

A Regular Meeting of the City Council of the City of Hickory was held in the Council Chamber of the Municipal Building on Tuesday, June 18, 2024 at 6:00 p.m., with the following members present:

	Hank Guess	
Charlotte C. Williams	Aldermen	Anthony Freeman David P. Zagaroli 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 Alderman Wood and Alderman Seaver who were on vacation.
- II. Invocation by Retired Minister Cliff Moone
- III. Pledge of Allegiance
- IV. Special Presentations
 - A. Recognition of Retiring Deputy City Attorney Arnita Dula

Mayor Guess commented there were some very special guests present, and a very special recognition this evening to recognize the soon to be retired Deputy City Attorney Arnita Dula. He knew other folks would have comments as well, but he wanted to say how much they appreciated her service, not only here at the City of Hickory as the Deputy City Attorney, but also for all the wonderful things that she had participated in and done throughout the community and the region. He was sure most everyone present, particularly those that were part of her family, realized all the many things that she had been involved in and all of her many accolades and accomplishments. He ran into her this afternoon during lunch. And even though she spent the last 37 years educating and mentoring, as he met her today walking down the street going to lunch, she had with her another person whose life that she influenced, an intern in the Legal Department, Emma Hoyle. Even with less than weeks to go here, Arnita was still fulfilling that role of educating and mentoring youth and others in the community. He thanked her for her many years of service and her continued service. As he was speaking with her earlier and complimenting her on all her many accomplishments, she could not help but interrupt him and said, wait a minute, if it was not for her mother and her late father, she would not be anywhere close to where she was today, and for the rest of her family. He thanked Mrs. Dula and the rest of the family, for sharing her with them, and for allowing them this tremendous opportunity to have a part in her life. He asked Deputy City Attorney Arnita Dula to introduce her family and friends that were present.

Deputy City Attorney Arnita Dula introduced her family. Her mother Willette, sister Adrienne, the baby, Aunt Jerri, Aunt Mavis, first cousin Virgil, they were like a year and a week apart in age, they grew up more like siblings than cousins. Other family and friends were present. She was so grateful. She asked if this was the moment for her big speech? Friends, Romans, Countrymen. Oh, Romeo, Romeo. Wherefore art thou.

Mayor Guess joked and called three minutes, there was a three-minute rule.

Deputy City Attorney Arnita Dula had to channel some of the English and Language Arts teacher from her previous life. She appreciated everyone being present. If she were to use one word to describe her time with the City, that word was grateful. She was grateful for the love and support of her family and friends, including her church family. She had church family who were present as well. She was thankful for them. She was grateful for the friendships and relationships that she had developed over the years with her coworkers here. She was thankful to have had the opportunity to work here in this great city, the City of Hickory. The opportunity to grow both professionally and personally. She could not have imagined in the spring of 2006, when across the street was a parking lot that she pulled in. Her mom and dad were with her, because she was not quite sure where City Hall was, and her dad had a great sense of direction. She pulled into the parking lot on two wheels because the application period was about to close, and they came with her, and she ran upstairs and turned her application in. She could not have imagined then that she would be standing here 17 plus years later. It had been a marvelous opportunity for her, and for that, she was grateful. Grateful to everyone. Grateful that she had great bosses. City Manager Warren Wood had been so good to her. For a couple of years, she went through some very challenging times with family and health issues, and he was there any time that she needed anything. She was so grateful. Grateful that former City Manager Mick Berry took a chance on her. He did not know her, but he decided to take a chance on her. For that, she was eternally grateful.

Mayor Guess commented they were grateful for her service as well.

City Manager Warren Wood echoed all that. He thought they were all grateful for having known her and had the opportunity to work with her. Mrs. Dula and husband did a great

job raising Arnita. She was just one of the finest people you would ever meet. It had been a pleasure working with her.

Alderwoman Patton thanked Arnita's mother, because she and Arnita joke around an awful lot, but she would never forget her kindness to her mother during Neighborhood College, and her sense of humor, and overall compassion with people.

Alderman Freeman commented for the year that he had been on this board, he thanked her for her service. It said a lot seeing her pastor and the church members at the reception. Working with people was rewarding, but at the same time, challenging. And to put it all together for 37 years, and the one word that she summed it all up with, gratefulness, said a lot about her. He thanked her.

Alderwoman Williams had known Arnita actually longer, before she was on City Council. She was probably one of the first people she met when she was enrolling her kids at Jenkins. She was the Principal, and she was always helpful then. She remembered her kids. She helped her out. They also had a chance to serve on a lot of community boards together. It was wonderful. They have had some struggles, ups and downs with some of those groups too, in terms of just sustaining and working hard to keep things going. She could not believe she was retiring. She felt she had just got on City Council, and she was going. She thanked Arnita. She was so grateful she was her friend.

City Attorney Timothy Swanson commented Arnita had always been so gracious, he thanked her for helping through the transition of him coming into the City. She was extremely helpful. He could not have done it without her, just bringing him up to speed on everything. He knew she was extremely well respected as an Attorney in this community. He respected her and thought a lot of her. He thanked her.

A standing ovation was given, and photos were taken.

Mayor Guess allowed those who in attendance a chance to leave. They were welcome to stay.

