



CONOVER

North Carolina

Conover City Council

Regular Meeting Minutes

Monday, July 7, 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, July 7, 2025 at 6:00 PM in the Council Chambers of Conover City Hall.

I. CALL TO ORDER

Kyle J. Hayman, Mayor

II. INVOCATION

Rev. Ken Mann, In His Image Ministries

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

Motion was duly made by Council Member Fulbright, seconded by Mayor Pro Tem / Council Member Canrobert, to adopt the Monday, July 7, 2025 Agenda.

AYES:	Mayor Hayman, Mayor Pro Tem / 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

1. June 2, 2025 Regular Meeting Minutes

Mayor Kyle J. Hayman presented the June 2, 2025 Regular Meeting Minutes.

(June 2, 2025 Regular Meeting Minutes contained in Minute Book 20.)

Item 2: Resolution 29-25: Re-appointment of Western Piedmont Regional Transit Authority Alternate

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Mayor Kyle J. Hayman presented Resolution 29-25: Re-appointment of Western Piedmont Regional Transit Authority Alternate.

(Resolution 29-25: Re-appointment of Western Piedmont Regional Transit Authority Alternate contained in the exhibit file called 2025 Resolutions.)

***CITY OF CONOVER
RESOLUTION 29-25***

***WESTERN PIEDMONT REGIONAL
TRANSIT AUTHORITY RE-APPOINTMENT***

WHEREAS, the Western Piedmont Regional Transit Authority has been established; and

WHEREAS, the following appointment term is set expire on July 1, 2025:

- *Stephanie C. Watson as Conover’s alternate representative to this authority.*

NOW, THEREFORE BE IT RESOLVED that the Conover City Council recognizes the following representatives to this authority:

- *Tom Hart as Conover’s representative to this authority for a three (3) year term that expires July 1, 2027.*
- *Stephanie C. Watson as Conover’s alternate representative to this authority to fill a three (3) year term that expires on July 1, 2028.*

Adopted this the 7th day of July, 2025.

Item 3: Proclamation: System Administrator Appreciation Day - July 25, 2025

Mayor Kyle J. Hayman presented Proclamation: System Administrator Appreciation Day - July 25, 2025.

(Proclamation: System Administrator Appreciation Day - July 25, 2025 contained in the exhibit file called 2025 Proclamations.)

Adoption of Consent Agenda

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

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

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ABSTAIN:	None
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VI. BUSINESS AGENDA

Item 4: Comments from Visitors and Guests

Kyle J. Hayman, Mayor opened the public comment period.

Brenda Sigmon of 505 2nd Street Place NE, Conover spoke in appreciation of a local mural, noting it was done by a nationally known artist and not paid for by the city. If there is any way that the city could see to keep it, she and others would appreciate that. She also praised the artistic brickwork on the sidewalks seen around the city when she goes for walks.

Ms. Amanda Freeland of 1607 Running Deer Drive, Conover and representing the Conover Community Partners, provided an update on the successful Lyle Creek cleanup project, highlighting a generous contractor who performed work for less than \$16,000, and a partnership with the City of Conover's Public Works that helped avoid \$4,000-\$6,000 in dump fees by clearing space for approximately 140 tons of removed trees. She mentioned the project's momentum and plans to move into the Lyle Creek Greenway area. She hoped that Council would be able to join them next Saturday for the next cleanup day. She then announced an upcoming "Movies in the Park" event on August 30th and thanked the City of Conover for their support.

Mr. Gregor Van Berden of 603 Southdale Avenue, Newton, founding president of the LGBT Democrats of Catawba County and Community Outreach Coordinator with the North Carolina Department of Health and Human Services, expressed strong support for the mural at 103 1st Street Avenue South, emphasizing its community value as a vibrant, community-centered work created with transparency and property owner approval. He expressed alarm at the city's attempt to remove it under an ordinance, viewing it as a suppression of personal expression that could lead to the silencing of entire identities, including LGBTQ+ people.

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

Item 5: Rezoning R25-03 for the property located in Whetstone Manor from R-9A-CD (Residential-Conditional District) to R-9A-CD (Residential-Conditional District)

- a. Public Hearing to Receive Comments on Proposed Rezoning**
- b. Ordinance 16-25: Zoning Ordinance Amendment**

Erik Schlichting, Planning Director presented the proposed rezoning R25-03 for the remnant piece of property located in Whetstone Manor from R-9A-CD (Residential-Conditional District) to R-9A-CD (Residential-Conditional District). This is a revision to the preliminary plan for

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the Whetstone Manor planned unit development which was originally approved in 1998. The development is located along Whetstone Pl SW and 8th Ave SW. The original plan consisted of twelve residential units, of which only seven have been built. The development is served by the private street of Whetstone Pl SW. There have been several revisions of the plan to date, including the most recent one in 2009, but the preliminary plat was not recorded, and the approved units were not constructed.

The owner has requested to build a tri-plex and a single-family home, with conditions that the new homes match existing construction along that street and that the sidewalk along the front of the property be completed. The proposed units will be served by public services, except for Whetstone Pl SW, which is a private street. The single-family home will be located along 8th Ave SW, while the triplex will be located on the right side of Whetstone Pl SW.

Staff recommended the proposal be approved. The Planning Board recommended approval of the rezoning with a vote of 5-0 at their regularly scheduled meeting.

