



CONOVER

North Carolina

Conover City Council

Regular Meeting Minutes

Monday, February 2, 2026 at 6:00 PM

(Continued Monday, February 9, 2026 at 6:00 p.m.)

Conover City Hall Council Chambers

101 1st Street E, Conover

A Regular Meeting of the Conover City Council was held on Monday, February 2, 2026 at 6:00 PM in the Council Chambers of Conover City Hall.

I. CALL TO ORDER (MONDAY, FEBRUARY 2, 2026 COUNCIL MEETING AT 6:00 P.M.)

Presiding Official: Mayor Kyle Hayman

Council Members Present: Mayor Kyle Hayman
Mayor Pro Tem / Council Member Mark Canrobert
Council Member Joie Fulbright
Council Member Jim Green
Council Member Todd Griffin

Council Members Absent: Council Member Brenda Powell

Staff Present: City Manager Tom Hart, City Clerk Stephanie Watson,
City Attorney Susan Matthews

II. APPROVAL OF AGENDA

Motion was duly made by Council Member Green, seconded by Mayor Pro Tem / Council Member Canrobert and Council Member Fulbright, to adopt the Monday, February 2, 2026 Agenda.

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

III. BUSINESS AGENDA

Item 1: Consideration of Economic Development Incentives for Kooima Company

a. Public Hearing to Receive Public Comments on the Proposed Economic Development Project

- b. Resolution 05-26: Resolution Authorizing Economic Development Incentives for Kooima Company LLC**
- c. Ordinance 05-26: Grant Project Ordinance for Kooima Building Reuse Grant Project**
- d. Ordinance 06-26: An Ordinance Amending the 2025-2026 Budget Ordinance**

Mayor Hayman opened the public hearing.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Green, to continue the public hearing to receive public comments on the proposed economic development project for Kooima Company until Monday, February 9, 2026 at 6:00 p.m. in the Council Chambers of Conover City Hall.

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

IV. CONTINUE MEETING UNTIL MONDAY, FEBRUARY 9, 2026 AT 6:00 P.M. IN THE COUNCIL CHAMBERS OF CONOVER CITY HALL

At 6:02 p.m., motion was made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Green to continue the meeting to Monday, February 9, 2026 at 6:00 p.m. to take place in the Council Chambers of Conover City Hall.

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

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

V. CALL TO MEETING TO ORDER (MONDAY, FEBRUARY 9, 2026 AT 6:00 P.M.)

Mayor Hayman called the continued February 2, 2026 Council Meeting to order on Monday, February 9, 2026 at 6:00 p.m. in the Council Chambers of Conover City Hall.

MINUTES FROM THE FEBRUARY 2ND / 9TH, 2026 CONOVER CITY COUNCIL REGULAR MEETING

Presiding Official: Mayor Kyle Hayman

Council Members Present: Mayor Kyle Hayman
Mayor Pro Tem / Council Member Mark Canrobert
Council Member Joie Fulbright
Council Member Jim Green
Council Member Brenda Powell
Council Member Todd Griffin

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, Deputy Fire Chief Jackie Lail, Police Lt. Derek Trivette

VI. INVOCATION

Rev. Terrill Davis-Coulter, The Alyve Church gave the invocation.

VII. PLEDGE OF ALLEGIANCE

VIII. APPROVAL OF CONSENT AGENDA

Item 2: Approval of Minutes

a. January 5, 2026 Regular Meeting Minutes

Mayor Kyle J. Hayman presented the January 5, 2026 Regular Meeting Minutes.

(January 5, 2026 Regular Meeting Minutes contained in Minute Book 21.)

Item 3: Ordinance 04-26: An Ordinance Amending the 2025-2026 Budget Ordinance

Mayor Kyle J. Hayman presented Ordinance 04-26: An Ordinance Amending the 2025-2026 Budget Ordinance.

(Ordinance 04-26: An Ordinance Amending the 2025-2026 Budget Ordinance contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

Adoption of Consent Agenda

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

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

IX. CONTINUATION OF BUSINESS AGENDA

Item 4: Comments from Visitors and Guests

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

Item 5: Resolution 06-26: A Resolution Honoring Lori Conner's Years of Service to the City of Conover

Kyle J. Hayman, Mayor presented Resolution 06-26: A Resolution Honoring Lori Conner's Years of Service to the City of Conover.

Motion was duly made by Council Member Powell, seconded by Mayor Pro Tem / Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell, and Council Member Griffin, to adopt Resolution 06-26: A Resolution Honoring Lori Conner's Years of Service to the City of Conover.

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

(Resolution 06-26: A Resolution Honoring Lori Conner's Years of Service to the City of Conover contained in the exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 6: Consideration of Economic Development Incentives for Kooima Company (Item continued from Monday, February 2, 2026 Council Meeting)

- a. **Continuation of Public Hearing to Receive Public Comments on the Proposed Economic Development Project**
- b. **Resolution 05-26: Resolution Authorizing Economic Development Incentives for Kooima Company LLC**
- c. **Ordinance 05-26: Grant Project Ordinance for Kooima Building Reuse Grant Project**
- d. **Ordinance 06-26: An Ordinance Amending the 2025-2026 Budget Ordinance**

Nathan Huret, Vice President of the Economic Development Corporation of Catawba County spoke briefly about the Economic Development Incentives proposed for Kooima Company. Kooima Company, an Iowa-based advanced metal fabrication and machining firm associated with State Steel, acquired the former “Everything Attachments” building in late December 2025 and have parceled off a portion of the property. Planned facility modifications include adding independent road access, adding employee parking, and structural reinforcement of floors so that they can handle heavy equipment. Kooima committed to invest \$22.5 million over three years and to create 21 new jobs above the county average wage over the next three years. The Council is to consider a Level 3 incentive based only on new tax base that is created. The commutative max payment over a five-year period is a little less than \$300,000. This would begin with the improvements as of January 1, 2027.

The project has also received a \$100,000 North Carolina Building Reuse Grant requiring a 5% match (\$5,000), which will be split between the City of Conover and Catawba County; the City’s share being \$2,500 that will be used for grant administration by the Western Piedmont Council of Governments. The proposed incentive agreements come with a safeguard for the City in place for instances where milestones are not met by the company.

Item 6(a): Continuation of Public Hearing to Receive Public Comments on the Proposed Economic Development Project

At 6:17 p.m., Mayor Hayman reopened the public hearing that was opened on Monday, February 2nd and continued until tonight's meeting. There were no comments from the public.

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

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

Item 6(b): Resolution 05-26: Resolution Authorizing Economic Development Incentives

for Kooima Company LLC

Under Resolution 05-26, the following agreements would be approved: the Economic Development Agreement between Conover and the company, the Building Reuse Grant Agreement between Conover and the company, the Rural Economic Development Grant Agreement between Conover and the NC Department of Commerce, and the Agreement between Conover and the Western Piedmont Council of Governments for Administrative Assistance for the grant.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to adopt Resolution 05-26: Resolution Authorizing Economic Development Incentives for Kooima Company LLC.

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

(Resolution 05-26: Resolution Authorizing Economic Development Incentives for Kooima Company LLC contained in exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 6(c): Ordinance 05-26: Grant Project Ordinance for Kooima Building Reuse Grant Project

Finance Director Beal explained that Ordinance 05-26 and Ordinance Ordinance 06-26 would establish a budget for the project.

Motion was duly made by Council Member Green, seconded by Council Member Fulbright, to adopt Ordinance 05-26: Grant Project Ordinance for Kooima Building Reuse Grant Project.

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

(Ordinance 05-26: Grant Project Ordinance for Kooima Building Reuse Grant Project contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 6(d): Ordinance 06-26: An Ordinance Amending the 2025-2026 Budget Ordinance

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to adopt Ordinance 06-26: An Ordinance Amending the 2025-2026 Budget

Ordinance.