V. Persons Requesting to Be Heard

VI. Approval of Minutes

A. Regular Meeting of June 4, 2024.

Alderwoman Patton moved, seconded by Alderwoman Williams that the Minutes of June 4, 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 Alderwoman Williams that the following be reaffirmed and ratified on second reading. The motion carried unanimously.

A. Budget Revision Number 22. (First Reading Vote: Unanimous)

B. Consideration of Rezoning Petition 24-09 for Property Located at 2301 21st Avenue NE, Owned by the City of Hickory. (First Reading Vote: Unanimous)

C. Consideration of the City Manager's FY2024-2025 Recommended Budget. (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 Freeman approval of the Consent Agenda. The motion carried unanimously.

A. Approved the 2024 Urgent Repair Program Assistance Policy and Procurement and Disbursement Policy.

In January of 2024, the City of Hickory Community Development Division applied for funding through the North Carolina Housing Finance Agency's Urgent Repair Program. The City of Hickory has been awarded \$120,000 through this program in order to assist approximately 8 very low-income homeowners with urgently needed repairs in an amount not to exceed \$12,000 per housing unit. The City of Hickory will provide an additional \$5,000 in matching funds, which are available from Rental Rehabilitation program income. The total program budget will be \$125,000. NC Housing Finance Agency requires the City

of Hickory to prepare Assistance and Procurement Policies. These policies must be made available to the public and explain the guidelines of the URP24 program. These policies incorporate program requirements, applicant eligibility standards, and program capabilities. Upon approval, these policies will be submitted to the NC Housing Finance Agency (NCHFA) in order to finalize the City's grant agreement. Upon receipt and final acceptance by NCHFA, funds will be dispersed to the City of Hickory in order to begin repairs to eligible homes. Staff recommends approval of the post approval documentation and the URP Assistance Policy and Procurement and Disbursement Policy.

- B. Approved a Resolution to Cancel the Regularly Scheduled City Council Meeting on July 2, 2024.

RESOLUTION NO. 24-39

Be it resolved by the City Council of the City of Hickory that the regularly scheduled City Council Meeting for July 2, 2024 be cancelled.

- C. Approved a Resolution to Declare Surplus 2,640 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.

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.

Public Notice was posted June 4, 2024.

RESOLUTION NO. 24-40
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 2,640 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.

- D. Approved the Acceptance of the Governor's Highway Safety Program Grant in the Amount of \$26,000.

The Hickory Police Department requests approval to accept the Governor's Highway Safety Program Grant in the amount of \$26,000 for officer overtime traffic enforcement. The Hickory Police Department is committed to reducing motor vehicle crashes, especially those involving injury and death. The overtime grant will fund extra duty efforts by the Hickory Police Department to conduct operations that will involve highly visible traffic enforcement for speeding, occupant protection devices, and other traffic violations. Conducting these traffic enforcement operations will allow Hickory Police Department to address the rising trend in motor vehicle crashes involving injury or death. The Hickory Police Department will use these funds to pay officers to work on these highly visible traffic enforcement operations and focus on speeding, occupant protection devices, and intersection traffic violations. The Hickory Police Department recommends acceptance of

the Governor's Highway Safety Program Grant for officer overtime traffic enforcement in the amount of \$26,000. There are no matching funds required.

RESOLUTION NO. 24-41
North Carolina Governor's Highway Safety Program
LOCAL GOVERNMENTAL RESOLUTION

WHEREAS, the City of Hickory Police Department (herein called the "Agency") has completed an application contract for traffic safety funding; and that Hickory City Council (herein called the "Governing Body") has thoroughly considered the problem identified and has reviewed the project as described in the contract;

THEREFORE, NOW BE IT RESOLVED BY THE HICKORY CITY COUNCIL IN OPEN MEETING ASSEMBLED IN THE CITY OF HICKORY, NORTH CAROLINA, THIS 18TH DAY OF JUNE, 2024, AS FOLLOWS:

1. That the project referenced above is in the best interest of the Governing Body and the general public; and
 2. That D. Reed Baer, III, Chief of Police is authorized to file, on behalf of the Governing Body, an application contract in the form prescribed by the Governor's Highway Safety Program for federal funding in the amount of \$26,000 to be made to the Governing Body to assist in defraying the cost of the project described in the contract application; and
 3. That the Governing Body has formally appropriated the cash contribution of \$0.00 as required by the project contract; and
 4. That the Project Director designated in the application contract shall furnish or make arrangement for other appropriate persons to furnish such information, data, documents and reports as required by the contract, if approved, or as may be required by the Governor's Highway Safety Program; and
 5. That certified copies of this resolution be included as part of the contract referenced above; and
 6. That this resolution shall take effect immediately upon its adoption.
- E. Approved the Agreement for Professional Services with Thomas-Gordan-Shook (TGS) Consulting Engineers in the Amount of \$198,825.25, Contingent on North Carolina Department of Transportation (NCDOT) Approval.

Staff requests Council's approval of an Agreement for Professional Services with Thomas-Gordon-Shook (TGS), Consulting Engineers for preliminary engineering and design services related to the Aviation Museum Connector Multi-Use Trail Project – BL-0115 in the amount of \$198,825.25, contingent on North Carolina Department of Transportation (NCDOT) approval. The City applied for and received State Transportation Block Grant - Directly Attributable (STBG-DA) funding approval for \$2,400,000 with a 20% match of \$600,000, from the Greater Hickory MPO and North Carolina Department of Transportation (NCDOT) for the Aviation Museum Connector Multi-Use Trail. The multi-use trail will connect the Aviation Museum to the Aviation Walk Connector and the rest of the Hickory Trail System. The location of the proposed Aviation Museum is currently not served by sidewalk or other bicycle or pedestrian facilities. Aviation Museum Connector would link the new Aviation Museum to the rest of the Hickory Trail System and give visitors and citizens of Hickory a bike/ped option to enjoy the facility. The new museum building will also house the Catawba Valley Community College (CVCC) Workforce Innovation Center. The proposed trail will connect the Appalachian State University (ASU) Campus with the CVCC Workforce Innovation Center and will support shared educational opportunities. Preliminary engineering is needed to design the Aviation Museum Connector. Staff requests Council's approval of an Agreement for Professional Services with Thomas-Gordon-Shook (TGS), Consulting Engineers in the amount of \$198,825.25, contingent on NCDOT approval.

- F. Approved the Write-off of Uncollectible Accounts for Fiscal Year 2023-2024 in the Amount of \$171,767.69 in Accordance with North Carolina General Statutes.

Staff requests the City Council's approval to write off uncollectible accounts totaling \$171,767.69. In accordance with the North Carolina General Statutes, a list of accounts to be written off is submitted for Council's approval each year, in conjunction with the annual audit. North Carolina General Statutes establish that all street assessments, demolitions, nuisance violations, and property taxes that are over ten years old are no longer collectible and should be written off in conjunction with the annual audit. For the current fiscal year 2023-2024, there was \$14,116.36 in unpaid property taxes which exceed the ten-year limitation. The City of Hickory's Accounting Division requires all other

accounts that are over eighteen months in arrears be written off to comply with “Generally Accepted Accounting Principles” in order to more fairly represent financial assets of the City on the balance sheet. For the current fiscal year, this amount is \$157,651.33. Current fiscal year write-offs total \$171,767.69, compared to \$138,207.07 for FY 2022-2023. Even though these accounts will be written off, the Finance Department will continue to pursue collection of the debts. All eligible accounts over \$50 are submitted to the North Carolina Debt Setoff Program for collection. As of May 21, 2024, the City of Hickory has collected \$21,230.18 from the garnishment of North Carolina State income tax refunds and North Carolina State lottery winnings during this current fiscal year. Staff recommends approval to write-off uncollectible accounts for Fiscal Year 2023-2024.

- G. Approved the Citizens Advisory Committee Recommendations 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 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 a regular meeting on June 6, 2024.

- Maudie Hewitt, 232 10th Avenue SE, Hickory, was recommended for approval of a Housing Rehabilitation Loan. The Citizens’ Advisory Committee recommends approval for assistance not to exceed \$25,000 for repairs to her house. Assistance would be in the form of a 0% interest deferred loan.
- Tammy Conley, 433 3rd Street SW, Hickory, was recommended for approval of up to \$12,000 under the City of Hickory’s 2023 Urgent Repair Program.
- Maudie Hewitt, 232 10th Avenue 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.

- H. Approved the Issuance of Pyrotechnic Display Permit to PyroStar Entertainment for a Fireworks Display at the Hickory Motor Speedway.

Staff requests approval of the issuance of a pyrotechnic display permit to PyroStar Entertainment for fireworks display at Hickory Motor Speedway. Kevin Piercy, General Manager of Hickory Motor Speedway, has submitted requests to obtain permission to conduct public fireworks display on the following date July 13, 2024 (rain date October 5, 2024). The North Carolina Fire Code requires an operational permit for the use and handling of pyrotechnic special effects material. The Hickory Fire Department Fire & Life Safety Division shall review all required documentation for the event, including Alcohol Tobacco and Firearm’s (ATF) License, Operator and Assistant Operators Permits from North Carolina Office of State Fire Marshal (NCOSFM), Site Plan, and the one-million-dollar liability insurance policy. The Fire & Life Safety Division will also inspect the pyrotechnics display area before the event to ensure compliance with NCOSFM Guidelines, National Fire Protection Association (NFPA) NFPA 1123 Code for Fireworks Display, and NFPA 1126 Use of Pyrotechnics Before a Proximate Audience (if applicable). Staff recommend approval of the above pyrotechnics displays.

- I. Approved Change Order 1 with Neill Grading and Construction Co., Inc. for Trivium East Road Widening and Traffic Signal Design Project in the Amount of \$37,218.50.

Staff requests the Council’s approval of change order number one with Neill Grading and Construction Co., Inc. for Trivium East Road Widening and Traffic Signal Design project in the amount of \$37,218.50. This project was designed in 2023 to meet the 2018 North Carolina Department of Transportation (NCDOT) Standard Specifications. After the project was bid the traffic signal plans were required to be updated to the 2024 NCDOT Standard Specifications. The change to 2024 NCDOT Standard Specifications changed the mast arm pole and signalization design, resulting in an increase in price. The costs will be split 50/50 with Catawba County and the City of Hickory. Staff recommends Council’s approval of change order number one with Neill Grading and Construction Co., Inc. for Trivium East Road Widening and Traffic Signal Design project in the amount of \$37,218.50.

- J. Approved a Grant Agreement with the North Carolina Department of Public Safety for Supplemental Grant Funds Under the NCEM Disaster Relief and Mitigation Grant in the Amount of up to \$736,523.

Staff requests the Council’s approval of a Grant Agreement between North Carolina Department of Public Safety (NCDPS) and the City of Hickory for supplemental grant funds

under the NCEM Disaster Relief and Mitigation grant in the amount of up to \$736,523. On January 21, 2024, Public Utilities applied for supplemental grant funding for an Emergency Management Disaster Relief and Mitigation grant through the NC Department of Public Safety. NCDPS approved this application and awarded the City of Hickory a grant in the amount of up to \$736,523 on May 3, 2024, for flood hardening and streambank restoration along Snow Creek at the Snow Creek Pump Station. Staff recommends Council's approval of a Grant Agreement between NCDPS and City of Hickory for supplemental grant funds under the NCEM Disaster Relief and Mitigation grant in the amount of up to \$736,523.

- K. Approved a Grant Agreement with the North Carolina Department of Public Safety for Supplemental Grant Funds Under the NCEM Disaster Relief and Mitigation Grant in the Amount of up to \$901,609.

Staff requests the Council's approval of a Grant Agreement between the North Carolina Department of Public Safety (NCDPS) and the City of Hickory for supplemental grant funds under the NCEM Disaster Relief and Mitigation grant in the amount of up to \$901,609. On January 21, 2024, Public Utilities applied for supplemental grant funding for an Emergency Management Disaster Relief and Mitigation grant through the NC Department of Public Safety. NCDPS approved this application and awarded the City of Hickory a grant in the amount of up to \$901,669 on May 3, 2024, for flood hardening and streambank restoration along Falling Creek at the Northeast Wastewater Treatment Facility. Staff recommends Council's approval of a Grant Agreement between NCDPS and City of Hickory for supplemental grant funds under the NCEM Disaster Relief and Mitigation grant in the amount of up to \$901,609.

- L. Approved on First Reading Budget Revision Number 23

**ORDINANCE NO. 24-25
BUDGET REVISION NUMBER 23**

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 are to be changed as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Economic & Community Development		200,000
Public Safety	49,100	9,100
Other Financing Uses	18,609	-
TOTAL	67,709	209,100

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

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	549,609	531,000
Restricted Intergovernmental	-	200,000
Sales and Services	40,000	-
TOTAL	589,609	731,000

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

FUNCTIONAL AREA	INCREASE	DECREASE
General Government	171,744	-
TOTAL	171,744	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Restricted Intergovernmental	167,728	-
Investment Earnings	4,016	-
TOTAL	171,744	-

SECTION 3. To amend the CVCC Innovation Center (#700014) Capital Project Ordinance the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
General Government	-	531,000
General Capital Projects	531,000	-

TOTAL	531,000	531,000
-------	---------	---------

SECTION 4. To amend the Snow Creek Pump Station FEMA Grant (#803312) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Water & Sewer Capital Projects	736,523	-
TOTAL	736,523	-

To provide funding for the above, the Snow Creek Pump Station FEMA Grant (#803312) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Restricted Intergovernmental	736,523	-
TOTAL	736,523	-

SECTION 5. To amend the Northeast Wastewater Treatment Facility FEMA Grant (#803309) Capital Project Ordinance, the expenditures shall be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Water & Sewer Capital Projects	901,609	-
TOTAL	901,609	-

To provide funding for the above, the Northeast Wastewater Treatment Facility FEMA Grant (#803309) revenues will be amended as follows:

FUNCTIONAL AREA	INCREASE	DECREASE
Restricted Intergovernmental	901,609	-
TOTAL	901,609	-

SECTION 6. 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	37,219	-
TOTAL	37,219	-

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

FUNCTIONAL AREA	INCREASE	DECREASE
Other Financing Sources	18,609	-
Restricted Intergovernmental	18,610	-
TOTAL	37,219	-

SECTION 7. 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.

- M. Approved the Sale of City-Owned Property Located On Amity Street To SPA Properties, LLC.

The City owns approximately 39.78-acres of property located on Amity Street in Fairgrove Business Park. The property is further identified on the Catawba County Tax Maps as PINs 372116821582 and 372120718859. The City has owned this property since 2002. The property has been marketed for sale on the Catawba County Economic Development Corporation website for the past several years at an asking price of \$25,000 per acre. SPA Properties, LLC has offered \$25,000 per acre to purchase the property for future development. A sale to the private sector will place the property back on the property tax roll and allow for future development. The property is zoned Industrial (IND) and could be developed for a variety of distribution and manufacturing uses. North Carolina General Statutes require that surplus property be sold competitively. The property would need to be sold subject to the upset bid statute and allow other interested parties to bid on the property after the City Clerk places a public notice in the newspaper. Staff recommends that City Council adopt a Resolution accepting the offer from SPA, LLC and authorize staff to advertise for upset bids.

RESOLUTION NO. 24-42
RESOLUTION AUTHORIZING THE ADVERTISEMENT OF AN OFFER TO PURCHASE
CERTAIN PROPERTY

WHEREAS, City Council of the City of Hickory desires to dispose of certain surplus properties of the City of Hickory.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT:

1. The following described property is hereby declared to be surplus to the needs of the City of Hickory:

Approximately 39.78-acres Located on Amity Street, Newton, NC in Fairgrove Business Park. Identified as PINs 3721-16-82-1582 and 3721-20-71-8859, Catawba County GIS.
2. City Council has received an offer to purchase for the sum of \$25,000 per acre, for approximately 39.78-acres of property, located on Amity Street, Newton, North Carolina. The person making the offer must deposit the sum equal to five percent (5%) of his or her offer, (\$49,725), to First American Title Insurance Company in accordance with the Real Estate Purchase Agreement.
3. City Council proposes to accept the offer unless a qualifying upset bid shall be made.
4. The City Clerk shall cause a notice of such offer to be published in accordance with G.S. 160A-269.
5. Persons wishing to upset the offer must submit a sealed bid to the City Clerk within ten (10) days after publication of the notice. The person making the bid must deposit with the City Clerk a sum equal to five percent (5%) of his or her offer in the form of cash, cashier's check, or wire funds. At the conclusion of the ten (10) days, the City Clerk shall open the bids, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
6. If a qualifying upset bid is received, the City Clerk is directed to re-advertise the offer at the increased upset bid amount, and to continue with this process until a ten (10) day period has passed without receipt of a qualifying upset bid.
7. Upon approval of the final upset bid, total payment for the property must be received by the City of Hickory within 30 days of the bid award.
8. City Council authorizes the City Manager to execute all documents related to the sale if no upset bids are received after due advertisement.

IX. Items Removed from Consent Agenda – None

X. Informational Item

XI. New Business

A. Public Hearings

1. Approved the Community Development Block Grant FY 2024-2025 Annual Action Plan – Presented by Community Development Specialist, Anna Beth Walker.

In program year 2024, the City of Hickory will receive \$340,621 through the U.S. Department of Housing and Urban Development, and approximately \$25,000 in program income from repayments of loans made with Community Development Block Grant (CDBG) funds for a total of \$365,621. Funds will be used to develop stronger communities by providing decent housing, creating suitable living environments, and expanding economic opportunities, principally for people of low and moderate incomes. The City of Hickory's 2020-2024 Consolidated Plan is updated on an annual basis through the development of an Annual Action Plan. This plan sets priorities among these needs and sets out an action plan for use of available funds on a yearly basis. This provides for flexibility in determining priorities as the needs of the community change from year to year. The 2024 Annual Action Plan will be submitted to the U.S. Department of Housing and Urban Development upon approval by the Hickory Council. The plan will serve as the City's strategy for administering 2024 federal funds for community development and housing. The proposed budget line items are as follows: Housing Rehab/Purchase Rehab Program - \$125,000; Public Infrastructure and Facility Improvements - \$115,000; Small Business Assistance Program - \$4,000; Public Service Activities - \$60,000; Contingency - \$7,921; Program Administration and Fair Housing - \$53,700; Total CDBG - \$365,621. The Citizen's Advisory Committee reviewed the draft action plan at their meeting on June 6, 2024 and recommended approval of the proposed budget.

The public hearing was advertised in a newspaper having a general circulation in the Hickory area on May 16, June 6, and June 18, 2024.

Mayor Guess asked City Manager Warren Wood to introduce the public hearing.

City Manager Warren Wood asked Community Development Specialist, Anna Beth Walker to the podium to present Council with Community Development Block Grant FY 2024-2025 Annual Action Plan.

Community Development Specialist Anna Beth Walker presented a PowerPoint presentation. She discussed the Community Development Block Grant (CDBG) FY 2024-2025 Annual Action Plan. The program aimed to improve communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low to moderate income. The City of Hickory was an entitlement community, meaning that they receive an allocation directly from the US Housing and Urban Development (HUD) each year. The City's proposed budget for this year was \$365,621. They would receive \$340,621 from HUD directly and were expecting to have \$25,000 in program income. They were under budget this year because they over budgeted last year and were trying to make up for the difference from that.

Ms. Walker discussed the proposed budget details; housing rehab would have \$125,000, public infrastructure and facility improvements, \$115,000, small business assistance programs, \$4,000, public service activities, which were grants to nonprofits, \$60,000, administration, \$51,900, fair housing outreach, \$1,800, and contingency for \$7,921. The annual action planning process started in January. They had two neighborhood meetings on January 25, and one on February 1. They also had extensive conversations with nonprofit providers and City staff. From those two meetings and other research it led them to the strategic plan needs. This plan was created using IDIS, which was required through HUD for them to use. The strategic plan identified needs: preservation of the City's housing stock, public infrastructure and facility improvements, homelessness services, services for persons with HIV/AIDS, youth education, small business, entrepreneurship, and fair housing outreach and education.

Ms. Walker discussed some of the notable projects for this past year. There were updates to the Westmont Senior Center and pickleball courts, including new awnings, paint and an ADA accessible ramp, which were all finished. Cliff Teague Park restroom renovations were currently ongoing. They also supported six local nonprofits, those assisting the homeless, the hungry, and those with HIV and AIDS. They also support local low to moderate income homeowners through the City's housing rehabilitation program. She referred to the PowerPoint and displayed pictures of Westmont Senior Center from before and after. She displayed photos of the Cliff Teague restroom improvements before and after. They were still ongoing improvements on the inside of the restroom. She displayed photos of one of their housing rehabilitation projects. One of the main areas of concern for this project was the bathroom. They replaced the toilet, put in a walk-in shower, and also replaced the sink.

Ms. Walker discussed the 2024 proposed budget highlights; possible upgrades at a park in a low to moderate income (LMI) area, possible street resurfacing in low to moderate income area, support for local nonprofit public agencies, including programs for the homeless, the hungry, those with HIV and AIDS, youth education, and support of local LMI homeowners through the City's housing and rehabilitation program. She asked for questions.

Mayor Guess asked for questions for Ms. Walker.

Alderman Patton inquired which six local nonprofits they were targeting.

Ms. Walker advised that they were proposed to have eight this year, actually, instead of six, but this past year they did the Hickory Soup Kitchen, Boys and Girls Club, Exodus Homes, Family Care Center, Science Center, and ALFA.

City Manager Warren Wood advised there was eight this year. Were they doing the same six plus two? He asked who the other two were.

Ms. Walker commented the other two that were proposed were CCM and Women's Resource Center.

Alderman Freeman referenced the \$1,800 for basically publicity.

Ms. Walker confirmed that was correct.

Alderman Freeman asked how well that the information of what HUD does and what they could do, how well that was being disseminated amongst the community?

Ms. Walker explained that it was actually put in the Snippets, so everyone that gets a water bill gets information on that. They also put it in the local newspapers for fair housing, and in the Latino newspaper as well, and then on all social media outlets. They also sent information to the Greater Hickory Ministerial Alliance as well.

Alderman Freeman replied yes, and a young lady came to him, and she was so thrilled that she was having her home repaired, and just to know that she was getting that information. He thanked Ms. Walker.

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

PROPONENT

Ms. Jessica Morocco, 1098 20th Street NE, Hickory, was just genuinely curious about what determines where the low-income housing areas were. She asked what that entailed. How was that basis made?

Mayor Guess asked Ms. Walker if that was something she was prepared to answer quickly now, or would she rather get back with her and follow up.

City Manager Warren Wood advised they would write that question down and then when the public hearing was closed, they could have her come back up and answer. He asked if there were any other questions.

Ms. Morocco advised no, that was all.

Mayor Guess asked if anyone wished to speak in favor. No one appeared. Mayor Guess closed the public hearing. He did not know if they were prepared to answer Ms. Morocco's question now or if they need to get back in touch with her at a later time.

City Manager Warren Wood advised the City does not identify the areas.

Business and Community Development Manager Dave Leonetti advised housing rehabilitation programs were offered citywide, and they were based on the income of the homeowner. Any homeowner earning less than 80% of the area median income was eligible for their housing programs.

City Manager Warren Wood asked about the low to moderate income area.

Mr. Leonetti advised those were areas that contained more than 50% of the persons living in that area were under that 80% of the area median income.

City Manager Warren Wood inquired where information came from.

Mr. Leonetti advised that was determined by HUD, and they basically tell them which block groups and census tracts meet that income area.

Mayor Guess mentioned that Mr. Leonetti would be available after the meeting. Or she could make an appointment and if she needed further elaboration, he could certainly do that. He thanked Mr. Leonetti.

Alderwoman Patton moved, seconded by Alderwoman Williams approval of Community Development Block Grant FY 2024-2025 Annual Action Plan. The motion carried unanimously.

B. Departmental Reports:

1. Appointments to Boards and Commissions

BUSINESS DEVELOPMENT COMMITTEE

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

At-Large (Council Appoints)

VACANT

At-Large (Council Appoints)

VACANT

Alderwoman Patton nominated Alicia Wilfong as an At-Large Representative on the Business Development Committee.

CITIZENS ADVISORY COMMITTEE

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

At-Large (Council Appoints) VACANT
At-Large (Council Appoints) Vickie Wiley Eligible for Reappointment

COMMUNITY APPEARANCE COMMISSION

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

Ward 1 (Wood Appoints) Lynn Sampson Eligible for Reappointment
At-Large (Outside City but within HRP) (Council Appoints) VACANT

COMMUNITY RELATIONS COUNCIL

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

African American (Council Appoints) Lakeisha Ross-Johnson Eligible for Reappt.
Caucasian (Council Appoints) VACANT
Caucasian (Council Appoints) VACANT
Caucasian (Council Appoints) VACANT
Other Minority (Council Appoints) VACANT
Other Minority (Council Appoints) VACANT
Differently-Abled (Council Appoints) George Rhinehardt Eligible for Reappt.

Mayor Guess nominated for reappointment George Rhinehardt as a Differently-Abled Representative to the Community Relations Council.

EDC BOARD OF DIRECTORS FOR HICKORY

(Terms Expiring 6-30; 3-Year Terms with Unlimited Appointments)

(Appointed by City Council)

Hickory Representative Frank Young Eligible for Reappointment

Mayor Guess nominated Frank Young for reappointment as a Hickory Representative on the EDC Board of Directors for Hickory.

HICKORY REGIONAL PLANNING COMMISSION

(Term Expiring 6-30; 3-Year Terms with Unlimited Appointments) (Appointed by City Council)

Ward 1 (Wood Appoints) Bill McBrayer Eligible for Reappointment
Ward 4 (Freeman Appoints) Sam E. Hunt Eligible for Reappointment
Burke County Representative (Mayor Appoints with Recommendation from Burke County) VACANT
Catawba County Representative (Mayor Appoints with Recommendation from Catawba County) Catawba County Commissioners Approved the Reappointment of William Pekman.

Mayor Guess nominated William Pekman for reappointment as a Catawba County Representative on the Hickory Regional Planning Commission.

Alderman Freeman nominated Sam E. Hunt for reappointment as Ward 4 Representative on the Hickory Regional Planning Commission.

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
Recommendation of Adam Oakley as Building Trades Profession
Licensed Architect (Council Appoints) Ernest K. Sills Eligible for Reappointment
At-Large (2) (Council Appoints) VACANT
At-Large (3) (Council Appoints) Samuel E. Hunt Eligible for Reappointment

Mayor Guess nominated for appointment Adam Oakley as the Building Trades Profession Representative, reappointment of Ernest Sills as the Licensed Architect, and reappointment of Samuel Hunt as the At-Large (3) Representative on the Historic Preservation Commission.

Alderman Zagaroli nominated for appointment Brett Shoemaker as an At-Large (2) Representative on the Historic Preservation Commission.

LIBRARY ADVISORY BOARD

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

Ward 2 (Williams Appoints) VACANT
Ward 3 (Seaver Appoints) Pamela Kiefer Eligible for Reappointment
Ward 6 (Patton Appoints) Charlie Hayes Eligible for Reappointment
At Large (3) (Mayor Appoints) Jennie Nichols Dulin Eligible for Reappointment

Mayor Guess nominated for reappointment Jennie Nichols Dulin as At-Large (3) Representative on the Library Advisory Board.

Alderwoman Patton nominated Charlie Hayes for reappointment as Ward 6 Representative on the Library Advisory Board.

Alderwoman Williams nominated for appointment Suzanne Williams as Ward 2 Representative on the Library Advisory Board.

PARKS RECREATION AND SPORTS TOURISM

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

Ward 1 (Wood Appoints)	Susan Bisulca Eligible for Reappointment
Ward 5 (Zagaroli Appoints)	Robert Grimes Eligible for Reappointment
Ward 6 (Patton Appoints)	Charlie Hayes Eligible for Reappointment
At-Large Minority (1) (Council Appoints)	Phyllis Michaux Eligible for Reappt.

Mayor Guess nominated for reappointment Phyllis Michaux as an At-Large Minority (1) Representative on the Parks Recreation and Sports Tourism Board.

Alderwoman Patton nominated for reappointment Charlie Hayes as Ward 6 Representative on the Parks Recreation and Sports Tourism Board.

Alderman Zagaroli nominated for reappointment Robert Grimes as Ward 5 Representative on the Parks Recreation and Sports Tourism Board.

PUBLIC ART COMMISSION

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

Ward 1 (Wood Appoints)	VACANT
At-Large (Mayor Appoints)	VACANT
At-Large (Mayor Appoints)	Dana Andreasson Eligible for Reappointment

Mayor Guess nominated for reappointment Dana Andreasson as an At-Large Representative on the Public Art Commission.

PUBLIC HOUSING AUTHORITY BOARD

(Terms Expiring 6-30; 5-Year Terms) (Appointed by Mayor)

Position 5 Sherry Griffin Eligible for Reappointment

Mayor Guess nominated for reappointment Sherry Griffin as the Position 5 Representative on the Public Housing Authority Board.

RECYCLING ADVISORY BOARD

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

Ward 4 (Freeman Appoints)	VACANT
Ward 5 (Zagaroli Appoints)	VACANT
Ward 6 (Patton Appoints)	VACANT
At-Large (Council Appoints)	VACANT
At-Large (Council Appoints)	VACANT

SALT BLOCK FOUNDATION

(Terms Expiring 6-30; 2-Year Terms) (Appointed by City Council)

Hickory Representative (Council Appoints) Alderman Zagaroli Eligible for Reappt.

Mayor Guess nominated for reappointment Alderman Zagaroli as the Hickory Representative on the SALT Block Foundation Board.

UNIVERSITY CITY COMMISSION

(Terms Expiring 6-30; 2-Year Terms) (Appointed by City Council)

At-Large Not Including ETJ (Council Appoints) Taylor Newton Eligible for Reappt.

Alderwoman Williams nominated for reappointment Taylor Newton an At-Large Representative on the University City Commission.

WESTERN PIEDMONT REGIONAL TRANSIT AUTHORITY POLICY BOARD

(Terms Expiring 6-30;3-Year Terms (Appoint by City Council)

Karen Dickerson – Delegate
John Marshall – Alternate

Mayor Guess nominated for reappointment Karen Dickerson as Delegate and John Marshall as Alternate on the Western Piedmont Regional Transit Authority Policy Board.

YOUTH COUNCIL

(Terms Expiring 6-30; 1-Year Terms) (Appointed by City Council)

Youth Council Applicant Review Committee Recommends the Following Appointments:

At-Large	Aastha Patel
At-Large	Anthem Avangeline
At-Large	Britney Zulueta
At-Large	Ella Sprinkle
At-Large	Melinda Cassell
At-Large	Nolan Tester
At-Large	Terry Liu
At-Large	Yareli Garcia
At-Large	Emma Sparks
At-Large	Addison Duke
Fred T. Foard	Kathryn Cinson
Hickory High School	Cole Caudle
Hickory High School	Abbi Smith
Hickory High School	Elizabeth Cruz
Hickory High School	Harper White
Hickory High School	Miriam Wood
Hickory High School	VACANT
Hickory High School	VACANT
St. Stephens High School	Amelia Gscheidmeier
St. Stephens High School	Tucker Bland
St. Stephens High School	Addison Cox
St. Stephens High School	Sarah Starr
St. Stephens High School	Brenna Laney
St. Stephens High School	Connor Dowdle
St. Stephens High School	Krish Shah
Challenger High School	Harley Buff
Hickory Career & Arts Magnet	Micaela Pope
Private School	Aliza Kaplan
Private School	Caroline Sprinkle
Homeschool	VACANT

Mayor Guess nominated all the above listed for appointment to the Youth Council.

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

Mayor Guess commented if there was anyone in the audience that would like to be considered for any of these vacancies, they could go online and learn more about them and the times they meet, where they meet, and more about the board or the commission. They always make themselves available if they have any questions, comments or concerns, they would be glad to discuss those with them. Please take that under consideration.

C. Presentation of Petitions and Requests

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

Mayor Guess moved, seconded by Alderwoman Patton to allow a letter of recognition and appreciation to be read. The motion carried unanimously.

Mayor Guess asked Mr. Cliff Moone to the podium. He asked him to introduce his letter.

Mr. Cliff Moone commended as the Chair of the Community Appearance Commission, he mentioned that there was a spot. He asked if Lynn Sampson got reappointed in that or did, they have to wait? He wanted to know because she was on that Commission, and it was there. He thought it was Ward 1, though, Alderman Wood.

Mayor Guess advised that Alderman Wood was not present, and they could not make an appointment for him. He had to make his own appointments for a Ward specific.

Mr. Moone advised they had an At-Large outside of the Hickory area, direct area that needs filling it there was anybody out there. He had to give credit before he read this letter to Mr. Tony Anthony Jackson for the idea at the previous Commission meeting. They all just jumped on board this really quickly. The idea of expressing their appreciation as a Community Appearance Commission to various departments and parts of the City. There would be more of these coming. He did not necessarily have to read them all, but they would be doing it. Please accept from them to the City of Hickory Council Members, the staff and the Bond Commission, from the members of the Community Appearance Commission recognition and appreciation. "The members of the City of

Hickory Community Appearance Commission wish to both recognize and show appreciation to the Hickory City Council Members, the City Manager and his staff, the Mayor and all associated with the Hickory Bond Commission for their combined efforts in the approval and implementation of the City Walk, its extensions and the landscaping surrounding the walk. With the implementation of the City Walk downtown renewal, River Walk, Aviation Walk, Ridgeview Walk and all related projects, the City of Hickory has once again taken major and impressive steps to become a “city of choice”, a destination for travel and hospitality visitation and overall livability. The Commission members have received many compliments from visitors and permanent residents, citing Hickory as the “the cleanest city I have ever seen”, “this is a place I would want to live”, and “what a beautiful and clean city”. Such comments make us all proud to represent this city. The commission unanimously cites the foresight, initiative and bold action of the City Council in greatly raising the profile of Hickory as a “leader city” in North Carolina and a place of pride for all residents. With the thanks of the Commission members and so many Hickory residents. Signed, Cliff Moone, Chair”.

City Council members thanked Mr. Moone.

Mayor Guess asked Mr. Moone to let all the members of the Community Appearance know how appreciative they were for that recognition. Also outside of the Community Appearance Commission, all of those volunteers and people that were outside of the Commission, that volunteer their time, he sees it all over the City, picking up litter and making a difference in their community as far as that was concerned. They greatly appreciated that and everyone who participated. He thanked him again.

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

Alderman Freeman commented tomorrow as they celebrate Juneteenth, they certainly lift that up tonight. And those who participated in the Juneteenth festivities, around the community he thanked them. He also thanked Reverend Cliff Moone for recommending or giving them accolades of keeping our City clean and growing. It had a lot to do with basically what he wanted to say tonight, because in order for the City to be clean, not only do they maintain to clean it up, but they had to also do the dirty part. Anytime you want to do things the right way, you certainly have to get your hands dirty. That was one of the reasons why he believed that his assignment on this City Council was do the best he could. He wanted to certainly let the community know that on July 1 and July 2, that HUD would be coming down to do an onsite visit to public housing. Mind you that they spoke with HUD last week on a conference call, and he did not mind stating, he noted he was his own person. No one put him up to this, but public housing was in his Ward and after getting off the phone with HUD and some of the other City officials here in Hickory, he was absolutely not comfortable with the structure of the public housing dimension. It was his desire, and anytime he feels like he was convicted on something, he believed that if something that could or should change and if his heart desires as it relates to moving that conviction, that he believed that the public housing structure needs to be certainly continued on, looked at. He wanted to let the community know, July 1, and July 2, there would be an onsite visit by HUD. Also, he wanted the community to know whether they came to him personally, whether they came to this City Council meeting as it relates to them giving them complaints. He just wanted them to know that their voice had been heard. His family does not really like whenever he gets these types of convictions. But it was who he was. If he felt like there was a structure that was not working as it relates to more information that he was getting as it relates to public housing. And do know, he knew that they do not have much of a jurisdiction with public housing, but from here on out, they would hear his voice to let them know that the current structure of the public housing New Dimension was definitely not acceptable. He needed to get that out there. He thanked everyone.

Alderwoman Patton thanked Alderman Freeman. She concurred.

XIV. There being no further business, the meeting adjourned at 6:38 p.m.

Mayor

City Clerk