



CONOVER

North Carolina

Conover City Council

Regular Meeting Minutes

Monday, May 5, 2025 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, May 5, 2025 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
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, Fire Chief Mark Stafford,
Police Chief Robert Houston, Information Technology
Director Chris Niver, Code Enforcement Officer Danny
Duggan.

II. INVOCATION

Rev. Baim Imatha, McQueen Chapel United Methodist Church

Mayor Hayman called for a moment of silence for Mayor Pro Tem Bruce Eckard.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

Motion was duly made by Council Member Green, seconded by Council Member Fulbright, to adopt the Monday, May 5, 2025 Agenda.

AYES:	Mayor Hayman, 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

a. April 7, 2025 Regular Meeting Minutes

Mayor Kyle J. Hayman presented April 7, 2025 Regular Meeting Minutes.

(April 7, 2025 Regular Meeting Minutes contained in Minute Book 20)

Item 2: Proclamation: Municipal Clerk's Week (May 4 - 10, 2025)

Mayor Kyle J. Hayman presented Proclamation: Municipal Clerk's Week (May 4 - 10, 2025).

(Proclamation: Municipal Clerk's Week (May 4 - 10, 2025) contained in the exhibit file called 2025 Proclamation.)

Item 3: Resolution 14-25: Resolution Opposing HB765 and Similar Legislation to Strip Municipalities of Planning and Zoning Authority

Mayor Kyle J. Hayman presented Resolution 14-25: Resolution Opposing HB765 and Similar Legislation to Strip Municipalities of Planning and Zoning Authority.

(Resolution 14-25: Resolution Opposing HB765 and Similar Legislation to Strip Municipalities of Planning and Zoning Authority contained in the exhibit file called 2025 Resolution.)

***CITY OF CONOVER
RESOLUTION 14-25***

RESOLUTION IN OPPOSITION TO HB 765 AND SIMILAR LEGISLATION TO STRIP MUNICIPALITIES OF PLANNING AND ZONING AUTHORITY

WHEREAS, the City of Conover recognizes the essential need of planning and zoning regulations for orderly management of growth, public safety, and general welfare of its citizens; and

WHEREAS, the 550 municipalities in our State are the first contact with the people of North Carolina, with each community and its citizens having the longstanding right and ability granted by the General Assembly to guide their respective planning and zoning processes through public participation with the development of Land Use Plans, ordinances, and policies; and

WHEREAS, multiple bills, including HB 765, have been introduced in the 2025 session of the North Carolina General Assembly, without consultation with municipal elected officials, planning staff, or local

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consultants, that will make changes to N.C.G.S. 160D and undermine the fundamental authority for local planning and zoning and the ability of local elected officials to protect the public, manage community growth, and preserve community character; and

WHEREAS, *these bills usurp current City planning and zoning ordinances that promote the health, safety, and general welfare of the residents of the City of Conover through its thoughtful and deliberate approach to manage growth as expressed in a number of our local planning documents including the city's comprehensive land use plan, parks master plan, and other adopted plans; and*

WHEREAS, *this legislation would largely undo years of thoughtful and consistent local land-use planning and regulation, remove necessary local regulatory standards, and in many cases allow unregulated development inconsistent with current local planning and zoning ordinances; and*

WHEREAS, *proposed changes in the local planning and zoning approval process will severely restrict or destroy the ability for residents to participate in the planning and zoning process; and*

WHEREAS, *provisions in this legislation will subject local elected and appointed officials to the threat of legal retribution having a chilling effect of discouraging well-intentioned individuals from serving in public office; and*

WHEREAS, *the North Carolina League of Municipalities has urged local governments to review and voice concerns about HB 765, recognizing the bill's broad and lasting negative impact on local self-governance.*

NOW, THEREFORE, BE IT RESOLVED, *that the Council of the City of Conover opposes the adoption of HB 765 and similar legislation that strips essential authority of municipal governments to protect its citizens and businesses through planning and zoning regulation.*

BE IT FURTHER RESOLVED *that the City of Conover encourages its citizens, businesses, property owners, and sister municipalities in communicating with their representatives and share their concerns regarding HB 765 and similar proposed legislation.*

This the 5th day of May, 2025.

Adoption of Consent Agenda

Motion was duly made by Council Member Canrobert, seconded by Council Members Powell and Green, to adopt the Consent Agenda.

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

VI. BUSINESS AGENDA

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Item 4: Comments from Visitors and Guests

Mayor Hayman opened the public comment period.