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

(Ordinance 06-26: An Ordinance Amending the 2025-2026 Budget Ordinance contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 7: Annexation Petition by Rock Barn for a Portion of Property Identified by Catawba County GIS PIN# 3753-0340-9931 and Containing Approximately 1.165 +/- Acres

- a. Resolution 07-26: Resolution Directing the Clerk to Investigate Annexation Petition Received Under GS 160A-31**
- b. Resolution 08-26: Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31**

Stephanie C. Watson, City Clerk presented an annexation petition by Rock Barn for a portion of property identified by Catawba County GIS PIN# 3753-0340-9931 and containing approximately 1.165 +/- acres.

Item 7(a): Resolution 07-26: Resolution Directing the Clerk to Investigate Annexation Petition Received Under GS 160A-31

Ms. Watson presented Resolution 07-26 which directs the Clerk to investigate the annexation petition. The petition was found to be in order and the property is contiguous to the city limits of the City of Conover.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Green, to adopt Resolution 07-26: Resolution Directing the Clerk to Investigate Annexation Petition Received Under GS 160A-31.

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

(Resolution 07-26: Resolution Directing the Clerk to Investigate Annexation Petition Received Under GS 160A-31 contained in exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 7(b): Resolution 08-26: Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31

Ms. Watson presented Resolution 08-26 which fixes the public hearing date to receive public comments on the question of annexation to Monday, March 2, 2026 at 6:00 p.m. in the Council Chambers of Conover City Hall.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Griffin, to adopt Resolution 08-26: Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31.

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

(Resolution 08-26: Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31 contained in exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 8: Ordinance 07-26: Capital Project Ordinance

Mark Stafford, Fire Chief and Kurt L. Beal, Finance Director presented Ordinance 07-26: Capital Project Ordinance which would establish a capital project ordinance to be used for the acquisition of a new ladder truck that would be completed in April 2028. The cost of the purchase would be \$1,750,00. The lead time on fire apparatus is currently between 24-48 months depending on various factors. The current ladder truck is over 26 years old.

Motion was duly made by Council Member Fulbright, seconded by Council Member Powell, to adopt Ordinance 07-26: Capital Project Ordinance.

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

(Ordinance 07-26: Capital Project Ordinance contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 9: Resolution 09-26: A Resolution in Support of Even Year Municipal Elections

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Kyle J. Hayman, Mayor presented Resolution 09-26: A Resolution in Support of Moving the City of Conover's Municipal Elections to Even-numbered Years. Potential benefits for moving to even numbered years include higher voter turnout and cost savings due to elections being consolidated. The city would propose to continue to hold nonpartisan elections. Neighboring municipalities are considering the same proposal.

Motion was duly made by Mayor Hayman, seconded by Mayor Pro Tem / Council Member Canrobert, to adopt Resolution 09-26: A Resolution in Support of Moving the City of Conover's Municipal Elections to Even-numbered Years.

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

(Resolution 09-26: A Resolution in Support of Moving the City of Conover's Municipal Elections to Even-numbered Years contained in exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 10: Tax Releases and Refunds

Kurt L. Beal, Finance Director presented Tax Releases and Refunds. North Carolina General Statutes 105-381 (b) gives the governing body responsibility for approving tax refund and release requests. Refunds and waivers are only allowed under two very limited circumstances: 1) clerical errors, or 2) the tax imposed is illegal. The total amount of refunded / released is \$20,690.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to approve the presented Tax Releases and Refunds.

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

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

Kurt L. Beal, Finance Director presented Tax Collector's Report on Unpaid Real Property Taxes. Per NCGS 105-369a, this information is required to be presented to the governing board annually. The information included shows unpaid property taxes for 2025 as of January 22, 2026. The outstanding amount is \$327,949, compared to \$280,948 at the same time last year. Per contract between City and Catawba County, an advertisement of tax liens on real property

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will run in the newspaper in March 2026.

Motion was duly made by Council Member Green, seconded by Mayor Pro Tem / Council Member Canrobert, to approve Tax Collector's Report on Unpaid Real Property Taxes.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell, Council Member Griffin
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 seventeen (17) building permits during the month of January 2026, totaling \$2,226,397. Included were twelve (12) residential, two (2) commercial, and three (3) industrial.

Budget Meeting Date for Review:

- **Proposed Budget Retreat Date (Special Meeting):** After some discussion by Council, the proposed meeting date for the Budget Retreat was Thursday, April 30, 2026 at Noon.

UPCOMING EVENTS FOR THIS MONTH:

- **Economic Development 101 for Elected Officials:** Tuesday, February 10, 2026 at 3:30 p.m. at CVCC Workforce Solutions Center.
- **54th Annual Meeting & Reception - Chamber of Catawba County:** Tuesday, February 24, 2026 at 3:30 p.m. at Hickory Metro Convention Center.

NEXT MONTH:

- **Council Meeting:** Monday, March 2, 2026 at 6:00 p.m.
- **Budget Kickoff Meeting (Special Meeting):** Tuesday, March 3, 2026 at Noon (Location: TBD)
- **Railroads and Regional Economic Development Conference:** Wednesday, March 18th from 8:00 a.m. until 4:00 p.m. at the Morganton Community House in Morganton, NC. Waiting on a finalized agenda for this event

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X. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:00 p.m.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

Hickory Daily Record

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Hickory Daily Record
1100 11th Ave Blvd SE
(828) 304-6979

State of Florida, County of Orange, ss:

Before the undersigned, a Notary Public duly commissioned, qualified, and authorized by law to administer oaths, personally appeared the Publisher's Representative, Edmar Corachia, who by being duly sworn deposes and says:, that he/she is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a copy of which is attached hereto, was published in the Hickory Daily Record and that the said newspaper in which such notice, paper document, or legal advertisement was published, was at the time of each and every such publication, a newspaper meeting all the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina.

PUBLICATION DATES:

Jan. 17, 2026

NOTICE ID: sFOt5JMIzcyjE4F37YvgV

PUBLISHER ID: COL-NC-300737

NOTICE NAME: Conover Public Hearing Notice Economic Dev

Publication Fee: \$146.99

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 01/19/2026



Notary Public

Notarized remotely online using communication technology via Proof.



PAMELA BAEZ

Notary Public - State of Florida

Commission # HH 732409

Expires on October 19, 2029

**CITY OF CONOVER NOTICE OF PUBLIC HEARING PURSUANT TO NORTH CAROLINA GENERAL STATUTE §158-7.1
LEGAL NOTICE**

The City of Conover proposes to appropriate and expend City funds for an economic development project pursuant to North Carolina General Statute §158-7.1. The City of Conover intends to consider entering into an economic development agreement with Kooima Company, LLC. The City of Conover believes the project will help stimulate and stabilize the local economy. Kooima Company, LLC will cause a minimum investment of \$22,500,000 and the creation of a minimum of 21 new jobs by December 31, 2027. A contractual agreement has been developed to ensure performance.

The City of Conover Council will hold a public hearing on the City's proposed appropriation and expenditure of funds for this project on Monday, February 2, 2026, at 6:00 p.m. in the Council Chambers of Conover City Hall located at 101 1 st Street E, Conover.

All interested persons are invited to attend this meeting to present their comments.

Stephanie C. Watson, City Clerk

Publish: January 17, 2026

Publication Dates: January 17, 2026. COL-NC-300737

**CITY OF CONOVER
ORDINANCE 04-26**

AN ORDINANCE AMENDING THE 2025-2026 BUDGET ORDINANCE

BE IT ORDAINED by the City Council of the City of Conover, North Carolina, that the 2025-2026 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
100-4300-4500		Contracted Services - IT	19,736	
Total			\$19,736	

To provide funding for the above, the following revenue budgets will be increased as follows:

Account		Description	Decrease/ Debit	Increase/ Credit
100-3490-4300		IT - Related Grants		19,736
Total				\$19,736

This will result in a net increase of \$0 in the expenditures of the General Fund.

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 9th day of February, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk



**CITY OF CONOVER
RESOLUTION 05-26**

**RESOLUTION AUTHORIZING ECONOMIC DEVELOPMENT INCENTIVES FOR
KOOIMA COMPANY LLC**

WHEREAS, Kooima Company LLC (herein referred to as “the Company”) has requested that the City of Conover enter into an Economic Development Agreement for incentives to cause a minimum investment of \$22,500,000 in the Company’s Conover facility by December 31, 2027, and the creation and maintenance of a minimum of 21 new jobs by December 31, 2027, with a requirement to not hire anyone without a minimum of a high school diploma for anyone 25 years of age or below, and the total average wage of the jobs will equal or exceed \$65,000 for each year the City pays the Company an Economic Development Incentive Grant as more fully set forth in the proposed Economic Development Agreement; and

WHEREAS, the Economic Development Agreement will result in a substantial investment in the City of Conover, increase the City’s tax base, result in local jobs, and attract other businesses and industries; and

WHEREAS, in addition to the Economic Development Agreement, the Company has been approved for a Building Reuse Grant by the State of North Carolina Department of Commerce, Rural Infrastructure Authority for the purpose of accessing Building Reuse Program Grant Funding for the Company to invest in the Company’s Conover facility. The Building Reuse Grant Agreement requires the Company to create a minimum of 13 new full-time positions with the City distributing grant proceeds totaling \$100,000 over two phases as set forth therein. The Building Reuse Grant Agreement requires the City to pay a five percent (5%) match fee of \$5,000 for administrative costs; and

WHEREAS, in conjunction with the Building Reuse Grant, the City would also need to enter into (i) a Rural Economic Development Grant Agreement with the North Carolina Department of Commerce, Rural Infrastructure Authority which sets forth the conditions and requirements the City must meet in order to access the \$100,000 of Building Reuse Grant funding for the Company; and (ii) an Agreement between the Western Piedmont Council of Governments and the City of Conover for the provision of administrative assistance in connection with the Company’s building reuse grant, pursuant to which the City would pay the five percent (5%), or \$5,000, grant administration fee.

WHEREAS, a public hearing was properly noticed and conducted on February 2, 2026, pursuant to G.S. 158-7.1 and all other applicable North Carolina General Statutes.

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

1. The City Council approves the **Economic Development Agreement** between the City and Company requiring a minimum investment of \$22,500,000 and creation and maintenance of 21 new jobs by December 31, 2027, with a maximum annual payment of \$68,138 (cumulative maximum incentive of \$298,858). This grant will be used to reimburse the Company’s expenditures as eligible under North Carolina General Statute 158-7.1.

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2. The City Council approves the **Building Reuse Grant Agreement** between the City and Company to access \$100,000 of Building Reuse Grant Program Funds for property improvements based upon job creation.
3. The City Council approves the **Rural Economic Development Grant Agreement** between the City and the North Carolina Department of Commerce, Rural Infrastructure Authority related to the Company and the Building Reuse Grant.
4. The City Council approves the **Agreement between the City and Western Piedmont Council of Governments for the Provision of Administrative Assistance** related to the Company and the Building Reuse Grant and the appropriation and expenditure of City funds pursuant to said agreement.
5. The City Council hereby directs that the Mayor, or the City Manager upon designation by the Mayor, is authorized to execute all of the foregoing grants and agreements, together with any related resolutions, amendments, or addenda, as may be necessary or appropriate for the benefit of the Company and the City. The City Clerk, City Manager, and City Attorney are further directed to take any and all actions necessary, proper, or convenient to carry out and effectuate the City Council's approval of the foregoing grants and agreements.

Adopted this the 9th day of February, 2026.

Kyle J. Hayman, Mayor of the City of Conover

Stephanie C. Watson, City Clerk

**CITY OF CONOVER
ORDINANCE 05-26**

**GRANT PROJECT ORDINANCE
KOOIMA BUILDING REUSE GRANT PROJECT**

BE IT ORDAINED by City Council of Conover, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance is hereby adopted.

Section 1. That this Ordinance utilizes state funding to make improvements to an existing building owned by Kooima Company within the city limits of Conover as they meet new job creation goals as set forth in the applicable agreement.

Section 2. This Ordinance shall remain in effect for the duration of the project; subject to periodic review by the City Council.

Section 3. The City Manager is hereby directed to act on behalf of the City Council in all matters associated with the project within the terms of all contracts, agreements and legal requirements binding on the project and within limits of the funds appropriated herein.

Section 4. The following revenues are available for this project:

NC Dept of Commerce	700-3490-0000	\$100,000
Catawba County Contribution	700-3401-0000	2,500
Transfer from General Fund	700-3970-9110	<u>2,500</u>
Total Revenues		\$105,000

Section 5. The following amounts are appropriated for the project:

Building Improvements	700-6600-6001	\$100,000
WPCOG Grant Admin	700-6600-4500	<u>5,000</u>
Total Expenditures		\$105,000

Section 6. The City Manager or Finance Director is directed to report at least annually on the financial status of this project and keep the City Council informed of any unusual occurrences associated with the project.

Adopted this the 9th day of February, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

**CITY OF CONOVER
ORDINANCE 06-26**

AN ORDINANCE AMENDING THE 2025-2026 BUDGET ORDINANCE

BE IT ORDAINED by the City Council of the City of Conover, North Carolina, that the 2025-2026 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
100-6600-9170		Transfer to Kooima Building Reuse GPO	2,500	
Total			\$2,500	

To provide funding for the above, the following revenue budgets will be increased as follows:

Account		Description	Decrease/ Debit	Increase/ Credit
100-3990-0000		Fund Balance Appropriation - General Fund		2,500
Total				\$2,500

This will result in a net increase of \$2,500 in the expenditures of the General Fund.

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 9th day of February, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

**CITY OF CONOVER
RESOLUTION 07-26**

**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER G.S. 160A-31**

WHEREAS, a petition dated December 9, 2025 by Brad Delinger on behalf of Rock Barn Properties, Inc., requesting annexation of an area described in said petition was received on December 9, 2025 by the City of Conover City Clerk on behalf of the Council; and

WHEREAS, G.S. 160A-31, provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the Conover City Council of the City of Conover deems it advisable to proceed in response to this request for annexation.

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

That the City Clerk has investigated the sufficiency of the above described petition and certifies to the Conover City Council that the petition is in order.

Adopted, this the 9th day of February, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G. S. 160A-31**

WHEREAS, a petition dated December 9, 2025 by Brad Ellinger on behalf of Rock Barn Properties, Inc. requesting annexation of the area described herein has been received; and

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

WHEREAS, certification by the City Clerk as to the sufficiency of said petition has been made.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Conover, North Carolina:

Section 1. That a public hearing on the question of the area described herein will be held at Conover City Hall at 6:00 p.m. on Monday, March 2, 2026.

Section 2. The area proposed for annexation can be identified as a portion of the following property identified by Catawba County GIS Parcel Identification Number 3753-0340-9931 and more particularly described as follows:

ANNEXATION DESCRIPTION FOR ROCK BARN PROPERTIES, INC.

Begin at an existing ½" rebar in the existing city limits of the City of Conover, northernmost corner shown on Annexation Plat of the City of Conover recorded Plat Book 65 at Page 197, Catawba County Registry and running thence from said POINT OF BEGINNING with the existing city limits three calls as follows: First, South 25° 42' 28" West 75.67 feet; second, South 13° 17' 24" East 67.55 feet; and third, South 21° 22' 04" West 93.32 feet, to a corner of another annexation to the City of Conover, see Plat Book 56 at Page 191; thence a new city limits line North 86° 51' 02" West 243.13 feet to an existing iron pipe on the line of Keith A. Rapp; thence another new city limits line and with the line of Rapp North 05° 53' 36" East 154.46 feet to a 1" pipe at the edge of the right of way of Club House Drive NE, also a corner in the existing city limits to the City of Conover, see Annexation Plat recorded Plat Book 53 at Page 26; thence with the existing city limits lines as follows: North 57° 40' 19" East 58.58 feet to a point; North 74° 48' 13" East 29.43 feet to a point; thence North 87° 20' 28" East 40.50 feet to a point; thence South 88° 18' 24" East 65.68 feet to a point; thence North 85° 01' 54" East 46.22 feet to a point; thence North 77° 18' 37" East 49.34 feet to the POINT OF BEGINNING and containing 1.165 acres, more or less.

Section 3. Notice of said public hearing shall be published once in the Hickory Daily Record, a newspaper having general circulation in the City of Conover, at least ten (10) days prior to the date of said public hearing.

Adopted this the 9th day of February, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

Rock Barn Hotel Annex Location



Dwg: 2025PLAN014
Date: 12/11/2025

**CITY OF CONOVER
ORDINANCE 07-26**

**CAPITAL PROJECT ORDINANCE
FIRE APPARATUS REPLACEMENT PURCHASE**

BE IT ORDAINED by City Council of Conover, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance is hereby adopted.

Section 1. That this Ordinance funds the recognized need for the purchase of a new fire ladder truck to replace the existing ladder.

Section 2. This Ordinance shall remain in effect for the duration of the project; subject to periodic review by the City Council.

Section 3. The City Manager is hereby directed to act on behalf of the City Council in all matters associated with the project within the terms of all contracts, agreements and legal requirements binding on the project and within limits of the funds appropriated herein.

Section 4. The following revenues are available for this project:

Future Installment Financing	653-3480-0000	\$1,750,000
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Section 5. The following amounts are appropriated for the project:

Capital Outlay – Fire Ladder Truck	653-5300-7400	\$1,750,000
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Section 6. The City Manager or Finance Director is directed to report at least annually on the financial status of this project and keep the City Council informed of any unusual occurrences associated with the project.

Adopted this the 9th day of February, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

**CITY OF CONOVER
RESOLUTION 09-26**

**A RESOLUTION OF THE CONOVER CITY COUNCIL IN SUPPORT OF MOVING THE
CITY OF CONOVER'S MUNICIPAL ELECTIONS TO EVEN-NUMBERED YEARS**

WHEREAS, the City of Conover currently conducts its municipal elections in odd-numbered years; and

WHEREAS, placing the City of Conover's municipal elections on an even-year cycle would align its elections with State and Federal elections already being administered by the County Board of Election in in which the City of Conover is located; and

WHEREAS, the alignment of North Carolina municipal elections with even-year election cycles has demonstrated its effectiveness in increasing voter participation by allowing municipal races to appear on ballots during the higher-turnout, even-numbered election years; and

WHEREAS, consolidating municipal elections with other elections conducted in even-numbered years would reduce administrative duplication and result in cost savings by eliminating the need for stand-alone municipal elections; and

WHEREAS, North Carolina law allows for local legislation to amend municipal charters to provide for even-year municipal elections, subject to the approval of the North Carolina General Assembly.

NOW, THEREFORE, BE IT RESOLVED that the Conover City Council hereby requests that legislation be introduced in the North Carolina General Assembly as required by law to amend the City of Conover's charter to move its municipal elections from odd-numbered years to even-numbered years.

BE IT FURTHER RESOLVED that the Conover City Council finds that moving municipal elections to even-numbered years will promote greater voter turnout participation, improve administrative efficiency, create election cycle clarity for voters, and achieve cost savings by consolidating elections.

BE IT FURTHER RESOLVED that the Conover City Council supports the implementation of provisions that support an orderly election cycle transition to even-years, with no other changes being requested to be made to the City of Conover's charter.

ADOPTED this 9th day of February, 2026.

The City of Conover
A North Carolina Municipal Corporation

(SEAL)

ATTEST:

By: _____
Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk