT  
BRIDGE ROAD and is shown in more detail on the attached survey.  
PIN NO. (S): 372119509129
2. Physical (Street) Address: 2536 STARTOWN ROAD, NEWTON, NC
3. The property is owned by: (please print) MATTHEW T. VARNEY AND  
(Attach a copy of the most recent deed.) WIFE, YER VANG
4. Owner Information:  
Name: MATTHEW T. VARNEY AND YER VANG  
Address: 2536 STARTOWN ROAD, NEWTON, NC  
Phone Number: 828-430-1486
5. The petition is submitted by: GUY LONG / PIEDMONT COMPANIES, INC.  
Agent Information:  
Name: GUY LONG / PIEDMONT COMPANIES, INC.  
Address: POST OFFICE BOX 1732, LINCOLNTON, NC 28093  
Phone Number: 828-228-1957
4. If annexation is approved by the Hickory City Council, and if the property(s) is not currently zoned by the City of Hickory, the applicant would request that the property be placed into a R-2 zoning district.

5. WATER AND SEWER AVAILABILTY AND CONNECTIONS

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

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

6. OWNER'S AFFIDAVIT

We, the undersigned property owners(s), hereby certify that the information contained herein and submitted in support of this application is true and correct.

MATTHEW T. VARNEY & YEN VANG / [Signature]
Printed Name of Property Owner(s) Signature of Property Owner(s)
2536 STARTOWN ROAD, NEWTON, NC 828-430-1486
Address of Property Owner(s) Telephone Number of Property Owner(s)

(Please choose the appropriate notary block)

State of North Carolina - County of Catawba

I, the undersigned Notary Public of the County and State aforesaid, certify that Tedd Matthew Varney / Yen Vang personally appeared before me this day and acknowledged the due execution of this foregoing instrument for the purposes expressed herein. Witness my hand and Notarial stamp or seal, this 1st day of February, 2024.



My Commission Expires: 04/02/2026

[Signature]
Notary Public

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

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

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

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



3555-0771

FILED ELECTRONICALLY  
CATAWBA COUNTY NC  
DONNA HICKS SPENCER

FILED Feb 19, 2020  
AT 04:40:00 PM  
BOOK 03555  
START PAGE 0771  
END PAGE 0773  
INSTRUMENT # 03232  
EXCISE TAX \$0.00

Excise Tax \$ NO REVENUE	Return after recording to →	The Williams Law Firm, PLLC
Tax Map ID #	Prepared by	PO BOX 3739
Parcel ID # 904502&904364	R. Kelsey Williams	Hickory, NC 28603

BRIEF DESCRIPTION FOR INDEX → 2536 STARTOWN ROAD NEWTON NC 28658

STATE OF NORTH CAROLINA  
COUNTY OF Catawba

DATE  
February 19, 2020

**GENERAL  
WARRANTY DEED  
Recombination**

Matthew T. Varney and wife, Yer Vang 2536 Startown Rd Newton, NC 28658	Matthew T. Varney and wife, Yer Vang 2536 Startown Rd Newton, NC 28658
"Grantor"	"Grantee"

Enter in appropriate block for each Grantor and Grantee: title vesting name, mailing address, and, if appropriate, character of entity, (e.g., corporation, partnership, trust, unincorporated association, etc.)

NOTE: When reference herein is made to the GRANTOR and/or the GRANTEE, the singular shall include the plural, the neuter shall include the masculine as well as the feminine.

**WITNESSETH**

FOR VALUABLE CONSIDERATION RECEIVED, receipt of which is hereby acknowledged, the GRANTOR hereby has bargained sold and conveyed in fee simple unto the GRANTEE all that certain lot or parcel of land the City of n/a, Newton Township Catawba County more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

3555-0772

TO HAVE AND TO HOLD this realty and all privileges and appurtenances thereto belonging unto the GRANTEE its heirs, successors and/or assigns in fee simple.

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

Any restrictions and/or easements affecting the subject realty.

Any matters an accurate survey of the subject realty would have revealed.

Prepared by The Williams Law Firm, PLLC. The attorneys who prepared this instrument have not performed a title examination of the subject realty and therefore make no opinion or warranty as to the quality of title nor have said attorneys participated in any real estate closing involving this instrument. The parties to this instrument agree they have reviewed, understand and agree to the terms of this instrument, and that the attorney/client relationship between the client(s) ordering and paying for this instrument and attorneys preparing this instrument is strictly limited to the instrument's preparation.



Seller(s) to CHECK

SELLER'S "RESIDENCE" DISCLOSURE

If checked,  
the property described herein includes the primary residence  
of at least one of the Grantor(s) pursuant to N.C. Gen. Stat. 105-317.2.

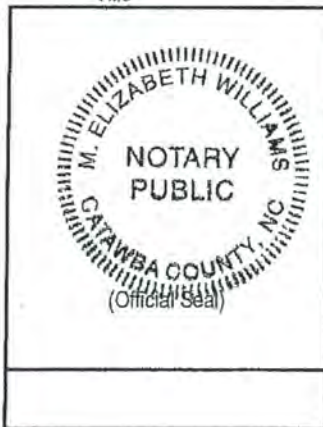
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing.

(Entity Name)

By: \_\_\_\_\_ (Seal)  
Title Matthew T. Varney

By: \_\_\_\_\_ (Seal)  
Title Yer Vang

USE BLACK INK ONLY



STATE OF NORTH CAROLINA COUNTY OF CATAWBA

I, M. Elizabeth Williams, a Notary Public for the State of North Carolina, County of Catawba, certify that Matthew T. Varney and Yer Vang, as PRINCIPAL herein, personally appeared before me this day and acknowledged the due execution of this instrument. Witness my hand and Official Seal on this Date shown.

M. Elizabeth Williams Date 2/19/2020  
Notary Public  
My Commission Expires: April 11 2024



3555-0773

**It is the intention of the parties to this document to direct the tax collector of Catawba County to recombine the below parcels into one parcel for taxing purposes.**

Parcel 1:

BEING ALL of that area containing 0.80 acre entitled "Sold to State, Now James Yount Property" as would more particularly appear on a plat showing the property of the Henry P. Lutz Estate, Hickory Township, Catawba County, North Carolina, prepared by Joe. F. Robinson dated November 7, 1964, and recorded in Plat Book 12, at Page 95, Catawba County Registry, reference to said recorded plat being made for more particular description thereof.

This Deed is intended to convey title to the land lying between the present centerline of Startown Road (SR #1005) and the former centerline of Startown Road as it existed prior to 1964.

Parcel ID: 372119500224

LRK/REID: 904502

To be recombined with:

Parcel 2:

TRACT I:

BEGINNING AT A STAKE IN THE CENTER OF HICKORY-STARTOWN STATE HIGHWAY, A CORNER OF LOT NO. 2, AND RUNS WITH THE LINE OF LOT NO. 2, S 84° 10' E 1198 FEET TO A STAKE IN THE CARROLL PROPST LINE; THENCE WITH HIS LINE NORTH 6° E 281 FEET TO A STAKE, CORNER OF LOT NO. 4; THENCE WITH THE LINE OF LOT NO. 4, NORTH 84° 10' WEST 1178 FEET TO A STAKE IN THE HICKORY-STARTOWN STATE HIGHWAY; THENCE WITH THE CENTER OF SAID STATE HIGHWAY SOUTH 11° 30' WEST 281 FEET TO THE BEGINNING, CONTAINING 7-3/4 ACRES, MORE OR LESS, ACCORDING TO SURVEY MADE BY G. SAM ROWE, C.E., IN NOVEMBER, 1942, AND BEING LOT NO. 3, IN THE DIVISION OF THE LANDS OF H.P. LUTZ, DECEASED.

TRACT II:

BEGINNING AT AN IRON STAKE AT THE EAST EDGE OF AN OLD ROAD NEAR THE OLD AVERY BAKER HOUSE, AND RUNS WITH CLOYD BUMGARNER, N 57° W 270 FEET TO A POINT IN THE CENTER OF THE STATE HIGHWAY LEADING FROM STARTOWN TO HICKORY; RUNNING THENCE WITH THE CENTER OF SAID STATE HIGHWAY S 45° 30' E 200 FEET; THENCE S 40° E 100 FEET; THENCE S 28° 40' E 100 FEET; THENCE S 18° 40' E 100 FEET; THENCE S 9° E 100 FEET; THENCE S 1° 15' W 100 FEET; THENCE S 9° 15' W 100 FEET; THENCE S 9° 15' W 69 FEET TO A POINT IN THE CENTER OF SAID HIGHWAY, THE NORTHWEST CORNER OF LOT NO. 3; THENCE WITH LINES OF SAID LOT NO. 3, S 84° 10' E 1178 FEET TO A STAKE ON THE OLD LINE, ADJOINING CARROLL PROPST; THENCE WITH SAID OLD LINE N 6° E 292 FEET TO A STONE, AN OLD CORNER; THENCE WITH THE AVERY BAKER LINE N 41° W 358.5 FEET TO AN IRON STAKE; THENCE CONTINUING WITH AVERY BAKER LINE N 85° W 1030.5 FEET TO THE POINT OF BEGINNING, CONTAINING 14.45 ACRES, MORE OR LESS. BEING LOTS NOS. 4 AND 5 OF THE DIVISION OF THE H.P LUTZ LANDS, AS SURVEYED AND PLATTED BY G. SAM ROWE, C.E., IN NOVEMBER, 1942.

LESS AND EXCEPTED FROM THE ABOVE DESCRIBED TRACTS OF LAND IS THAT PORTION CONVEYED TO JONATHAN T. MCLELLAND AND WIFE, ASHLEY B. MCLELLAND BY THAT DEED DATED JANUARY 2, 2015 AND RECORDED IN BOOK 3272 AT PAGE 743, CATAWBA COUNTY REGISTRY.

REID: 904364

**VOLUNTARY CONTIGUOUS ANNEXATION ANALYSIS**

**APPLICANT:** Matthew Varney and Yer Vang Varney

**AGENT:** Piedmont Companies, Inc.

**PROPERTY LOCATION:** 2356 Startown Road

**PIN:** 372119509129

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

**WARD:** If annexed, this property will be located in Ward 3 (Councilman Seaver).

**ACREAGE:** 11.147 acres

**DEVELOPMENT POTENTIAL:** The property is currently occupied by a single family residence and located within the jurisdiction of Catawba County. The property is zoned R-20, which permits residential development at 2 dwelling units per acre. Given its size, a property division could theoretically create up to 23 dwellings.

If annexed, the owners have requested the property be rezoned to R-2 Residential. This is a residential district, which permits a maximum density of 4 dwelling units per acre. The property could theoretically yield up to 45 dwellings.

**TAX VALUE:** The current tax value of the property is \$376,400.00. If annexed, the vacant property would generate \$1712.62 in additional tax revenues.

**POPULATION INCREASES:** The property is occupied by one single-family residence. Occupied dwellings within Hickory generated an estimated 2 to 3 additional residents. This estimate is based upon the U.S. Census Bureau's residential household size estimate for single-family dwellings in the city, which is 2.35 persons per household.

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

School Type	School District	Student Multiplier Per Dwelling	Number of Potential or Existing Dwelling Units	Potential Additional Students
Elementary	Startown	0.22	1	0-1
Middle	Maiden	0.08	1	0-1
High	Maiden	0.11	1	0-1

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



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

- **North:** The property zoned Planned Development (PD) is being developed for single family homes.
- **South:** The property is zoned R-20 Residential by Catawba County and occupied by a single family home.
- **East:** The properties are zoned R-20 Residential by Catawba County and is vacant.
- **West:** The properties are zoned R-20 Residential by Catawba County and is occupied by a single family home.

**UTILITY SERVICE:** Water and sewer available in the area to serve the site. The developer will be responsible for any extensions needed to serve any proposed development.

**ACCESS:** Access to the subject property is from Startown Road, which is maintained by the North Carolina Department of Transportation (SR 1005).

**DISTANCE FROM CITY LIMITS (See Map 1):** The property is contiguous to the proper city boundary along its northern boundary.

**STAFF COMMENTS:**

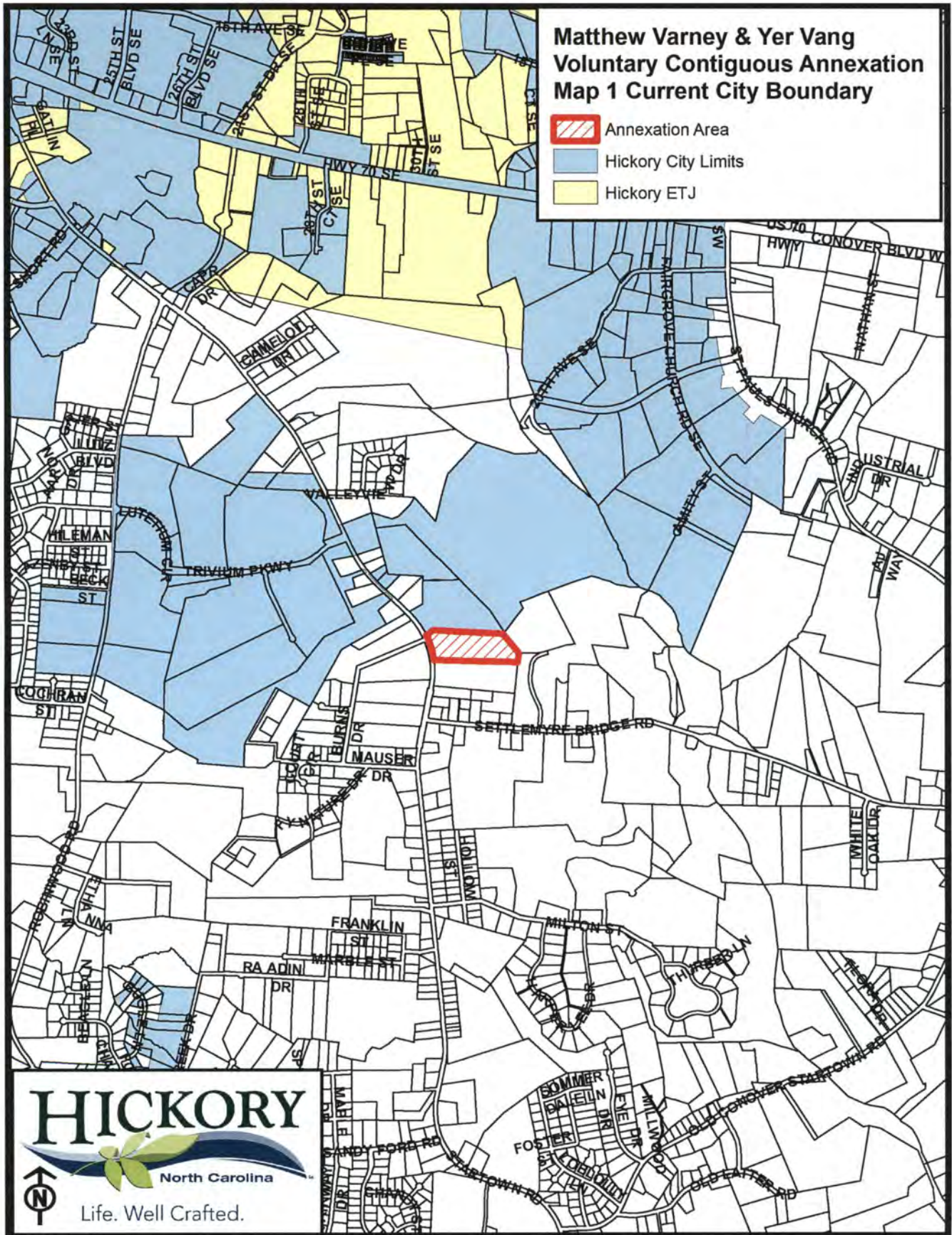
- **Fire:** Annexation of this property would not adversely affect the fire department's operations at this time. The property is currently adjacent to HFD Station 5's response area.
- **Police Department:** Annexation would not adversely affect the police department. The property, upon annexation, would be in Charles PACT.
- **Engineering:** No objections.
- **Planning:** No objections.
- **Public Services:** No objections.
- **Public Utilities:** Water and sewer available in the area to serve the site. The developer will be responsible for any extensions needed to serve any proposed development.
- **Legal:** No objections.
- **City Manager's Office:** No objections.

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

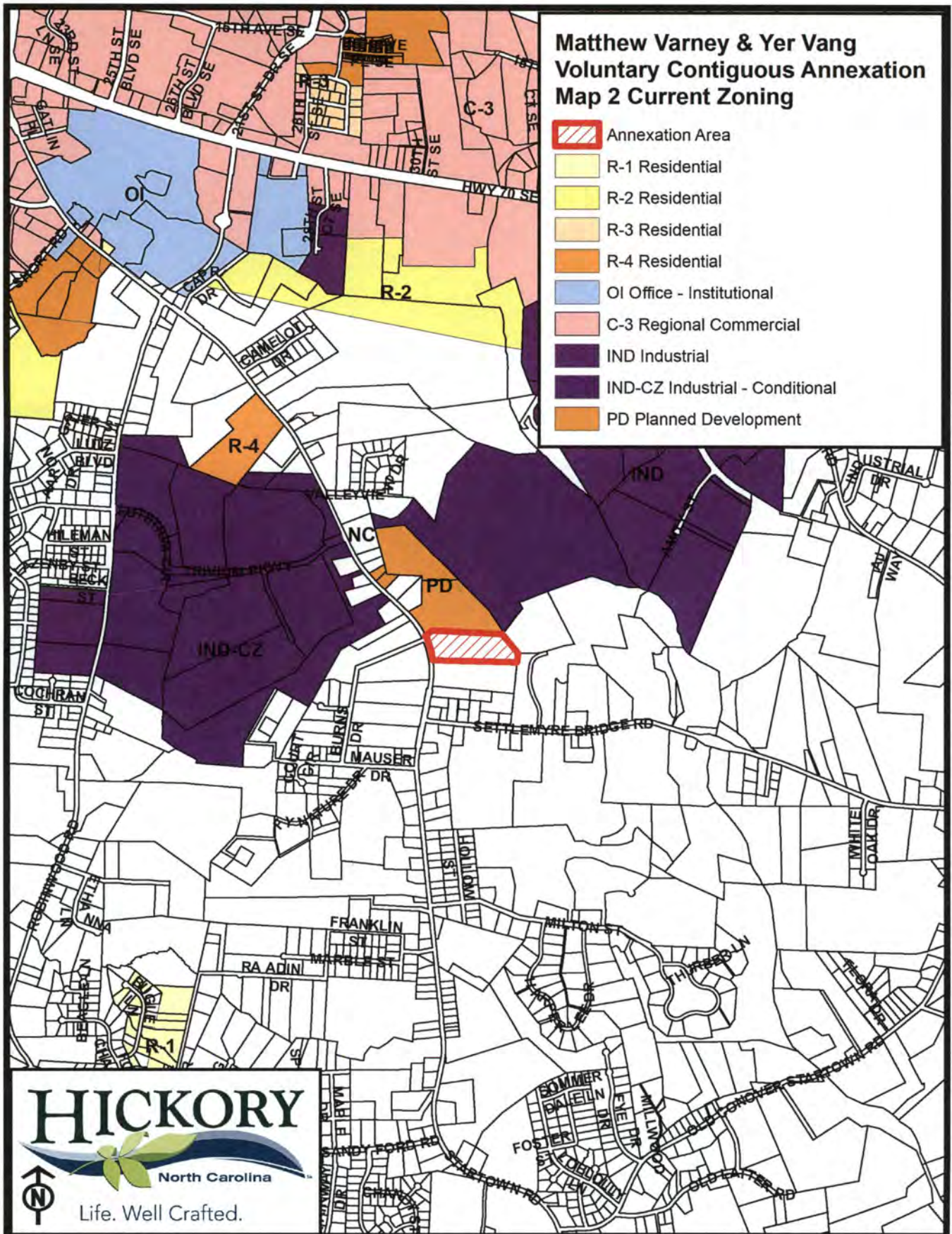
1. The voluntary contiguous annexation petition complies with all applicable statutes regarding the voluntary annexation of contiguous properties.
2. Adequate public services are available in sufficient quantities to properly serve the property, subject to the comments provided above.
3. The annexation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

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












**Matthew Varney & Yer Vang  
Voluntary Contiguous Annexation  
Map 3 Aerial Photography**

 Annexation Area



**HICKORY**



North Carolina

Life. Well Crafted.

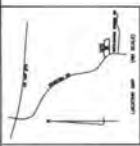


**BUNTON SURVEYING and MAPPING, PA**

231 13TH AVE PL N.W.  
 HICKORY N.C. 28601  
 828-855-3313  
 828-835-0333  
 DEREK R. BUNTON, PLS-4606  
 BUSINESS LICENSE C-2089

N.C. NORTH GRID  
 N.A.D. 83(2011)

Code	Quantity	Unit	Description
1	1.00	SQ FT	Area of Lot
2	1.00	SQ FT	Area of Lot
3	1.00	SQ FT	Area of Lot
4	1.00	SQ FT	Area of Lot
5	1.00	SQ FT	Area of Lot
6	1.00	SQ FT	Area of Lot
7	1.00	SQ FT	Area of Lot
8	1.00	SQ FT	Area of Lot
9	1.00	SQ FT	Area of Lot
10	1.00	SQ FT	Area of Lot



CONTIGUOUS ANNEXATION  
 BY THE  
 CITY OF HICKORY  
 KNOWN AS  
 MATTHEW T. VARNEY  
 AND WIFE  
 YER VANG  
 HICKORY TOWNSHIP  
 CATAWBA COUNTY, N.C.  
 DATE: 10/23/23 P.L. 46-17, PL. 2 SCALE: 1" = 50'  
 REFERENCE DEED BOOK 3555 PAGE 771  
 DRAWN BY: DEREK R. BUNTON, PLS-4606  
 FILE NAME: 23070189-ANNEXATION

HICKORY COMPANIES, INC.  
 2110/1700

JASON RONALD SAH  
 3047/7173

JASON RONALD SAH  
 3052/7823

MAN ROUTE  
 3485/1508

11.147 ACRES

STARTOWN ROAD S.R. #1005

Exhibit VIII.A.

**SPECIAL NOTES**  
 1. THIS ANNEXATION IS SUBJECT TO ALL APPLICABLE ZONING, PLANNING, AND LAND-USE REGULATIONS OF THE CITY OF HICKORY.  
 2. THE ANNEXATION IS SUBJECT TO THE CITY'S POLICY ON ANNEXATION AND THE CITY'S POLICY ON LAND-USE REGULATIONS.  
 3. THE ANNEXATION IS SUBJECT TO THE CITY'S POLICY ON LAND-USE REGULATIONS AND THE CITY'S POLICY ON ANNEXATION.  
 4. THE ANNEXATION IS SUBJECT TO THE CITY'S POLICY ON LAND-USE REGULATIONS AND THE CITY'S POLICY ON ANNEXATION.  
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 9. THE ANNEXATION IS SUBJECT TO THE CITY'S POLICY ON LAND-USE REGULATIONS AND THE CITY'S POLICY ON ANNEXATION.  
 10. THE ANNEXATION IS SUBJECT TO THE CITY'S POLICY ON LAND-USE REGULATIONS AND THE CITY'S POLICY ON ANNEXATION.



D-2509

**LEGEND**  
 --- EXISTING CITY LIMITS LINE (PL 46, 79/79)  
 --- PROPOSED CITY LIMITS LINE  
 --- LOT LINES  
 --- PROPERTY LINES  
 --- EASEMENTS  
 --- ENCUMBRANCES  
 --- SURVEY MONUMENTS  
 --- ADJACENT PARCELS  
 --- UNDEVELOPED AREAS  
 --- OPEN SPACE  
 --- WATER BODIES  
 --- UTILITIES  
 --- FENCES  
 --- ROADS  
 --- RAILROADS  
 --- AIRWAYS  
 --- POWER LINES  
 --- TELEPHONE LINES  
 --- CABLE LINES  
 --- GAS LINES  
 --- SEWER LINES  
 --- WATER LINES  
 --- OTHER UTILITIES



DEREK R. BUNTON, PLS-4606  
 PROFESSIONAL SURVEYOR  
 STATE OF NORTH CAROLINA

**Contiguous Annexation**  
**by the City of Hickory**  
**of the property known as**  
**Matthew Varney and wife Yer Vang**

That certain property or tract of land lying and being about 5.32 miles southeast of the center of the City of Hickory. Bounded on the north by the existing City of Hickory city limits as shown in Plat Book 79 at Page 70 and other lands of Piedmont Companies, Inc. as described in Deed Book 3715 at Page 1709; on the east by the lands of Jason Ronald Sain as described in Deed Book 3047 at Page 1713 and Deed Book 3623 at Page 1853; on the south by the by the lands of Alan Devite as described in Deed Book 3495 at Page 1558; on the west by Startown Road (S.R. 1005) and more particularly described as follows, to wit.

Beginning at ½" rebar in the south line of the Piedmont Companies, Inc. as described in Deed Book 3715 at Page 1709 and the City of Hickory city limits line as shown in Plat Book 79 at Page 70 and running thence, as the south line of Piedmont Companies, Inc. and existing city limits the following calls: North 52 degrees 46 minutes 01" East 121.32 feet to a 1/2" rebar; thence South 86 degrees 19 minutes 34 seconds East 417.02 feet to a 1" rebar; thence South 86 degrees 47 minutes 22 seconds East 568.81 feet to a 1¼" pipe, the southeast corner of the Piedmont Companies, Inc. lands in the west line of the lands of Jason Ronald Sain as described in Deed Book 3047 at Page 1713; thence, with the west line of Sain and as new City of Hickory city limits lines, South 40 degrees 35 minutes 48 seconds East 356.34 feet to an existing stone, the northwest corner of the lands of Jason Ronald Sain as described in Deed Book 3623 at Page 1853; thence, with the west line of Sain, South 05 degrees 50 minutes 12 seconds West 126.19 feet to a ½" rebar in the west line of Sain, the northeast corner of the lands of Alan Devite as described in Deed Book 3495 at Page 1558; thence, with the north line of Devite, the following calls: North 88 degrees 33 minutes 27 seconds West 565.78 feet to a ½" rebar; thence North 88 degrees 34 minutes 12 seconds West 398.65 feet to a ½" rebar; thence north 88 degrees 34 minutes 34 seconds West 230.00 feet to a ½" rebar; thence, continuing the same bearing, 31.19 feet to a point in Startown Road (S. R. 1005); thence, running with Startown Road (S.R. 1005), the following calls: North 09 degrees 17 minutes 50 seconds West 67.28 feet to a point; thence North 13 degrees 39 minutes 23 seconds West 90.26 feet to a point; thence North 16 degrees 53 minutes 17 seconds West 47.71 feet to a point; thence North 20 degrees 08 minutes 16 seconds West 71.00 feet to a point; North 23 degrees 46 minutes 39 seconds West 71.41 feet to a point; thence, leaving Startown Road (S.R. 1005), North 52 degrees 46 minutes 01 seconds East 31.13 feet to the point of beginning. Containing 11.147 acres more or less. This description is drawn from a plat by Derek R. Bunton, PLS-4808 entitled "Contiguous Annexation by the City of Hickory known as Matthew T. Varney and wife Yer Vang" dated October 23, 2023.



**RESOLUTION 24-\_\_\_\_**  
**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION,**  
**PURSUANT TO G.S. 160A-31 OR G.S. 160A-58.1, AS AMENDED**

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

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


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

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

Section 1: That a public hearing on the question of annexation of the area described herein will be held at 6:00 p.m. on March 19, 2024, in the Council Chambers of the Julian G. Whitener Municipal Building, located at 76 North Center Street, Hickory, North Carolina.

Section 2: The area proposed for annexation is described as follows:  
  
Property of Matthew Varney and wife Yer Vang, containing 11.147-acres more or less, located at 2536 Startown Road, Newton, and identified as PIN 3721-1950-9129.

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

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

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

Approved As To Form:

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

**Resolution No. 24-\_\_\_\_**  
**Matthew Varney and wife Yer Vang**  
**Voluntary Contiguous Annexation**

**RESOLUTION NO. 24-\_\_\_**

**A RESOLUTION DETERMINING THE INTENT TO ANNEX INTO THE CORPORATE LIMITS OF THE CITY OF HICKORY CERTAIN PROPERTY OWNED BY MATTHEW VARNEY AND WIFE YER VANG AND CALLING FOR A PUBLIC HEARING ON THE SAME**

WHEREAS, Matthew Varney and wife Yer Vang are the owners of certain real property as described herein, which property is located at 2536 Startown Road, Newton, NC and identified as PIN 3721-1950-9129, containing 11.147-acres more or less; and

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

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

NOW, THEREFORE BE IT RESOLVED by the Hickory City Council, sitting in open session this 5<sup>th</sup> day of March, 2024, at a regularly scheduled meeting of the governing body of said Council, duly called and posted in accordance with the statutes of the State of North Carolina, as follows:

Section 1: That the Hickory City Council does determine that it is in the best interest of the health, safety, and well-being of the residents of the City of Hickory to annex the property described hereinafter into the corporate limits of the City of Hickory.

Section 2: That a public hearing on the question of annexation of the area described herein will be held at 6:00 p.m. on March 19, 2024, in the Council Chambers of the Julian G. Whitener Municipal Building, located at 76 North Center Street, Hickory, North Carolina.

Section 3: The same being that property reflected on map entitled Matthew Varney and Yer Vang, Voluntary Contiguous Annexation Map 1 Current City Boundary, subject property outlined in red; Matthew Varney and Yer Vang, Voluntary Contiguous Annexation Map 2, Current Zoning, subject property outlined in red; , Matthew Varney and Yer Vang, Voluntary Contiguous Annexation, Map 3, Aerial Photography, subject property outlined in red.

**Resolution No. 24-\_\_\_**

**Resolution Determining Need For Annexation Of Property Owned by Matthew Varney and Yer Vang, and Directing Call For Public Hearing March 2024**

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

Done this 5<sup>th</sup> day of March, 2024.

(SEAL)

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

**Attest:**

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

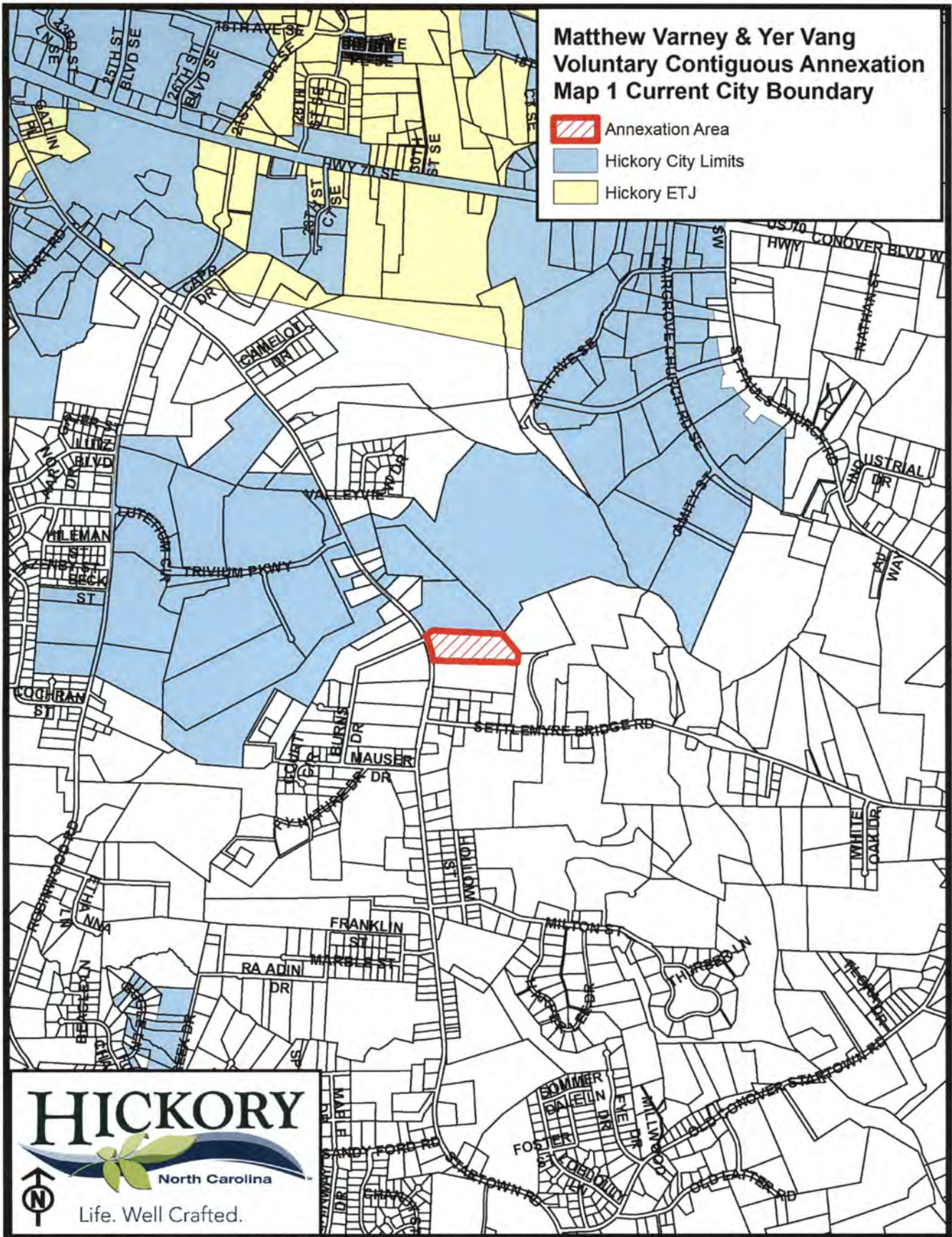
\_\_\_\_\_  
Debbie D. Miller, City Clerk

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

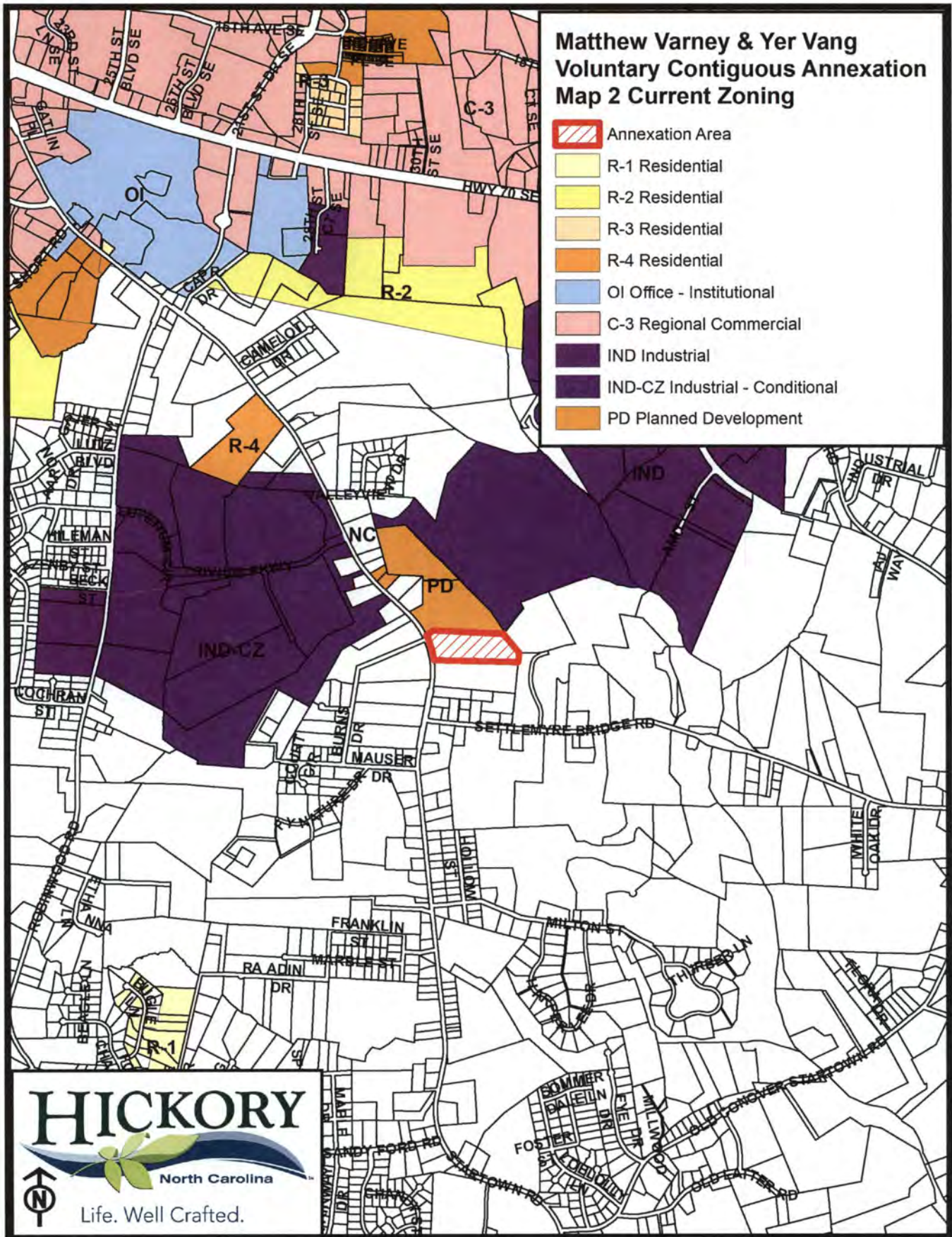
\_\_\_\_\_  
Arnita Dula, Deputy City Attorney

Resolution No. 24-\_\_\_\_\_  
Resolution Determining Need For Annexation Of Property Owned by  
Matthew Varney and Yer Vang, and Directing Call For Public Hearing  
March 2024












### Matthew Varney & Yer Vang Voluntary Contiguous Annexation Map 3 Aerial Photography

 Annexation Area




**HICKORY**



Life. Well Crafted.



Prepared By & Return to: Attorney John G. Fuller, 352 2<sup>nd</sup> Street NW, Suite 106  
Hickory, NC 28601

Revenue: 

North Carolina  
Catawba County

Cemetery Deed

This deed made this 15<sup>th</sup> day of February, 2024 by **HAROLD DEAN PROCTOR & wife, HARRIETT SMITH PROCTOR and REBECCA LEA PROCTOR WARD & husband, RICHARD STERLING WARD**, Grantors, to **REBECCA LEA PROCTOR WARD and husband RICHARD STERLING WARD**, Grantees, of 634 2<sup>nd</sup> Avenue NW, Hickory, NC 28601.

Burlie M. Proctor and Paul W. Proctors owned **SECTION 10, BLOCK F, LOT 1 containing eight grave sites in Oakwood Cemetery, City of Hickory, North Carolina**. *The drafter of this deed does not know the chain of title to these eight grave sites.* **Burlie M. Proctor and wife, Pauline W. Proctor are buried in Grave Sites 1 and 2 of the eight grave sites numbered 1-8 of Section 10, Block F, Lot 1 located in Oakwood Cemetery, Hickory, NC.**

Burlie M. Proctor, died on December 5, 1977.

He was married to Pauline M. Proctor at the time of his death.

Pauline M. Proctor died on April 26, 2007. She did not remarry.

Burlie M. Proctor and Pauline M. Proctor had two children:

- (1) HAROLD DEAN PROCTOR of 125 6<sup>th</sup> Street NW, Hickory, NC 28601 and
- (2) REBECCA LEA PROCTOR WARD of 634 2<sup>nd</sup> Avenue NW, Hickory, NC 28601.

Harold Dean Proctor is married to Harriet Smith Proctor.

Rebecca Lea Proctor Ward is married to Richard Sterling Ward.

**NOW, THEREFORE**, the Grantors, in consideration of love and affection and the sum of One Dollar paid to the Grantors by the Grantees, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does bargain, sell and convey to the Grantees, her heirs and assigns, those certain lots of land situated in Oakwood Cemetery, in the City of Hickory, North Carolina, and designated as follows on the plot of said Cemetery:

**Grave Sites 3-8 of SECTION 10, BLOCK F, LOT 1,  
Oakwood Cemetery, Hickory, NC**

**The Drafter of this deed has not examined the title to the Grave Sites described above and does not certify the title of the grave sites. The Drafter did not perform a closing relating to the conveyance of this land. The Drafter recommends this deed be recorded in the Office of the Register of Deed (though it is not a requirement) because of the possibility of it being lost.**

**TO HAVE AND TO HOLD** said Cemetery Lots to said Grantees her heirs and assigns forever, for burial of bodies of persons, and for no other purpose.

This Cemetery Deed is executed, delivered and accepted upon condition that in case of the actual or attempted use of said lots by the Grantee, her heirs or assigns, for any other purpose than that designated herein, said conveyance shall become inoperative; and the City of Hickory shall have the right immediately to resume possession and control of said lots; and upon the further condition that said lots shall not be transferred without the consent in writing of the City of Hickory; and upon the further condition that no curbing shall be placed upon/around or partially around said lots.

The City of Hickory reserves the right to trim or require to be trimmed any trees, shrubbery or other plants, on said lots in such manner as shall prevent the same from extending over adjoining lots, walkways, or driveways or interfering in any matter with the development of the cemetery.



IN WITNESS WHEREOF, the Grantor has executed this Deed, this 15 of February, 2024.

USE BLACK INK ONLY

Harold Dean Proctor (SEAL)  
**Harold Dean Proctor, child of  
Burlie M. Proctor and Pauline W. Proctor,  
(Both Deceased)**

State of North Carolina  
County of Catawba

I, Stephanie Graybeal, a Notary Public for Catawba County, State of North Carolina, certify that **Harold Dean Proctor** appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and office stamp or seal, this 15<sup>th</sup> day of February, 2024.



Stephanie Graybeal  
Signature of Notary Public  
Stephanie Graybeal  
Print Name of Notary Public  
My Commission Expires: 11/13/2027

IN WITNESS WHEREOF, the Grantor has executed this Deed, this 15 of February, 2024.

USE BLACK INK ONLY

Harriett Smith Proctor (SEAL)  
**Harriett Smith Proctor, Spouse of  
Harold Dean Proctor**

State of North Carolina  
County of Catawba

I, Stephanie Graybeal, a Notary Public for Catawba County, State of North Carolina, certify that **Harriett Smith Proctor** appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and office stamp or seal, this 15<sup>th</sup> day of February, 2024.



Stephanie Graybeal  
Signature of Notary Public  
Stephanie Graybeal  
Print Name of Notary Public  
My Commission Expires: 11/13/2027

IN WITNESS WHEREOF, the Grantor has executed this Deed, this 15<sup>th</sup> of February, 2024.

Rebecca Lea Proctor Ward (SEAL)  
Rebecca Lea Proctor Ward, child of  
Burlie M. Proctor and Pauline W. Proctor,  
(Both Deceased)

USE BLACK INK ONLY

State of North Carolina  
County of Catawba

I, Stephanie Graybeal, a Notary Public for Catawba County, State of North Carolina, certify that **Rebecca Lea Proctor Ward** appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and office stamp or seal, this 15<sup>th</sup> day of February, 2024.



Stephanie Graybeal  
Signature of Notary Public  
Stephanie Graybeal  
Print Name of Notary Public  
My Commission Expires: 11/13/2027

IN WITNESS WHEREOF, the Grantor has executed this Deed, this 15<sup>th</sup> of February, 2024.

Richard Sterling Ward (SEAL)  
Richard Sterling Ward, Spouse of  
Rebecca Lea Proctor Ward

USE BLACK INK ONLY

State of North Carolina  
County of Catawba

I, Stephanie Graybeal, a Notary Public for Catawba County, State of North Carolina, certify that **Richard Sterling Ward** appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and office stamp or seal, this 15<sup>th</sup> day of February, 2024.



Stephanie Graybeal  
Signature of Notary Public  
Stephanie Graybeal  
Print Name of Notary Public  
My Commission Expires: 11/13/2027

This is to certify that the foregoing transfer of the cemetery lot in Oakwood Cemetery was duly approved by the City Council of the City of Hickory on its regular session held on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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



COUNCIL AGENDA MEMOS

4

To: City Manager’s Office  
From: Sarah Greene, Library Director  
Contact Person: Sarah Greene  
Date: February 20, 2024  
Re: Library Surplus Materials

**REQUEST**

To surplus 10,438 discarded library items so that these materials may be given to Friends of Hickory Public Library. Books will be sold at the Friends “Corner Book Store” at Patrick Beaver Memorial Library and/or at special book sales.

**BACKGROUND**

Friends of Hickory Public Library collect donated books and other materials on an ongoing basis to be sold at seasonal book sales and/or the Corner Book Store, the proceeds from which provide funds for library programming and other special activities. For many years the library has given materials to the Friends group that have been removed from the collection because they are out of date, in poor condition, or no longer needed to meet the collection development goals of the library.

**ANALYSIS**

The sale of donated and discarded books is the primary fundraising activity of the Friends of the Library, and discarded library materials comprise a significant portion of their inventory. The sale of these items ultimately benefits the library and is an appropriate means of disposing of unneeded materials.

**RECOMMENDATION**

The library requests that discarded library materials be declared surplus and given to Friends of Hickory Public Library for their use at the “Corner Book Store” and/or seasonal book sales.



**BUDGET ANALYSIS:**

**Budgetary Action**

Is a Budget Amendment required?

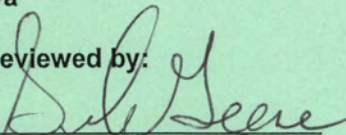
Yes

No


**LIST THE EXPENDITURE CODE:**

n/a

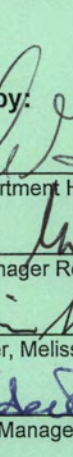
**Reviewed by:**

  
\_\_\_\_\_  
Initiating Department Head


Date

  
\_\_\_\_\_  
Deputy City Attorney, A. Dula


2-27-24  
Date

  
\_\_\_\_\_  
Asst. City Manager Rodney Miller


2/28/24  
Date

  
\_\_\_\_\_  
Asst. City Manager, R. Beasley

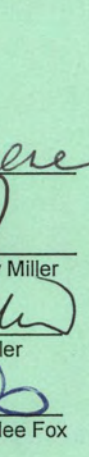
2/28/24  
Date

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

2/27/24  
Date

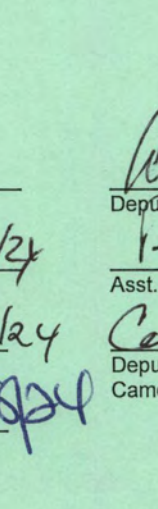
  
\_\_\_\_\_  
Deputy Finance Officer,  
Cameron McHargue

2-27-24  
Date

  
\_\_\_\_\_  
Exe Asst City Manager Yaidee Fox

2/28/24  
Date

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

  
\_\_\_\_\_  
City Manager, W. Wood  
2-28-24  
Date



**RESOLUTION NO. 24-**

**A RESOLUTION OF THE HICKORY CITY COUNCIL  
DECLARING SURPLUS LIBRARY MATERIALS AND  
AUTHORIZING DONATION TO THE FRIENDS OF THE LIBRARY**

WHEREAS, the Hickory Public Library declares a list of 10,438 discarded library materials which are out of date, in poor condition, or no longer needed to meet the collection development goals of the library; and

WHEREAS, the Library wishes to dispose of said property to The Friends of the Library. Books will be sold at the Friends "Corner Book Store" at Patrick Beaver Memorial Library and/or at special book sales.

WHEREAS, G.S. 160A-280 allows the city to donate to another governmental unit within the United States, or a nonprofit organization incorporated after advertising and Council approval.

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

SECTION 1. That authorization is given to the Hickory Public Library to dispose of the declared surplus in a manner serving the best interest of the City.

SECTION 2. This Resolution shall become effective upon adoption.

Adopted this the 5<sup>th</sup> day of March 2024.


**City of Hickory**

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

ATTEST:

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

Approved as to form this 27<sup>th</sup> day of February, 2024.

  
Deputy City Attorney for the City of Hickory

**BUDGET REVISION # 16**

**BE IT ORDAINED** by the Governing Board of the City of Hickory that, pursuant to N.C. General Statutes 159.15 and 159.13.2, the following revision be made to the annual budget ordinance for the fiscal year ending June 30, 2024 and for the duration of the Project Ordinances noted herein.

<b>SECTION 1.</b> To amend the		General Fund	within the FY 2023-24 Budget Ordinance, the	
expenditures shall be amended as follows:				
	<b>FUNCTIONAL AREA</b>	<b>INCREASE</b>	<b>DECREASE</b>	
Culture & Recreation		5,359		
Contingency			34,000	
Other Financing Uses		34,000		
	<b>TOTAL</b>	39,359	34,000	
To provide funding for the above, the				
	General Fund	revenues will be amended as follows:		
	<b>FUNCTIONAL AREA</b>	<b>INCREASE</b>	<b>DECREASE</b>	
Miscellaneous		5,359		
	<b>TOTAL</b>	5,359	-	

<b>SECTION 2.</b> To amend the		Water/Sewer Fund	within the FY 2023-24 Budget Ordinance, the	
expenditures shall be amended as follows:				
	<b>FUNCTIONAL AREA</b>	<b>INCREASE</b>	<b>DECREASE</b>	
Contingency			34,000	
Other Financing Uses		34,000		
	<b>TOTAL</b>	34,000	34,000	

<b>SECTION 3.</b> To amend the		Stormwater Fund	within the FY 2023-24 Budget Ordinance, the	
expenditures shall be amended as follows:				
	<b>FUNCTIONAL AREA</b>	<b>INCREASE</b>	<b>DECREASE</b>	
Environmental Protection		68,000		
	<b>TOTAL</b>	68,000	-	
To provide funding for the above, the				
	Stormwater Fund	revenues will be amended as follows:		
	<b>FUNCTIONAL AREA</b>	<b>INCREASE</b>	<b>DECREASE</b>	
Other Financing Sources		68,000		
	<b>TOTAL</b>	68,000	-	

<b>SECTION 4.</b> To amend the		CVCC Innovation Center (#700014)	Capital Project Ordinance, the expenditures	
shall be amended as follows:				
	<b>FUNCTIONAL AREA</b>	<b>INCREASE</b>	<b>DECREASE</b>	
General Government		4,700,000		
	<b>TOTAL</b>	4,700,000	-	
To provide funding for the above, the				
	CVCC Innovation Center (#700014)	revenues will be amended as follows:		
	<b>FUNCTIONAL AREA</b>	<b>INCREASE</b>	<b>DECREASE</b>	
Restricted Intergovernmental		3,000,000		
Miscellaneous		1,700,000		
	<b>TOTAL</b>	4,700,000	-	

<b>SECTION 5.</b> To amend the Trivium Corporate Center Project Enzyme (#B1B003) Capital Project Ordinance, the expenditures shall be amended as follows:			
<b>FUNCTIONAL AREA</b>		<b>INCREASE</b>	<b>DECREASE</b>
General Capital Projects			240,000
<b>TOTAL</b>		-	240,000
To provide funding for the above, the Trivium Corporate Center Project Enzyme (#B1B003) revenues will be amended as follows:			
<b>FUNCTIONAL AREA</b>		<b>INCREASE</b>	<b>DECREASE</b>
Restricted Intergovernmental			240,000
<b>TOTAL</b>		-	240,000

**SECTION 6.** Copies of the budget revision shall be furnished to the Clerk of the Governing Board, and to the City Manager (Budget Officer) and the Finance Officer for their direction.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**COUNCIL AGENDA MEMOS**

**To: City Manager's Office**  
**From: Steve Miller – Public Works Director**  
**Contact Person: Jarod Marshall – Civil Engineer I**  
**Date: February 21, 2024**  
**Re: Request to update the Neighborhood Traffic Calming Program**

**REQUEST**

Staff request Council acceptance and approval to update the Neighborhood Traffic Calming Program.

**BACKGROUND**

City of Hickory Traffic Division staff has updated the Neighborhood Traffic Calming Program policy after receiving comments from citizens and staff that have gone through the current traffic calming process. Traffic Division staff feel that it is time to update the policy that was last updated in January, 2019. The changes to the policy more clearly explain the policy and procedures than the previous version.

**ANALYSIS**

Traffic Division staff has received comments from citizens who have participated in the current Neighborhood Traffic Calming Program policy. The current Neighborhood Traffic Calming Program policy was adopted in January, 2019. The updated policy has been reviewed by appropriate City of Hickory staff to consider their comments and concerns, including addressing Fire Code Section 503.4.1 which requires traffic calming devices to be approved by a fire code official. Changes to the Neighborhood Traffic Calming Program include:

- Removal of double yellow centerline and/or white edgelines.
- Increased the required pavement width to 35ft for on-street parking.
- Added a statement allowing other traffic calming measures to be used at the discretion of the Traffic Engineer.
- Changed minimum number of properties in favor of a speed limit reduction to 60%.
- Changed number of council readings for measures other than speed limit reductions to one (1) reading.
- Added a statement clarifying that obstructions may be removed to allow proper line-of-sight for traffic calming measures.

**RECOMMENDATION**

Staff recommends Council acceptance and approval update the Neighborhood Traffic Calming Program.



**BUDGET ANALYSIS:**

**Budgetary Action**

Is a Budget Amendment required?

Yes

No

**LIST THE EXPENDITURE CODE:**

**Reviewed by:**

Steve Miller 2/21/2024  
Initiating Department Head Date

Rodney Miller 2/28/24  
Asst. City Manager Rodney Miller Date

Melissa Miller 2/27/24  
Finance Officer, Melissa Miller Date

Yaidee Fox 2/28/24  
Asst. City Manager Yaidee Fox Date

A. Dula 2-27-24  
Deputy City Attorney, A. Dula Date

R. Beasley 2/28/24  
Asst. City Manager, R. Beasley Date

Cameron McHargue 2-27-24  
Deputy Finance Officer, Cameron McHargue Date

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

W. Wood  
City Manager, W. Wood  
2.28.24  
Date

City of Hickory

**NEIGHBORHOOD TRAFFIC CALMING  
PROGRAM**



Life. Well Crafted.

City of Hickory  
Traffic Division  
P. O. Box 398  
Hickory, NC 28603

Located at:  
City of Hickory  
Public Services  
1441 9th Ave NE  
Hickory, NC 28601

March 2024



## **NEIGHBORHOOD TRAFFIC CALMING MISSION**

The mission of the Neighborhood Traffic Calming Program is to improve community safety and to preserve and enhance City of Hickory neighborhoods by working with residents and businesses to implement viable solutions to the negative impacts created by automobile traffic on neighborhood streets.

## **NEIGHBORHOOD TRAFFIC CALMING PROCESS**

The process consists of two phases. **Phase 1** includes the property owners' request and City evaluation. **Phase 2** includes a property owner petition and verification, City Council approval, and City implementation of appropriate traffic calming measure(s).

### **Phase 1: Request and Evaluation**

#### **Property Owner Request**

A minimum of three (3) owners of separate properties along a street or residential area must submit an official request form to the Traffic Engineer to perform a traffic evaluation on neighborhood streets when the property owners have a traffic concern of *vehicle speeds that affect pedestrian safety or excessive volumes of through traffic in a residential neighborhood*. The City of Hickory Traffic Division provides the official request form.

#### **Eligibility**

The following criteria must be met for a street(s) to be eligible for traffic calming evaluation:

1. Street(s) must be classified as a two-lane, local residential street.
2. Street(s) must not be a Major or Minor Transportation Plan roadway.
3. Street(s) must not be a primary run route for emergency services such as Fire and Ambulance.
4. Must be at least one (1) year since an application for any traffic calming measure has been denied or become void for the same street(s).
5. Must be at least one (1) year since a traffic calming measure was implemented or removed on the same street(s).

#### **Evaluation**

The purpose of the evaluation is to determine whether or not the street(s) qualifies for one or more traffic calming measures. The evaluation may take approximately 6 to 8 weeks to complete from the time the completed official request is received. The Traffic Engineer determines eligible traffic calming measures by evaluating if the criteria are met for each of the measures. Appropriate locations and designs of the traffic calming measures are determined by the Traffic Engineer. The traffic calming measures and their requirements are listed on the following page.

## **Traffic Calming Measures and Requirements**

### **Speed Limit Reduction**

1. Street(s) must have less than 5,000 vehicles per day (VPD).
2. Street(s) must not have a posted speed limit of 40 MPH or greater to reduce speeds to 25 MPH. If the posted speed limit exceeds 40 MPH then, for safety reasons, the street(s) will require police patrol for two (2) months prior to installing the recommended measure.

### **Marked On-Street Parking**

1. Street(s) must have less than 5,000 VPD.
2. Pavement width must be at least 35 feet measured from face-of-curb to face-of-curb.
3. Speed limit must be posted at 25 MPH and at least 15% of the traffic on the street(s) must exceed the posted speed limit by at least 5 MPH.

### **Multi-way Stops**

1. Intersection must have a minimum volume of 250 VPD and no more than 5,000 VPD.
2. The longest leg of a side street of the intersection being considered must exceed 400 feet in length.
3. The intersection being considered must be at least 300 feet from another stop condition.
4. Speed limit must be posted at 25 MPH and at least 15% of the traffic on the street(s) must exceed the posted speed limit by at least 5 MPH.

### **Raised Chicanes or Other Road Diet Measures**

1. Street(s) must have at least 500 VPD and no more than 5,000 VPD.
2. Grade of the street(s) shall not exceed 8% for vertical traffic calming measures.
3. Location(s) and design determined by the Traffic Engineer.
4. Must also have approval from a City of Hickory fire code official.
5. Speed limit must be posted at 25 MPH and at least 15% of the traffic on the street(s) must exceed the posted speed limit by at least 5 MPH.

### **Speed Tables**

1. Street(s) must have at least 500 VPD and no more than 5,000 VPD.
2. Grade of the street(s) shall not exceed 8% for vertical traffic calming measures.
3. Speed table location(s) shall be located at least 300 feet from a curve with a horizontal radius of less than 300 feet.
4. Must also have approval from a City of Hickory fire code official.
5. Speed limit must be posted at 25 MPH and at least 15% of the traffic on the street(s) must exceed the posted speed limit by at least 5 MPH.

Other traffic calming measures may be evaluated at the discretion of the Traffic Engineer. Once the evaluation is completed by the Traffic Engineer, they will notify the applicant in writing of the outcome. If the street(s) does not qualify, the specific reasons will be included in the notification. If the street(s) qualifies, Phase 2 of the Traffic Calming process will begin.



## **Phase 2: Petition and Implementation**

### **Property Owner Petition**

Phase 2 begins when the applicant receives written notice from the Traffic Engineer that the requested street(s) has met the requirements for traffic calming. An official petition form noting the qualifying traffic calming measure(s) is provided to the applicant. At the same time, the City will mail a letter to the property owners, based on tax records, listed on the petition. This letter will notify property owners of the traffic calming measure(s) and that a petition is being provided to the applicant and include contact information for the applicant. It is the applicant's responsibility to obtain all necessary signatures and return the completed petition to the Traffic Engineer. A qualifying petition must be returned within sixty (60) calendar days of the start of Phase 2 or the petition becomes void. A petition is only considered complete if the following criteria are met:

1. Traffic Calming Petition must be on forms provided by the Traffic Engineer. The Traffic Engineer will only provide forms where the qualifying criteria under Phase 1 have been met.
2. The Traffic Engineer will define the area that must be petitioned. Generally, the entire length of the street must be petitioned. The only exception is when a street changes character or is bisected by a major or minor thoroughfare.
3. Additionally, petitions requesting multi-way stops, speed tables, or chicanes will include all properties within 1/4-mile along the affected street(s) of the device's determined location(s), any property that must cross the multi-way stops or speed table to access the property, and/or any other properties as determined by the Traffic Engineer. This includes cul-de-sacs off the street receiving the traffic calming measure.
4. The Traffic Calming Petition must have a minimum of 75% of the properties within the boundary/property listing identified by the Traffic Engineer under Phase 1 as signing in favor of the petition. Each property only counts as one (1) property towards the 75% requirement, regardless of the number of owners. All persons or entities identified as owners, per tax records, are required to sign in order to qualify the property. For example: If a husband and wife are listed as owners of a property, both must sign the petition in order for the property to qualify. If a home owners association is listed as the owner of record, the President of the home owners association must sign the petition as President and if a property is shown as being an LLC or Incorporated, the person(s) responsible for signing for these business entities must sign for the property to qualify. For rental properties, the property owner(s) must sign; the renter(s) may not sign. These signatures are required in order to continue with the process.

### **Petition Verification**

Once a completed petition is received, the Traffic Engineer will verify the signatures and notify the applicant and identified signatories of the qualifying traffic calming measure(s). Property owners will have fifteen (15) business days from the date of the letter to notify the Traffic Engineer, in writing, of any change to their signature on the petition, if they so desire. After this period, no signature can be added or removed from a petition.



If the petition is not received by the provided deadline or is submitted with insufficient signatures or has insufficient signatures after the verification period, the Traffic Engineer will notify the applicants and signatories in writing that the petition is void and will not be submitted to City Council. Applicants must wait one (1) year to submit another application.

### **City Council Approval**

After a qualifying petition is received and verified, the Traffic Engineer will submit the traffic calming measure(s) to City Council. Traffic calming measure(s) must go through two (2) City Council readings for approval.

### **Installation**

After a traffic calming measure(s) has been approved, it will be added to the work schedule depending on the availability of funds and number of other requests. If a traffic calming measure requires signage, it will be located within the public right-of-way, in line with adjacent property lines. If the line-of-sight of a traffic calming measure is impeded by an obstruction located in the public right-of-way, the obstruction will be removed at the time of installation without replacement or compensation to nearby homeowners. Line-of-sight obstructions may include trees, bushes, shrubs, flowers, etc.

### **Paying for Traffic Calming Measures**

The cost of installation of traffic calming measures, including standard speed tables, is borne by the City of Hickory. The standard speed table is asphalt with white traffic markings. However, if the applicants elect to pay the additional amount to upgrade to the deluxe speed table, the City will stamp and color the top of the speed table(s) as per the Manual of Practice. The cost associated with the stamping and coloring will vary, but it normally doubles the cost of the speed table. The cost to upgrade will be given to the applicant at the beginning of Phase 2 if requested by the applicant. In order to qualify for the upgrade to the deluxe speed table, complete payment must be paid by check to the City of Hickory and submitted with the completed, signed and qualifying traffic calming petition.

### **Removal of a Traffic Calming Measure**

If a minimum of three (3) property owners desire to have a traffic calming measure removed, they must follow the same procedures outlined above. Traffic calming measures cannot be petitioned for removal until a minimum of one (1) year after installation. If the petition qualifies for the removal of the measure, there is no cost to the property owners for speed limit signs, multi-way stop signs, or pavement markings. However, if the measure is a raised chicane, speed table, or other road diet measure, the applicant requesting the measure(s) to be removed will be required to pay the City of Hickory upfront for the cost of removal, plus an additional cost if the measure is a deluxe speed table.

**PROJECT/TRAFFIC ENGINEER**

Caroline M. Kone, PE  
Transportation & Engineering Manager  
[ckone@hickorync.gov](mailto:ckone@hickorync.gov)

Jarod B. Marshall, EI  
Civil Engineer I – Traffic  
[jbmarshall@hickorync.gov](mailto:jbmarshall@hickorync.gov)

City of Hickory  
Traffic Division  
P.O. Box 398  
Hickory, NC 28603  
Phone: (828) 323-7500  
Fax: (828) 323-7403