Item 5(a): Public Hearing to Receive Comments on Proposed Rezoning

Mayor Hayman opened the public hearing.

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

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

Item 5(b): Ordinance 16-25: Zoning Ordinance Amendment.

Erik Schlichting, Planning Director presented Ordinance 16-25: Zoning Ordinance Amendment.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Green, to adopt Ordinance 16-25: Zoning Ordinance Amendment and to approve rezoning request R 25-03 to rezone the property located along Whetstone Pl SW (PIN 373112767776) shown on the Exhibit A map from R9-A-CD (Residential-Conditional District) to R9-A-CD (Residential-Conditional District), and find that the request is consistent with the Land Development Plan (LDP), it is reasonable and in the public interest because:

1. The proposed use is consistent with the LDP Future Land Use Map.
2. The site will provide an opportunity to add infill housing.
3. The site is conveniently located near existing infrastructure and public services;

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4. The development will provide affordable housing opportunities and housing choice for a variety of demographics including a younger demographic.

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

(Ordinance 16-25: Zoning Ordinance Amendment contained in exhibit file called 2025 Ordinances.)

***CITY OF CONOVER
ORDINANCE 16-25***

ZONING ORDINANCE AMENDMENT

WHEREAS, N & K Properties submitted rezoning request R25-03 to the City of Conover on April 10th, 2025 to rezone a 1.6+/- acre unaddressed property on Whetstone Pl SW (Catawba County PIN 373112767776) owned by the applicant, and

WHEREAS, the request is to rezone this area of the parcel, currently zoned R9-A-CD (Residential – Conditional District) to R9-A-CD (Residential – Conditional District) for the purpose of altering previous approval for the development of multi-family dwellings, 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 June 10th, 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 July 7th, 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 R9-A-CD (Residential – Conditional District) to R9-A-CD (Residential – Conditional District):

BEGINNING at a point in the western right of way 8th Avenue SW in the City of Conover, said point being located N 88° 47' 21" W 30.88' from a nail at the centerline of 8th Avenue SW at a culvert, from said point with the following calls:

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*S 34° 45' 41" W 168.63',
N 56° 6' 2" W 114.93',
S 33° 51' 53" W 102.02',
S 37° 44' 08" W 30.30',
N 56° 05' 00" W 42.36',
N 56° 05' 00" W 2.51',
N 70° 08' 17" W 3.71',
N 70° 08' 17" W 16.47',
N 56° 04' 39" W 13.91',
N 56° 04' 39" W 25.64',
N 56° 04' 39" W 5.75',
N 33° 41' 21" E 19.95',
N 55° 05' 00" W 56.13',
S 33° 55' 34" W 123.68',
N 56° 11' 15" W 62.76',
N 9° 44' 26" E 176.47',
N 20° 40' 06" E 10.95',
S 47° 12' 39" E 5.05',
N 86° 39' 50" E 79.16',
N 80° 05' 40" E 53.65',
S 83° 36' 15" E 68.87',
S 81° 32' 00" E 60.57',
S 81° 32' 00" E 13.84',
N 66° 32' 35" E 29.72',
S 62° 15' 40" E 7.49',
S 62° 15' 40" E 49.75',
S 87° 44' 35" E 132.11' to the point of beginning, containing 1.61+/- acres, being all of lots 1,
2, 3 and 4 of an unrecorded survey for N &K Properties by Helton Surveying & Mapping
(Jacob Helton).*

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 this ordinance shall be effective from its passage.*

Adopted this 7th day of July, 2025.

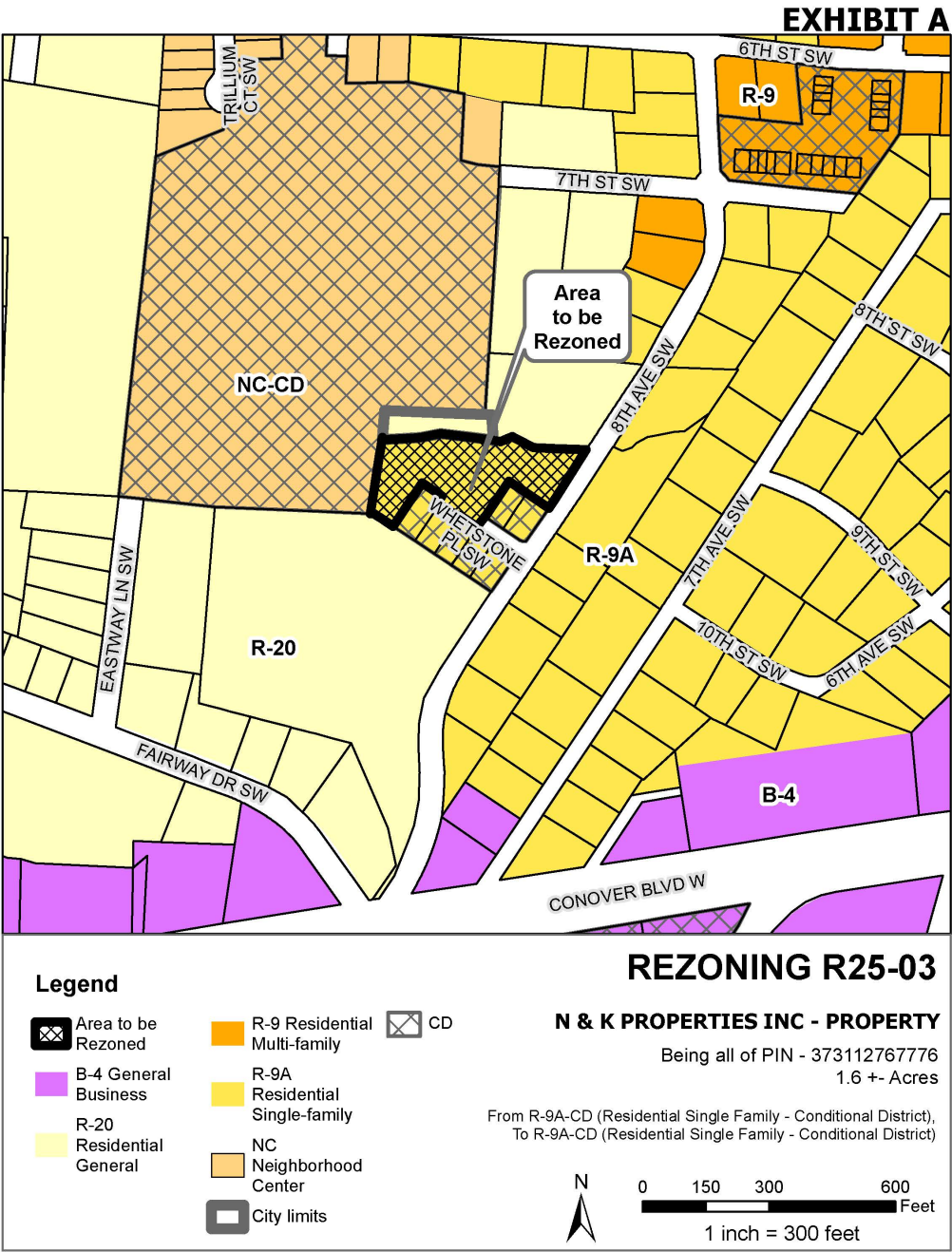


EXHIBIT B

R25-03 Whetstone Manor

1. New units shall substantially match the existing construction for previously built units, including brick façade elements and lap siding.

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2. *The developer shall complete the installation of 5' sidewalk along 8th Ave SW as shown in previous approvals (1998, 2009) prior to filing a final plat.*

Item 6: Rezoning R25-05 for the property located at 4007 C&B Farm Rd from Catawba County R-20 (Residential) to Conover R-9A-CD (Residential-Conditional District)

- a. Public Hearing to Receive Comments on Proposed Rezoning**
- b. Ordinance 17-25: Zoning Ordinance Amendment**

Erik Schlichting, Planning Director presented proposed rezoning R25-05 for the property located at 4007 C&B Farm Rd from Catawba County R-20 (Residential) to Conover R-9A-CD (Residential-Conditional District). He stated that the developer had sent in a request about changing the plan before the Council meeting today but was informed that that would not be possible without Planning Board review. The developer has proposed a residential subdivision with a combination of lot sizes. A part of the property is in a flood plain.

There was some discussion about access through Pony Drive. The property is currently in the county and requires annexation. The 2022 LDP Conceptual Development Plan Map designates this area as low to medium density residential. The developer has assured two parking spaces per dwelling unit. The developer has not committed to specific amenities, but they plan to have them. They are requesting a five-foot setback which would make the homes ten feet apart.

Staff recommended this request be approved. The Planning Board recommended approval of the rezoning request R25-05 with a vote of 4-1, at their regularly scheduled meeting on June 10, 2025.

There was some discussion about this proposal being by the flood plain and the current uses for the property.

Sarah Shirley with Kimley Horn was present with the development team made up of Lee Pezella (developer), Miles Noris (broker), and Austin Pope (engineer). They gave a presentation about the proposed site plan for the property, which included 104 homes with a minimum 50' lot and 60 homes with a minimum 40' lot. They have committed to hardieplank siding for the homes. There will be two open space sections dedicated to providing community amenities along with neighborhood trails along the existing creek. The developer then addressed concerns by Council about the neighborhood being by the flood plain and about on-street parking.

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

Mayor Hayman opened the public hearing at 7:03 p.m.

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Dicky Powell of Pony Drive raised concerns about potential traffic impacts. The residents in this area already face difficulties with school traffic.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to close the public hearing.

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

Item 6(b): Ordinance 17-25: Zoning Ordinance Amendment

Erik Schlichting, Planning Director presented Ordinance 17-25: Zoning Ordinance Amendment.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to adopt Ordinance 17-25: Zoning Ordinance Amendment and move to approve rezoning request R 25-05 to rezone the property located at 4007 C & B FARM RD (PIN 374316824893) shown on the Exhibit A map from Catawba County R-20 (Residential) to R9-A-CD (Residential-Conditional District) and find that the request is consistent with the Land Development Plan (LDP), and is reasonable and in the public interest because:

1. The proposed use is consistent with the LDP Future Land Use Map.
2. The site is located near existing infrastructure and public services;
3. The development will provide affordable housing opportunities and housing choice for a variety of demographics including a younger demographic.

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

(Ordinance 17-25: Zoning Ordinance Amendment contained in exhibit file called 2025 Ordinances.)

***CITY OF CONOVER
ORDINANCE 17-25***

ZONING ORDINANCE AMENDMENT

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WHEREAS, BRD Land Development, on behalf of the owner, submitted rezoning request R25-05 to the City of Conover on April 29th, 2025 to rezone a 60.91 +/- acre property at 4007 C & B Farm Rd (Catawba County PIN 374316824893), and

WHEREAS, the request is to rezone this area of the parcel, currently zoned Catawba County R-20 (Residential) to R9-A-CD (Residential – Conditional District) for the purpose of a single-family residential development, 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 June 10th, 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 July 7th, 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 Catawba County R-20 (Residential) to R9-A-CD (Residential – Conditional District):

BEGINNING AT A MAG NAIL FOUND WITH NC STATE GRID COORDINATES

N:734,385.18 E:1,348,111.94;

THENCE S28°40'24"E A DISTANCE OF 17.09' TO AN ANGLE IRON FOUND; THENCE S27°45'37"E A DISTANCE OF 242.25' TO A 1/2" REBAR FOUND; THENCE N66°30'59"E A DISTANCE OF 168.76' TO A 1/2" REBAR FOUND; THENCE N66°30'59"E A DISTANCE OF 30.00' TO A CALCULATED POINT; THENCE S22°15'01"E A DISTANCE OF 712.09' TO A CALCULATED POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 183.68', WITH A RADIUS OF 1,642.88', WITH A CHORD BEARING OF S26°43'57"E, WITH A CHORD LENGTH OF 183.58', TO A CALCULATED POINT; THENCE S83°27'56"W A DISTANCE OF 32.49' TO A 1/2" REBAR FOUND; THENCE S83°27'56"W A DISTANCE OF 169.69' TO A 1/4" REBAR FOUND; THENCE S11°04'54"E A DISTANCE OF 119.98' TO A 1/2" REBAR FOUND; THENCE N80°24'29"E A DISTANCE OF 213.26' TO A 1/2" REBAR FOUND; THENCE N80°24'29"E A DISTANCE OF 32.65' TO A CALCULATED POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 126.71', WITH A RADIUS OF 3,199.76', WITH A CHORD BEARING OF S35°54'50"E, WITH A CHORD LENGTH OF 126.70', TO A TO A CALCULATED POINT; THENCE S36°24'28"E A DISTANCE OF 171.45' TO A CALCULATED POINT; THENCE S53°33'21"W A DISTANCE OF 28.04' TO A 1/2" REBAR FOUND; THENCE S53°33'21"W A DISTANCE OF 242.40' TO A 1" SQUARE IRON FOUND; THENCE S36°31'08"E A DISTANCE OF 259.74' TO A 1/2" REBAR FOUND; THENCE N54°31'38"E A DISTANCE OF 240.54' TO A 1/2" REBAR FOUND; THENCE N54°31'38"E A DISTANCE OF 29.54' TO A CALCULATED POINT; THENCE S37°41'50"E A DISTANCE OF 374.24' TO A CALCULATED POINT; THENCE

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S35°17'31"W A DISTANCE OF 36.50' TO A BENT 1" REBAR FOUND; THENCE S35°17'31"W A DISTANCE OF 5.34' TO A CALCULATED POINT; THENCE S35°17'31"W A DISTANCE OF 352.59' TO A 1" OPEN TOP PIPE FOUND; THENCE S62°15'23"E A DISTANCE OF 100.04' TO A 1/2" REBAR FOUND; THENCE S43°12'29"W A DISTANCE OF 1,091.39' TO AN EXISTING RAILROAD RAIL FOUND; THENCE N72°14'59"W A DISTANCE OF 1,114.63' TO A NAIL FOUND IN STONE; THENCE N76°05'02"E A DISTANCE OF 247.33' TO A 1" OPEN TOP PIPE FOUND; THENCE N26°04'19"E A DISTANCE OF 780.74' TO A 3/4" OPEN TOP PIPE FOUND; THENCE N24°47'02"E A DISTANCE OF 43.77' TO A 5/8" REBAR SET; THENCE N04°02'32"E A DISTANCE OF 279.14' TO A 2" OPEN TOP PIPE FOUND; THENCE N12°56'46"E A DISTANCE OF 429.28' TO A 5/8" REBAR SET; THENCE N44°05'52"W A DISTANCE OF 693.43' TO A 1/2" REBAR FOUND WITH CAP; THENCE N33°30'29"E A DISTANCE OF 781.01' TO A MAG NAIL FOUND; WHICH IS THE POINT OF BEGINNING.

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 this ordinance shall be effective from its passage.*

Adopted this 7th day of July, 2025.

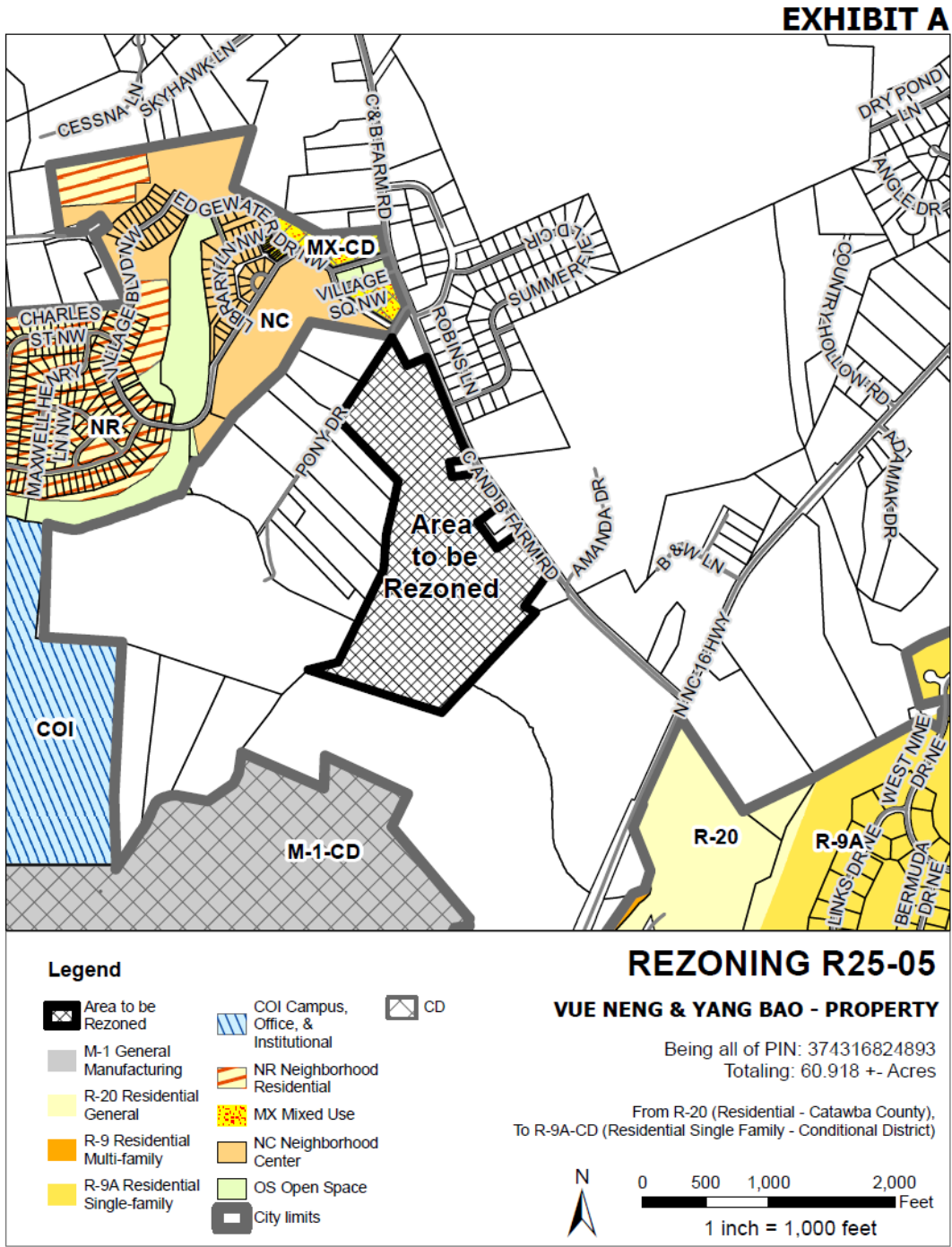


EXHIBIT B:

R25-05 CONDITIONAL NOTES:

Development Proposal for property situated west of C & B Farm Rd.

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1. *Development will be controlled by the standards depicted on the conceptual rezoning plan and by the standards of the City of Conover Zoning Ordinance ("Ordinance"). The development depicted on this conceptual rezoning plan is intended to reflect the arrangement of proposed uses on the site.*
2. *All utilities shall be public and designed to meet City of Conover requirements. Exact design and locations shall be shown at time of plan submittal.*
3. *The location, size, and type of stormwater management systems depicted on the rezoning plan are subject to review and approval as part of site plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points. Design and actual locations shall be determined at time of site plan submittal and comply with the City of Conover Phase II and/or WSPA regulations, as applicable.*
4. *The alignments of the internal streets, driveways and vehicular circulation areas shall substantially follow the proposed design but may be modified at time of site plan submittal to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the City of Conover and/or the North Carolina Department of Transportation (NCDOT).*
5. *All internal roads and sidewalks shall be public, dedicated to the City of Conover and designed to meet City of Conover standards.*
6. *The developer will dedicate/re-dedicate sewer easements outside of rights-of-way as public access easements to accommodate future greenway paths.*
7. *Vehicular access to the site shall be as generally depicted on the rezoning plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the City of Conover and NCDOT.*
8. *Any item(s) not specifically addressed must meet the requirements of the Ordinance.*
9. *Conceptual rezoning plan shall include a mix of two single-family detached lot sizes, 50-ft wide lots and 40-ft wide (minimum) lots. Lots may increase in size as needed to accommodate building footprints. Single-family detached lots shall meet the R-9A District requirements excepting:*
 1. *At least 50% of lots shall be 50 feet wide.*
 2. *All lots shall be front-loaded*
 3. *Building setbacks shall be as follows:*
 1. *Front: 25' Min.*
 2. *Side: 5' Min.*
 3. *Rear: 25' Min.*
10. *Exterior building materials shall consist of cementitious siding (such as Hardie Board), brick, stone masonry or other non-combustible material.*
11. *The maximum number of lots approved with this plan shall be 164; but may decrease at time of site plan submittal.*
12. *All 50-ft lots will have a 2-car garage and space for 2 vehicles in the driveway; all 40-ft lots will have a 1-car garage and space for 1 car in the driveway. Onstreet guest parking will be provided around the amenity areas*
13. *Amenity areas for the residential uses shall be provided as generally shown on the conceptual rezoning plan. Open space, recreation space and other amenities shall be*

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- privately maintained and reserved exclusively for use by the residents of the development.*
- 14. Construction of amenities shall begin no later than 50% of dwellings having been permitted.*
 - 15. Mail delivery shall be via cluster box(es), properly situated to serve the community.*
 - 16. Construction plans will include a detailed landscape plan.*
 - 17. Developer will coordinate with Duke Energy to develop a site lighting plan.*
 - 18. Developer will acquire all necessary access/easement rights for ingress & egress prior to submitting construction plans.*
 - 19. All drainage features located outside the public right of way shall be privately maintained.*
 - 20. Minor modifications - the planning director may approve moderate adjustments to the location of features, improvements, buildings and drives as shown on the approved plan (ref. Conover Code of Ordinances, Appendix A: Zoning, Art. V, Sec. 50.2 B.).*
 - 21. Developer shall enter into a Development Agreement with the City prior to beginning any grading or site construction.*

Item 7: Annexation Petition to Extend the Corporate Limits of the City of Conover for a Portion of Property Identified by Catawba County GIS PIN# 374316824893 (4007 C&B Farm Road, Conover) and Containing Approximately 60.918 +/- Acres

- a. Public Hearing to Receive Comments on Proposed Annexation**
- b. Ordinance 18-25: An Ordinance to Extend the Corporate Limits of the City of Conover, NC**

Erik Schlichting, Planning Director and Stephanie Watson, City Clerk presented an annexation petition to extend the corporate limits of the City of Conover for a portion of property identified by Catawba County GIS PIN# 374316824893 (4007 C&B Farm Road, Conover) and containing approximately 60.918 +/- acres. This annexation coincides with rezoning R25-05 that was approved by Council during the current meeting. Rezoning R25-05 is contingent on this annexation being approved.

Item 7(a): Public Hearing to Receive Comments on Proposed Annexation

Mayor Hayman opened the public hearing at 7:07 p.m.

Sarah Shirley with Kimley Horn spoke in support of the annexation.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to close the public hearing.

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

Item 7(b): Ordinance 18-25: An Ordinance to Extend the Corporate Limits of the City of Conover, NC

Erik Schlichting, Planning Director and Stephanie Watson, City Clerk presented Ordinance 18-25: An Ordinance to Extend the Corporate Limits of the City of Conover, NC.

Motion was duly made by Council Member Powell, seconded by Mayor Pro Tem / Council Member Canrobert, to adopt Ordinance 18-25: An Ordinance to Extend the Corporate Limits of the City of Conover, NC.

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

(Ordinance 18-25: An Ordinance to Extend the Corporate Limits of the City of Conover, NC contained in exhibit file called 2025 Ordinances.)

CITY OF CONOVER ORDINANCE 18-25

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF CONOVER NC

WHEREAS, the Conover City Council has petitioned under G.S. 160A-31 to annex the area described herein; and

WHEREAS, the Conover City Council has by resolution directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing of this annexation was held during the Conover City Council at 6:00 p.m. on July 7, 2025 after due notice and advertisement thereof; and

WHEREAS, the Conover City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-31, as amended.

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NOW, THEREFORE, BE IT ORDAINED by the Conover City Council of the City of Conover, NC:

Section 1. By virtue of the authority granted by G. S. 160A-31, as amended, the following described territory is hereby annexed and made part of the City of Conover as of the 7th day of July, 2025:

The area proposed for annexation can be identified as a portion of the following property identified by Catawba County GIS Parcel Identification Number 374316824893 and more particularly described as follows:

LYING AND BEING SITUATED IN CATAWBA COUNTY, NORTH CAROLINA, HAVING AN AREA OF 2,653,609 SQUARE FEET OR 60.918 ACRES MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND WITH NC STATE GRID COORDINATES

N:734,385.18 E:1,348,111.94;

THENCE S28°40'24"E A DISTANCE OF 17.09' TO AN ANGLE IRON FOUND; THENCE S27°45'37"E A DISTANCE OF 242.25' TO A 1/2" REBAR FOUND; THENCE N66°30'59"E A DISTANCE OF 168.76' TO A 1/2" REBAR FOUND; THENCE N66°30'59"E A DISTANCE OF 30.00' TO A CALCULATED POINT; THENCE S22°15'01"E A DISTANCE OF 712.09' TO A CALCULATED POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 183.68', WITH A RADIUS OF 1,642.88', WITH A CHORD BEARING OF S26°43'57"E, WITH A CHORD LENGTH OF 183.58', TO A CALCULATED POINT; THENCE S83°27'56"W A DISTANCE OF 32.49' TO A 1/2" REBAR FOUND; THENCE S83°27'56"W A DISTANCE OF 169.69' TO A 1/4" REBAR FOUND; THENCE S11°04'54"E A DISTANCE OF 119.98' TO A 1/2" REBAR FOUND; THENCE N80°24'29"E A DISTANCE OF 213.26' TO A 1/2" REBAR FOUND; THENCE N80°24'29"E A DISTANCE OF 32.65' TO A CALCULATED POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 126.71', WITH A RADIUS OF 3,199.76', WITH A CHORD BEARING OF S35°54'50"E, WITH A CHORD LENGTH OF 126.70', TO A TO A CALCULATED POINT; THENCE S36°24'28"E A DISTANCE OF 171.45' TO A CALCULATED POINT; THENCE S53°33'21"W A DISTANCE OF 28.04' TO A 1/2" REBAR FOUND; THENCE S53°33'21"W A DISTANCE OF 242.40' TO A 1" SQUARE IRON FOUND; THENCE S36°31'08"E A DISTANCE OF 259.74' TO A 1/2" REBAR FOUND; THENCE N54°31'38"E A DISTANCE OF 240.54' TO A 1/2" REBAR FOUND; THENCE N54°31'38"E A DISTANCE OF 29.54' TO A CALCULATED POINT; THENCE S37°41'50"E A DISTANCE OF 374.24' TO A CALCULATED POINT; THENCE S35°17'31"W A DISTANCE OF 36.50' TO A BENT 1" REBAR FOUND; THENCE S35°17'31"W A DISTANCE OF 5.34' TO A CALCULATED POINT; THENCE S35°17'31"W A DISTANCE OF 352.59' TO A 1" OPEN TOP PIPE FOUND; THENCE S62°15'23"E A DISTANCE OF 100.04' TO A 1/2" REBAR FOUND; THENCE S43°12'29"W A DISTANCE OF 1,091.39' TO AN EXISTING RAILROAD RAIL FOUND; THENCE N72°14'59"W A DISTANCE OF 1,114.63' TO A NAIL FOUND IN STONE; THENCE N76°05'02"E A DISTANCE OF 247.33' TO A 1" OPEN TOP PIPE FOUND; THENCE N26°04'19"E A DISTANCE OF 780.74' TO A 3/4" OPEN TOP PIPE FOUND; THENCE N24°47'02"E A DISTANCE OF 43.77' TO A 5/8" REBAR SET; THENCE N04°02'32"E A DISTANCE OF 279.14' TO A 2" OPEN TOP PIPE FOUND; THENCE N12°56'46"E A DISTANCE OF 429.28' TO A 5/8" REBAR SET; THENCE

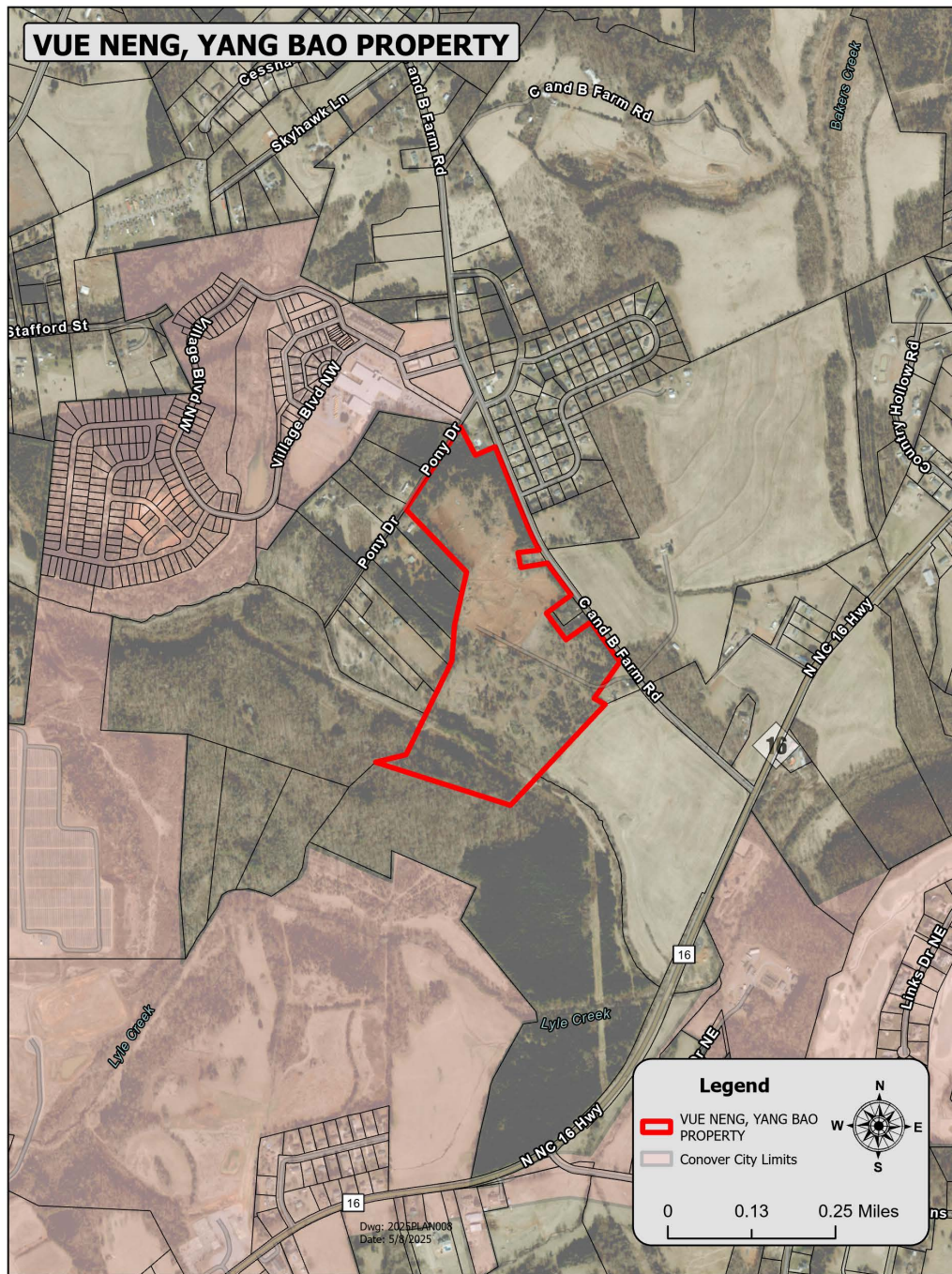
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N44°05'52"W A DISTANCE OF 693.43' TO A 1/2" REBAR FOUND WITH CAP; THENCE N33°30'29"E A DISTANCE OF 781.01' TO A MAG NAIL FOUND; WHICH IS THE POINT OF BEGINNING.

Section 2. Upon and after the 7th day of July, 2025, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Conover and shall be entitled to the same privileges and benefits as other parts of the City of Conover. Said territory shall be subject to municipal taxes according to G. S. 160A-31.

Section 3. The Mayor of the City of Conover shall cause to be recorded in the office of the Register of Deeds of Catawba County and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance.

Adopted this 7th day of July, 2025.



Item 8: Resolution 30-25: Northeast Wastewater Treatment Plant Helene SRF Funding

Eric Williams, Assistant Public Utilities Director, presented Resolution 30-25: Northeast Wastewater Treatment Plant Helene SRF Funding. In September 2024, Hurricane Helene

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caused widespread damage across western North Carolina, with Catawba County identified among the affected areas. In response, the State of North Carolina has allocated \$253 million in funding for projects aimed at reducing flood risk, mitigating vulnerability, and enhancing resiliency to rapid hydrologic events in impacted counties.

The City of Conover’s Northeast Wastewater Treatment Plant meets these criteria and presents a strong candidate for this funding. Securing these funds would significantly support the plant’s ongoing improvements, bringing the City closer to a full facility rebuild and greatly enhancing the facility's ability to withstand future flooding and natural disasters. The City intends to apply for \$25,628,265 to support design, construction, and administrative costs associated with the project. If awarded, the funding would include a minimum of 30% principal forgiveness, with a strong possibility of qualifying for up to 70%.

Resolution 30-25 is solely to authorize the submission of the funding application. If awarded, the grant will be brought before Council again for formal acceptance and approval.

Motion was duly made by Council Member Green, seconded by Council Member Fulbright, to adopt Resolution 30-25: Northeast Wastewater Treatment Plant Helene SRF Funding.

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

(Resolution 30-25: Northeast Wastewater Treatment Plant Helene SRF Funding contained in exhibit file called 2025 Resolutions.)

***CITY OF CONOVER
RESOLUTION 30-25***

NORTHEAST WASTEWATER TREATMENT PLANT HELENE SRF FUNDING

WHEREAS, *The City of Conover has need for and intends to construct, plan for, or conduct a study in a project described as the Northeast Wastewater Treatment Facility Improvements, and*

WHEREAS, *The City of Conover intends to request loan and/or grant assistance for the project,*

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

*That the City of Conover, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.*

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*That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.*

*That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.*

*That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Conover to make a scheduled repayment of the loan, to withhold from the City of Conover any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.*

*That Tom Hart, City Manager, the **Authorized Representative** and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.*

*That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.*

*That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.*

Adopted this the 7th day of July 2025 at Conover, North Carolina.

Item 9: Committee Reports

Members of Council gave their committee reports.

Item 10: City Manager's Report

Tom Hart, City Manager presented the City Manager's Report.

- **Building Permits:** The City issued twenty (20) building permits during the month of June 2025, totaling \$1,700,407. Included were nine (9) residential, nine (9) commercial, and two (2) industrial.

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UPCOMING EVENTS FOR THIS MONTH:

- **Downtown Park Grand Opening:** This event will be held on Saturday, July 26th at 10:00 a.m. until 1PM
- **Future of Catawba County Summit:** This event will be held on September 24th.

Discussion of Potential Park and Urban Camping Ordinances: City Manager Hart spoke briefly about the City's concerns about urban camping and the efforts by the Police Department to address this matter. He noted that this topic did come up in the City's park survey. The city has been working on park and loitering ordinances to help address these matters.

Item 11: Closed Session: Per General Statute 143-318.11(a)(3) to Consult with an Attorney Retained by Public Body to Preserve Attorney-Client Privilege and per General Statutes 143-318(a)(1) to Prevent Disclosure of Information that is Privileged or Confidential

At 7:24 p.m., motion was duly made by Mayor Hayman, seconded by Council Member Green, to go into Closed Session: Per General Statute 143-318.11(a)(3) to Consult with an Attorney Retained by Public Body to Preserve Attorney-Client Privilege 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 Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

Motion was made by Mayor Pro Tem Canrobert, seconded by Council Member Green to adjourn the Closed Session at 9:32 p.m. and return to the regular meeting.

AYES:	Mayor Hayman, Mayor Pro Tem / 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 9:33 p.m.

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Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk