



CONOVER

North Carolina

Conover City Council
Regular Meeting Minutes
Monday, March 2, 2026 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, March 2, 2026 at 6:00 PM in the Council Chambers of Conover City Hall.

I. CALL TO ORDER

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, Public Utilities Director Brian Bradshaw, Fire Chief Mark Stafford, Police Chief Robert Houston, Information Technology Director Chris Niver, Police Major Jeff Barkley, Deputy Fire Chief, Assistant Public Utilities Director Eric Williams, Finance Controller/ Tax Collector Leslie Hicks, Accounts Payable Shonda Brewer

II. INVOCATION

Rev. Anton Lagoutine, St. John’s Lutheran Church

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

Motion was duly made by Council Member Fulbright, seconded by Council Member Green, to approve the March 2, 2026 Agenda with the amendment to remove Item 8 (Rezoning Amendment R25-12 / Ordinance 08-26) and Item 9 (Annexation Petition) from the agenda.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell, Council Member Griffin
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MINUTES FROM THE MARCH 2, 2026 CONOVER CITY COUNCIL REGULAR MEETING

NOES:	None
ABSTAIN:	None

V. APPROVAL OF CONSENT AGENDA

Item 1: Approval of Minutes

- **February 2nd / 9th, 2026 Council Regular Meeting Minutes**

Mayor Kyle J. Hayman presented the February 2nd / 9th, 2026 Council Regular Meeting Minutes.

(February 2nd / 9th, 2026 Council Regular Meeting Minutes contained in Minute Book 21.)

Item 2: Proclamation: American Red Cross Month

Mayor Kyle J. Hayman presented Proclamation: American Red Cross Month.

(Proclamation: American Red Cross Month contained in the exhibit file called 2025 Proclamations.)

Item 3: Resolution 10-26: A Resolution Honoring L.B. (Rick) Beasley Jr.'s Years of Service

Mayor Kyle J. Hayman presented Resolution 10-26: A Resolution Honoring L.B. (Rick) Beasley Jr.'s Years of Service.

(Resolution 10-26: A Resolution Honoring L.B. (Rick) Beasley Jr.'s Years of Service contained in the exhibit file called 2025 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 4: Resolution 14-26: Ratification of State of Emergency Declaration Proclamation for Winter Storm in January 2026

Mayor Kyle J. Hayman presented Resolution 14-26: Ratification of State of Emergency Declaration Proclamation for Winter Storm in January 2026.

(Resolution 14-26: Ratification of State of Emergency Declaration Proclamation for Winter Storm in January 2026 contained in the exhibit file called 2025 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Adoption of Consent Agenda

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

MINUTES FROM THE MARCH 2, 2026 CONOVER CITY COUNCIL REGULAR MEETING

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

VI. BUSINESS AGENDA

Item 5: Comments from Visitors and Guests

Mayor Hayman opened the public comment period.

Frank Arnold (3697 County Home Road, Conover) requested that the speed limit on County Home Road (and within City limits) be lowered. He requested that the City petition the NCDOT to lower the speed limit.

There were no further speakers.

Motion was duly made by Mayor Hayman, seconded by Mayor Pro Tem / Council Member Canrobert, to close the public comment period.

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: Presentation: Honoring Lori Conner on Her Retirement

Mayor Kyle J. Hayman and Council honored Lori W. Conner for over 35 years of service to the City of Conover, beginning in 1990 and continuing until February 1, 2026. Lori was presented "Resolution 06-26: A Resolution Honoring Lori Conner's Years of Service to the City of Conover" which was adopted during the February Council Meeting and detailed her many roles and services to the City of Conover community. Along with the resolution, she was presented the Key to the City of Conover.

No action was taken.

Item 7: Presentation: Update on Cultural Plan by Arts Culture Catawba

Shuford Abernethy, Board Treasurer, Arts Culture Catawba and Ingrid Keller, Executive Director of Arts Culture Catawba provided an update on the countywide cultural plan and

MINUTES FROM THE MARCH 2, 2026 CONOVER CITY COUNCIL REGULAR MEETING

Conover-focused initiatives, including support for Juneteenth at Conover City Park, additions to the Conover Literary Garden, county-wide student programs, and senior engagement through Arts Never Gets Old. The catawba365.com centralized calendar which will act as a free promotional tool. has an official public launch scheduled for May 2026. Capacity-building efforts included artist and nonprofit workshops, networking events, and a governance workshop with United Way. Partnering with the Catawba County Public Health Department, an arts and health initiative will address social isolation via social referrals. The inaugural Arts Education Summit is scheduled for March 16, 2026. Council expressed its appreciation for assistance on the mural ordinance and public communication.

No action was taken.

Item 8: Rezoning Amendment R25-12 for a 1.165 acre portion of property at Catawba County PIN 375303409931 located at 3790 Club House Dr NE from Catawba County R-20 (Residential) to Conover R-20-CD (Residential-Conditional District)

- a. **Public Hearing**
- b. **Ordinance 08-26: Zoning Ordinance Amendment**

Item removed from agenda by Council during approval of the March 2, 2026 Agenda. Petitioner pulled their rezoning request for this property. No discussion or action took place.

Item 9: 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. **Public Hearing**
- b. **Ordinance 09-26: An Ordinance to Extend the Corporate Limits of the City of Conover NC**

Item removed from agenda by Council during approval of the March 2, 2026 Agenda. Petitioner pulled their annexation request for this property. No discussion or action took place.

Item 10: Rezoning Amendment R26-01 for the property located at 1012 2nd Ave NW from CC (Corridor Commercial) and NR (Neighborhood Residential) to NR-CD (Neighborhood Residential-Conditional District)

- a. **Public Hearing**
- b. **Ordinance 10-26: Zoning Ordinance Amendment**

Erik Schlichting, Planning Director presented Rezoning Amendment R26-01 for the property located at 1012 2nd Ave NW from CC (Corridor Commercial) and NR (Neighborhood Residential) to NR-CD (Neighborhood Residential-Conditional District). The property is

MINUTES FROM THE MARCH 2, 2026 CONOVER CITY COUNCIL REGULAR MEETING

located on the corner of 2nd Ave NW and NC-16 which are both NCDOT streets. Council heard a proposal for this property last year. The owner has brought a new proposal. The property is surrounded by mostly commercial properties but has been agricultural for decades and is located in the city's ETJ. The Land Development Plan shows this property's future land use as commercial.

Mr. Schlichting presented Council with NCDOT crash data in that area, stating that in a six-year period there have only been six accidents; two of those accidents were related to collisions with animals, one was a collision with a fixed object, one was a collision with a parked vehicle, and two were collisions between two vehicles. The city reached out to Newton Conover City Schools about bus access in this area and their drivers reported having no issues with access.

The Planning Board unanimously recommended this approval. Staff also recommends that this proposal be approved.

Will Clayton of Clayton Engineering and Mike Matthews were present and gave a brief presentation about the proposed project.

Item 10(a): Public Hearing

Mayor Kyle Hayman opened the public hearing at 6:41 p.m.

Vince Bowey (a resident next door to the property) stated that the biggest concern was traffic. Because of the way the road curves, it is already a dangerous intersection. She spoke of almost getting into a wreck. She added that while she was worried about the danger of added traffic, she felt the development was a nice idea and pretty acceptable. Adding more units will make the traffic worse. Also, there is a potential that traffic lights will shine in her window because her front room faces where the development will be. She then spoke briefly about her concern about the sewer line in that area.

Melinda Parks (1016 2nd Ave NW) said that this plan was much better than the prior plan, but she remained committed that this piece of property is wrong for it. It has traffic and access issues. Right now there may not be many accidents, but it is going to get worse. She spoke of other developments in the area and her traffic concerns. School buses don't have issues because current residents back up and let the buses in. Access remains an issue and nobody wants to take responsibility for it. There are no sidewalks and no curbs, which makes walking dangerous. If that structure goes in, that neighborhood becomes dangerous.

Tom Docherty (1025 2nd Ave NW) spoke of the different developments that will be going in the area. He spoke of his concern about access issues due to the number of homes going in.

Sandra Docherty (1025 2nd Ave NW) spoke about her concerns with aesthetics and would like something that would look more pretty to the eye. She was also concerned about future traffic flow.

MINUTES FROM THE MARCH 2, 2026 CONOVER CITY COUNCIL REGULAR MEETING

At 6:51 p.m., motion was duly made by Council Member Green, seconded by Mayor Pro Tem / Council Member Canrobert, 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 10(b): Ordinance 10-26: Zoning Ordinance Amendment

Motion was duly made by Council Member Powell, seconded by Council Member Griffin, to adopt Ordinance 10-26: Zoning Ordinance Amendment and to approve zoning request R26-01 for the property at 1012 2nd Ave NW (PIN 374209254368), shown on map Exhibit A from NR (Neighborhood Residential) and CC (Corridor Commercial) to NR-CD (Neighborhood Residential – Conditional District), finding that, despite the fact that the proposal does not align fully with the Land Development Plan Future Land-use Map, it is reasonable and in the public interest because: 1) The LDP has specified a need to accommodate more “missing middle” housing in the city and 2) This medium-to high-density project is situated in close proximity to multiple commercial uses and is within the “commercial node” centered around the Walmart location.

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 10-26: Zoning Ordinance Amendment contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 11: Financing Agreement for Ladder Truck

- a. **Review of Financing Proposals**
- b. **Resolution 11-26: A Resolution Authorizing the City Manager to Enter into a Financing Agreement for Procurement of a Fire Ladder Apparatus**
- c. **Ordinance 11-26: Capital Project Ordinance Amendment - Fire Apparatus Replacement Purchase**
- d. **Ordinance 12-26: An Ordinance Amending the 2025-2026 Budget Ordinance**

MINUTES FROM THE MARCH 2, 2026 CONOVER CITY COUNCIL REGULAR MEETING

Kurt L. Beal, Finance Director presented a financing agreement to fund the purchase of a new stock ladder truck for a total cost of \$1,750,000. A request for proposals for financing were issued in December and two banks responded: Peoples Bank and Home Trust Bank. While both proposals were similarly structured, staff recommended going with Peoples Bank. The plan includes a \$300,000 down payment from the General Capital Reserve, reducing the total cost, and financing the remaining \$1,450,000. Peoples Bank offered a 7-year note at 4.25% with flexible timing to close anytime up to December 2027 and fund upon delivery (expected around April 2027), avoiding unnecessary interest and locking the rate.

Item 11 (a & b): Resolution 11-26: A Resolution Authorizing the City Manager to Enter into a Financing Agreement for Procurement of a Fire Ladder Apparatus

Motion was duly made by Council Member Fulbright, seconded by Council Member Powell, to adopt Resolution 11-26: A Resolution Authorizing the City Manager to Enter into a Financing Agreement for Procurement of a Fire Ladder Apparatus and to authorize the City to enter into a financing agreement with Peoples Bank.

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 11-26: A Resolution Authorizing the City Manager to Enter into a Financing Agreement for Procurement of a Fire Ladder Apparatus contained in exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 11 (c): Ordinance 11-26: Capital Project Ordinance Amendment - Fire Apparatus Replacement Purchase

Motion was duly made by Council Member Green, seconded by Mayor Pro Tem / Council Member Canrobert, to adopt Ordinance 11-26: Capital Project Ordinance Amendment - Fire Apparatus Replacement Purchase.

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 11-26: Capital Project Ordinance Amendment - Fire Apparatus Replacement Purchase contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 11 (d): Ordinance 12-26: An Ordinance Amending the 2025-2026 Budget Ordinance

Motion was duly made by Council Member Green, seconded by Council Member Powell, to adopt Ordinance 12-26: 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 12-26: 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 12: Local Administered Project Program ("LAPP") Grant Project

- a. **Resolution 12-26: A Resolution to Accept Grant Funds for Pedestrian Improvements Along Conover Blvd E**
- b. **Ordinance 13-26: Capital Project Ordinance - City Park SE Connector Project**
- c. **Ordinance 14-26: An Ordinance Amending the 2025-2026 Budget Ordinance**

Kurt L. Beal, Finance Director informed Council that in 2025, Council authorized staff to apply for a federal highway DOT grant for the construction of sidewalks along Conover Blvd East and West near the WestRock building. The grant was applied for and received. The grant is \$665,000 with a local match of \$166,000 (20%). The grant would cover the installation of three pedestrian crossings. An additional locally funded \$85,000 segment along Third Street SE (city-maintained) will be coordinated for efficiency. There was some discussion by Council about the placement of the pedestrian crossing.

Item 12(a): Resolution 12-26: A Resolution to Accept Grant Funds for Pedestrian Improvements Along Conover Blvd E

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to adopt Resolution 12-26: A Resolution to Accept Grant Funds for Pedestrian Improvements Along Conover Blvd E

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

MINUTES FROM THE MARCH 2, 2026 CONOVER CITY COUNCIL REGULAR MEETING

ABSTAIN:	None
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(Resolution 12-26: A Resolution to Accept Grant Funds for Pedestrian Improvements Along Conover Blvd E contained in exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 12(b): Ordinance 13-26: Capital Project Ordinance - City Park SE Connector Project

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Members Green and Powell, to adopt Ordinance 13-26: Capital Project Ordinance - City Park SE Connector 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 13-26: Capital Project Ordinance - City Park SE Connector Project contained Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 13(c): Ordinance 14-26: 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 14-26: 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 14-26: 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 13: NCDPS Disaster Relief and Mitigation Grant

- a. Resolution 15-26: Resolution to Accept Grant Funds for Emergency Management Disaster Relief and Mitigation**

b. Ordinance 15-26: Capital Project Ordinance Amendment - NE WWTP Renovation

Kurt L. Beal, Finance Director informed Council that the City received a \$542,000 NCDPS grant to fund design and engineering for a new influent pump station at the wastewater treatment plant, advancing ongoing upgrades and helping phase the larger project in manageable components.

Council expressed appreciation for staff’s pursuit of grants to reduce local cost burdens on citizens and requested that the City inform residents about the City's grant successes.

Item 13(a): Resolution 15-26: Resolution to Accept Grant Funds for Emergency Management Disaster Relief and Mitigation

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Fulbright, to adopt Resolution 15-26: Resolution to Accept Grant Funds for Emergency Management Disaster Relief and Mitigation.

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 15-26: Resolution to Accept Grant Funds for Emergency Management Disaster Relief and Mitigation contained in exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 13(b): Ordinance 15-26: Capital Project Ordinance Amendment - NE WWTP Renovation

Motion was duly made by Council Member Green, seconded by Council Member Griffin, to adopt Ordinance 15-26: Capital Project Ordinance Amendment - NE WWTP Renovation.

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 15-26: Capital Project Ordinance Amendment - NE WWTP Renovation contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these

MINUTES FROM THE MARCH 2, 2026 CONOVER CITY COUNCIL REGULAR MEETING

minutes.)

Item 14: Resolution 13-26: A Resolution Authorizing the City of Conover to Renew the Lease Agreement Between the Western Piedmont Council of Governments / Western Piedmont Workforce Development Board in Reference to NCWorks

Tom Hart, City Manager presented Resolution 13-26: A Resolution Authorizing the City of Conover to Renew the Lease Agreement Between the Western Piedmont Council of Governments / Western Piedmont Workforce Development Board in Reference to NCWorks. The City's lease with NCWorks ends March 31st. The renewal will be for five years with a five-year option to continue, includes rent escalation, and is inclusive of utilities. Staff will review utility escalation language to protect against rising costs. Conover Station operations total about \$150,000 annually. A \$50,000 debt payment is expected to roll off, reducing operating costs to roughly \$100,000. The lease is projected to net approximately \$100,000 per year. There was a brief discussion about the termination clause.

Motion was duly made by Council Member Fulbright, seconded by Council Members Green and Powell, to adopt Resolution 13-26: A Resolution Authorizing the City of Conover to Renew the Lease Agreement Between the Western Piedmont Council of Governments / Western Piedmont Workforce Development Board in Reference to NCWorks.

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 13-26: A Resolution Authorizing the City of Conover to Renew the Lease Agreement Between the Western Piedmont Council of Governments / Western Piedmont Workforce Development Board in Reference to NCWorks contained in exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 15: Committee Reports

Members of Council gave their reports.

Item 16: City Manager's Report

Building Permits: The City issued twenty-three (23) building permits during the month of February 2026, totaling \$1,476,375. Included were sixteen (16) residential, five (5) commercial, and two (2) industrial.

Upcoming Holidays: City Hall will be closed on Friday, April 3rd. Collections will occur on Monday, April 6th.

MINUTES FROM THE MARCH 2, 2026 CONOVER CITY COUNCIL REGULAR MEETING

UPCOMING EVENTS FOR THIS MONTH:

- **Budget Kickoff Meeting**: Tuesday, March 3rd at 12 Noon at Manufacturing Solutions Center 2
- **Railroads and Regional Economic Development Conference**: Wednesday, March 18th at 8:00 a.m. at Morganton Community House
- **Built to Last Premiere**: Thursday, March 26th at 4:00 p.m. at the Hickory Metro Convention Center

UPCOMING EVENTS FOR NEXT MONTH:

- **NCLM Town & State Dinner**: Wednesday, April 1st at 5:15 p.m. at Warehouse 18
- **Council Meeting**: Monday, April 6th at 6:00 p.m. at Conover City Hall
- **Annual Meeting of the WPCOG**: Thursday, April 16th at 6:00 p.m. at Hickory Metro Convention Center
- **Budget Retreat**: Thursday, April 30th at 12:00 Noon at Manufacturing Solutions Center 2

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:39 p.m.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

**CITY OF CONOVER
RESOLUTION 10-26**

A RESOLUTION HONORING L.B. (RICK) BEASLEY JR.'S YEARS OF SERVICE

WHEREAS, AFTER THIRTY-TWO YEARS OF DISTINGUISHED AND DEDICATED SERVICE IN LOCAL GOVERNMENT AND PUBLIC ADMINISTRATION, RICK BEASLEY SHALL RETIRE ON FEBRUARY 28, 2026; AND

WHEREAS, HIS PROFESSIONAL CAREER IN PUBLIC SERVICE PRIOR TO SERVING AS CITY MANAGER FOR THE CITY OF CONOVER INCLUDES SERVING AS ASSISTANT CITY MANAGER FOR THE CITY OF LENOIR, NORTH CAROLINA (1982-1985) AND AS TOWN MANAGER OF SCOTLAND NECK, NORTH CAROLINA (1985-1989); AND

WHEREAS, AS CITY MANAGER FOR THE CITY OF CONOVER (1989-2006), HE PROVIDED OUTSTANDING LEADERSHIP AND CONTRIBUTED SIGNIFICANTLY TO THE GROWTH AND PROGRESS OF THE COMMUNITY, SERVING ON NUMEROUS BOARDS AND COMMITTEES, INCLUDING THE TOURISM DEVELOPMENT AUTHORITY, THE BI-STATE CATAWBA RIVER TASK FORCE, THE SMART START BOARD FOR CATAWBA COUNTY, AND THE NORTH CAROLINA LEAGUE OF MUNICIPALITIES BOARD OF DIRECTORS. IN 2005, HE CONTRIBUTED TO THE INITIAL PROCESS TO PURCHASE THE BROYHILL PROPERTY, A 27-ACRE PROPERTY IN THE HEART OF DOWNTOWN CONOVER, WHICH WOULD EVENTUALLY BECOME THE CONOVER PARK AREA; THE SITE EVENTUALLY TO BE BOTH THE HOME OF CONOVER STATION, A MULTIMODAL FACILITY AND MANUFACTURING SOLUTIONS CENTERS I & II; AND

WHEREAS, IN RECOGNITION OF HIS EXEMPLARY LEADERSHIP AND COMMITMENT TO PUBLIC SERVICE AT THE END OF HIS TENURE AS CITY MANAGER FOR CONOVER, HE WAS PRESENTED WITH THE "DISTINGUISHED PUBLIC SERVICE AWARD" AND THE KEY TO CATAWBA COUNTY BY THE CATAWBA COUNTY COMMISSIONERS DURING THE FEBRUARY 6, 2006 CONOVER CITY COUNCIL MEETING; AND

WHEREAS, FOLLOWING HIS TENURE IN LOCAL GOVERNMENT, MR. BEASLEY TRANSITIONED TO HIGHER EDUCATION ADMINISTRATION, JOINING APPALACHIAN STATE UNIVERSITY AS SENIOR ASSOCIATE ATHLETICS DIRECTOR IN 2006 AND LATER SERVING AS DEPUTY ATHLETICS DIRECTOR AND CHIEF DEVELOPMENT OFFICER. HE CONTINUED HIS CAREER AT GEORGIA STATE UNIVERSITY AS SENIOR ASSOCIATE ATHLETICS DIRECTOR FOR DEVELOPMENT IN JANUARY 2016; AND

WHEREAS, RICK BEASLEY TRANSITIONED BACK INTO LOCAL GOVERNMENT IN NOVEMBER 2017 WHEN HE ACCEPTED THE POSITION OF INTERIM ASSISTANT MANAGER AND LATER ASSISTANT CITY MANAGER FOR THE CITY OF HICKORY IN FEBRUARY 2018, WHERE HE PLAYED A VITAL ROLE IN NUMEROUS PROJECTS AND INITIATIVES, INCLUDING THE BOND PROGRAM, THE IDENTIFICATION AND PLANNING OF THE HICKORY INNOVATION DISTRICT, AND OVERSIGHT OF THE RECENT EXPANSION AND RENOVATION OF THE HICKORY METRO CONVENTION CENTER; AND

WHEREAS, HIS PROFESSIONALISM, INTEGRITY, DEDICATION, AND GENUINE CARE FOR THE COMMUNITIES HE HAS SERVED HAVE EARNED HIM THE RESPECT AND ADMIRATION OF ELECTED OFFICIALS, COLLEAGUES, AND CITIZENS ALIKE.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF CONOVER CITY COUNCIL HEREBY EXPRESSES ITS SINCERE APPRECIATION AND DEEPEST GRATITUDE TO RICK BEASLEY FOR HIS MANY YEARS OF OUTSTANDING PUBLIC SERVICE AND FOR HIS SIGNIFICANT CONTRIBUTIONS TO THE CITY OF CONOVER AND THE SURROUNDING REGION; AND

BE IT FURTHER RESOLVED THAT THE CITY OF CONOVER COUNCIL EXTENDS TO RICK BEASLEY ITS VERY BEST WISHES FOR GOOD HEALTH, HAPPINESS, AND CONTINUED SUCCESS IN HIS WELL-EARNED RETIREMENT; AND

BE IT FINALLY RESOLVED THAT THIS RESOLUTION BE ENTERED INTO THE OFFICIAL MINUTES OF THE CITY OF CONOVER AND THAT A COPY BE PRESENTED TO RICK BEASLEY IN HONOR OF HIS DISTINGUISHED CAREER AND DEDICATED SERVICE.

ADOPTED THIS 2ND DAY OF MARCH, 2026.

KYLE J. HAYMAN, MAYOR

MARK R. CANROBERT, MAYOR PRO TEM

JOIE D. FULBRIGHT, COUNCIL MEMBER

JIM C. GREEN, COUNCIL MEMBER

TODD S. GRIFFIN, COUNCIL MEMBER

STEPHANIE C. WATSON, CITY CLERK

BRENDA J. POWELL, COUNCIL MEMBER

**CITY OF CONOVER
RESOLUTION 14-26**

**RATIFICATION OF THE STATE OF EMERGENCY DECLARATION
PROCLAMATION FOR WINTER STORM IN JANUARY 2026**

WHEREAS, a state of emergency was declared on January 24, 2026 by Mayor Kyle Hayman due to the effects of a severe winter storm on the City of Conover which included heavy snow fall, strong and gusty winds, and hazardous conditions; and

WHEREAS, on February 3, 2026, the state of emergency was lifted by Mayor Hayman.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Conover, that the State of Emergency Declaration Proclamation in reference to the severe winter storm on January 24, 2026 be ratified and that the proclamation be incorporated into the official meeting minutes of the City of Conover Council.

This, the 2nd day of March, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk



**CITY OF CONOVER, NC
PROCLAMATION**

DECLARATION OF A STATE OF EMERGENCY

WHEREAS, due to a major winter storm moving into the area starting on or about January 24, 2026, I have determined that there is an imminent threat of, or existing conditions have caused or will cause injury, loss of life, widespread or severe damage, power outages, damage to public and private property, or disruption essential utility services and systems.

NOW, THEREFORE, pursuant to the authority vested in me as the Mayor of the City of Conover under the City of Conover Ordinance 12-83 adopted on August 1, 1983 by the Conover City Council and in accordance with Chapter 166A, Article 1A and 36A of the North Carolina General Statutes:

Section 1. A State of Emergency is hereby declared within the jurisdiction of the City of Conover.

Section 2. I hereby order all City law enforcement officers, employees, and all other emergency management personnel subject to the City's control to cooperate in the enforcement and implementation of the provisions of this Declaration, all applicable local ordinances, state and federal laws and the City's Emergency Operations Plan.

Section 3. I encourage all residents to limit non-essential travel to keep roads clear for emergency responders and City work crews so that they may safely work in affected areas. Furthermore, residents are also encouraged to check on their neighbors that are elderly and/or those with special needs.

Section 4. **No Liability.** No person acting under the authority of this local Declaration shall be held liable for damages to any person, firm, corporation or public or private entity that may arise from any action or inaction.

Section 5. This declaration shall take effect on the day and time it is proclaimed and shall remain in effect until such time as it is determined by me to no longer be necessary.

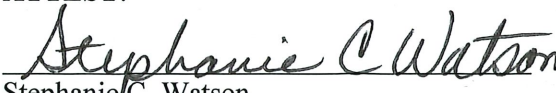
Proclaimed, this the 24th day of January, 2026 at 5:00 p.m.

DECLARED:



Kyle J. Hayman, Mayor
City of Conover

ATTEST:



Stephanie C. Watson
City Clerk



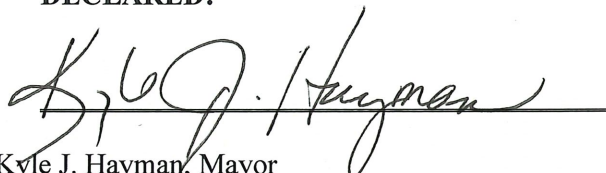
TERMINATION OF STATE OF EMERGENCY

SECTION 1. I have determined that the conditions constituting a state of emergency no longer exists in the City of Conover and I hereby terminate the referenced declaration of a state of emergency and all the restrictions and orders contained therein.

SECTION 2. This declaration is effective immediately.


DECLARED this the 3rd day of February, 2026 at 5:00 a.m. (p.m.)

DECLARED:



- Kyle J. Hayman, Mayor
City of Conover

ATTEST:


Stephanie C. Watson
City Clerk



CITY OF CONOVER
ORDINANCE 08-26
ZONING ORDINANCE AMENDMENT

WHEREAS, Rock Barn Properties, the owner, submitted rezoning request R25-12 to the City of Conover on December 1st, 2025 to rezone a portion of parcel Catawba County PIN 375303409931, Rock Barn Golf & Spa (3805 Golf Dr NE), subject property divided and platted after application being submitted which has subsequently been assigned address 3790 Club House Dr NE (Catawba County PIN 375303403608), described as follows:

BEING that certain unnumbered lot containing 1.165 acres all as shown on plat entitled "Subdivision Survey for: Rock Barn Properties, Inc., Clines Township, Catawba County, North Carolina" by Wesley G. Fox, Professional Land Surveyor, with said plat having a date of June 15, 2023 and certified January 14, 2026. Said plat being recorded in Plat Book 92 at Page 36 Catawba County Registry. Reference being made to said plat and the record thereof for a more complete and detailed description.

WHEREAS, the request is to rezone the parcels currently zoned R-20 (Catawba County - Residential) to R-20-CD (Conover - Residential – Conditional District); and

WHEREAS, the parcel is within the jurisdiction of Catawba County and will be annexed into the City Limits of Conover, 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 a Regular Meeting on March 2nd, 2026; and

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

Section 1. That all of the parcel (Catawba County PIN 375303403608, approximately 1.165 acres) and more specifically described above, is hereby rezoned from R-20 (Catawba County - Residential) to R-20-CD (Conover - Residential – Conditional District) in accordance with the submitted site plan and conditions provided by the applicant

Section 2. That the City Planner be directed to make the change on the Official 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.

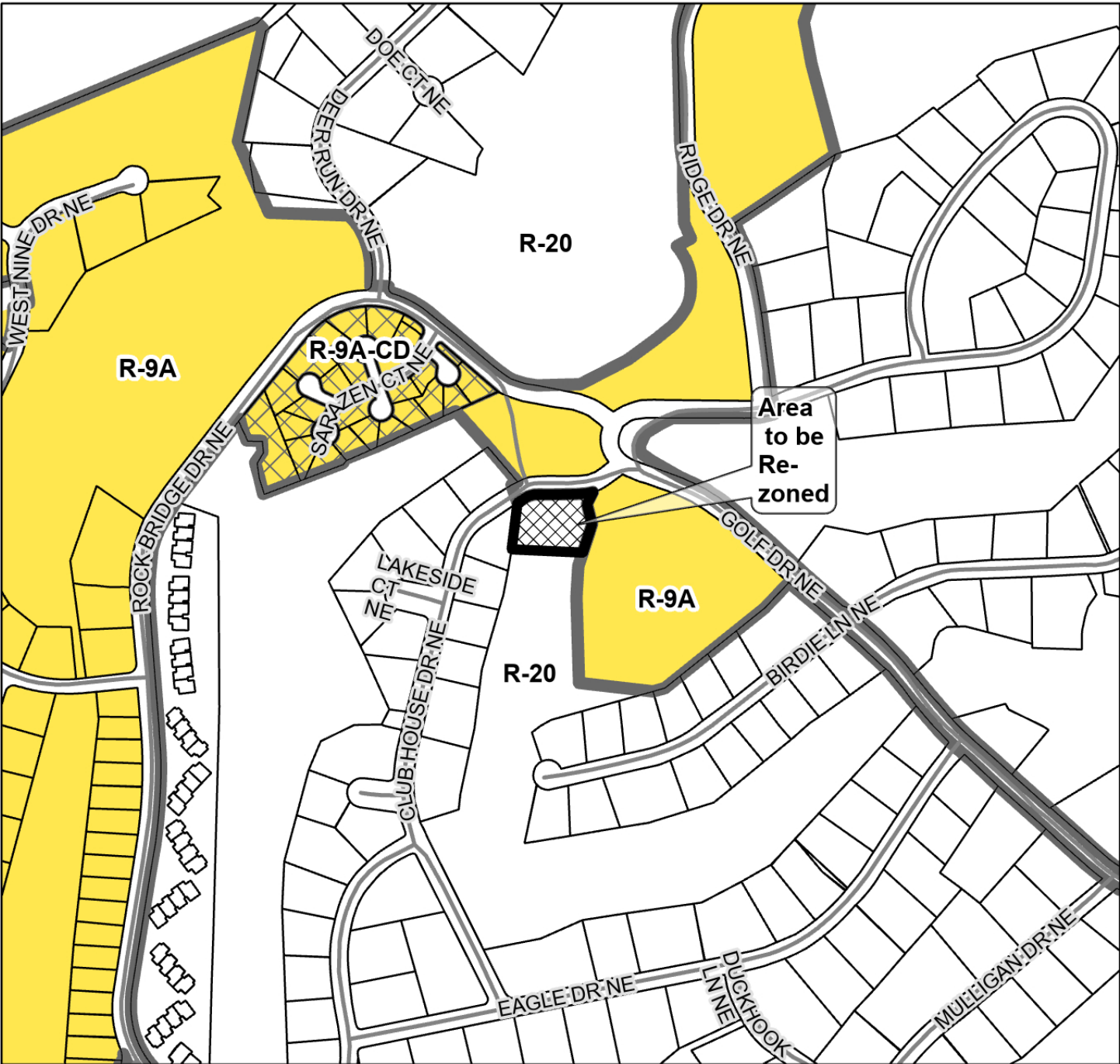
Adopted this 2nd day of March, 2026.

Kyle J. Hayman., Mayor

Stephanie Watson, City Clerk



DRAFT



REZONING R25-12

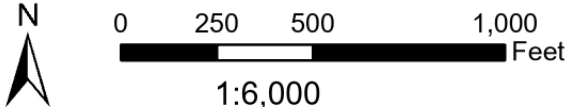
ROCK BARN PROPERTIES INC. - PROPERTY

Being a portion of PIN: 375303409931
Consisting of: 1.225 +/- Acres

From R-20 (County Residential) to,
R-20-CD (Conover Residential General - Conditional District)

Legend

- Area to be Rezoned
- R-9A Residential Single-family
- CD
- City limits
- Parcels



R25-12 CONDITIONAL NOTES

The Legacy at Rock Barn

1. The property shall be annexed into the city of Conover in coordination with approval of this preliminary plan.
2. Building elevations, materials and design shall substantially match the design approved as part of this preliminary plan.
3. All sidewalks shall be built to City of Conover standards and be ADA compliant.
4. All decorative enhancements within public rights of way, such as brick or other pavers or stamped concrete sidewalks, crosswalks or cart paths shall be installed by the developer and maintained by Rock Barn Country Club & Spa (Rock Barn).
5. All drainage features outside the public right of way shall be privately maintained.
6. Storm Water Control Measures (SCMs) shall meet City of Conover standards.
7. All water and sewer utilities constructed as part of the city's utility system shall comply with city's requirements for materials, sizes and location.
8. No utility meters, cleanouts, or service boxes shall be installed in any sidewalk, curb, or driveway.
9. A planted buffer shall be installed along the edge of the property adjacent to existing residences as shown on this plan.
10. This plan does not have adequate on-site parking. Rock Barn agrees to designate and set aside parking spaces, equal to the on-site shortfall, in the parking lot which currently serves the spa facility.
11. Existing incorrect right of way mapping issues shall be corrected prior to the submittal of construction plans to the City's Technical Review Committee (TRC).
12. Final plans will be reviewed and approved by the TRC prior to construction.
13. Minor modifications - the planning director may approve moderate adjustments to the location of features, improvements, buildings and drives as shown on the approved plan, adjust building heights up to 10% or building size up to 5%. Any increase in density shall require an amendment to this development approval.

Consistency statement: R25-12

If approving:

I move to approve zoning request R25-12 for the property at 3790 Club House Dr NE (1.165 acre portion of property Catawba County PIN 375303409931, further described in Plat Book 92, page 36), shown on map Exhibit A from R-20 (County - Residential) to R-20-CD (Residential – Conditional District), finding that, it is reasonable and in the public interest because:

1. The expansion of the Rock Barn Golf and Spa is consistent with the Land Development Plan Map designation of this area as *Park/Open space*.
2. This addition to the Rock Barn Golf & Spa will facilitate an increase in visitors to the site, which is one of the premier tourism destinations in Conover and Catawba County.

If denying:

I move to deny zoning request R25-12 for the property at 3790 Club House Dr NE (1.165 acre property described on map filed with the Catawba County Register of Deeds in Plat Book 92 at page 36), shown on map Exhibit A from R-20 (County - Residential) to R-20-CD (Residential – Conditional District), finding that it is not reasonable and in the public interest because:

1. *The proposal is not consistent with the LDP because...*
2. *State any other reasons why the proposal should not be allowed*

**CITY OF CONOVER
ORDINANCE 09-26**

**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 at the Conover City Council at 6:00 p.m. on the February 9, 2026 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.

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 2nd day of March, 2026:

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 2. Upon and after the 2nd day of March, 2026, 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 2nd day of March 2026.

Kyle J. Hayman
Mayor

APPROVED AS TO FORM:

Stephanie C. Watson
City Clerk, CMC, NCCMC

Susan Matthews
City Attorney

NORTH CAROLINA
Catawba County

I, _____, a Notary Public, do hereby certify that Stephanie C. Watson, City Clerk of Conover NC appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose herein expressed.

Witness my hand and notarial seal this the ____ day of _____, _____.

Notary Public - Catawba County

My commission expires: _____.

AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Broward, ss:

Before the undersigned, a Notary Public duly commissioned, qualified, and authorized by law to administer oaths, personally appeared the Publisher's Representative, Anjana Bhadoriya, 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:

Feb. 17, 2026

NOTICE ID: o8O440Wmd3GyImCXDF1C

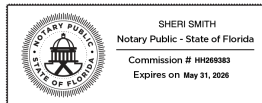
PUBLISHER ID: COL-NC-300766

NOTICE NAME: Public Hearing - Annexation - March 2, 2026

Publication Fee: \$217.37

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 02/19/2026

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

**CITY OF CONOVER NOTICE OF
PUBLIC HEARING ON QUESTION OF
ANNEXATION**

The public will take notice that the Conover City Council has called a public hearing at 6:00 p.m. on the 2nd day of March, 2026 at City Hall, Conover, North Carolina on a question of annexing the following described territories requested by petitions filed pursuant to G.S. 160A-31:

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.*

By order of the Conover City Council on the 9th day of February, 2026.

Stephanie C. Watson
Conover City Clerk
Publish: Tuesday, February 17, 2026
Publication Dates: February 17, 2026. COL-NC-300766

CITY OF CONOVER
ORDINANCE 10-26
ZONING ORDINANCE AMENDMENT

WHEREAS, RMR Construction Co., Inc, the owner, submitted rezoning request R26-01 to the City of Conover on January 5th, 2026 to rezone parcel Catawba County PIN 374209254368, described as follows:

Being all of Lot "2" on a plat of Subdivision for Horace J. Isenhower, Jr. recorded in Plat Book 67, Page 104, Catawba County Registry, reference to said plat being made for a more particular description.

WHEREAS, the request is to rezone the parcels currently zoned NR (Neighborhood Residential) and CC (Corridor Commercial) to NR-CD (Neighborhood Residential – Conditional District); and

WHEREAS, the parcel is partially within both the Extra Territorial Jurisdiction and City Limits of Conover, 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 a Regular Meeting on March 2nd, 2026; and

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

Section 1. That all of the parcel (Catawba County PIN 374209254368, approximately 5.0 acres) and more specifically described above, is hereby rezoned from NR (Neighborhood Residential) and CC (Corridor Commercial) to NR-CD (Neighborhood Residential – Conditional District) in accordance with the submitted site plan and conditions provided by the applicant

Section 2. That the City Planner be directed to make the change on the Official Map of the City of Conover to show the rezoning thereon as herein provided for, and to change the Land Development Future Land-use Map for this parcel to “Medium-to high-density residential”.

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 2nd day of March, 2026.

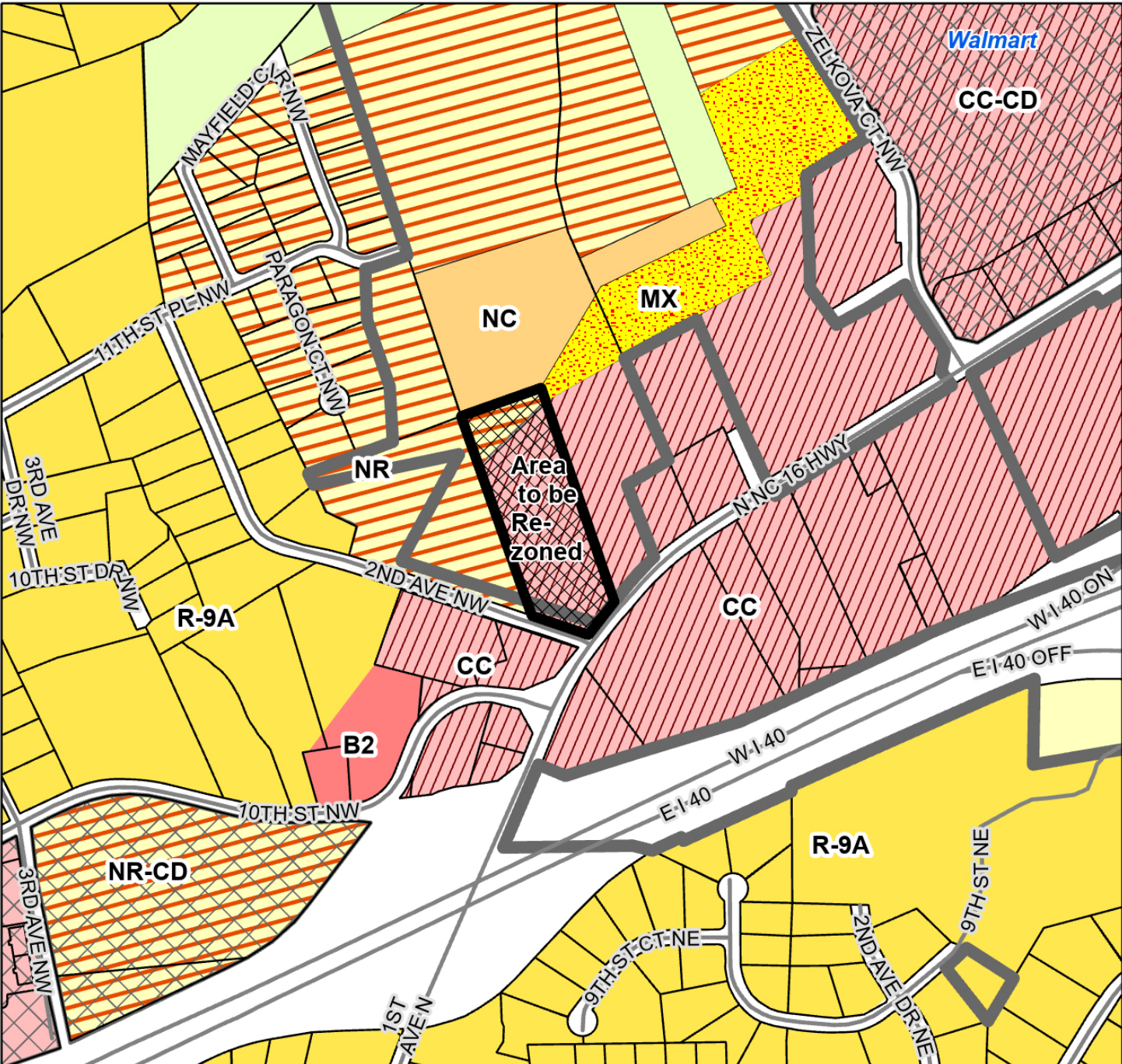
Kyle J. Hayman., Mayor

Stephanie Watson, City Clerk















DRAFT

EXHIBIT A



Legend

-  Area to be Re-zoned
-  City limits
-  B-1 Neighborhood Business
-  B-2 Highway Business
-  R-20 Residential General
-  R-9A Residential Single-family
-  CC Corridor Commercial
-  NR Neighborhood Residential
-  MX Mixed Use
-  NC Neighborhood Center
-  OS Open Space
-  CD

REZONING R26-01

RMR Construction Co., Inc. - PROPERTY

Being all of PIN: 374209254368
Consisting of: 5 +- Acres

From CC (Corridor Commercial) and NR (Neighborhood Residential),
To NR-CD (Neighborhood Residential - Conditional District)

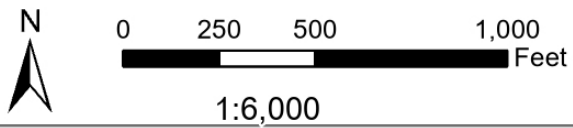


Exhibit B

Conditional notes – R26-01: 1012 2nd Ave NW, RMR Townhomes “Deer Crossing”

- 1.) THE PROPERTY SHALL BE ANNEXED INTO THE CITY OF CONOVER PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.
- 2.) THE DEVELOPMENT SHALL CONSIST OF A MAXIMUM OF 29 DWELLING UNITS.
- 3.) BUILDING ELEVATIONS, MATERIALS AND DESIGN SHALL SUBSTANTIALLY MATCH THE DESIGN APPROVED AS PART OF THIS PRELIMINARY PLAN.
- 4.) BUILDINGS SHALL NOT EXCEED 35’ IN HEIGHT.
- 5.) BUILDING SETBACKS ARE APPROVED AS SHOWN ON THIS SITEPLAN.
- 6.) ALL STREET CONSTRUCTION SHALL BE APPROVED BY THE CITY OF CONOVER AND BE BUILT TO CITY OF CONOVER STANDARDS AND DEDICATED TO THE CITY UPON COMPLETION.
- 7.) ALL SIDEWALKS SHALL BE BUILT TO CITY OF CONOVER STANDARDS AND BE ADA COMPLIANT.
- 8.) ALL DRAINAGE FEATURES OUTSIDE THE PUBLIC RIGHT OF WAY SHALL BE PRIVATELY MAINTAINED.
- 9.) ALL STORMWATER RETENTION FEATURES AND CONVEYANCES SHALL BE CONSTRUCTED TO THE CITY’S STANDARDS AND BE PRIVATELY MAINTAINED. DESIGN SHALL INCLUDE A HEDGE PLANTED BETWEEN THE BMP AND SIDEWALK.
- 10.) ALL WATER AND SEWER UTILITIES CONSTRUCTED AS PART OF THE CITY’S UTILITY SYSTEM SHALL COMPLY WITH CITY’S REQUIREMENTS FOR MATERIALS, SIZES AND LOCATION.
- 11.) MAIL SERVICE SHALL BE VIA MAIL KIOSK(S).
- 12.) NO UTILITY METERS, CLEANOUTS, OR SERVICE BOXES SHALL BE INSTALLED IN ANY SIDEWALK, CURB, OR DRIVEWAY.
- 13.) DEVELOPER WILL COORDINATE WITH DUKE POWER TO DEVELOP AND IMPLEMENT A LIGHTING PLAN.
- 14.) STREET PLANTINGS MAY BE SUBJECT TO FIELD ADJUSTMENTS TO ACCOMMODATE REDUCING CONFLICTS WITH SIGHT LINES AND UTILITY PLACEMENT.
- 15.) OPEN SPACE, RECREATION SPACE AND OTHER AMENITIES SHALL BE PRIVATELY MAINTAINED AND RESERVED EXCLUSIVELY FOR USE BY THE RESIDENTS OF THE DEVELOPMENT.
- 16.) FINAL PLANS WILL BE REVIEWED AND APPROVED BY THE CONOVER TECHNICAL REVIEW COMMITTEE PRIOR TO CONSTRUCTION.
- 17.) MINOR MODIFICATIONS – THE PLANNING DIRECTOR MAY APPROVE MODERATE ADJUSTMENTS TO THE LOCATION OF FEATURES, IMPROVEMENTS, BUILDINGS AND DRIVES AS SHOWN ON THE APPROVED PLAN, ADJUST BUILDING HEIGHTS UP TO 10% OR BUILDING SIZE UP TO 5%. ANY INCREASE IN DENSITY SHALL REQUIRE AN AMENDMENT TO THIS DEVELOPMENT APPROVAL.
- 18.) THE DEVELOPER SHALL ENTER INTO A DEVELOPMENT AGREEMENT WITH THE CITY OF CONOVER PRIOR TO STARTING CONSTRUCTION.

RMR Construction Co., Inc. agrees to the terms of the Conditional Development Notes and the other exhibits referenced in the Ordinance.

DEVELOPER

DATE

**CITY OF CONOVER
RESOLUTION 11-26**

**A RESOLUTION AUTHORIZING THE CITY OF CONOVER TO SIGN AN INSTALLMENT
FINANCING CONTRACT WITH PEOPLES BANK TO FINANCE THE PURCHASE OF ONE
FIRE APPARATUS**

WHEREAS, the City of Conover has decided it necessary to purchase one new Fire Apparatus to replace the existing ladder truck, (the "Project"), and the Finance Director has now presented a proposal for the financing of such Project; and

WHEREAS, the City of Conover desires to finance the Project by the use of an installment contract authorized under North Carolina General Statute 160A, Article 3, Section 20.

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

1. The City hereby determines to finance the Project through Peoples Bank (the "Lender") in accordance with the proposal of the Lender dated December 9, 2025 (the "Proposal"). The amount financed shall not exceed \$1,750,000, the annual interest rate (in the absence of default or change in tax status) shall not exceed 4.25%, and the financing term shall not exceed seven (7) years from the date of closing.
2. The installment financing contract between the City and the Lender (the "Contract") and all related documents for the closing of the financing, including without limitation any security document related thereto (the "Financing Documents"), shall be consistent with the Proposal and the foregoing terms. The City Manager, the Finance Director, and all other designated officers and employees of the City are hereby authorized and directed, individually or collectively as the case may be, to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this resolution.
3. The Finance Director is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to the satisfaction of such Finance Director. The Finance Director is authorized to approve changes to any Financing Documents previously signed by designated City officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such designated officers and employees. The Financing Documents shall be in such final forms as the Finance Director shall approve, with the Finance Director's release of any Financing Document for delivery constituting conclusive evidence of such Finance Director's final approval of the final form of such Financing Document.
4. The City shall not take or omit to take any action the taking or omission of which shall cause interest payments under the Contract to be includable in the gross income for federal income tax purposes of the registered owners of the interest payment obligations.
5. The City intends that the adoption of this resolution will be a declaration of the City's official intent to reimburse expenditures for the Project that is to be financed from the proceeds of the financing described above. The City intends that funds that have been advanced or that may be advanced from the City's general capital reserve fund or any other City fund related to the Project may be reimbursed from the financing proceeds.

6. All prior actions of designated City officers and employees in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

Adopted this 2nd day of March, 2026.

Kyle J. Hayman, Mayor

ATTEST:

Stephanie C. Watson, City Clerk

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting City Clerk of the City of Conover does hereby certify: That the above / attached resolution is a true and correct copy of _____, as adopted at a legally convened meeting of the City of Conover Council duly held on ____ day of _____, _____; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand, this _____ day of _____, _____.

Stephanie C. Watson, City Clerk

**CITY OF CONOVER
ORDINANCE 11-26**

**CAPITAL PROJECT ORDINANCE AMENDMENT
FIRE APPARATUS REPLACEMENT PURCHASE**

The City Council of the City of Conover, North Carolina does ordain and enact as follows:

1. That pursuant to Section 13.2 Chapter 159 of the General Statutes of North Carolina, Fire Apparatus Replacement Purchase Capital Project Ordinance 7-26 adopted on February 9, 2026, is hereby amended as follows:

REVENUES

Account	Description	Project Budget	Amendment	Amended Budget
653-3480-0000	Proceeds from Future Installment Finan	\$ 1,750,000	\$ (300,000)	\$ 1,450,000
653-3490-9152	Transfer from General Capital Reserve		300,000	300,000
	Total Revenues	<u>\$ 1,750,000</u>	<u>\$ -</u>	<u>\$ 1,750,000</u>

EXPENDITURES

Account	Description	Project Budget	Amendment	Amended Budget
653-5300-7400	Capital Outlay - New Fire Ladder Truck	\$ 1,750,000	-	\$ 1,750,000
	Total Expenditures	<u>\$ 1,750,000</u>	<u>-</u>	<u>\$ 1,750,000</u>

2. That all Ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.
3. That the City Council hereby declares that should any section, paragraph, sentence or word of this ordinance be declared for any reason invalid, it is the intent of the City Council that it would have passed all other portions of this ordinance independent of elimination of any such portion that may be declared invalid.
4. That this Ordinance shall take effect and be in force from and after the date of its adoption.

Adopted this the 2nd day of March, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk



CITY OF CONOVER ORDINANCE 12-26

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 Capital Reserve Fund, the expenditures are to be changed as follows:

	Account	Description	Increase/ Debit	Decrease/ Credit
	520-6600-9165	Transfer to Fire Truck Purchase CPO - Fund 653	300,000	
Total			\$300,000	

	Account	Description	Increase/ Debit	Decrease/ Credit
	520-6600-9055	Reserve for Fire Apparatus		300,000
Total				\$300,000

This will result in a net actual increase of \$300,000 in the expenditures of the General Capital Reserve Fund, as reserves will be reduced and transfers will be increased.

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 2nd day of March, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk



**CITY OF CONOVER
RESOLUTION 12-26**

**A RESOLUTION TO ACCEPT GRANT FUNDS
FOR PEDESTRIAN IMPROVEMNTS ALONG CONOVER BLVD E**

WHEREAS, the City of Conover was awarded a grant through the Locally Administered Project Program (the “Grant”) in the amount of \$665,460 to construct sidewalk along Conover Blvd E and add pedestrian signals at the intersection of 3rd St SE; and

WHEREAS, the funds are administered by the North Carolina Department of Transportation (NCDOT) through the Federal Highway Administration; and

WHEREAS, the City of Conover will provide a 20% local match in the amount of \$166,365; and

WHEREAS, the City of Conover intends to perform said project in accordance with the agreed scope of work.

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

1. The City of Conover does hereby accept the grant of \$665,460.
2. The City of Conover will provide the 20% local match of \$166,365.
3. The City Manager, being the **Authorized Official**, and successors so titled, is hereby authorized to execute an agreement(s) with NCDOT for the purposes described herein.
4. The **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate agency may request in connection with such agreement(s) or in furtherance of the purposes described herein; to make the assurances as contained above; and to execute such other documents as may be required in connection with the purposes described herein.
5. The City of Conover has substantially complied with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 2nd day of March, 2026 at Conover, North Carolina.

Kyle J. Hayman, Mayor

ATTEST:

Stephanie C. Watson, City Clerk

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting City Clerk of the City of Conover does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the City of Conover duly held on the 2nd day of March, 2026; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of March, 2026.

Stephanie C. Watson, City Clerk

CITY OF CONOVER
ORDINANCE 13-26

CAPITAL PROJECT ORDINANCE
CITY PARK SE CONNECTOR 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 provides funding to construct sidewalks along Conover Blvd E and W, and 3rd St SE, and also pedestrian crossings to enhance safety, connectivity and provide pedestrian access to City Park for the SE neighborhood.

Section 2. 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 3. The following revenues are anticipated for this project:

FHWA DOT LAP Grant	460-3490-0000	\$ 665,460
Transfer from General Fund (20% match)	460-3970-9110	166,365
Transfer from General Fund (local)	460-3970-9110	<u>85,000</u>
Total Revenues		\$ 916,825

Section 4. The following amounts are appropriated for this project

Conover Blvd Construction (DOT)	460-6600-7200	\$ 831,825
3 rd St Construction (local)	460-6600-7290	<u>85,000</u>
Total Expenditures		\$ 916,825

Section 5. The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements.

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

Section 7. Copies of this capital project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the City Clerk.

Adopted this the 2nd day of March, 2026.

Kyle J. Hayman, Mayor

Stephanie Watson, City Clerk



**CITY OF CONOVER
ORDINANCE 14-26**

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
100-6600-9146		Transfer to City Park SE Connector CPO - match	166,365	
100-6600-9146		Transfer to City Park SE Connector CPO - local	85,000	
Total			\$251,365	

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		251,365
Total				\$251,365

This will result in a net increase of \$251,365 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 2nd day of March, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk



**CITY OF CONOVER
RESOLUTION 15-26**

**RESOLUTION TO ACCEPT GRANT FUNDS FOR EMERGENCY MANAGEMENT
DISASTER RELIEF AND MITIGATION**

WHEREAS, The City of Conover was awarded a grant from the Emergency Management Disaster Relief and Mitigation Fund (the “Grant”) in the amount of \$542,000 for the design and engineering of the Influent Pump Station located at the Northeast Wastewater Treatment Plant (NEWWTP) to mitigate flood risk and improve resiliency; and

WHEREAS, The funds are administered by the State of North Carolina, through the NC Department of Public Safety, North Carolina Emergency Management; and

WHEREAS, The City of Conover intends to perform said project in accordance with the agreed scope of work.

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

1. The City of Conover does hereby accept the grant of \$542,000.
2. The City Manager, being the **Authorized Official**, and successors so titled, is hereby authorized to execute an agreement(s) with NCDPS for the purposes described herein.
3. The **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate agency may request in connection with such agreement(s) or in furtherance of the purposes described herein; to make the assurances as contained above; and to execute such other documents as may be required in connection with the purposes described herein.
4. The City of Conover has substantially complied with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 2nd day of March, 2026 at Conover, North Carolina.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting City Clerk of the City of Conover does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the City of Conover duly held on the 2nd day of March, 2026; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of March, 2026.

Stephanie C. Watson, City Clerk

**CITY OF CONOVER
ORDINANCE 15-26**

**CAPITAL PROJECT ORDINANCE AMENDMENT
NE WWTP RENOVATION**

The City Council of the City of Conover, North Carolina does ordain and enact as follows:

1. That pursuant to Section 13.2 Chapter 159 of the General Statutes of North Carolina, Northeast Wastewater Treatment Plant Renovation Capital Project Ordinance No. 45-22 adopted on November 7, 2022, amended on October 2, 2023 by Ord No. 29-23, is hereby amended:

REVENUES

Account	Description	Project Budget	Amendment	Amended Budget
750-3290-0000	Interest Earnings	\$ 10,000	\$ -	\$ 10,000
750-3480-0000	Proceeds from Clean Water SRF Loans	1,232,000	-	1,232,000
750-3480-0100	Proceeds from Truist Loan	4,900,000	-	4,900,000
750-3490-1000	NCDPS DRMF Grant (Influent PS)	-	542,000	542,000
750-3970-9110	Transfer from General Fund (ARPA)	2,721,676	-	2,721,676
Total Revenues		\$ 8,863,676	\$ 542,000	\$ 9,405,676

EXPENDITURES

Account	Description	Project Budget	Amendment	Amended Budget
750-8100-0403	Engineering	\$ 525,000	\$ -	\$ 525,000
750-8100-0404	Engineering - Influent PS	-	542,000	542,000
750-8100-7200	Contracted Construction	2,196,676	-	2,196,676
750-8100-7201	Contracted Construction - Headworks	1,232,000	-	1,232,000
750-8100-7202	Contracted Construction - Aeration	4,910,000	-	4,910,000
Total Expenditures		\$ 8,863,676	\$ 542,000	\$ 9,405,676

2. That all Ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.
3. That the City Council hereby declares that should any section, paragraph, sentence or word of this ordinance be declared for any reason invalid, it is the intent of the City Council that it would have passed all other portions of this ordinance independent of elimination of any such portion that may be declared invalid.
4. That this Ordinance shall take effect and be in force from and after the date of its adoption.

Adopted this the 2nd day of March, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk



**CITY OF CONOVER
RESOLUTION 13-26**

**A RESOLUTION AUTHORIZING THE CITY OF CONOVER TO RENEW THE LEASE
AGREEMENT BETWEEN THE WESTERN PIEDMONT COUNCIL OF GOVERNMENTS /
WESTERN PIEDMONT WORKFORCE DEVELOPMENT BOARD IN REFERENCE TO NCWORKS**

WHEREAS, in 2015, the City of Conover and the Western Piedmont Council of Governments (WPCOG) / Western Piedmont Council of Governments Workforce Development Board entered into an agreement to lease a 6,888 square foot portion of Conover Station to be used for the NCWorks Career Center for Catawba County; and

WHEREAS, the initial lease terms for the lease was for a period of five years with an option to renew the lease for an additional five years, which occurred in 2021; and

WHEREAS, the current lease term will end on March 31, 2026; and

WHEREAS, the Western Piedmont Council of Governments (WPCOG) / Western Piedmont Council of Governments Workforce Development Board has shown interest in signing a new lease agreement with the City of Conover for the space at Conover Station.

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

1. The services referenced above are in the best interest of the City of Conover.
2. The City of Conover is authorized to enter into a renewal lease agreement with the WPCOG / WPCOG Workforce Development Board for a period of five years beginning April 1, 2026 and ending March 31, 2031; with an option to renew the lease for a period beginning April 1, 2031 and ending March 31, 2036.
3. The City Manager, being the Authorized Official, and successors so entitled is hereby authorized to execute the agreement and all other documents related to this agreement in the manner authorized by this Resolution.
4. Certified copies of this Resolution shall be kept with the City Clerk.
5. This Resolution shall take effect immediately upon its adoption.

Adopted, this the 2nd day of March, 2026.

Kyle J. Hayman, Mayor

ATTEST:

Stephanie C. Watson, City Clerk