Brad Seese of 306 Mooreland Drive, Conover and of the Conover Community Partners thanked city staff and volunteers for their support at the Cruz In. He also expressed condolences to the family of Bruce Eckard.

There being no further comments, Mayor Hayman declared the public comment period closed.

Item 5: Presentation: Homeless Encampment Update in Conover Area

Police Chief Robert Houston and Code Enforcement Officer Danny Duggan presented an update on the homeless encampment situation in Conover. Encampments have been found on the old GE property and other city areas. Challenges the department faces at these sites include public safety concerns, biohazards, and general property maintenance. Efforts to help alleviate the issue include outreach, coordinated cleanup with the assistance of the Public Works Department, and coordination with property owners and local ministries. They stressed that, unfortunately, this is not an easily fixed issue. Adjustments to the city's ordinances could help give the department more authority.

Item 6: Rezoning R25-02 for the Property Located at 129 10th St SW from B-4-CD (General Business-Conditional District) to R-9 (Residential)

- a. **Public Hearing to Receive Public Comments on the Proposed Rezoning**
- b. **Ordinance 08-25: Zoning Ordinance Amendment**

Erik Schlichting, Planning Director presented Rezoning R25-02 for the Property Located at 129 10th St SW from B-4-CD (General Business-Conditional District) to R-9 (Residential). The request is to rezone a .87 acre property to allow for duplex development. Staff recommends the proposed approval. The Planning Board voted to unanimously in favor of the rezoning.

Item 6(a): Public Hearing to Receive Public Comments on the Proposed Rezoning

Mayor Hayman opened the public hearing at 6:51 p.m.

There being no comments from the public, motion was duly made by Council Member Canrobert, seconded by Council Member Green, to close the public hearing.

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

Item 6(b): Ordinance 08-25: Zoning Ordinance Amendment

Erik Schlichting, Planning Director presented Ordinance 08-25: Zoning Ordinance Amendment.

Motion was duly made by Council Member Canrobert, seconded by Council Members Fulbright and Powell, to adopt Ordinance 08-25: Zoning Ordinance Amendment and move to approve rezoning request R 25-02 to rezone the property located at 129 10th St SW (PIN 374109062225). shown on the Exhibit A map from B-4-CD (General Business-Conditional District) to R-9 (Residential), and find that although the request is inconsistent with the Land Development Plan, it is reasonable and in the public interest because: 1) The site will provide an opportunity to add missing infill housing and 2) The site is conveniently located near existing infrastructure and public services.

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

(Ordinance 08-25: Zoning Ordinance Amendment contained in exhibit file called 2025 Ordinances)

***CITY OF CONOVER
ORDINANCE 08-25***

ZONING ORDINANCE AMENDMENT

WHEREAS, Travis Elkins submitted rezoning request R25-02 to the City of Conover on February 28th, 2025 to rezone a .87+/- acre property at 129 10th St SW (Catawba County PIN 374109062225) owned by the applicant's company, JET Quarters LLC, and

WHEREAS, the request is to rezone this area of the parcel, currently zoned B-4-CD (General Commercial – Conditional District) to R-9 (Residential), and

WHEREAS, a public hearing on the question of said rezoning was held by the Conover Planning Board after due notice and advertisement thereof, at the regular meeting April 8th, 2025 during which a statement of consistency with other City of Conover plans was provided, and

WHEREAS, a public hearing on the question of said rezoning was held by the Conover City Council, after due notice and advertisement thereof, at the regular meeting of May 5th, 2025 during which a statement of consistency with other City of Conover plans was provided

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 B-4-CD (General Commercial – Conditional District) to R-9 (Residential):

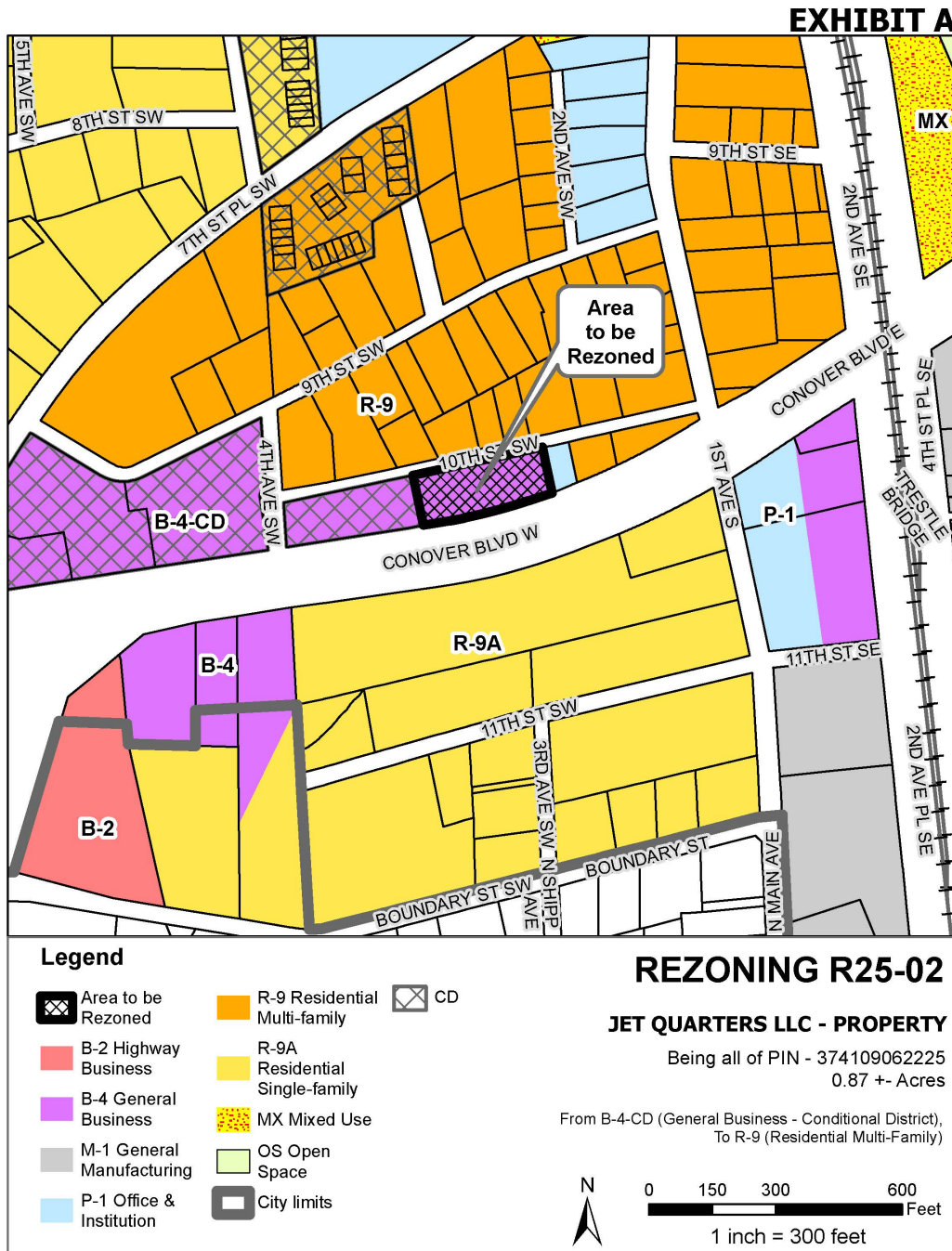
Being all of that certain 0.874 acre, more or less, tract, designated as Out-Parcel #3 as shown on plat entitled “Final Plat for Planned Unit Development-Business, Conover Marketplace, LLC” by Wright & Associates, said plat being recorded in Plat Book 72, Page 70, Catawba County Registry.

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, and make the change on the Future Land Used Land Development Plan map 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 this ordinance shall be effective from its passage.

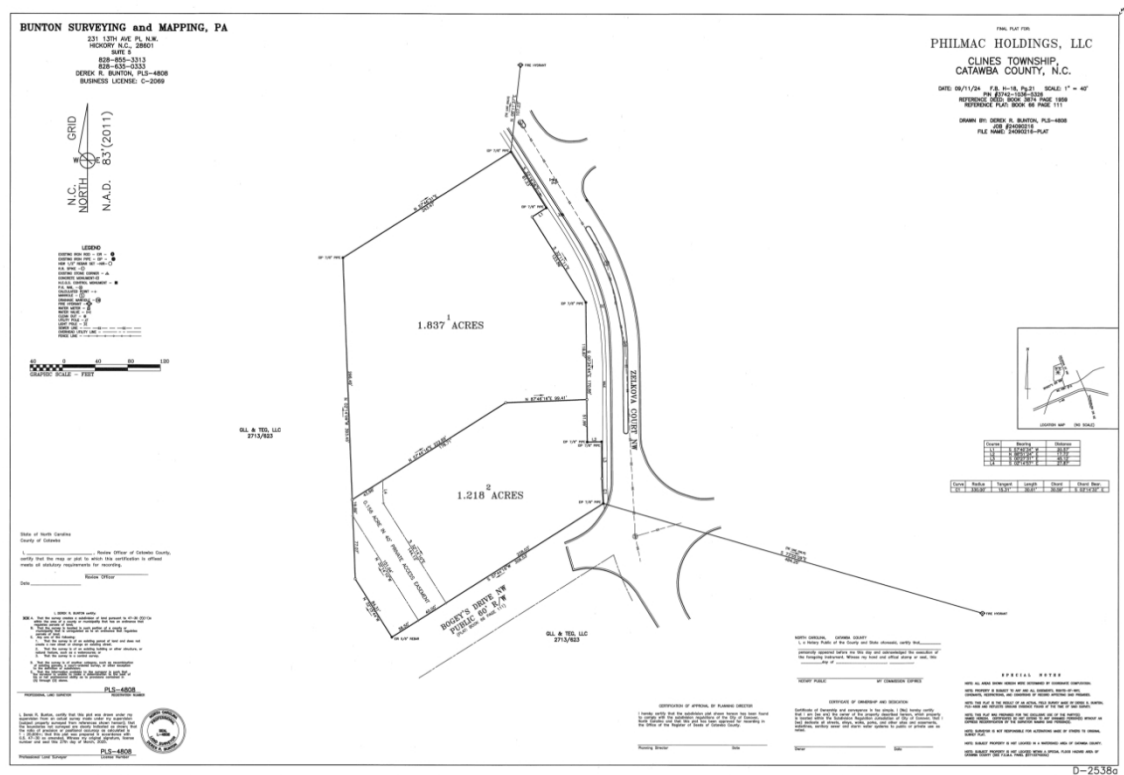
Adopted this 5th day of May, 2025.



Item 7: Consideration of Preliminary Plat for Subdivision of 160 Zelkova Ct

Erik Schlichting, Planning Director presented a Preliminary Plat for subdivision of 160 Zelkova Ct.

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None



Erik Schlichting, Planning Director presented Resolution 15-25: Resolution to Withdraw the 1st Street East & West Bicycle and Pedestrian Improvement Plan (C-5624) from the Statewide Transportation Improvement Plan (STIP). This resolution will end STIP C-5624, the 1st Street

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East & West Bicycle & Pedestrian project, ending the contract with NCDOT and returning awarded funds to the GHMPO.

Motion was duly made by Council Member Canrobert, seconded by Council Member Fulbright, to adopt Resolution 15-25: Resolution to Withdraw the 1st Street East & West Bicycle and Pedestrian Improvement Plan (C-5624) from the Statewide Transportation Improvement Plan (STIP).

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

(Resolution 15-25: Resolution to Withdraw the 1st Street East & West Bicycle and Pedestrian Improvement Plan (C-5624) from the Statewide Transportation Improvement Plan (STIP) contained in the exhibit file called 2025 Resolutions.)

CITY OF CONOVER RESOLUTION 15-25

RESOLUTION TO WITHDRAW THE 1ST STREET EAST & WEST BICYCLE AND PEDESTRIAN IMPROVEMENT PLAN (C-5624) FROM THE STATEWIDE TRANSPORTATION IMPROVEMENT PLAN (STIP)

WHEREAS, the Greater Hickory Metropolitan Planning Organization (GHMPO) awarded the City of Conover funding for engineering and construction of bicycle and pedestrian facilities along 1st Street East (US Hwy 70-A) and 1st Street West (US Hwy 70) from I-40 to NC 16, including a lane reduction along a four-lane portion of said road, identified as project C-5624; and

WHEREAS, the City of Conover, over the course of preliminary engineering, has determined that the project will require unanticipated right of way acquisition, utility relocation and easement acquisition, raising the cost and lengthening the timeline of the project.

WHEREAS, the City of Conover is returning \$1,943,000 in CMAQ funds and \$2,123,000 in STBG-ANY funds to the GHMPO's discretionary funding.

NOW, THEREFORE, BE IT RESOLVED that the Conover City Council requests that the GHMPO withdraw the 1st Street East & West Bicycle & Pedestrian Project (C-5624) from the STIP.

Resolved, this the 5th day of May, 2025.

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Item 9: Ordinance 09-25: An Ordinance Amending the 2024-2025 Budget Ordinance

Kurt L. Beal, Finance Director presented Ordinance 09-25: An Ordinance Amending the 2024-2025 Budget Ordinance. The amendment would allocate FEMA reimbursement funds back to department budgets for expenses related to Hurricane Helene. Remaining funds would be placed in Fund Balance.

Motion was duly made by Council Member Powell, seconded by Council Member Green, to adopt Ordinance 09-25: An Ordinance Amending the 2024-2025 Budget Ordinance.

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

(Ordinance 09-25: An Ordinance Amending the 2024-2025 Budget Ordinance contained in the exhibit file called 2025 Ordinances.)

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CITY OF CONOVER ORDINANCE 09-25

AN ORDINANCE AMENDING THE 2024-2025 BUDGET ORDINANCE

BE IT ORDAINED by the City Council of the City of Conover, North Carolina, that the 2024-2025 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
100-4200-3300	Supplies - Admin	\$ 500	
100-5100-0200	Salaries - Police	6,000	
100-5300-0200	Salaries - Fire	29,750	
100-5300-3300	Supplies - Fire	8,290	
100-5400-0200	Salaries - Fleet	1,500	
100-5400-1700	Repairs to Vehicles - Fleet	790	
100-5600-0200	Salaries - Street	3,600	
100-5600-1600	Repairs to Vehicles - Street	410	
100-5600-1800	Repairs to Streets - Street	42,410	
100-5600-3300	Supplies - Street	3,740	
100-5700-0200	Salaries - Powell Bill	100	
100-5800-0200	Salaries - Sanitation	3,500	
100-5800-1700	Repairs to Vehicles - Sanitation	7,580	
100-5800-3300	Supplies - Sanitation	460	
100-5810-0200	Salaries - Recycle	200	
100-6400-0200	Salaries - Grounds	2,000	
100-6400-3300	Supplies - Grounds	490	
Total		\$111,320	

This will result in a net increase of \$111,320 in the expenditures of the General Fund. To provide funding for the above, the following revenue budgets will be increased or decreased as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
100-3490-0606	Reimbursements from FEMA - Helene		138,447
100-3990-1000	General Fund Balance Appropriation	27,127	
Total		\$ 27,127	\$ 138,447

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Section 2. To amend the Water Sewer Fund, the expenditures are to be changed as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
300-8000-0200	Salaries and Wages - Water	\$ 3,500	
300-8000-3300	Supplies - Water	1,540	
300-8100-0200	Salaries and Wages - Sewer	2,250	
300-8200-0200	Salaries and Wages - Plant	1,750	
		\$ 9,040	

This will result in a net increase of \$9,040 in the expenditures of the Water Sewer Fund. To provide funding for the above, the following revenue budgets will be increased as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
300-3490-0606	Reimbursements from FEMA - Helene		9,040
Total			\$ 9,040

Section 3. 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 May, 2025.

Item 10: Resolution 16-25: Resolution Authorizing the City of Conover to Enter into Audit Contract

Kurt L. Beal, Finance Director presented Resolution 16-25: Resolution Authorizing the City of Conover to Enter into Audit Contract. The contract would be with Thompson, Price, Scott, Adams for a one-year term.

Mr. Beal added that the new due date for submittals is December 31st.

Motion was duly made by Council Member Canrobert, seconded by Council Member Green, to adopt Resolution 16-25: Resolution Authorizing the City of Conover to Enter into Audit Contract.

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

(Resolution 16-25: Resolution Authorizing the City of Conover to Enter into Audit Contract contained in the exhibit file called 2025 Resolutions.)

***CITY OF CONOVER
RESOLUTION 16-25***

**RESOLUTION AUTHORIZING THE CITY OF CONOVER
TO ENTER INTO AUDIT CONTRACT**

***WHEREAS**, NC GS 159-34 requires each unit of local government to have its accounts audited each fiscal year and to submit a copy of the audit report to the Secretary of the Local Government Commission (LGC); and*

***WHEREAS**, audit reports for municipalities are due by December 31st following the end of each fiscal year.*

***NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Conover that:*

- 1. The contract be awarded to Thompson Price Scott Adams PA, for the fiscal year ending June 30, 2025.*
- 2. Certified copies of this Resolution shall be kept with the City Clerk.*
- 3. This Resolution shall take effect immediately upon its adoption.*

Adopted, this the 5th day of May, 2025.

Item 11: Resolution 17-25: Resolution Authorizing the City of Conover to Submit an Application to the GHMPO for LAPP Funds for Intersection Improvements and Sidewalk Improvements Along Conover Blvd East

Erik Schlichting, Planning Director presented Resolution 17-25: Resolution Authorizing the City of Conover to Submit an Application to the GHMPO for LAPP Funds for Intersection Improvements and Sidewalk Improvements Along Conover Blvd East. The resolution would be to support a LAPP application for funding of pedestrian improvements along Conover Blvd E, adding crosswalks, pedestrian signals and sidewalks which would complete a continuous pedestrian path from City Park to an existing sidewalk on Conover Blvd E.

Motion was duly made by Council Member Powell, seconded by Council Member Canrobert, to adopt Resolution 17-25: Resolution Authorizing the City of Conover to Submit an Application to the GHMPO for LAPP Funds for Intersection Improvements and Sidewalk Improvements Along Conover Blvd East.

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

(Resolution 17-25: Resolution Authorizing the City of Conover to Submit an Application to the GHMPO for LAPP Funds for Intersection Improvements and Sidewalk Improvements Along Conover Blvd East contained in the exhibit file called 2025 Resolutions.)

**CITY OF CONOVER
RESOLUTION 17-25**

RESOLUTION AUTHORIZING THE CITY OF CONOVER TO SUBMIT AN APPLICATION TO THE GHMPO FOR LAPP FUNDS FOR INTERSECTION IMPROVEMENTS AND SIDEWALK IMPROVEMENTS ALONG CONOVER BLVD. E.

***WHEREAS**, the Greater Hickory Metropolitan Planning Organization (GHMPO) issued on March 26th, 2025 a call for projects to agencies in its jurisdiction for Locally Administered Project Program (LAPP) projects utilizing Surface Transportation Program - Direct Appointment (STBG-DA), Transportation Alternatives Program (TAP), Carbon Reduction Program (CRP), and Congestion Mitigation and Air Quality (CMAQ) funding; and*

***WHEREAS**, a total of more than \$4,000,000 is available to award among four transportation modal sources: bicycle and pedestrian, intersections, roadway, and transit; and*

***WHEREAS**, the City of Conover is proposing this project for pedestrian improvements at the intersection of Conover Blvd E (US Hwy 70) and 3rd Street SE, a City maintained road, as well as 2,100 ft of new sidewalk and pedestrian improvements along Conover Blvd E, which would fill a gap in in the pedestrian network, connecting well over two hundred households to the Conover City Park, branch library, downtown and YMCA; and*

***WHEREAS**, the City of Conover will commit to installing the proposed 650' of pedestrian/sidewalk improvements along 3rd Street SE at an estimated cost of \$83,460 after the intersection improvements are complete; and*

***WHEREAS**, the funding requires a 20% local cash match.*

***NOW, THEREFORE, BE IT RESOLVED** that the City of Conover Project Manager is hereby authorized to submit a LAPP application in the amount of \$665,460 and will commit \$166,365 as a 20% total project cash match for the intersection improvements and sidewalk additions Conover Blvd E, with a total LAPP project cost of \$831,825.*

Resolved, this the 5th day of May, 2025.

Item 12: Committee Reports

Members of Council gave their committee reports.

Item 13: City Manager's Report

Building Permits: The City issued twenty-five (25) building permits during the month of April 2025, totaling \$979,900. Included were fifteen (15) residential, nine (9) commercial, and one (1) industrial.

Upcoming Holidays: City Hall will be closed on Monday, May 26th. Collections will occur on Friday, May 23rd.

UPCOMING EVENTS FOR THIS MONTH:

- **Microsoft Tour:** May 7th at 10 a.m.
- **Budget Workshop:** May 7th at 12 Noon at MSC II. Meal provided.
- **Law Enforcement Memorial and Dedication:** May 8th at 3:30 p.m. at Conover Police Department
- **Mayors/Chairs/Managers Meeting:** May 8th at 6:00 p.m. at Catawba Springs Golf Course
- **Law Enforcement Memorial:** May 9th at 1:00 p.m. at Catawba Memorial Park
- **Special Olympics Torch Run:** On May 16th, the Conover Police Department and members of staff will be participating in the Special Olympics Torch Run.
- **Conover in Full Bloom Concert:** On May 16th at 6 p.m., the City will host the Conover in Full Bloom Concert at Conover City Park featuring the band ***Blaze the City***. Proceeds will benefit Sipes Orchard Home.

UPCOMING EVENTS FOR NEXT MONTH:

- **Mayors / Chairs/ Managers Meeting:** June 12th at 6:00 p.m.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:25 p.m.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk