



CONOVER

North Carolina

Conover City Council

Regular Meeting Minutes

Monday, February 5, 2024 at 6:00 PM

Conover City Hall Council Chambers

101 1st Street E, Conover

A Regular Meeting of the Conover City Council was held on Monday, February 5, 2024 at 6:00 PM in the Council Chambers of Conover City Hall.

I. CALL TO ORDER

Kyle J. Hayman, Mayor

Council Members Present:

Mayor Kyle Hayman

Mayor Pro Tem / Council Member Bruce Eckard

Council Member Mark Canrobert

Council Member Joie Fulbright

Council Member Jim Green

Council Member Brenda Powell

Council Members Absent:

None

Staff Present:

City Manager Tom Hart, City Clerk Stephanie Watson,

City Attorney Susan Matthews, Human Resources

Madeleine Epley, Finance Director Kurt L. Beal,

Planning Director Erik Schlichting, Public Works

Director Terry R. Jones, Public Utilities Director Brian

Bradshaw, Fire Chief Mark Stafford, Police Chief Eric

Loftin, and Mayor Robert Houston

II. INVOCATION

Rev. Terrill Coulter, ALYVE Church

III. PLEDGE OF ALLEGIANCE

Kyle J. Hayman, Mayor

IV. APPROVAL OF AGENDA

Upon motion duly made by Council Member Fulbright, seconded by Council Member Green, it was DECLARED:

That the Monday, February 5, 2024 Agenda be - ADOPTED.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
--------------	--

NOES:	None
ABSTAIN:	None

V. APPROVAL OF CONSENT AGENDA

All items below are considered to be routine by the City Council and will be enacted by one motion. 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 the Business Agenda section.

Item 1: Approval of Minutes

Mayor Kyle J. Hayman presented the January 2, 2024 Regular Meeting Minutes.

(January 2, 2024 Regular Meeting Minutes contained in Minute Book 20.)

Item 2: Ratification of State of Emergency Declaration

Mayor Kyle J. Hayman presented the ratification for the State of Emergency Declaration Proclamation that was issued for the severe weather event that occurred on January 9, 2024.

(Ratification and State of Emergency Declaration Proclamation contained in Exhibit File called 2024 Proclamations.)

Upon motion duly made by Council Member Green, seconded by Mayor Pro Tem / Council Member Eckard, it was DECLARED:

That the Consent Agenda be - ADOPTED.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

VI. BUSINESS AGENDA

Item 3: Comments from Visitors and Guests

There were no comments by visitors or guests.

Item 4: Resolution 05-24: Certificate of Recognition for Quinn Hill

Kyle J Hayman, Mayor presented Resolution 05-24: Certificate of Recognition for Quinn Hill.

Upon motion duly made by Mayor Hayman, seconded by Council Member Powell and Mayor Pro Tem / Council Member Eckard, it was DECLARED:

That Resolution 05-24: Certificate of Recognition for Quinn Hill be - ADOPTED.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

(Resolution 05-24: Certificate of Recognition for Quinn Hill contained in the exhibit file called 2024 Resolutions.)

**CITY OF CONOVER
RESOLUTION 05-24**

**CERTIFICATE OF APPRECIATION
QUINN HILL**

WHEREAS, QUINN HILL HAS RENDERED SERVICE AS A MEMBER OF THIS COMMUNITY WHICH DESERVES SPECIAL RECOGNITION AND APPRECIATION; AND

WHEREAS, ON JANUARY 10, 2024, QUINN'S MOTHER SUFFERED A SEIZURE WHILE IN THEIR FAMILY HOME AND COLLAPSED TO THE FLOOR AFTER FALLING FROM A CHAIR; AND

WHEREAS, SIX (6) YEAR OLD QUINN HILL ACTED IN A MANOR FAR ABOVE HER YEARS WHEN AFTER CHECKING TO VERIFY IF HER MOTHER WAS STILL BREATHING, SHE AND HER THREE (3) YEAR OLD BROTHER, GRANT, RAN BAREFOOT TO A NEIGHBOR'S HOUSE TO GET HELP FOR THEIR MOTHER. THIS BEING THE FIRST TIME THAT QUINN HAS LEFT THE HOUSE AND CROSSED THE STREET WITHOUT A CHAPERONE; AND

WHEREAS, DUE TO QUINN'S STATEMENT, IT WAS DETERMINED THAT HER MOTHER HAD SUFFERED A SEIZURE, THE FIRST ONE EVER, AND HAD SUSTAINED HEAD TRAUMA FROM THE FALL; AND

WHEREAS, DUE TO QUINN'S QUICK THINKING AND LEVEL HEAD, HER MOTHER WAS ABLE TO BE TRANSPORTED BY EMS TO RECEIVE PROPER TREATMENT IN A TIMELY MANNER; AND

WHEREAS, IT IS A PLEASURE TO RECOGNIZE SUCH ACTS OF COURAGE AND STRENGTH IN SITUATIONS WHERE EVEN AN OLDER INDIVIDUAL MAY FAIL.

NOW, THEREFORE, BE IT RESOLVED THAT I, MAYOR KYLE J. HAYMAN OF THE CITY OF CONOVER, ON BEHALF OF THE CITY COUNCIL AND THE CITIZENS OF SAID CITY, DO HEREBY PROCLAIM FEBRUARY 5, 2024 AS:

"QUINN HILL DAY"

FURTHER BE IT RESOLVED THAT A COPY OF THIS RESOLUTION SHALL BE KEPT ON FILE WITH THE CITY CLERK OF THE CITY OF CONOVER.

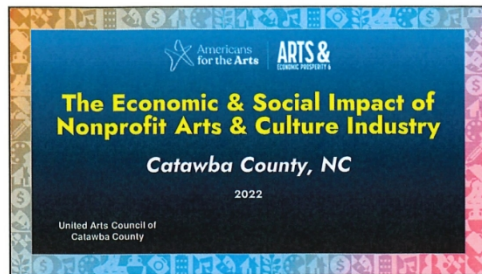
THIS, THE 5TH DAY OF FEBRUARY, 2024.

Item 5: Presentation: Recognition of Shuford Elementary School Staff Members

Jonathan Tharpe , Shuford Elementary School Principal recognized members of his staff. Mrs. King and Ms. Waddell were recognized for exceeding EVAAS growth. Mrs. Bartlett was recognized for her service to Shuford as the School Counselor.

Item 6: Presentation: United Arts Council Economic Impact Study

Ingrid Keller, Executive Director of the United Arts Council and Alan Jackson, Board Immediate Past President of the United Arts Council gave a presentation on the Economic and Social Impact of the Nonprofit Arts and Culture Industry.



1



2

The Survey

- 31 arts and cultural organizations in Catawba County participated
- 794 event attendees were surveyed to provide audience results
- The comparison group of similar study regions included those with a population between 100,000 and 249,999 people. This group consisted of 63 comparable study regions.

3

Arts & Culture in Catawba County

Economic Impact in 2022
\$53,590,516

80.6% higher than similar study regions
(population 100,000 to 249,999)

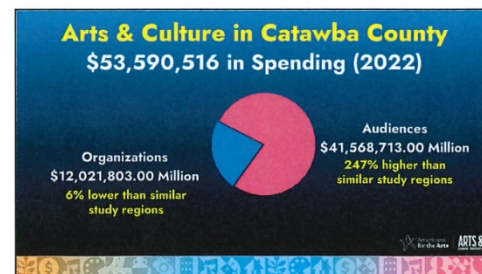
9.0% higher than in 2016

4

Defining Economic Impact

- Jobs** is a figure of total people employed (full-time, part-time, and seasonal employment)
- Resident Household Income** includes salaries, wages, and entrepreneurial income paid to residents. It is the money individuals earn personally and then use to pay for food, mortgages, and other living expenses
- Revenue to Local, State, and Federal Governments** includes revenue from taxes (e.g., income, sales, property) as well as funds from licenses, fees, and other similar sources

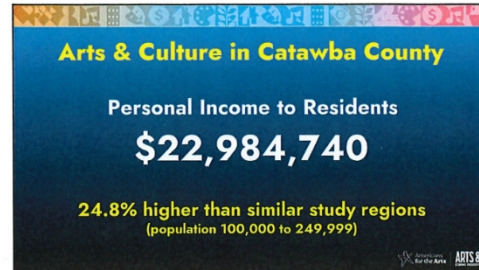
5



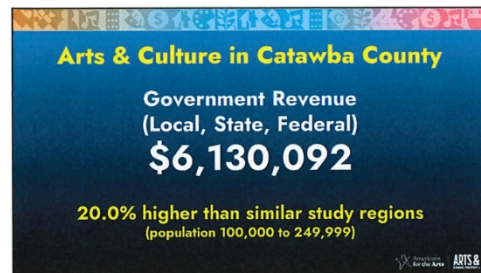
6



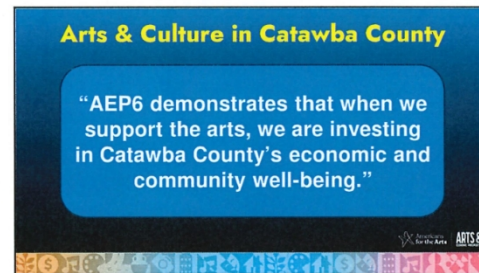
7



8



9



10

AEP6 Calculator

For every \$100,000 in direct spending by a nonprofit arts and culture organizations in Catawba County...

Employment (jobs)	3.59
Resident Household Income	\$72,039
Local Government Revenue	\$956
State Government Revenue	\$1,816
Federal Tax Revenue	\$13,619

11

AEP6 Calculator

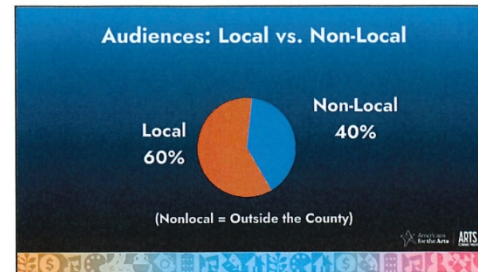
For every \$100,000 in direct spending by a nonprofit arts and culture audiences in Catawba County...

Employment (jobs)	1.39
Resident Household Income	\$34,459
Local Government Revenue	\$1,513
State Government Revenue	\$2,615
Federal Tax Revenue	\$5,878

12



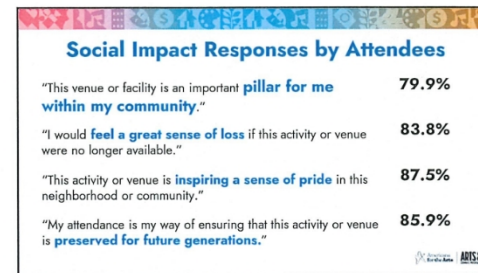
13



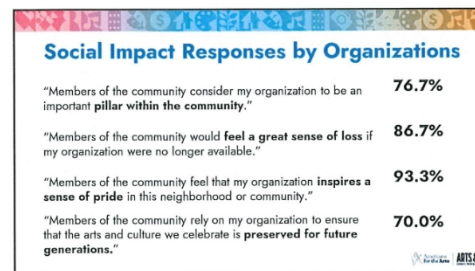
14



15



16



17



18

TABLE 12: Travel Party and Demographic Characteristics of Arts Audiences in Catawba County		
	Local Attendees	Nonlocal Attendees
Travel Party Size		
Average number of adults (18 years or older)	2.1	2.5
Average number of children (younger than 18)	0.3	0.4
Average travel party size	2.4	2.9

19

TABLE 12: Travel Party and Demographic Characteristics of Arts Audiences in Catawba County		
	Local Attendees	Nonlocal Attendees
Age of Cultural Attendees		
18 to 25 years of age (Generation Z)	4.1%	4.3%
26 to 41 years of age (Millennials)	20.0%	23.3%
42 to 57 years of age (Generation X)	28.6%	30.3%
58 to 76 years of age (Baby Boomers)	42.6%	38.0%
77 years of age or older (Silent Generation)	4.7%	4.0%

20

TABLE 12: Travel Party and Demographic Characteristics of Arts Audiences in Catawba County		
	Local Attendees	Nonlocal Attendees
Educational Attainment of Cultural Attendees		
Less than high school	1.1%	0.0%
High school degree	12.7%	16.1%
Technical or associates degree	14.5%	21.1%
Bachelor's degree	35.9%	34.4%
Master's degree	26.8%	22.7%
Doctoral degree	9.1%	5.7%

21

TABLE 12: Travel Party and Demographic Characteristics of Arts Audiences in Catawba County		
	Local Attendees	Nonlocal Attendees
Annual Household Income of Cultural Attendees		
Less than \$30,000	5.0%	4.2%
\$30,000 to \$59,999	15.9%	19.5%
\$60,000 to \$99,999	32.7%	30.0%
\$100,000 to \$149,999	18.4%	25.8%
\$150,000 to \$199,999	13.6%	10.8%
\$200,000 or more	14.5%	9.8%

22

TABLE 12: Travel Party and Demographic Characteristics of Arts Audiences in Catawba County	
	All Attendees
Race / Ethnicity	
American Indian or Alaska Native or Indigenous or First Nations	1.1%
Arab or Middle Eastern or Northern African	0.3%
Asian or Asian American	5.9%
Black or African American	7.9%
Hispanic or Latino/Latina/Latinx or Spanish origin	3.1%
Native Hawaiian or Pacific Islander	0.4%
White or Caucasian or European American	83.0%
I prefer to self-identify	2.3%
Any BIPOC or ALAANA	17.4%
White Only	82.6%

23

TABLE 12: Travel Party and Demographic Characteristics of Arts Audiences in Catawba County	
	All Attendees
Race / Ethnicity	
American Indian or Alaska Native or Indigenous or First Nations	1.1%
Arab or Middle Eastern or Northern African	0.3%
Asian or Asian American	5.9%
Black or African American	7.9%
Hispanic or Latino/Latina/Latinx or Spanish origin	3.1%
Native Hawaiian or Pacific Islander	0.4%
White or Caucasian or European American	83.0%
I prefer to self-identify	2.3%
Any BIPOC or ALAANA	17.4%
White Only	82.6%

24

In Summary

- Overall, Catawba County's arts and culture community has a significantly higher impact on economic activity than other similar-size areas surveyed.
- The main drivers of this economic activity are the events held in the county and the audiences attending them.
- The arts and culture organizations, themselves, do not spend as much money to operate as other communities surveyed do.
- Therefore... Catawba County Arts & Cultural organizations bring larger audiences to events and have a greater impact on local/state government revenue while spending less money to do so.



Item 7: Public Hearing to Receive Public Comments on the Project Closeout of the Community Development Block Grant Coronavirus Grant

Sherry Long, Assistant Executive Director / Community Development Director of the Western Piedmont Council of Governments informed Council that the public hearing was to begin the closeout procedures for the City of Conover's Nufabrx PPE Manufacturing Project Community Development Block Grant Coronavirus project – grant number **20-V-3500**. The \$850,000 grant was awarded to Conover from the North Carolina Department of Commerce. The project allowed Nufabrx to purchase a building located at 106/108 1st Street East. CDBG funds provided 100% of the total expenditures. The project expended approximately \$470,000 of the \$850,000 grant and the remaining funds are scheduled to be de-obligated once final administration bills are paid.

As a brief history of the project, Nufabrx – an innovative textile manufacturing company that originated at the Manufacturing Solutions Center was growing rapidly and began manufacturing PPE masks and other products when the COVID-19 crisis hit. The growth of the company was explosive and the company needed additional space -- even renting space in the basement of City Hall to house some of their employees. In September 2020, the City applied for a Community Development Block Grant to assist Nufabrx with a building purchase. Nufabrx purchased the former Stewart Jewelry building with CDBG CV funding in November 2021 and immediately moved their staff that were working in the basement of City Hall to the new facility. Nufabrx created 11 jobs as a result of this project, 73% of the jobs benefited previously low and moderate income persons. The jobs pledged as a requirement of the grant were created.

The City of Conover is holding this Public Hearing tonight to seek citizen comments as part of the Department of Commerce Rural Economic Development Division's grant closeout procedure.

Mayor Hayman opened the public hearing.

There were no comments from the public.

Upon motion duly made by Council Member Canrobert, seconded by Council Member Powell, it was DECLARED:

That the public hearing for the Public Hearing to Receive Public Comments on the Project Closeout of the Community Development Block Grant Coronavirus Grant be - CLOSED.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

Upon motion duly made by Mayor Pro Tem / Council Member Eckard, seconded by Council Members Fulbright and Powell, it was DECLARED:

That the Mayor is authorized to sign all documents related to the closeout of the project identified as the Nufabrx PPE Manufacturing Project Community Development Block Grant Coronavirus project – grant number **20-V-3500** and that the City of Conover de-obligates the remaining CDBG COVID-19 funds.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

Item 8: Consideration of the Rezoning for a 15.96 Acre Tract Located at 406 Rock Barn Rd NE, Identified as Catawba County PIN 374107580857 and a 8.64 Acre Tract Located at 921 Conover Blvd E, Identified as Catawba County PIN 374107583330 from R-9A Residential and B-2 Highway Business to R-9A Conditional District and B-2 Conditional District

Shuford Village Rezoning (Rezoning Application: R23-12)

- a. Public Hearing to Receive Public Comments on the Proposed Rezoning**
- b. Ordinance 03-24: Zoning Ordinance Amendment**

Item 8a. Public Hearing to Receive Public Comments on the Proposed Rezoning

Planning Director Erik Schlichting informed Council of the rezoning request for a 15.96 acre tract located at 406 Rock Barn Rd NE, identified as Catawba County PIN 374107580857 and a 8.64 acre tract located at 921 Conover Blvd E, identified as Catawba County PIN 374107583330 from R-9A Residential and B-2 Highway Business to R-9A Conditional District and B-2 Conditional District. The property has access to water and sewer and also has adequate street access. The Land Development Plan (LDP) map shows future land use for Property 1 designated as medium-to-high density residential, and Property 2 as commercial. This property sits between two “commercial nodes.” The developer plans to develop a 197 two-story townhome style residential design for this property with community amenities. The design focus of these townhomes would be for young professionals.

There was some discussion about proposed townhome layouts which included garage sizes, location of bedrooms, parking availability, potential locations for garbage can storage, handicap accessibility, and property sizes.

The Planning Board reviewed this item during their regularly scheduled January meeting and voted to unanimously recommend approval of this proposal to City Council with two additional conditions, the first being that the required buffer be boosted from a minimum of 75% evergreen plants instead of 50%, and an adjustment to the alignment of the primary road to help slow traffic.

Alex Bonda and Steven Bailey of Prestige spoke briefly about the proposed design.

Mayor Hayman opened the public hearing to receive public comments on the potential rezoning for a 15.96 Acre Tract Located at 406 Rock Barn Rd NE, Identified as Catawba County PIN 374107580857 and a 8.64 Acre Tract Located at 921 Conover Blvd E, Identified as Catawba County PIN 374107583330 from R-9A Residential and B-2 Highway Business to R-9A Conditional District and B-2 Conditional District.

Barry Matthews of 704 2nd St NE, Conover spoke of his current concerns with water runoff onto his property and how the development could affect his property.

Alex Oppen of 702 Canova Ct NE, Conover asked who will make sure all the Federal and State laws are implemented for this construction? What plan is in place to handle police and fire protection? He asked that the attorney formally request a speed reduction for this area.

Brewster Ward of 710 Canova Ct, Conover stated that he was an architect and this plan was the worse that he had seen. Bedrooms are on the second floor and the units are only 20 feet wide. Plans to accommodate the elderly have been excluded and that is discrimination. The plans for the proposed townhomes are not compatible with the look of the surrounding homes which are brick. He felt it did not comply with the zoning ordinance.

James Finger of 711 Canova Ct, Conover was concerned that the property was possibly changing from single family residential. He wished to see the property developed properly. Is the proposed zoning really responsible zoning. With three bedrooms per unit, that could potentially be about 800 people added to the area. What problems would that bring? He opposed the rezoning. Brick does not require that much maintenance. The plans show brick on the commercial buildings so the townhomes should be brick as well. Two-story townhomes will take away privacy. Would Council like this in their backyard.

Liz VanHorn of 701 Canova Ct, Conover spoke of the letter she sent to Council about this rezoning. She stated that the City has a standard and should keep to that standard.

January 20, 2024

Kyle Hayman, Mayor
PO Box 432
Conover, NC 28613

Dear Mr Hayman,

I am writing to express my concern about the development of the property off Rock Barn Rd and Conover Blvd. I believe it is named Shuford Village.

I currently reside in Wye Station and am concerned about how this development will affect the value of my current property. Prestige Corporation is not known for building upscale communities. I have enclosed some pictures of current communities they have developed. These were taken on a Saturday. Not sure why all the trash cans are out front? No space in the garage? No pads out back?

I moved to my current residence because of the restrictions and aesthetics. Building 197 units that are 20 feet wide, 35 feet tall, and one car garage will detract from the value of our property. These homes will not be fully brick but mostly siding with some stone. Will this become another Brandywine?

Allowing bedrooms on the upper floor will affect my privacy through the dome window in my sunroom unless an appropriate barrier is in place.

I am also concerned about the traffic on Rock Barn Rd. It is already congested with Conover Manor, the Dental Office, Day care, and the new apartments being built. The speed limit is 45 mph and should be lowered to 35 for the number of residents that are trying to access that road. These new units will add to that congestion.

Can our schools handle the influx of residents? How about our power grid?

While I know that I cannot stop this development, I would ask the following:

- Consider giving us some privacy with a 40 foot barrier.
- Help us with entry to Rock Barn Road for the safety of us all.
- Lower the speed limit from Conover Blvd to Hwy 16 to 35mph.
- Require developers to use brick instead of siding? What will the siding look like 20 years from now?
- Increase the Garage size to allow 2 cars to park. Most families have 2 cars. Parking on the street after dark is a city violation.

Thank you for taking the time to read this. Please put yourself in my shoes and make the right decision.

Best,



Liz Van Horn





Karen Ester of 725 Canova Ct, Conover asked if this is what the City wants to settle for. She loves being in Y-Station. Should be all brick and one story homes. Older people are overlooked in the proposal. There are security issues to consider. She spoke of a quote made by a Council member when he was elected to the office.

Dennis Ester of 725 Canova Ct, Conover stated that his property backs up to the proposed development. The property is currently zoned residential and he never envisioned this in his backyard. He expressed concerns about density, how this will affect local schools, the floorplans for the townhomes, the exterior of the proposed townhomes, etc. He asked if this was the best that could be done for development in Conover. The City should keep the gold standard going.

Dennis G. Ester
725 Canova Court NE
Conover, NC 28613
January 23, 2025

Mayor and Council Members

My name is Dennis Ester. My wife and I live at 725 Canova Ct NE in the recently completed Wye Station development on Rock Barn Road.

I am writing to you concerning the recent rezoning request brought before the Planning Board on 1/9/2024. We, the homeowners in Wye Station were sent a letter, dated 12/28/2023 and delivered in early January regarding this proposed rezoning.

Given such short notice, we had very little time to digest the information given us before the Planning Board Meeting on the 9th. We, along with others from our neighborhood attended the meeting and voiced our opinions on the matter during the public comment period. Unfortunately, I and many others in attendance felt like the minds of the Planning Board members were made up concerning this matter before the meeting started. Hence our opinions or requests were not given due consideration.

Since that time we have been hard at work gathering information concerning the proposed development and one other that was recently proposed for Conover. The development I refer to is the Redwood Apartments complex on Thornburg Drive NE.

We visited Lawson's Landing, (a Prestige Development Corporation project) containing 120 homes in Terrell. We wanted to see in person what is being proposed to be constructed in our back yard. We were disappointed to say the least. The attached photos will give you a small glimpse of what we encountered. I encourage you to go visit it yourself before you vote on this rezoning request. Lawsons Landing is all rental units according to their website. It was the only development listed on Prestige Corporate Development's website with the style of homes they are proposing for Conover.

At the Planning Board meeting on 8/2/2022 rezoning application file R22-04 was put on the agenda. This application was to approve 158 units on 45 +/- acres adjacent to L'Echo Park and Thornburg Drive. The members of the planning board asked 43 questions concerning the development and 25 members of the community had comments. Most members of the community were not in favor of the development. The Planning Board approved the rezoning with 13 conditions to be met. Per the minutes from the Conover City Council dated 12/5/2022, these conditions were consolidated into seven conditions. The council then added three conditions of their own and the rezoning failed to pass when the developer refused to meet those conditions.

Primarily the condition of adding stone to both front and rear of the buildings for appearance purposes seemed to be a sticking point. We think this is a very valid point to be considered for the proposed Shuford Village. Wye Station, Brandywine, Brentwood and Cambridge, which are all in close proximity to this development, are all brick structures. These are all highly sought after developments in the immediate Conover area.

Rezoning amendment R23-12 is set to come before the City Council allowing 24.6 acres to be rezoned to allow 197 townhomes to be built and two commercial out lots. At this time, I do not have the minutes from the Planning Board meeting held on 1/09/2024. But I can assure you the discussion that night was not that involved. There were fewer questions from the board and less comments from the public due in some part to the short notice given.

I have attached some information for your consideration. I hope that you take what we have supplied and use it to make the decision that both serve the best interests for our community, our development and surrounding neighbors. We feel that all property owners will be negatively impacted by this development.

List of attachments

Minutes of the 12/05/2022 detailing the conditions from the planning board and conditions from the council.

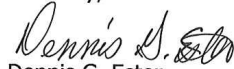
Lawsons Landing floor plan for homes. This is the same type home proposed for the Shuford Village project. 20 ft wide homes with no sleeping quarters located on the first floor, single car garages and on-street parking.

Actual photos of Lawson Landing homes, front and rear with comments.

Photos of existing townhomes being built recently in Claremont and Newton.

In closing I do hope that you will give this proposed rezoning serious consideration before voting. While we are not opposed to a nice townhome community I am compelled to ask if this is the best we can offer for anyone who might wish to reside in Conover? Is this the best we can do for our neighbors and our community? Can we provide better homes? I absolutely think we can.

Sincerely,



Dennis G. Ester
828-962-0597

Minutes of the December 5, 2022 Conover City Council Meeting

ITEM 8: ORDINANCE 43-22: AMENDMENT TO THE CONOVER ZONING ORDINANCE AND ZONING MAP FROM CITY OF CONOVER

Planning Director Erik Schlichting presented Ordinance 43-22: Amendment to the Conover Zoning Ordinance and Zoning Map from City of Conover. This ordinance would amend the Zoning Map from City of Conover R-20 (Residential) and R-9 (Residential) to City of Conover R-9A-CD (Residential – Conditional District) for the property located along Thornburg Drive NE (NC Hwy 16) which is recognized as PIN# 374215539807 and contains approximately 40.3 +/- acres.

Staff consolidated most of the Planning Board recommended conditions from the 10/18/2022 Planning Board meeting into the following list:

1. Eliminate the southern-most connection to Thornburg Drive.
2. Developer shall complete a Traffic Impact Analysis (TIA). TIA will be completed prior to the construction of any street or utility infrastructure. TIA will examine impacts of access to Thornburg Drive for this development between the traffic signals at Rock Barn Rd and I-40 east bound interchange. The TIA will address specific concerns and recommendations for any improvements, including: limiting U-turns, safety improvements such as signals, signs and road markings related to school traffic, and the potential need for a new traffic signal at the intersection with Hunsucker Dr.
3. Landscaping: The construction drawings shall include a detailed landscaping plan including the following:
 - a. The buffer strip shown on the approved site plan shall consist of two rows of evergreen plants in staggered rows spaced to maximize screening and accommodate growth. Buffer shall use species that reach a height of 20' within three years of planting. At least four separate species shall be used, chosen from the City's buffer species and plant spacing specification list.
 - b. White vinyl fencing, substantially similar to that which is installed in proximity to the I-40 interchange intersection, shall be installed the along length of Thornburg Drive from the existing fence to the primary entrance to the development opposite Hunsucker Dr.
 - c. The developer will install planting beds on either side of both entrances with evergreen and flowering shrubs, appropriate for the location's visibility and driver safety.
 - d. Developer will replace damaged or missing street trees with trees of the same or similar species maintaining the existing tree spacing.
4. The proposed walking trail shall not be located within the undisturbed buffer area, and also no closer to neighboring properties than between the planted buffer area(s) and the development.
5. No street connection shall be created to any adjacent street, property or neighborhood other than those connections to Thornburg Drive as shown on the approved plan.
6. In order to be "compatible" with the established architectural character of the city, predominant exterior building materials shall be high quality materials that have color, shades, and textures similar to those existing in the neighborhood of the proposed development. Facades shall be "high quality materials" and incorporate architectural elements such as changing of patterns (shakes, board & batten) or other architectural embellishments to break up stretches of uninterrupted horizontal siding. Garage doors make up a large portion of the proposed front facades and, as such, shall have details such as simulated handles and hinges, and glass windows, window frames or mullions or other suitable features.
7. Driveways shall be of a length sufficient to park an average size passenger vehicle or pickup truck without blocking sidewalks.

There was some discussion about the proposed ordinance and conditions. It was suggested by members of Council that the following conditions be included: the removal of buildings units AA, BB, T, & S from the proposed plan, the inclusion of a Duke Energy lighting study, and the requirement that fifty percent of the building façade be brick or stone on all units.

Upon motion duly made by Council Member Canrobert, seconded by Council Member Green, with Mayor Hayman, Mayor Pro Tempore Eckard, and Council Member Powell opposed:

That the adoption of Ordinance 43-22: Amendment to the Conover Zoning Ordinance and Zoning Map from City of Conover be – DENIED and so move to deny rezoning R 22-08 for the property along Thornburg Dr NE, shown on the Exhibit A map from R-9A (Residential) and R-20 (Residential) to R-9A-CD (Residential - Conditional District), and find that the request is not reasonable and in the public interest.

AYES: Council Member Canrobert
Council Member Green
Council Member Fulbright

NOES: Mayor Hayman
Mayor Pro Tempore Eckard
Council Member Powell

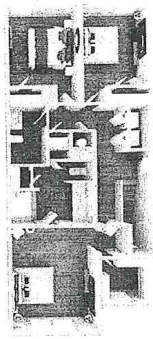
Council Members

This brochure was pulled from the Website for Lawson's Landing located in Terrell, NC. It is listed on Prestige Corporate Development website as one of their projects. It is the only one I found to be similar to the one they propose to build in Conover. These homes are 20 ft wide, 2 stories in height and the community has 120 homes. All bedrooms are located on the top floor, which severely limits the suitability of them for anyone with any type of disability or mobility issues. This is also strictly a rental community. I did not find any owner occupied homes on this site. Are we convinced that we, Conover, will not be getting the same thing? I therefore ask the question, are we getting the best we can expect for our community or are we settling for what is being offered?

Dennis Ester



FIRST FLOOR PLAN



SECOND FLOOR PLAN

RE DEPOSED

Leasing Office

8435 Jane Drive
Terrell, NC 2868

2

☎ Office Hours

Mon: 9:00AM - 6:00PM

Tue: 9:00AM - 6:00PM

Wed: 9:00AM - 6:00PM

Thu: 9:00AM - 6:00PM

Fri: 9:00AM - 6:00PM



This is the rear view of the homes built by Prestige Corporate Development in Lawson's Landing located in Terrell, NC. These are the same style of homes that the rezoning request will allow to be built in Conover. This is what I and others in the Wye Station, Brandywine, Brentwood, Cambridge and other surrounding communities will be looking at on a daily basis. If you look closely, the homes have no type of patio or at the rear of the homes. Trash cans are located on the grass because there is nowhere else to put them. When I took this photo I was standing on top of a hill that was constructed to hide the rear of these homes from Hwy 150. They try to dress up the front of these homes and do nothing for the rear. Again I ask the question, is this type of housing the best we can do for our neighbors and Conover in general?



The homes do look marginally better from the front. But as you can see, trash cans still seem to be an issue. We took these pictures on a Saturday. I do not think Republic Services picks up trash on Saturdays. We came back through a few days later and the view was very similar. Most trash cans were either in front of the garage doors or off to the side in some manner. Some were in the rear of the home as shown in another photo.

Parking was an issue as well with a lot of on street parking that was observed. You can see the manmade hill in the distance separating the homes from Hwy 150



As you can see, trash can storage seems to be an issue in this development. This homeowner has decided to store it next to the entrance door to the home. The garages are small, due to the homes being so narrow. Thus if a car is parked in the garage, the trash cans are forced to be stored outside. With the width of the home only being 20 ft wide, storage of any type is severely limited of course.



Privacy is nonexistent in this neighborhood. I will point out again that the rear façade of these homes are very bland of features.

The change to the roof line is only broken up by the change in elevation of the ground.

Notice the embankment in this photo as well separating or hiding the homes from Hwy 150.



In this photo you will see a fence that was installed I assume by the developer.

If this project is allowed to proceed in Conover, could a fence be installed along with shrubs or trees? A fence would provide separation much sooner in the process. The developer stated this project could take 3 to 5 years to complete. No date was mentioned as to when the border shrubbery would be planted. We, as their neighbor, could be exposed to this construction site for up to 8 years before shrubbery becomes mature enough to separate us.



The last 2 examples of townhomes and their appearance I want to show you are from Newton and Claremont. The first picture is from the Azalea Glen in Newton. The 2nd is from Villas In the Oakes Townhomes located in Claremont. Azalea Glen is still under construction. The one in Claremont was finished in 2018/19.

Both examples are lovely examples of what townhomes can look like. Development such as this is one we could be proud of. I stress again, I think Conover can do better than what is being proposed for this site by Prestige Development Corporation.



The last 2 examples of townhomes and their appearance I want to show you are from Newton and Claremont. The first picture is from the Azalea Glen in Newton. The 2nd is from Villas In the Oakes Townhomes located in Claremont. Azalea Glen is still under construction. The one in Claremont was finished in 2018/19.

Both examples are lovely examples of what townhomes can look like. Development such as this is one we could be proud of. I stress again, I think Conover can do better than what is being proposed for this site by Prestige Development Corporation.

Jerry Fox of 715 Canova Ct, Conover spoke of the character of the City of Conover and how you can't find townhomes like this in this area. The City should consider what type of houses to be built. Everyone should have a decent home but the design does not fit. The City should not lose site of its standards.

Holly Humphries of 713 Canova Ct, Conover spoke against the rezoning and the proposed

townhomes. Her concern as a widow was security and safety. She asked if there was any storage areas to the back of the townhomes and what the back of the townhomes would look like.

Christal Sigmon of 707 Canova Ct, Conover spoke against the proposed townhomes and asked if the City could handle servicing this addition with police, fire and utilities. There would be a need for good buffers around this new development. She was concerned how this would affect the local schools.

Connie Lingle of 406 3rd St NE stated she was concerned how the school system would handle the additional children. Shuford is at over 90% capacity.

James Hollar of 807 2nd Av Dr NE / 911 E Conover Blvd, Conover stated that the water runoff would cause a problem. He asked the city to compare prices of the proposed townhomes to the properties down the road.

Alison Lafone of 402 5th St Pl NE, Conover stated that she represented a younger demographic at 32 years of age and she agreed with what was previously said by other commenters. Her concern was with traffic. Also with only a one car garage, most cars will not be parked in the garage. She is not opposed to building but did not think this is the right thing to build. She was concerned that these properties would be bought, rented out, and become like Section 8 housing. The homes should be brick. She opposed the proposed townhomes.

Rosa Thao of 404 Rock Barn Rd, Conover stated her concerns were for the safety of her family and privacy that would be lost due to the two-story townhomes being able to see onto her property. Also, with added development, there will be more traffic in the area.

Jon Carpenter of 717 Canova Ct NE stated his concern was with parking due to the units being small. These townhomes are starter homes. There will be a lack of privacy. Does the city have the necessary water and sewer infrastructure? Does this development honor the Shuford name? Would Council want this in their back yard?

Bruce Roffey of 705 2nd St NE, Conover spoke in opposition to the development. The Food Lion in Conover is the worst in Catawba County due to how full it is. There have been a lot of accidents in the area due to traffic and he is waiting on someone to be killed. He suggested building something like Y-Station instead.

Dennis Ester of 725 Canova Ct, Conover spoke against the rezoning and the proposed townhomes.

Upon motion duly made by Mayor Pro Tem / Council Member Eckard, seconded by Council Member Canrobert, it was DECLARED:

That the public hearing for the consideration of the rezoning for a 15.96 acre tract located at 406 Rock Barn Rd NE, identified as Catawba County PIN 374107580857 and a 8.64 acre tract located at 921 Conover Blvd E, identified as Catawba County PIN 374107583330 from R-9A Residential and B-2 Highway Business to R-9A Conditional District and B-2 Conditional District be - CLOSED.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

There was some discussion about the exterior of the units by the developer and Council. City Manager Tom Hart addressed some of the concerns about providing service to the new townhomes. Council and the attorney discussed adding a few extra conditions to the rezoning.

Item 8b. Ordinance 03-24: Zoning Ordinance Amendment

Erik Schlichting, Planning Director presented Ordinance 03-24: Zoning Ordinance Amendment.

Upon motion duly made by Mayor Pro Tem / Council Member Eckard, seconded by Council Member Fulbright, it was DECLARED:

That Ordinance 03-24: Zoning Ordinance Amendment be - APPROVED and move to approve zoning request R23-12 for the two properties, located at 406 Rock Barn Rd NE (PIN 374107580857) and 921 Conover Blvd E (PIN 374107583330), finding that the request is reasonable and in the public interest because: 1) The proposed development matches the Land Development Plan precisely, 2) The proposed residential development will help fill the ongoing need for new housing, and 3) The development is situated between two “commercial nodes,” which are intended to mix denser residential and commercial development.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Fulbright, Council Member Powell
NOES:	Council Member Canrobert, Council Member Green
ABSTAIN:	None

(Ordinance 03-24: Zoning Ordinance Amendment contained in the exhibit file called 2024 Ordinances.)

CITY OF CONOVER ORDINANCE 03-24 ZONING ORDINANCE AMENDMENT

WHEREAS, Prestige Corporate Development submitted rezoning request R23-12 to the City of Conover on October 31st, 2023 to rezone two properties, the first being located at 406 Rock Barn Rd NE (PIN 374107580857), 15.96 acres, owned by Nancy H. Kelley and Linda H. Wright and 921 Conover Blvd E (PIN 374107583330), 8.64 acres, owned by Young Men’s

Christian Association of Catawba County; and

WHEREAS, the request is to rezone these parcels, currently zoned R-9A (Residential) and B-2 (Highway Business) to R-9A-CD (Residential - Conditional District) and B-2 (Highway Business – Conditional District); and

WHEREAS, a public hearing of the question of said rezoning was held by the Conover City Council, after due notice and advertisement thereof, at the regular meeting of February 5th, 2024

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Conover, North Carolina, as follows:

Section 1. The following described area is hereby rezoned from R-9A (Residential) and B-2 (Highway Business) to R-9A-CD (Residential - Conditional District) and B-2 (Highway Business – Conditional District) with the adopted site-specific development plan known as “Shuford Village” and all its conditions by the City of Conover:

First tract: Kelley & Wright property

Beginning at an iron pin in the eastern right of way of Rock Barn Rd, northern corner of Blong Vang property, proceeding with Vang’s line S 45°45’34” E 220.05’ to a #4 rebar, S 44°15’19” W 225.71’ to a #4 rebar, Vang’s southern corner in the line of Atriax Building Solutions LLC, thence with Atriax Building Solutions LLC line S 30°19’34” E 429.04’ to a ½” iron pipe, S 2°46’26” E 181.78’ to a ½” iron pipe, corner of James Everette Hollar, thence with Hollar’s line S 2°44’19” E 47.34’ to a 1” iron pipe, N 86°01’50” E 100.05’ to a ¾” iron pipe, corner of Shannon B. McDonald, thence with McDonald’s line N 86°03’36” E 100.09’ to a ¾” iron pipe, corner of Young Men’s Christian Athletics Association of Catawba Valley, INC (YMCA), thence with YMCA line N 85°51’08” E 723.92’ to a #4 rebar, corner of Legacy Place of Catawba Valley, Inc., thence with Legacy Place’s line N 85°56’40” E 268.54’ to a ¾” iron pipe, corner of Brandywine Homeowner’s Association, thence with Brandywine Homeowner’s line N 0°43’28” W 196.01’ to a ¾” iron pipe, S 87°04’07” W 534.57’ to a ¾” iron pipe, N 34°03’18” W 1130.59’ to an iron pin in the eastern right of way of Rock Barn Rd, thence to the center of Rock Barn Rd, N 34°03’18” W 30.72’, thence with the center of Rock Barn Rd S 41°32’12” W 86.94’, S 41°34’07” W 98.18’, S 41°49’31” W 85.80’, S 42°40’54” W 83.71’, thence S 45°45’34” E 29.38’ to the point of beginning, 16.205 +/- acres, as shown on an unrecorded survey for “Prestige Corporate Development” by Wright & Associates dated October 30th, 2023.

Second tract: YMCA property

Beginning at a #4 rebar in the northern right of way of 2nd St NE, the southwest corner of Legacy Place of Catawba Valley property, S 89°57’21” W 7.80’ to a #4 rebar, then proceeding with the western right of way of YMCA Ave NE S 1°55’40” W 319.29’ to a #4 rebar in the northern right of way of Conover Blvd E, thence with the right of way N 88°03’26” W 672.72’ to a 1” pipe, southeast corner of Shannon B. McDonald, thence with McDonald’s eastern line N 2°30’25” W 506.42’ to a ¾” iron pipe in the southern line of Nancy Kelley & Linda Wright,

thence with southern line of Kelley & Wright N 85°51'08" E 732.92' to a #4 rebar, northwest corner of Legacy Place of Catawba Valley, thence with Legacy Place of Catawba Valley's western line S 1°58'02" W 262.14' to the point of beginning, 8.692 +/- acres, as shown on an unrecorded survey for "Prestige Corporate Development" by Wright & Associates dated October 30th, 2023.

Section 2. That the City Planner is hereby directed to make the change on the Official Zoning Map of the City of Conover to show the rezoning thereon as herein provided for

Section 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That the City Council finds that this map amendment is reasonable and in the public interest because:

- 1. The proposed development matches the Land Development Plan precisely.*
- 2. The proposed residential development will help fill the ongoing need for new housing.*
- 3. The development is situated between two "commercial nodes," which are intended to mix denser residential and commercial development.*

Section 5. That this ordinance shall be effective from its passage.

Adopted this 5th day of February, 2024



Shuford Village Conditional Notes

These notes to be incorporated with the requested Conditional Zoning for the two properties, PIN 374107580857 and PIN 374107583330, filed by Prestige Corporate Development on behalf of the owners.

1. The Conditional District (CD) shall consist of two phases, Phase 1 being the residential component and Phase 2 being the commercial component.
2. The maximum building height for both phases shall be 35'.
3. All streets shall be public. Streets shall be built to City standards and conveyed to the City upon completion.
4. All water and sewer utility infrastructure shall comply with City's requirements for materials, sizes, and location and conveyed to the City upon completion.
5. Any City utility easements across private property shall be 25' wide.
6. All off-street site drainage and stormwater retention features and conveyances shall be privately maintained.
7. Residential sanitation service shall be by the City.
8. Mail service shall be via mail kiosk(s). Mail kiosk locations may be adjusted from the preliminary plan during final design.
9. Where the development abuts other residential development, the buffer will consist of at least 75% evergreen plants. Buffer shall be considered part of Phase 1 and its construction will be completed (not bonded) to the satisfaction of the City Planning Director prior to issuing a final plat for Phase 1 or Phase 2.
10. The landscape design provided shall be considered preliminary. The developer and the Site-plan Review Committee (SRC) may agree to move or eliminate certain landscape elements during construction planning to avoid conflicts with utilities, drainage or pedestrian and driver safety.
11. Stormwater retention areas shown on the preliminary may be adjusted for size and location during the final design phase. Retention areas should be landscaped and designed in such a way that they are integrated into the development as a natural element.
12. Sidewalks on private property along Conover Blvd E shall be placed in a maintenance easement and be conveyed to the City upon completion.
13. All street improvements in and along Rock Barn Rd NE and Conover Blvd E shall meet NCDOT standards and be reviewed and approved by NCDOT.
14. The property will be annexed entirely into the city prior to the commencement of construction.
15. Phase 1 shall consist of a maximum of 197 attached townhome units, amenities, and infrastructure improvements.
16. Phase 1 building materials may include, but are not limited to, wood siding, wood shingles, brick, stone, stucco, fiber-cement/cementitious siding, or similar materials. Vinyl shall only be used on windows, soffits, and trim. Vinyl shall not be used as a primary siding material on any residential unit within the development. Developer shall include architectural features on all sides of units (including gables, shutters, roof accents or accents similar to those used on the front façade).
17. All amenities shall be privately maintained and serve the recreational needs of residents of the development. Construction of amenities shall be undertaken no later than the point where Zoning Permits have been issued for 50% of the residential units.
18. The development will have access to Rock Barn Rd NE and Conover Blvd E. This connection will be considered part of Phase 1 and its construction will be completed to the satisfaction of the Public Works Director prior to issuing any final plat for Phase 1 or Phase 2.
19. A monument style sign shall be placed at each entrance to Phase 1. Signs shall comply with the zoning code.

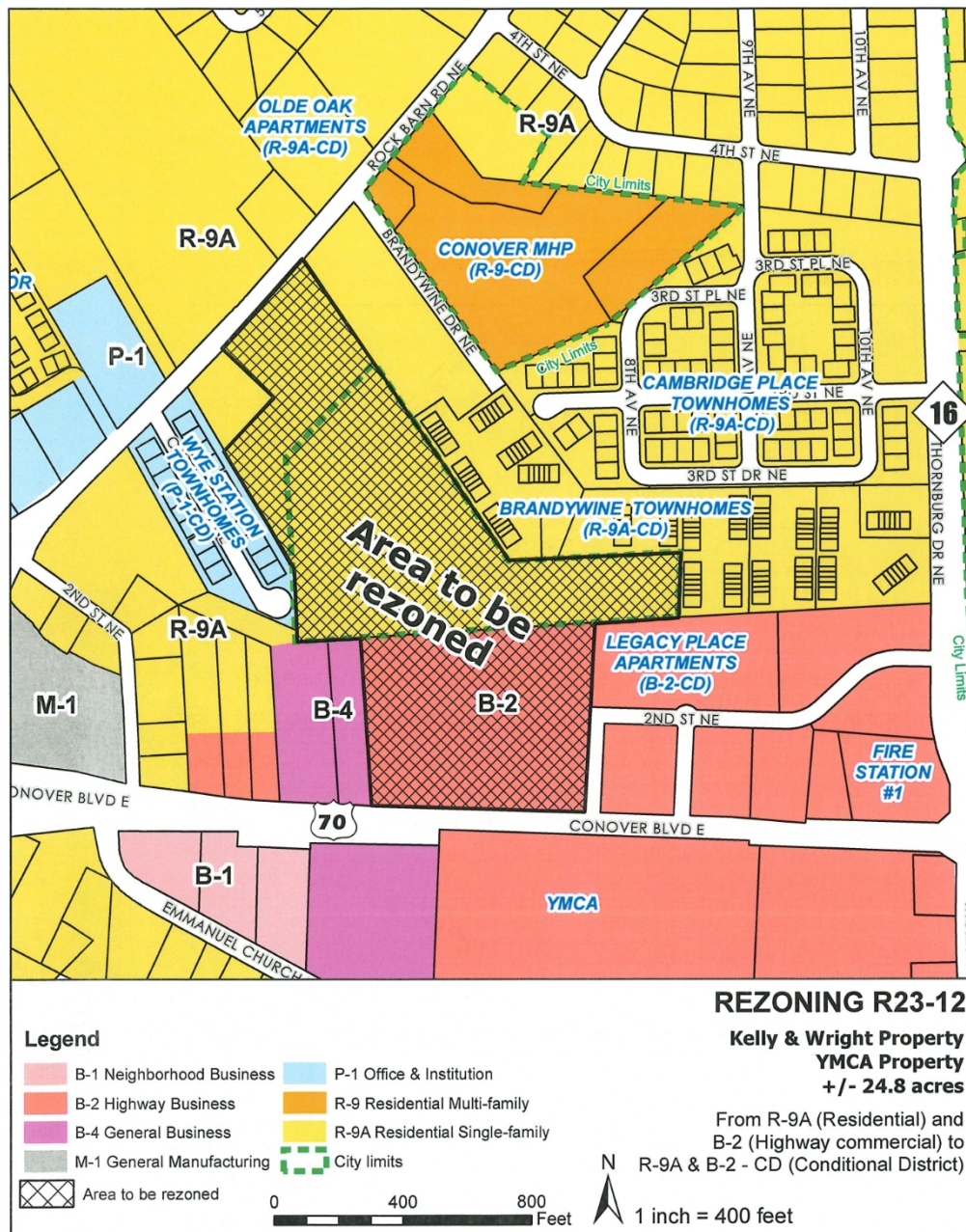


City of Conover

Planning Department

20. Upon approval of the Conditional District by the City Council and the granting of an Erosion Control permit from Catawba County, developer may commence clearing and grading.
21. Developer will enter into a Development Agreement with the City prior to the commencement of construction.
22. Final plans will be reviewed and approved by the SRC prior to the commencement of any street or utility construction activities.
23. 10% of units shall have a bedroom on the first floor and be a minimum of 25 ft. in width. These units shall be located on the southside of the proposed Grayson St. (abutting Wye Station properties)."
24. The development of phase 2 shall meet the following standards:
 - a. The building frontage shall be oriented to Conover Blvd E or the new connector road.
 - b. The maximum front setback shall be 50'.
 - c. To meet the character of existing neighboring construction, buildings will feature brick facades and meet all other City standards for commercial architectural design. Additional materials other than brick may be considered provided they add to the architectural aesthetic and still fit the nature of the surrounding developments. Architectural designs shall be approved by the Planning Director.
 - d. Commercial out-lot street access shall be via internal streets only. No driveway access to Conover Blvd E shall be granted.
 - e. Pedestrian access shall be established between building entrances and sidewalks along public streets.
 - f. Any proposed drive-up window service shall only be placed at the rear of the building.
 - g. Street trees and shrub plantings shall be required along all street frontages as per *Appendix A: Zoning, Sec 23.5.4 Landscaping requirements for street yards of parking areas*. Instead of shrub beds, a planted hedge that reaches a height of at least 4' shall be required along lot lines adjacent to Phase 1 and anywhere parking is adjacent to a street. Street trees will still be planted in the planting strip.
 - h. Storm water control features, or BMPs, will be integrated into the design with planted areas to form a "natural" aesthetic element.
 - i. Planting and setback requirements may be adjusted to accommodate driver sight triangles, if deemed necessary by the Planning Director.
 - j. Development shall otherwise comply with the City's standards for parking, sanitation, signs, lighting, dumpster & equipment screening, etc.

EXHIBIT A



Item 9: Ordinance 04-24: An Ordinance Amending the 2023-2024 Budget Ordinance

Mark Stafford, Fire Chief presented Ordinance 04-24: An Ordinance Amending the 2023-2024 Budget Ordinance. This Ordinance amends the 2023-2024 Annual Budget to receive (2) grants

awarded to the Fire Department for \$55,115.

Upon motion duly made by Mayor Pro Tem / Council Member Eckard, seconded by Council Member Powell, it was DECLARED:

That Ordinance 04-24: An Ordinance Amending the 2023-2024 Budget Ordinance be
- ADOPTED.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

(Ordinance 04-24: An Ordinance Amending the 2023-2024 Budget Ordinance contained in the exhibit file called 2024 Ordinances.)

CITY OF CONOVER
ORDINANCE 04-24

AN ORDINANCE AMENDING THE 2023-2024 BUDGET ORDINANCE

BE IT ORDAINED by the City Council of the City of Conover, North Carolina, that the 2023-2024 Budget Ordinance of the City of Conover, adopted pursuant to the provisions of Chapter 159 of the General Statutes of North Carolina, the Local Government Budget and Fiscal Control Act, be amended as noted herein.

Section 1. To amend the General Fund, the expenditures are to be changed as follows:

Account		Description	Increase/ Debit	Decrease/ Credit
100-5300-3300		Departmental Supplies - Fire	20,000	
100-5300-7400		Capital Outlay for Equipment - Fire	35,115	
Total			\$55,115	

This will result in a net increase of \$0 in the expenditures of the General Fund. To provide funding for the above, the following revenue budgets will be increased as follows:

Account		Description	Decrease/ Debit	Increase/ Credit
100-3490-5300		Grants & Contributions to Fire		55,115
Total				\$55,115

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Adopted this, the 5th day of February 2024.

Item 10: Resolution 06-24: Firefighters' Relief Fund Board Member Appointment

Mark Stafford, Fire Chief presented Resolution 06-24: Firefighters' Relief Fund Board Member Appointment.

Upon motion duly made by Mayor Hayman, seconded by Council Members Powell and Fulbright, it was DECLARED:

That Resolution 06-24: Firefighters' Relief Fund Board Member Appointment be -
ADOPTED.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

(Resolution 06-24: Firefighters' Relief Fund Board Member Appointment contained in the exhibit file called 2024 Resolutions.)

***CITY OF CONOVER
RESOLUTION 06-24***

FIREFIGHTER'S RELIEF FUND BOARD OF TRUSTEES APPOINTMENT

WHEREAS, per G.S 58-84-30, two members of the Firefighter's Relief Fund Board of Trustees must be appointed by the City of Conover Council; and

WHEREAS, the position of Trustee #3 has recently been left vacant.

NOW, THEREFORE, BE IT RESOLVED that the City of Conover Council makes the following appointment:

Mr. Dan Hunsucker as Trustee #3 to serve at their pleasure with an unexpired term.

Adopted this 5th day of February, 2024.

Item 11: Tax Collector's Report on Unpaid Real Property Taxes

Finance Director Kurt Beal presented the Tax Collector's Report on Unpaid Real Property Taxes for the City of Conover.

Upon motion duly made by Council Member Green, seconded by Council Member Canrobert,

it was DECLARED:

That Tax Collector's Report on Unpaid Real Property Taxes be - APPROVED.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

Item 12: Committee Reports

Members of Council gave their committee reports.

Item 13: City Manager's Report

BUILDING PERMITS

The City issued thirteen (13) building permits during the month of January 2024, totaling \$2,796,351. Included were seven (7) residential, four (4) commercial, one (1) industrial, and one (1) institutional permit.

UPCOMING EVENTS:

ACCESSIBLE PARKS PUBLIC MEETING

The meeting will take place on March 4th from 4PM – 6 PM in the Council Chambers of City Hall. This is to present our ideas and receive ideas for the public on how to make our parks more accessible.

“DOWNTOWN CONOVER DAYS” EVENTS

Hosted by the Conover Community Partners:

- Valentine’s Shop and Stroll Series on Saturday, February 12th from 10am-2pm.
- St. Patrick’s Day Shop and Stroll Series, March 16th from 10am-2pm

2024 CITYVISION

2024 CityVision will be held from April 23-25, 2024 in Winston-Salem. Registration is now open.

Preliminary Agenda for the event included with this report.

Item 14: Closed Session: Per General Statutes 143-318(a)(5) to Instruct the Public Body's Staff or Negotiating Agents Concerning the Position to be Taken by or on Behalf of the Public Body in Negotiating the Price and Other Material Terms of a Contract or Proposed Contract for the Acquisition of Real Property by Purchase, Option, Exchange, or Lease for the Properties Located at 103 & 105

1st Ave S, Conover and per General Statutes 143-318(a)(1) to Prevent Disclosure of Information that is Privileged or Confidential

Upon motion duly made by Mayor Pro Tem / Council Member Eckard, seconded by Mayor Hayman and Council Members Canrobert, Fulbright, Green, and Powell, it was DECLARED:

That at 9:05 p.m., Council would enter into Closed Session: Per General Statutes 143-318(a)(5) to Instruct the Public Body's Staff or Negotiating Agents Concerning the Position to be Taken by or on Behalf of the Public Body in Negotiating the Price and Other Material Terms of a Contract or Proposed Contract for the Acquisition of Real Property by Purchase, Option, Exchange, or Lease for the Properties Located at 103 & 105 1st Ave S, Conover and per General Statutes 143-318(a)(1) to Prevent Disclosure of Information that is Privileged or Confidential.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

Upon motion duly made by Council Member Green, seconded by Council Member Canrobert, it was DECLARED:

That the Closed Session be - ADJOURNED and that Council return to the regular meeting at 9:34 p.m.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:35 p.m.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk