



# Bond Commission Meeting

## Minutes

Tuesday, November 10, 2020, at 12:00 pm  
Southwest Corner of the  
One North Center Development Project  
1 N Center Street  
Hickory, NC 28601

A quarterly meeting of the Bond Implementation Commission was held in the Keiser Community Room at the SALT Block, on Tuesday, November 10, 2020, at 12:00 p.m., with the following members present:

**Bond Commission members present:** Alan Barnhardt, Paige Brigham, Ed Farthing, Sandi Fotheringham, Kimberly George, Clise Johnson Plant, Cliff Moone, Meg Nealon, Jim Rogers, Leah Beth Hubbard, Michael Bell, Katherine Rogers, Dan Shabeldeen, Ernie Sills, Mike Thomas, James Tilton, Burk Wyatt, Jason Yates, Frank Young, Virginia Wright

**Bond Commission members absent:** Lori Alala, David Baldwin, Eloise Bradshaw, Eric Brandon, Jim Campbell, Jennifer Clark, Emma Lail, Anthony Laxton, Kay Schmucker, Stacey Rash, Walter Smith, Nick Walden, Bob Warmuth

**Staff Present:** Communications and Marketing Manager Dana Kaminske, Communications Specialist Sarah Killian, Assistant City Manager Rick Beasley, Executive Assistant Manager Yaidee Fox, Planning Director Brian Frazier, Morgan McIlwain Freese and Nichols Consultant, Charles Archer Freese and Nichols Consultant, Business Services and Redevelopment Manager Dave Leonetti, Parks, Recreation, and Sports Tourism Director Mark Seaman, Deputy City Manager Rodney Miller, Public Works Director Steve Miller, Planning Manager Cal Overby, Engineer Rick Patton, Public Utilities Director Shawn Pennell, Government Affairs Analyst and Local Government Liaison Sarah Prencipe, and Executive Assistant to the City Manager Deisy Zavala Vazquez

### I. Welcome – Chair Burk Wyatt

Chair Burk Wyatt called the meeting to order at 12:10 pm.

Mayor Hank Guess welcomed the Bond Implementation Commission for being there. He thanked Councilwoman Jill Patton and Councilman Dave Zagaroli for attending.

Mr. Guess shared that he was impressed with the work the Commission had done and City Council and Staff truly appreciated the work that they had put forth on this. Chair Burk Wyatt thanked Mr. Guess for his kind words. Mr. Wyatt also thanked David Looper, Roger Young, and the City for putting the meeting together and hosting it in such a great location and reminded attendees to wear their masks through the duration of the meeting.

Mr. Wyatt asked for a moment of silence in honor of Public Services Director, Kevin Greer who had passed away a few months ago. He was a tremendous asset to the City and would be missed greatly.

Mr. Wyatt shared that City Staff had a lot of projects that they were working on simultaneously and that the Commission would get an update on them at that meeting.

## **II. Approval of the Minutes – January 14<sup>th</sup>, 2020**

James Tilton shared that he did not see his name in the list of attendees and requested to be added to the list.

Chair Burk Wyatt moved, seconded by Cliff Moone approval of the minutes from the January 14<sup>th</sup>, 2020 Bond Implementation Committee Meeting with the aforementioned change. The motion passed unanimously.

## **III. Meeting Overview**

Executive Assistant Manager, Yaidee Fox welcomed the group and thanked them for being there. Ms. Fox shared an interview that WBTV filmed where they interviewed several Hickory Citizens. They played the clip for the group.

Unfortunately, the sound was not working properly so Ms. Fox told the group that they would email everyone the link to the video after the meeting. She went on to share that in the interview, someone had shared that one of the reasons that they

moved to Hickory was because they were excited about the projects. The video also showed a lot of the downtown area, and everything looked great in it.

Ms. Fox reminded everyone to grab some lunch, a safety vest, helmet, and hand sanitizer. She also asked the group to please sign the waiver that was being passed around. Since the group was in a construction area, they were required to sign a waiver. They were also asked to sign the sign-in sheet.

#### **IV. Project Updates**

Freese and Nichols Consultant, Morgan McIlwain shared that she was very impressed with all of the progress on the City Walk that she saw since the last time she visited. The parking lot at Union Square had also been milled and paved. They just have a couple additional things they needed to add such as trash receptacles and wayfinding signs. The parking lot across from City Hall had also been completed. The roundabout near City Hall was still not completed and the 127 bridge had also not been completed. Bond Commission member, Cliff Moone asked if they would be working on appearance of the 3<sup>rd</sup> street bridge. Public Works Director Steve Miller shared that they were working with the railroad company, Norfolk Southern, on this. They would be painting the structure and get it repaired. They would be painting the HWY127 bridge to make sure it is not an eye sore. They are making some headway and hope to hear back from the Norfolk Southern soon.

Bond Commission Member, Taproom guy asked if they would be installing a fence along the railroad tracks.

Public Works Director, Steve Miller replied that they would leave that to the very end. They will come back at the end so they can match the height of the fence at the Station.

Bond Commission Member, Alan Barnhardt asked if there would be a possibility for the fence to be a place for art work. Mr. Miller said that they would check on that but they may not be able to attach anything to the fence but they may be able to put stuff in front of it so they could look into that.

Mr. Miller shared that everything looked great at night.

Ms. Morgan McIlwain showed the group a picture of the bridge, Union square, the road near Lenoir-Rhyne University all at night. The lighting situation had improved tremendously.

Ms. McIlwain reminded the group that the Riverwalk project was split into two contracts, the City funded part kicked off earlier that year. The Northern alignment connects to the Lackey project side and was about 75 percent done. She added that it all looked really nice. That is what the group would go out and look at after the meeting. She showed them a picture of the construction so far. She added that the plywood in the picture was for them to lay the permatrack and the plywood would protect it. The railing seen was also temporary safety railings and the permanent railing would look different. Assistant City Manager, Rick Beasley added that the views from the Riverwalk were great. Executive Assistant Manager, Yaidee Fox shared that they would send out the PowerPoint to the group so they could take a closer look at the images shown.

Ms. McIlwain shared that they are hoping to kick off the NCDOT funded part of the contract by the beginning of 2021, and it would be an 18 month project. Bond Commission Member, Alan Barnhardt asked if they would have disabled parking at the Riverwalk. Mr. Rick Beasley replied that it would have the ADA required handicap spots.

Bond Commission Member, Dan Shabeldeen asked how they managed to get the Riverwalk under budget. Mr. Rick Beasley replied that they simply redesigned it. Instead of having a curved path going over the water, they used straight lines and it brought them back under budget.

Chair Burk Wyatt asked if the bridge would still have the color changing lights. Mr. Rick Beasley replied that it would, and they would have lights all the way to the columbarium at the Lackey Memorial Park. They are expecting for completion to be in the Summer of 2022.

Chair Burk Wyatt asked about the City Walk completion date. Ms. Morgan McIlwain shared that they are expecting completion to be around March 2021.

Public Works director added that the NCDOT requirements may delay the completion date, but they would remain optimistic.

Bond Commission Member, Leah Beth Hubbard asked about potentially installing flags or banners on the light poles along City Walk. Ms. McIlwain replied that they may be able to install flags but will have to check once everything opens up.

John Marshall,

Transportation Manager, John Marshall shared an update on the Bookwalk. Mr. Marshall shared a map of the Bookwalk with the group and said that they were waiting on NCDOT for the Right of Way authorization.

Reverend Susan Walker asked how the sidewalk would change from one side of the road to the other.

Mr. Marshall shared that they would have pedestrian crossing lights like the ones at Lenoir-Rhyne University that would light up in high volume locations and would make it very safe to cross.

Mr. Marshall shared a map of the Old Lenoir Road area, also known as OLLE. He added that this area would also have pedestrian crossing signs and the speed limit would be lowered to 35 MPH. City Manager, Warren Wood added that a lot of the traffic on Old Lenoir Road would diminish because of the super street being built. They would start construction on the bridge sometime in the Summer of 2021 and they would bid project out in the spring of 2021.

Chair Burk Wyatt reminded the group that it would be a high visibility area so the bridge would have up-lighting and would say Hickory across it so people traveling through the area could recognize the city.

Assistant City manager, Rick Beasley said their goal was to have all projects started or in the works by fall of 2021.

Bond Commission Member, Rob Dickerson asked how many miles all the trails would total. Mr. John Marshall said it would be around 10 miles total.

Ms. Yaidee Fox shared an update on the Trivium Corporate Center. They had recently recruited Corning, Cataler, and Stonemont to the corporate center and the spots were filling up fast. Mr. Warren Wood said that they expected a 15 year buildout for the whole park but it would probably be full much sooner. He added that they were very proud of the great partnership they had with the County for this project. Mr. Wood added that all of the salaries at Trivium were well above the median high salaries in Catawba County and part of that success was because of the trails and the work the Bond members put into the projects.

## **V. Impact of the Hickory Trails**

Executive Assistant Manager, Yaidee Fox shared an update on the future Center Street Crossing. Center Street Crossing will be a 50-unit affordable senior citizen apartment complex. It was an 8 and a half million-dollar investment.

Ms. Fox shared that they were currently in the future One North Center apartments. Mr. Robert Young would be giving them a hard hat tour of the apartments after the meeting. The building was a 19-million-dollar project with 6 floors and 95 units.

Ms. Fox shared a photo of the Spec Building off of the Aviation Trail called Lake Park. The development occurred because of the Bond Commission's work on the projects, which created interest in that area. Ms. Fox shared a picture of the MDI expansion. They recently announced a new expansion in the area also thanks to the investments they had done on the City and its future.

Ms. Fox showed a picture of the most recent Lackey project renderings. The Project is still moving forward, and they are finishing some designs for it. This project was a private investment and the city funded portion will have restrooms, picnic shelters, and swings for the public. The dollar value of the Lackey project is around 10 million.

The City will also be doing public improvement projects at a total of 3 million dollars. They expect to have that bid out by early next year.

Mr. Rick Beasley shared that there would be a lot of change once the projects were all completed. All of the amenities really help create a nice package for anyone thinking of moving to the area.

Mr. Beasley thanked everyone for their work and all of the time they have put into the Commission.

Mr. Roger Young thanked everyone for coming and shared that they were sitting in the future site of the restaurant at One North Center.

He added that his company had been to different cities in 10 states, and none have been as helpful as Hickory. They were very grateful for the help they have received from the City to make One North Center a reality.

Mr. Young added that the number of developers that they talk to on a weekly basis with interest in the Hickory area had skyrocketed. There are so many projects that they are talking about now and he was excited to see them come to fruition.

Mr. Young added that he was looking forward to giving everyone a tour of One North Center after the meeting.

#### **VI. Adjourn**

There being no further business, the meeting adjourned at 1:21 pm.

#### **VII. Tours**

Roger Young invited the group to a guided tour of One North Center. Mr. Rick Beasley invited Bond Members on a quick tour of the Riverwalk construction area.



Frank B. Wyatt II, Chair  
Hickory Bond Commission



Deisy Zavala Vazquez  
Executive Assistant to the City Manager