



CONOVER

North Carolina

Conover City Council

Regular Meeting Minutes

Monday, June 1, 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, June 1, 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 Members Present but Not Voting (Online Participation):

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, Deputy Fire Chief Jackie Lail, Police Major Jeff Barkley, Assistant Public Works Director Ken Colf, Assistant Planner Heather Stephens, Police Lieutenant Derek Trivett, Assistant Public Works Director Ken Colf, Cpl. Jonathan Mathis, Police Lieutenant Brett Williams

II. INVOCATION

Rev. Baim Imatha from McQueens Chapel United Methodist Church

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

Motion was duly made by Council Member Fulbright, seconded by Mayor Pro Tem / Council Member Canrobert, to adopt the Monday, June 1, 2026 Agenda.

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

V. APPROVAL OF CONSENT AGENDA

Item 1: Approval of Minutes

- a. **April 30, 2026 Special Meeting Minutes**
- b. **May 4, 2026 Regular Meeting Minutes**

Mayor Kyle J. Hayman presented the April 30, 2026 Special Meeting Minutes and the May 4, 2026 Regular Meeting Minutes.

(April 30, 2026 Special Meeting Minutes and May 4, 2026 Regular Meeting Minutes contained in Minute Book 21.)

Item 2: Proclamation: National Flag Day (June 14, 2026)

Mayor Kyle J. Hayman presented Proclamation: National Flag Day (June 14, 2026).

(Proclamation: National Flag Day (June 14, 2026) contained in the exhibit file called 2026 Proclamations.)

Item 3: Proclamation: Juneteenth Day (June 19, 2026)

Mayor Kyle J. Hayman presented Proclamation: Juneteenth Day (June 19, 2026).

(Proclamation: Juneteenth Day (June 19, 2026) contained in the exhibit file called 2026 Proclamations.)

Item 4: Resolution 30-26: A Resolution to Appoint Planning Board / Board of Adjustment Members

Mayor Kyle J. Hayman presented Resolution 30-26: A Resolution to Appoint Planning Board / Board of Adjustment Members.

(Resolution 30-26: A Resolution to Appoint Planning Board / Board of Adjustment Members contained in the exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 5: Resolution 31-26: A Resolution to Appoint Chairman of the Planning Board

Mayor Kyle J. Hayman presented Resolution 31-26: A Resolution to Appoint Chairman of the Planning Board.

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(Resolution 31-26: A Resolution to Appoint Chairman of the Planning Board 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: Ordinance 23-26: An Ordinance Declaring Speed Limits on a State-Maintained Road

Mayor Kyle J. Hayman presented Ordinance 23-26: An Ordinance Declaring Speed Limits on a State-Maintained Road.

(Ordinance 23-26: An Ordinance Declaring Speed Limits on a State-Maintained Road contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 7: Ordinance 24-26: An Ordinance Amending the 2025-2026 Budget Ordinance

Mayor Kyle J. Hayman presented Ordinance 24-26: An Ordinance Amending the 2025-2026 Budget Ordinance.

(Ordinance 24-26: 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 Green, seconded by Council Member Powell, to adopt the Consent Agenda.

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

VI. BUSINESS AGENDA

Item 8: Comments from Visitors and Guests

Mayor Hayman opened the public comment period.

Charcie Chavis of 3605 Smithfield Drive NW, Conover spoke about issues concerning Microsoft's construction of the data center on the land by her property. These issues have been going on since they started moving dirt. March 24 is when they broke ground. They have sprayed herbicide, and it has killed some of her and her neighbors' trees. The noise is unbearable. She has visited the office, called and emailed. She was given the name of a contact with Microsoft (Michelle) and they couldn't get in contact with them. She does not know how else to escalate it. Microsoft is continuing construction after hours that are allowed

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by the City's code. They pour concrete at night. They start at 5AM and work until past dark. All she has been told is to document it and she has. It has not been a positive experience with the noise and debris. It's every day and it is nonstop. They are not following guidelines. The noise is not just affecting Smithfield but is also affecting her neighbors across Hwy 16. Her husband had spoken to someone on site and her husband was told by Microsoft that they had just now been made aware of the city ordinance. She didn't understand how that could be when they broke ground on the project two years ago. She didn't know where the breakdown in communication was, but she would like to know. She also wanted to know who was supposed to be held accountable for it.

Gene Hamilton of 201 7th St NE, Conover spoke of his concern about cars parking in parking lots all weekend and sometimes all week. These cars are taking up spots that are paid for by city residents. It's wrong that they are parking there free of charge. He asked why there could not be a sign placed that stated "No 24 Hour Parking."

Lonny McSherley of 1756 Pipers Ridge Circle NW, Conover spoke of his concern about the city getting a data center. He asked how one was approved without the public being made aware of it. He added that there was no input or public disclosure. He was disappointed with the idea that the Council could make a decision that would affect that side of town, beginning a year ago and continuing into the future. How did this happen? He didn't become aware of it until after it was going up. The more he reads about it, the more he doesn't want it to go up. If he is correct on his facts, it makes him sad. If he is not correct, he would welcome someone to help him understand just a little bit more about the situation.

There being no further comments, the public comment period was declared closed at 6:13 p.m.

Mayor Hayman informed those present that representatives from Microsoft were available to speak with members of the community who expressed concerns about the construction issues of the new data center.

Item 9: Budget for 2026-2027 Fiscal Year

- a. Public Hearing to Receive Public Comments on the Proposed Fiscal Year 2026-2027 Budget Ordinance for the City of Conover**
- b. Ordinance 25-26: Adoption of Proposed Fiscal Year 2026-2027 Budget Ordinance to Include the 2026-2027 Fee Schedule and Pay Classification Plan**

Tom Hart, City Manager presented the proposed Budget for the 2026-2027 Fiscal Year. The budget aims to maintain the current property tax rate as there is a countywide revaluation scheduled for next year. The budget addresses significant cost increases, including a substantial rise in health insurance costs and a rise in the cost of supplies to maintain city services. The budget proposes a fifty cent (\$0.50) increase in the garbage fee and a seven percent (7%) increase in the volumetric water rate, leading to an average 3.6% increase for residential water bills. Employee compensation includes a 3% adjustment to pay scales and targeted raises to

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lower-paid positions. The budget funds one new firefighter position and two new traffic officers. There will be one other position that will not be new, but will be a reclassification from a Finance position to an Administration Assistant/Office Manager. Other expenses include three patrol vehicles, a hook lift truck, an excavator, and a side arm garbage truck. The General Fund is projected at \$16.3 million. The Enterprise fund is projected for \$7.3 million. In Public Utilities, work will continue on upfitting the NE Wastewater Treatment Plant.

The proposed utility rates were as follows:

<u>Rate/Fee</u>	<u>Current</u>	<u>Proposed</u>
Water Inside Per 1,000 gal	\$2.89	\$3.10
Sewer Inside Per 1,000 gal	\$4.99	\$5.35
Water Base Fee 3/4" meter	\$16.18	\$16.18
Sewer Base Fee	\$15.76	\$15.76

Item 9(a): Public Hearing to Receive Public Comments on the Proposed Fiscal Year 2026-2027 Budget Ordinance for the City of Conover

At 6:29 p.m., Mayor Hayman declared the public hearing open.

Barry Crouse of 310 3rd St NW asked how the city measures inside sewer use. City Manager Hart stated sewer readings were based off of water flow.

There being no further comments, at 6:30 p.m., motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to close the public hearing.

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

Item 9(b): Ordinance 25-26: Adoption of Proposed Fiscal Year 2026-2027 Budget Ordinance to Include the 2026-2027 Fee Schedule and Pay Classification Plan

City Manager Hart presented Ordinance 25-26: Adoption of Proposed Fiscal Year 2026-2027 Budget Ordinance to Include the 2026-2027 Fee Schedule and Pay Classification Plan.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Green, to adopt Ordinance 25-26: Adoption of Proposed Fiscal Year 2026-2027 Budget Ordinance to Include the 2026-2027 Fee Schedule and Pay Classification Plan.

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

(Ordinance 25-26: Adoption of Proposed Fiscal Year 2026-2027 Budget Ordinance to Include the 2026-2027 Fee Schedule and Pay Classification Plan contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 10: Annexation Request by S & S Land Management, LLC for a Portion of Property Identified by Catawba County GIS PIN# 3742-1045-4578 and Containing Approximately 11.590 +/- Acres (1210 N NC 16 Hwy)

- a. Public Hearing to Receive Public Comments on the Proposed Annexation**
- b. Ordinance 26-26: An Ordinance to Extend the Corporate Limits of the City of Conover, NC**

Stephanie C. Watson, City Clerk / Assistant to the City Manager presented Annexation Request by S & S Land Management, LLC for a Portion of Property Identified by Catawba County GIS PIN# 3742-1045-4578 and also identified as 1210 N NC 16 Hwy and Containing Approximately 11.590 +/- Acres. The property is contiguous to the City Limits. It is serviceable by water and sewer services. This petition is in relation to the approved Aldi and shopping center at this location.

Item 10(a): Public Hearing to Receive Public Comments on the Proposed Annexation

At 6:32 p.m, the public hearing was declared open. There being no comments, at 6:32 p.m, the public hearing was declared closed.

Item 10(b): Ordinance 26-26: An Ordinance to Extend the Corporate Limits of the City of Conover, NC

Ms. Watson presented Ordinance 26-26: An Ordinance to Extend the Corporate Limits of the City of Conover, NC. She explained that if passed, the annexation would go into effect immediately.

Motion was duly made by Council Member Green, seconded by Mayor Pro Tem / Council Member Canrobert, to adopt Ordinance 26-26: An Ordinance to Extend the Corporate Limits of the City of Conover, NC.

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

(Ordinance 26-26: An Ordinance to Extend the Corporate Limits of the City of Conover, NC contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 11: Rezoning Amendment R26-02 for the property located at 4007 C&B Farm Rd from R-9A-CD (Residential-Conditional District) to R-20 (Residential)

- a. Public Hearing to Receive Comments**
- b. Ordinance 27-26: Zoning Ordinance Amendment**

Heather Stephens, Assistant Planner presented Rezoning Amendment R26-02 for the property located at 4007 C&B Farm Rd from R-9A-CD (Residential-Conditional District) to R-20 (Residential). The property was approved for a conditional district 164 unit residential development in 2025. The developer has now backed out of the project and the owner has requested that the Conditional District zoning be removed and the zoning for the property revert back to low density residential (R-20) zoning. The Planning Board unanimously recommended approval.

Item 11(a): Public Hearing to Receive Comments

At 6:35 p.m., Mayor Hayman declared the public hearing open.

There being no comments from the public, motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Green, to close the public hearing at 6:32 p.m.

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

Item 11(b): Ordinance 27-26: Zoning Ordinance Amendment. Rezone approximately 60.9 acre property on C&B Farm Rd from R-9A-CD to R-20

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to adopt Ordinance 27-26: Zoning Ordinance Amendment and to approve rezoning request R 26-02 to rezone the property located at 4007 C & B FARM RD (PIN

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374316824893) shown on the Exhibit A map from R9-A-CD (Residential-Conditional District) to R-20 (Residential) and find that the request is consistent with the Land Development Plan (LDP), and is reasonable and in the public interest because: 1) the proposed use is consistent with the LDP Future Land Use Map, 2) the site is located near existing infrastructure and public services; and 3) the property owner wishes to continue farming the property, which is only allowed in the R-20 District.

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

(Ordinance 27-26: Zoning Ordinance Amendment contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 12: Consideration of Final Plat for Subdivision Connor Property 1306 3rd St Dr SE

Heather Stephens, Assistant Planner presented the final plat for the Connor Property 1306 3rd St Dr SE Subdivision.

Motion was duly made by Council Member Powell, seconded by Mayor Pro Tem / Council Member Canrobert, to approve the final plat for the Connor Property 1306 3rd St Dr SE Subdivision.

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

(A copy of the approved subdivision plat is hereby incorporated by reference and made a part of these minutes.)

Item 13: Resolution 32-26: A Resolution to Appoint Council Member to the Planning Board Appointment Committee

Kyle J. Hayman, Mayor presented Resolution 32-26: A Resolution to Appoint Council Member to the Planning Board Appointment Committee. After some discussion, Council Member Green and Council Member Griffin were nominated for the committee.

Motion was duly made by Mayor Hayman, seconded by Council Member Fulbright, to adopt Resolution 32-26: A Resolution to Appoint Council Member to the Planning Board Appointment Committee and to appoint Council Members Jim Green and Todd Griffin to the

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Planning Board Appointment Committee.

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

(Resolution 32-26: A Resolution to Appoint Council Member to the Planning Board Appointment Committee contained in exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 14: Committee Reports

Members of Council gave their committee reports.

Item 15: City Manager's Report

Building Permits: The City issued eighteen (18) building permits during the month of May 2026, totaling \$1,585,685. Included were thirteen (13) residential, one (1) commercial, and four (4) industrial.

Proposed Date for Social District Meeting (Special Meeting): Monday, August 3rd at 5:00PM in Council Chambers

UPCOMING EVENTS FOR THIS MONTH:

- June 11: Mayors, Chairs, & Managers Meeting at 6:00 p.m. at Brushy Mountain Golf Course
- June 13: Bicycle Rodeo at City Park at 10:00 a.m.
- June 19: Juneteenth Event at City Park at 6:00 p.m.
- June 25: Council Meeting at City Hall at 6:00 p.m.

UPCOMING EVENTS FOR NEXT MONTH:

- July 3: Closed for Independence Day Holiday (Collections will be picked up on July 6th)
- July 15: Annual Catawba County EDC Meeting (No further information at this time)

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:52 p.m.

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Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

**CITY OF CONOVER
RESOLUTION 30-26**

**A RESOLUTION TO APPOINT
CONOVER PLANNING BOARD/BOARD OF ADJUSTMENT MEMBERS**

WHEREAS, the following appointments to the Conover Planning Board/Board of Adjustment expired on June 1, 2026:

- **Alisha Shannon** as an inside member for a three-year term

NOW, THEREFORE, BE IT RESOLVED that the City of Conover Council makes the following re-appointments:

- **Alisha Shannon** as an inside member for a three-year term to expire on June 1, 2029

BE IT FURTHER RESOLVED that the City of Conover Council appoints:

- Sherman Powell as Board of Adjustment Alternate #1 with a term to expire June 1, 2028
- Alisha Shannon as Board of Adjustment Alternate #2 with a term to expire June 1, 2029

Adopted, this the 1st day of June, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

**CITY OF CONOVER
RESOLUTION 31-26**

**A RESOLUTION TO APPOINT OF CHAIRMAN
CONOVER PLANNING BOARD/BOARD OF ADJUSTMENT**

WHEREAS, the following appointment as Chairman expired on June 1, 2026:

- **David Brown** as Chairman of the Planning Board/Board of Adjustment for a one-year term

WHEREAS, the City of Conover Planning Board nominated David C. Brown for Chairman of the Planning Board/Board of Adjustment for a period of one year.

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

- **David Brown** as Chairman of the Planning Board/Board of Adjustment for a one-year term to expire on June 1, 2027.

Adopted, this the 1st day of June, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

**CITY OF CONOVER
ORDINANCE 23-26**

**AN ORDINANCE DECLARING SPEED LIMITS ON
A STATE-MAINTAINED ROAD**

WHEREAS, in accordance with the provisions of North Carolina General Statute § 20-141(f), the City Council of the City of Conover, shall determine and declare safe and reasonable speed limits for roads that are located within the City limits and are part of the state highway system; and

WHEREAS, upon the basis of engineering and traffic investigations conducted by the North Carolina Department of Transportation, and reviewed and approved by City staff, it is hereby determined that speed limits for various state-maintained roads as stated herein are reasonable and safe; and

WHEREAS, the North Carolina Department of Transportation will provide concurrence of the repealing and declaration of speed limits on the various state-maintained roads as stated herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Conover, North Carolina that it does hereby approve the following:

Section 1: That the State speed limit of 45 miles per hour on the following is hereby repealed:

<u>Route</u>	<u>Description</u>
SR 1484	County Home Road (SR 1484) from a point 0.44 mile north of 10 th Street (SR 1845) northward for 0.45 mile. (Concurring State Ordinance Number: 1007136)
SR 1484	County Home Road (SR 1484) from a point 0.09 mile north of 10 th Street (SR 1484) northward for 0.15 mile. (Concurring State Ordinance Number: 1007135)
SR 1485	Fourth Ave Dr NW (SR 1484) from the western corporate limit to N. First Ave (NC 16) (Concurring State Ordinance Number: 1007133)

Section 2: That the City Clerk is authorized to submit the Certification of Municipal Declaration To Repeal Speed Limits and Request for Concurrence for the routes stated within Section 1 of this Ordinance as is required by the NCDOT to reduce the permanent speed limit from 45 mph to 35 mph.

Section 3: All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4: This ordinance shall become effective when the North Carolina Department of Transportation has passed a concurring ordinance, and signs are erected giving notice of the authorized speed limit.

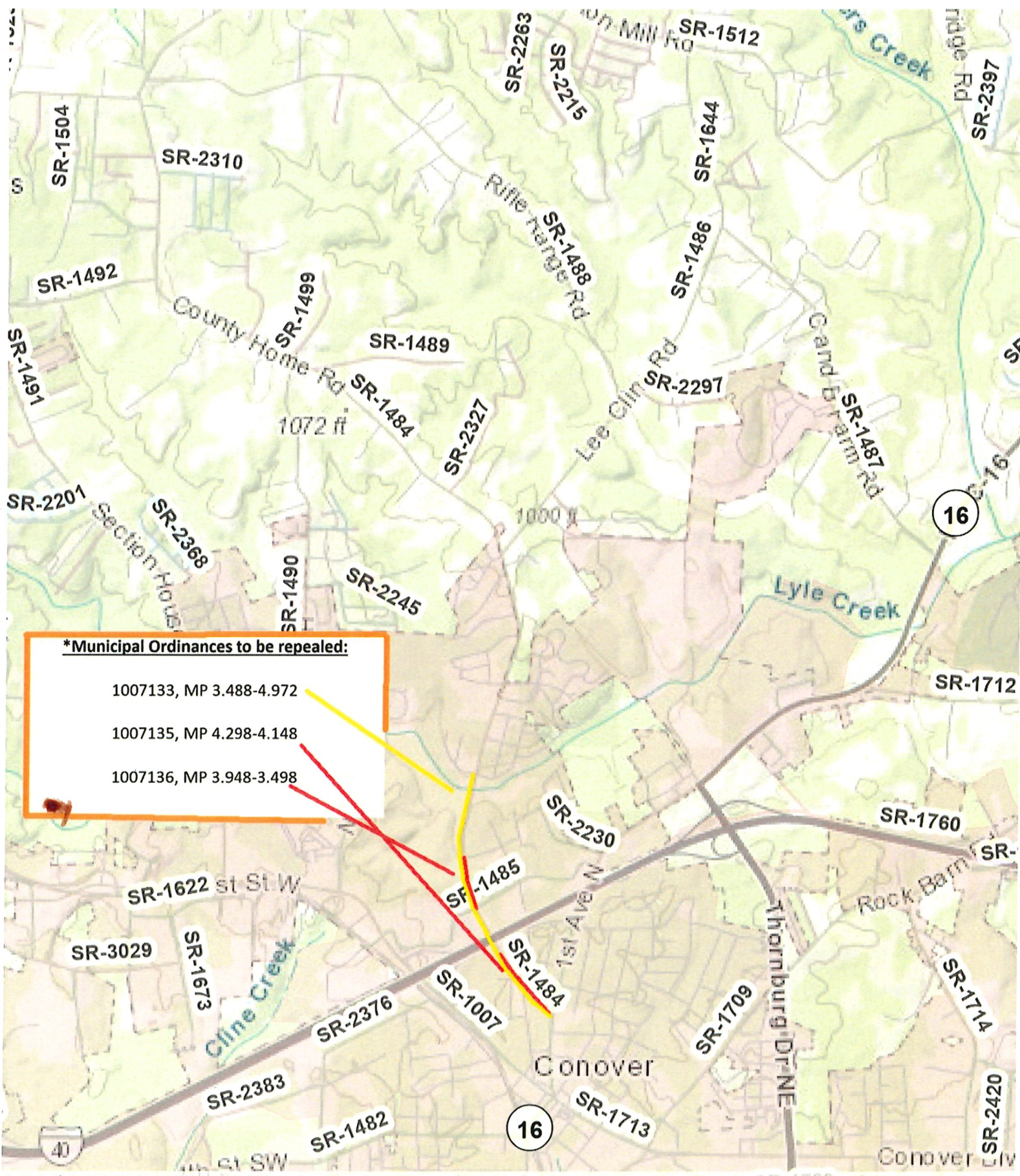
Section 5: Copies of this ordinance shall be furnished to the North Carolina Department of Transportation along with the Certification of Municipal Declaration to Repeal Speed Limits and Request for Concurrence.

This the 1st day of June, 2026.

Kyle J. Hayman, Mayor

ATTEST:

Stephanie C. Watson, City Clerk



NCDOT TEAAS Ordinance Report

Approval Status: D – division approval pending, R – region approval pending, S – state approval pending, A – approved
 Repeal Status: D – division repeal pending, R – region repeal pending, S – state repeal pending, C – repealed.

Ordinance Type Municipal Speed Zones

County	CATAWBA	Division	12	Old Ordinance Number	170200031		
Municipality	CONOVER	Ordinance Number	1007135	Repeal <i>Repeal</i>	Effective Date	6/1/1975	Repealed Date
Route	SR 1484	Car Speed Limit	45	Truck Speed Limit	45	Approval Status	A
Construction Project Number		Begin Milepost	4.298			End Milepost	4.148
Repeal Status							D
Intersecting Route / Begin Reference Feature	SR 1485	End Reference Feature	SR 1485				
Justification							
Description	County Home Road (SR 1484) from a point 0.09 mile north of 10th Street (SR 1484) northward for 0.15 mile.						
Long Description							

**Certification of Municipal Declaration
To Repeal Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1007135

Division: 12 **County:** CATAWBA

Municipality CONOVER

Type: Municipal Speed Zones

Road: SR 1484

Car: 45 MPH

Truck: 45 MPH

Description: County Home Road (SR 1484) from a point 0.09 mile north of 10th Street (SR 1484) northward for 0.15 mile.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20____, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ **Title:** _____ **Date:** _____

Region: _____ **Title:** _____ **Date:** _____

NCDOT TEAAS Ordinance Report

Approval Status: D – division approval pending, R – region approval pending, S – state approval pending, A – approved
 Repeal Status: D – division repeal pending, R – region repeal pending, S – state repeal pending, C – repealed.

Ordinance Type Municipal Speed Zones

County	CATAWBA	Division	12	Old Ordinance Number	170200032
Municipality	CONOVER	Ordinance Number	1007136	Repeal ★	Effective Date 6/1/1975
Route	SR 1484	Car Speed Limit	45	Truck Speed Limit	45
Construction Project Number		Begin Milepost	3.948	End Milepost	3.498
Intersecting Route / Begin Reference Feature	SR 1485	End Reference Feature	SR 1485	Approval Status	A
Justification		Repeal Status	D	Repeal Date	

Description County Home Road (SR 1484) from a point 0.44 mile north of 10th Street (SR 1845) northward for 0.45 mile.

Long Description

**Certification of Municipal Declaration
To Repeal Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1007136

Division: 12 **County:** CATAWBA

Municipality CONOVER

Type: Municipal Speed Zones

Road: SR 1484

Car: 45 MPH

Truck: 45 MPH

Description: County Home Road (SR 1484) from a point 0.44 mile north of 10th Street(SR 1845) northward for 0.45 mile.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

NCDOT TEAAS Ordinance Report

Approval Status: D – division approval pending, R – region approval pending, S – state approval pending, A – approved
 Repeal Status: D – division repeal pending, R – region repeal pending, S – state repeal pending, C – repealed.

Ordinance Type Municipal Speed Zones

County	CATAWBA	Division	12	Old Ordinance Number	170200029				
Municipality	CONOVER	Ordinance Number	1007133	<u>Repeal</u>	Effective Date	11/5/1964	Repealed Date		
Route	SR 1484	Car Speed Limit	45	Truck Speed Limit	45	Approval Status	A	Repeal Status	D
Construction Project Number		Begin Milepost	3.448			End Milepost	4.972		
Intersecting Route / Begin Reference Feature	SR 1485	End Reference Feature				NC 16			
Justification									

Description Fourth Ave. Dr. N.W. (SR 1484) from the western corporate limit to N.First Ave. (NC 16).

Long Description

**Certification of Municipal Declaration
To Repeal Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1007133

Division: 12 **County:** CATAWBA

Municipality CONOVER

Type: Municipal Speed Zones

Road: SR 1484

Car: 45 MPH

Truck: 45 MPH

Description: Fourth Ave. Dr. N.W. (SR 1484) from the western corporate limit to N.First Ave. (NC 16).

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20____, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

CITY OF CONOVER

ORDINANCE 24-26

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
520-6600-9167		Transfer to General Capital Projects Fund	150,000	
Total			\$150,000	

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

Account		Description	Decrease/ Debit	Increase/ Credit
520-2990-1000		Fund Balance Appropriation - General Reserve Fund		150,000
Total				\$150,000

This will result in a net increase of \$150,000 in the expenditures of the General Capital Reserve Fund.

Section 2. To amend the General Capital Projects Fund, the revenues are to be changed as follows:

Account		Description	Decrease/ Debit	Increase/ Credit
670-3970-9152		Transfer from General Capital Reserve		150,000
Total				\$150,000

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

Account		Description	Decrease/ Debit	Increase/ Credit
670-2990-1000		Fund Balance Appropriation - General Capital Project	150,000	

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

Section 3. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Adopted this the 1st day of June, 2026.

Stephanie C. Watson, City Clerk

Kyle J. Hayman, Mayor

Honorable Mayor Kyle Hayman
Conover City Council
Citizens of Conover
Conover, North Carolina



In accordance with NCGS 159-11, it is my pleasure to submit the recommended Annual Budget for Fiscal Year 2026-27 (FY27) for your review and consideration. The budget is balanced and inclusive of all financial obligations and all municipal services remain funded. The annual budget process is influenced by factors including economic trends, service expectations, the City's Strategic Plan, and emerging community needs identified by Council and the City's staff. The budget represents significant consideration of these factors and, accordingly, I am confident the budget will serve the community well and reflects the City's continued commitment to providing outstanding services.

Price escalations continue to increase City operating costs at a rate far exceeding the commonly referenced Consumer Price Index (CPI). Over the last few years, items necessary to deliver municipal services like police rated vehicles, water meters, and concrete have increased 40% to 100% in cost, while the CPI only increased 25% during the same period. The City continues to navigate these issues and leverage resources as effectively as possible, but these conditions will continue to influence procurement practices and capital planning for the foreseeable future.

New residential permits decreased for the second year, from 66 to 55. The national housing market also continues slowing and continued modest residential growth appears likely in Conover. While about 850 housing units have some form of initial approval from the City, very few are under active construction. Several developments, representing hundreds of housing units, have expired or become inactive over the last year. There has been a notable increase in small scale and single home infill development in existing neighborhoods. Cline Village is the only large development with active home construction at this time and will likely be built out in 2026. Despite perceptions around population growth, Conover is likely to grow a bit over 1% each year or around 12% this Census decade. For historical context, Conover grew 20-30% each decade since WWII up until the 2009 recession.

Commercial permits are also slightly down for the second year. While there have been a couple of high-profile closures in the furniture industry, permits for industrial expansion rose last year and remain elevated this year. Hopefully this is a positive indicator for the state of existing local industries. There are several small commercial projects approved or underway including an ALDI discount supermarket. Longterm, more commercial development can be expected as residential developments materialize.

General Fund

The total General Fund budget is \$16,336,793. The proposed budget is balanced with a \$1,090,953 fund balance appropriation. Historically, Conover has used around half a million in fund balance appropriations to balance the general fund budget. Because of conservative revenue projections and responsible spending, revenues outpace spending, and we add to our fund balance each year. In the fiscal year ending June 30, 2026, we expect to add well over half a million to fund balance. Additionally, \$800,000 is allocated to the General and Solid Waste Capital Reserve funds which we use to save for capital projects, major purchases, and hedge against uncertainties.

To continue providing the same level of service expected by our citizens, I am recommending the property tax rate remain at 39.5 cents per \$100 valuation. The 39.5 cent rate was established in FY24 following the most recent revaluation and was set slightly below the level originally recommended in staff projections. While the City has remained in strong financial condition, the gap between expenses and revenues has narrowed each year. Next year will be a revaluation year for Conover, as Catawba County is on a 4-year cycle, and will present an opportunity to reexamine the City's property tax levy. Major considerations will be any actions taken by the state legislature to restrict the City's taxing authority and the new tax revenues from the local Microsoft project which should show up in FY28.

Revenues from sales tax and investment interest earnings are expected to remain strong through the upcoming fiscal year. However, the City remains cautious of over-reliance on these revenues, as they are among the more volatile revenue sources and would likely be some of the first impacted during an economic downturn or weakening of the economy.

Conover's "at the curb" services largely delivered by the sanitation division in public works are well known as comprehensive and efficient. The costs of providing these exceptional services to our residents have increased and accordingly, I am recommending a modest increase to our Solid Waste Fee; from \$16.50 to \$17.00 per month. This will help to maintain the semi self-sufficiency of this service, with fees generating above 50% of the actual cost of service.

The budget implements a targeted compensation strategy focused on recruitment and retention, while raising the hiring pay of our lowest paid classifications. Recommended updates include a 3% adjustment to the City's pay and classification plans to raise the City's compensation "floor" and increase the advertised hiring rates across departments, targeted market adjustments for select classifications on the lowest end of our pay scale, and continued funding of the City's merit-based performance program up to 5%. All employees will receive some form of compensation adjustment through targeted market adjustments, merit increases, or pay plan updates. These market adjustments are intentionally concentrated on employees at the lower end of the pay scale, where the funds can have the greatest operational and financial impact. The recommendations also include selective reclassifications and the creation of career progression classifications to support employee development, succession planning, and operational continuity without creating new positions. While Conover still trails portions of the broader labor

market, the City has made significant progress in recent years and must continue making measured investments in our workforce to remain competitive in recruiting and retaining employees in critical public safety and service delivery roles.

Conover participates in the North Carolina State Health Plan (SHP). This budget reflects an increase in health insurance costs of about \$300k, or 30%, as the result of numerous factors including higher employer monthly premiums, implementation of salary-based employee premiums, and a 2.4% surcharge on all Conover salaries effective July 1, 2026, by the passing of HB125. While these cost increases present a major challenge and were implemented by the state on an aggressive timeline with limited notice, staff research has confirmed the SHP remains the most fiscally responsible option for taxpayers and most practical for employees.

To lessen the impact of the new salary-based premium increases on employees, the City elected to absorb the monthly increase, resulting in an additional cost of approximately \$40k. The budget also funds a new partnership with the Catawba Valley YMCA to provide employees with access to memberships at a discounted rate at a cost of about \$15k.

The proposed budget funds two new positions, an administrative assistant and firefighter. Filling the new positions will be deferred until later in the fiscal year. The City is also pursuing a Governor's Highway Safety Program grant to hire two police officers dedicated to traffic enforcement. The additions illustrate the need for continued expansion of our workforce to meet our citizens' service expectations and continue our investments in public safety.

The major governmental highlights of the fiscal year 2026-2027 budget focus on design and planning for future projects and the acquisition of equipment.

- \$250k for vehicle replacements, primarily police
- \$370k for replacements of hook lift truck, excavator, and trailers
- \$500k for a side arm recycling truck
- \$90k for various improvements to our parks and grounds
- \$85k for planning and design for various facilities and properties including the public works facility, police station, the recently acquired building downtown (formerly Hunsucker Hardware), and consulting work.

As available space in our cemeteries continues to dwindle, this budget continues to fund \$25k towards the new Cemetery Maintenance Special Revenue Fund that was established two years ago. Revenues from plot sales, interest earnings on investments, and cemetery perpetual care contributions will be dedicated to the continued and ongoing maintenance of the cemeteries for generations to come. Staff is exploring expanding the footprint of our cemeteries, but that strategy has diminishing returns. Niches in the new Columbarium are now available to the public for purchase and this continues to be the most efficient way to add capacity to our cemeteries.

The budget includes adequate funding for annual commitments for parks and open spaces, and the maintenance of the city's facilities, right of ways and streetscapes. It funds street repair, sanitation services, and fleet operations. Continuing to fund street infrastructure remains a primary focus and this budget funds an updated Pavement Condition Study. I recommend continuing the \$30.00 per motor vehicle fee for the 2026-2027 budget as this revenue funds local transit and predominantly is spent directly on street maintenance, policy areas in which Conover has always been proactive.

The budget also funds the City's participation in many regional organizations such as the Western Piedmont Council of Governments, Greater Hickory Metropolitan Planning Organization, Western Piedmont Regional Transportation Authority, Catawba County GIS Consortium, United Arts Council, Animal Shelter services from Catawba County, Animal Control services from the City of Newton, and a continued partnership with the Shuford YMCA to provide swim lessons for the children of Conover.

WATER AND SEWER FUND

The water and sewer fund remains in stable condition with a total budget of \$7,312,341. Like every utility, we have an abundance of short- and long-term capital needs.

The budget includes a 7% increase to water and sewer volumetric usage rates. The City of Conover purchases bulk water from the City of Hickory. Hickory is raising their rates, including the rate charged to the City of Conover, by 10%. This requires nearly a 5% increase to our rates just to merely offset the increased price of purchasing water from Hickory. Conover also partners with Newton to treat a portion of the City's sewer, and those costs are expected to continue to increase as well as they continue to rehab their facility.

The budget includes continued funding for efforts opposing the City of Charlotte's interbasin transfer (IBT) request to divert an additional 33 million gallons of water per day from the Catawba River Basin.

The rate increases noted above will result in a "typical" water bill with 4,000 gallons of water used to increase from \$63.50 to \$66.06, or about 4%. This would translate into about \$30 more per year. The median utility bill in our region for 4,000 gallons is \$65.10. Conover's rates remain very competitive with other systems across the state and within our region.

Major capital needs center around the City's 50-year-old NE Wastewater Treatment Plant (NEWWTP). Construction on both the headworks and aeration basins were completed this year, and the City has received a grant to fund the engineering and design for the influent pump station replacement, which is the next phase in the overall rehab. Additionally, nearly half of the original \$2.7M of American Rescue Plan Act funds remain reserved to address the ongoing needs of the plant.

The major highlights of the water/sewer fund for 2026-2027 include:

- Continued manhole rehab extending the lives of existing manholes another 10-15 years.
- Continued construction of the new building at the public works facility for utility supervisor offices and additional training space.
- Purchase of a new boom lift
- Replacement of infrastructure lines camera
- Replacement of right of way tractor/bush hog machinery and equipment

CAPITAL RESERVE FUNDS

Capital reserve funds are used to save funds over several years for future capital projects and investments the City identifies as most pressing. The needs of departments always exceed resources available, so the items and plans within these reserve funds are the product of careful planning and forecasting by staff.

Included in the General Capital Reserve and Solid Waste Capital Reserve funds on the governmental side of operations are the following:

- Continues reserve for replacement of service trucks, building improvements, a fire apparatus, fuel tank replacements, future culvert upgrades, and general technology upgrades.
- Begins new reserves for police station expansion, and public works machinery and equipment.

Included in the Water Sewer Capital Reserve fund on the enterprise side of operations are the following:

- Continues reserve for improvements at the NEWWTP including pump station replacements, replacement of two master meter vaults, L'écho Park outfall line engineering, purchase of a hydro excavator, and some funds for contingency.
- Ongoing water and sewer AIA (Asset Inventory Assessment) studies, funded by grants.

CLOSING

Conover has a long history of low taxes and minimal fees. This budget includes sensible and fiscally responsible means to generate revenues while remaining true to that history. Conover continues to have one of the lowest tax rates and water bills in the County. The collective increases proposed in my budget are estimated to amount to an additional \$3.06 each month for the average household, a modest increase to call Conover home, especially contrasted with the exponential rise in so many expenses for households.

The stewardship of public funds is among the most important tasks entrusted to us as public servants. This budget reflects commitment to our Strategic Plan and maintains high service levels for our citizens. Accordingly, the budget is submitted for your consideration and approval.

Respectfully Submitted,



Tom Hart
City Manager

CITY OF CONOVER, NORTH CAROLINA
BUDGET ORDINANCE 25-26
FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027

Be It Ordained by the City Council of Conover, North Carolina:

Section 1. That the following appropriations are hereby made to the General Fund and that the following revenues are anticipated to be available during the fiscal year to meet these appropriations:

<u>Department</u>	<u>Appropriation</u>
Governing Body	\$ 210,216
Administration	920,189
Planning	493,553
Information Technology	715,226
City Hall	64,850
Conover Station	107,275
Police	4,195,794
Fire	3,253,621
Fleet	382,589
Public Works	468,185
Streets	1,324,149
Powell Bill - Streets	295,935
Sanitation	1,072,549
Recycling	239,552
Grounds	939,569
Non-Departmental	<u>1,652,895</u>
Total Appropriations	\$16,336,147

<u>Revenues</u>	
Property Taxes (Ad Valorem)	\$8,300,000
Sales Tax	3,625,000
Utility Franchise Tax	1,135,000
Municipal Vehicle Fee	270,000
Powell Bill	333,000
Solid Waste Disposal Fees	710,000
Rental Income	108,700
Interest Earnings	51,540
Other Revenues or Reimbursements	712,600
Fund Balance Appropriation	<u>1,090,307</u>
Total Revenues	\$16,336,147

Section 2. That the following appropriations are hereby made to the Water Sewer Fund and that the following revenues are anticipated to be available during the fiscal year to meet these appropriations:

<u>Department</u>	<u>Appropriation</u>
Water	\$2,298,154
Sewer	1,119,226
Plant	1,100,636
Non-Departmental	<u>2,794,326</u>
Total Appropriations	\$7,312,342

<u>Revenues</u>	
Water Sales	\$3,643,200
Sewer Charges	2,589,370
Interest Earnings	30,000
Other Revenues	295,050
Appropriated Retained Earnings	<u>754,722</u>
Total Revenues	\$7,312,342

Section 3. That the following appropriations are hereby made to the Priority Sidewalk Fund and that the following revenues are anticipated to be available during the fiscal year to meet these appropriations:

<u>Purpose</u>	<u>Appropriation</u>
Reserve for Future Sidewalk Projects	<u>\$150</u>
Total Appropriations	\$150

<u>Revenues</u>	
Interest	\$ 50
Fee in Lieu of Sidewalks	<u>100</u>
Total Revenues	\$150

Section 4. That the City Council does hereby authorize the special revenues listed below to be collected from rents at Conover Station and set aside to provide maintenance to building and grounds or to make debt payments:

<u>Purpose</u>	<u>Appropriation</u>
Reserve for Future Projects	\$ 2,000
Transfer to General Fund	<u>100,000</u>
Total Appropriations	\$ 102,000

<u>Revenues</u>	
Interest Earned	\$ 2,000
Rental Income	<u>100,000</u>
Total Revenues	\$ 102,000

Section 5. That the City Council does hereby authorize the special revenues listed below to be collected from cemetery plot sales, earnings on investments, and outside donations/contributions and set aside to provide maintenance to cemetery grounds:

<u>Purpose</u>	<u>Appropriation</u>
Reserve for Future Projects	<u>\$ 35,600</u>
Total Appropriations	\$ 35,600
 <u>Revenues</u>	
Interest Earned	\$ 500
Contributions	100
Plot Sales	10,000
Rental Income	<u>25,000</u>
Total Revenues	\$ 35,600

Section 6. That the City does hereby authorize the revenues listed below to fund the City's Special Separation Allowance for Law Enforcement Officer's pension and the following appropriated expenditures to fund the Special Separation Allowance as follows:

<u>Purpose</u>	<u>Appropriation</u>
Personnel Costs	<u>\$ 124,000</u>
Total Appropriations	\$ 124,000
 <u>Revenues</u>	
Interest Earned	\$ 5,000
Transfer from General Fund	100,000
Fund Balance Appropriation	<u>19,000</u>
Total Revenues	\$ 124,000

Section 7. That the following appropriations are hereby made to the General Capital Projects Fund and that the following revenues are anticipated to be available during the fiscal year to meet these appropriations:

<u>Purpose</u>	<u>Appropriation</u>
Streets/Sidewalks	\$ 40,000
Professional Services	35,000
Construction or Improvement Projects	100,000
Capital Equipment Purchases	<u>963,000</u>
Total Appropriations	\$ 1,138,000

<u>Revenue</u>	<u>Amount</u>
Transfer from General Reserve	\$ 625,000
Transfer from Solid Waste Reserve	500,000
Fund Balance Appropriation	<u>13,000</u>
Total Revenues	\$ 1,138,000

Section 8. That the following appropriations are hereby made to the Water and Sewer Capital Projects Fund and that the following revenues are anticipated to be available during the fiscal year to meet these appropriations:

<u>Purpose</u>	<u>Appropriation</u>
Professional Services	\$ 155,000
Infrastructure Improvement Reimbursement to NCDOT	5,000
ROW Acquisitions	5,000
Construction or Improvement Projects	200,000
Capital Equipment Purchases	<u>305,000</u>
Total Appropriations	\$ 670,000

<u>Revenue</u>	<u>Amount</u>
Transfer from Water/Sewer Reserve	\$ 400,000
Transfer from Water/Sewer Capital Improvement	160,353
Appropriated Retained Earnings	<u>109,647</u>
Total Revenues	\$ 670,000

Section 9. That the following appropriations are hereby made to the Water and Sewer Improvements Capital Fund and that the following revenues are anticipated to be available during the fiscal year to meet these appropriations:

<u>Purpose</u>	<u>Appropriation</u>
Professional Services	\$ 160,353
Total Appropriations	\$ 160,353

<u>Revenue</u>	<u>Amount</u>
Appropriated Retained Earnings	\$ 160,353
Total Revenues	\$ 160,353

Section 10. That the City Council does hereby authorize the revenues listed below to be transferred out for Capital Purposes or reserved for future projects as summarized below:

<u>Fund</u>	<u>Revenue</u>	<u>Appropriation/Reserves</u>
General Capital Reserve Fund		
	Sale of Capital Assets	Transfer To G.F. Capital Projects
	\$ 5,000	\$ 625,000
	Interest Earnings	Reserve for Technology
	\$ 90,000	\$ 100,000
	Lease Agreements	Reserve for Police
	\$ 75,000	\$ 200,000
	Transfer from Gen. Fund	Reserve for Fleet
	\$ 600,000	\$ 180,000
	Fund Bal. Appropriation	Reserve for Public Works
	\$1,630,000	\$ 170,000
		Reserve for Grounds
		\$ 75,000
		Reserve for Street
		\$ 350,000
		Reserve for Fire
		\$ 700,000
TOTALS	<u>\$2,400,000</u>	<u>\$2,400,000</u>

Section 11. That the City Council does hereby authorize the revenues listed below to be transferred out for Capital Purposes or reserved for future projects as summarized below:

<u>Fund</u>	<u>Revenue</u>	<u>Appropriation/Reserves</u>
Solid Waste Capital Reserve Fund	Interest \$ 15,000	Reserve for Sanitation/Recycling \$167,000
	Transfer from General Fund \$200,000	Reserve for Electronic Recycling Equipment \$ 20,000
	Sale of Capital Assets \$ 1,000	Transfer to General Capital Projects Fund \$500,000
	Fund Bal. Appropriation \$471,000	
TOTALS	<u>\$687,000</u>	<u>\$687,000</u>

Section 12. That the City Council does hereby authorize the revenues listed below to be transferred out for Capital Purposes or reserved for the projects as summarized below:

<u>Fund</u>	<u>Revenue</u>	<u>Appropriation/Reserves</u>
W/S Capital Reserve Fund	Interest \$ 300,000	Transfer to W/S Capital Projects \$ 400,000
	Trans. From Water/Sewer \$1,425,000	Reserve for Equipment \$ 175,000
	Fund Bal. Appropriation \$3,818,000	Reserve for Water/Sewer Infrastructure \$ 1,000,000
	Excess Sewer Capacity \$ 1,000	Improvement/Upgrades \$3,650,000
	Sale of Capital Assets \$ 1,000	Reserve for Utility Relocations \$ 320,000
TOTALS	<u>\$5,545,000</u>	<u>\$5,545,000</u>

Section 13. There is hereby levied a tax rate of \$0.395 per one hundred (\$100) valuation of taxable property as listed for taxes as of January 1, 2026, for the purpose of raising the revenues listed as “Ad Valorem Taxes” in the General Fund of Section 1 of this Ordinance. This rate is based on total estimated valuation of property for the purposes of taxation no higher than \$2,138,954,781 and an estimated collection rate of 98.5%.

Section 14. That there is hereby levied a Municipal Vehicle Tax of \$30.00 per vehicle registered with the City. This is the same as the current year.

Section 15. That appropriations herein authorized shall have the amount of outstanding purchase orders as of June 30, 2026, added to each appropriation as it appears in order to account for the payment against the fiscal year in which it is paid.

Section 16. The Budget Officer is hereby authorized to transfer amounts between objects of expenditures within a department (Intradepartmental Budget Adjustment) without limitation, and between departments within the same fund (Interdepartmental Budget Adjustment) not exceeding ten thousand dollars (\$10,000). Any authorization for making expenditures from excess revenues, a transfer within the capital project funds, or between any fund shall be made by the City Council.

Section 17. This Ordinance includes the 2026-2027 Annual Budget document, which is on file with the City Clerk and adopted as a part of this Ordinance. The 2026-2027 Fee Schedule and Pay Classification Plan are also included within the Annual Budget document and are thereby adopted under this Ordinance.

Section 18. Copies of this Budget Ordinance shall be furnished to the Finance Director, City Clerk and the City Manager for their direction in the disbursement of funds.

Section 19. All Ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Adopted this the 1st day of June 2026.

Kyle J. Hayman, Mayor

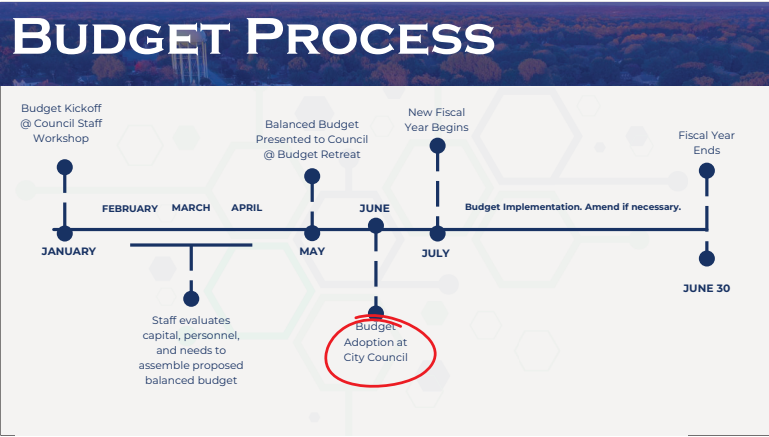
Stephanie C. Watson, City Clerk





BUDGET PRESENTATION

JUNE 1, 2026



BUDGET PHILOSOPHY

- No tax increase / reval next year.
- Rate increase for utilities and garbage.
- Cost increases are counteracting revenue increases
- Health insurance hits new high.
- Reliance on volatile revenues like interest income, sales tax growth, increasing slightly.
- Volatile revenues available for one-off purchases but still try to limit reliance for core budget.
- \$1M fund balance appropriation.
- Very solid accounting for contributions to capital



TAXES, RATES, & FEES



- Keep Current Tax Rate
- +\$0.50 Landfill Fee
- ~3.6% Utility Bill increase
 - 7% volumetric rate increase
 - Subcommittee Working on Structure

REVENUE OUTLOOK



Steady Tax Base Growth Continues...

- Last 5 years had 4.5% avg growth
- Budget reflects 2% growth

Sales Tax After Record Breaking Years...

- Basing budget on 2% growth

Other Revenues Generally Flat

Microsoft Tax Revenue FY27/28

COSTS THEN/NOW



	Residential Water Meter	Rolled Copper Pipe	Ford Police SUV	Concrete	Weed Killer
2020	\$210	\$3.03/ft	\$32,260	-	-
2023	-	-	-	\$150	\$55
2026	\$320	\$10.50/ft	\$43,120	\$300	\$150
	52%	247%	37%	100%	172%

The same budget today delivers fewer services, fewer repairs, and fewer improvements across all departments

EMPLOYEE PAY

PROPOSED BUDGET FUNDS....

- Continues fully funding merit program (up to 5%)
- New YMCA Benefit 60/40 split
- Funds targeted market adjustments
 - Replaces flat bonus proposed in April (same cost)
 - Increases hiring pay 3% for all positions
 - Targets lower end of pay scale
 - Tapers to ~0 at the dept head level

SPENDING OVERVIEW

New Positions

- **Fire-** (1) Firefighter
- **Admin-** (1) Reclass Finance Position to Admin Asst./Office Manager
- **Police-** (2) Traffic Enforcement (GHSP Funding Split)

Other Expenses

- Police Patrol Vehicles (3)
- PW Hook Lift Truck
- PW Excavator
- PW Side Arm Garbage Truck

FUND OVERVIEW

General Fund	FY26	FY27	Difference	
Personnel	\$9,096,423	\$9,999,900	\$884,258	10%
Operating	\$4,629,262	\$4,811,697	\$180,935	4%
Capital	\$365,000	\$257,000	(\$107,900)	-30.0%
Debt Service	\$498,213	\$442,450	(\$55,763)	-11%
Transfers	\$825,000	\$825,000	-	0%
Total	\$15,413,898	\$16,336,147	\$901,530	6%

ENTERPRISE FUND

Water Sewer Fund	FY26	FY27	Difference	
Personnel	2,381,122	2,557,046	175,924	7%
Operating	2,566,840	2,637,135	70,295	3%
Capital	20,000	20,000	-	0%
Debt Service	678,010	673,160	(4,850)	-1%
Transfers	1,450,000	1,425,000	(25,000)	-2%
Total	7,095,972	7,312,341	216,369	3%

PUBLIC UTILITIES



- **Transfer \$1M to Capital Fund**
- **Transfer \$425k to Capital Fund** (Capital Fee)
- **NEWWTP Capital Projects**
 - Influent Pump

PUBLIC UTILITIES

PROPOSED RATES

Rate/Fee	Current	Proposed
Water Inside Per 1,000 gal	\$2.89	\$3.10
Sewer Inside Per 1,000 gal	\$4.99	\$5.35
Water Base Fee 3/4" meter	\$16.18	\$16.18
Sewer Base Fee	\$15.76	\$15.76

4,000 gallon water bill from \$63.46 to **\$65.74**, an increase of \$2.28 or 3.6%

HOUSEHOLD OVERVIEW

	FY25	FY26	FY27	Difference	%
<i>Property tax</i>	\$1,059	\$1,059	\$1,059	-	0%
<i>Vehicle fee</i>	\$60	\$60	\$60	-	0%
<i>Solid Waste</i>	\$192	\$198	\$204	\$6	3%
<i>Water bill</i>	\$740	\$762	\$788	\$26	4%
<i>per year</i>	\$2,051	\$2,079	\$2,111	\$32	1%
<i>per month</i>	\$171	\$173	\$176	\$3	1%
<i>per day</i>	\$5.62	\$5.70	\$5.78	\$0.08	1%

*Assumes \$268k home & 4,000 gal water bill

NEXT BUDGET STEPS

- Complete Budget Hearing
- Adopt Budget Ordinance
- Start Working on Next Years Budget

LEGAL NOTICES

LEGAL NOTICES

**CITY OF CONOVER NOTICE OF
SUBMITTAL OF FISCAL YEAR 2026-
2027 PROPOSED BUDGET FOR PUBLIC
HEARING AND ADOPTION OF BUDGET**

In accordance with GS 159-12 of the General Statutes of the State of North Carolina, the proposed 2026-2027 Annual Budget was submitted to the Conover City Council of the City of Conover on April 30, 2026. The proposed budget for adoption as recommended by the City Manager includes the following totals:

OPERATING BUDGETS	
General Fund	\$ 16,336,793
W/S Fund	7,312,342
Total Operating Budgets	\$ 23,649,135
CAPITAL BUDGETS	
General Capital Project	\$ 1,138,000
W/S Improvements Capital Project	160,353
W/S Capital Project	670,000
Total Capital Budgets	\$ 1,968,353
Total Operating and Capital Budgets	\$ 25,616,842
CAPITAL RESERVE BUDGETS	
General Capital Reserve Fund	\$ 2,115,000
Solid Waste Capital Reserve Fund	600,000
Water/Sewer Capital Reserve Fund	5,605,000
Total Capital Reserve Budgets	\$ 8,320,000
SPECIAL REVENUE FUNDS	
Facility Maintenance	\$ 102,000
Cemetery Maintenance	35,600
Total Special Revenue Funds	\$ 137,600
OTHER ANNUAL FUNDS	
LEO Special Separation Allowance	\$ 124,000
Priority Sidewalk	150
Total Other Annual Funds	\$ 124,150

A budget hearing will be held by the Conover City Council for the purpose of adopting the Budget Ordinance (NC General Statutes 159-13(a)) for Fiscal Year 2026-2027 on Monday, June 1, 2026 at 6:00 p.m. in the Council Chambers of City Hall, 101 First Street East, Conover, NC.

All interested citizens will have the opportunity to give written or verbal comments. A copy of the proposed budget ordinance for the coming fiscal year is on file with the City Clerk and is available for public inspection in the City Clerk's office, at Conover City Hall, from 9:00 a.m. to 4:00 p.m., Monday through Friday.

Thomas C. Hart, Jr.
Conover City Manager/Budget Officer
Publication Dates: May 16, 2026. COL-NC-300882

**CITY OF CONOVER
ORDINANCE 26-26**

**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 1st day of June 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 1st day of June, 2026:

The area proposed for annexation can be identified as a portion of the following property identified by Catawba County GIS Parcel Identification Number 3742-1045-4578 and more particularly described as follows:

Commencing at NCGS Monument "Benz", said monument having NCGS Coordinates of N: 725,936.24 E: 1,344,107.18, thence S 59°23'43" W – 217.71' to an existing #6 rebar, said rebar being located on the Eastern Margin of N NC 16 Hwy and public Right of Way of varying width, said existing rebar also being the point of beginning, Thence continuing and following the Eastern Margin of the Right of Way N 58° 21' 04" E for a distance of 489.66 feet to a set #4 rebar, thence continuing S 31° 50' 24" E for a distance of 29.06 feet to an existing Right of Way disk, thence continuing N 58° 09' 36" E for a distance of 240.07 feet to an existing #4 rebar, said rebar being a common corner of Scheller Hamren Properties LLC (3975/346), thence with the common line of Scheller S 31° 58' 32" E for a distance of 592.26 feet to a set#4 rebar, said rebar being located on the Northern Margin of the Right of Way of Interstate 40, thence with the Right of Way the following four calls, S 57° 01' 39" W for a distance of 100.32 feet to a set #4 rebar, thence S 47° 57' 00" W for a distance of 456.11 feet to a Right of Way Disk, thence, N 39° 36' 53" W for a distance of 54.32 feet to a Right of Way Disk, thence, S 53° 11' 52" W for a distance of 270.55 feet to an existing #4 rebar, said rebar being a common corner of First Avenue North Investments LLC (3989/796), thence with the common line N 23° 50' 14" W a distance of 682.01 feet to Point of Beginning containing 11.590 AC±.

Section 2. Upon and after the 1st day of June, 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 1st day of June, 2026.

Kyle J. Hayman
Mayor

APPROVED AS TO FORM:

Stephanie C. Watson, MMC, CMC, NCCMC
City Clerk

Susan Matthews
City Attorney

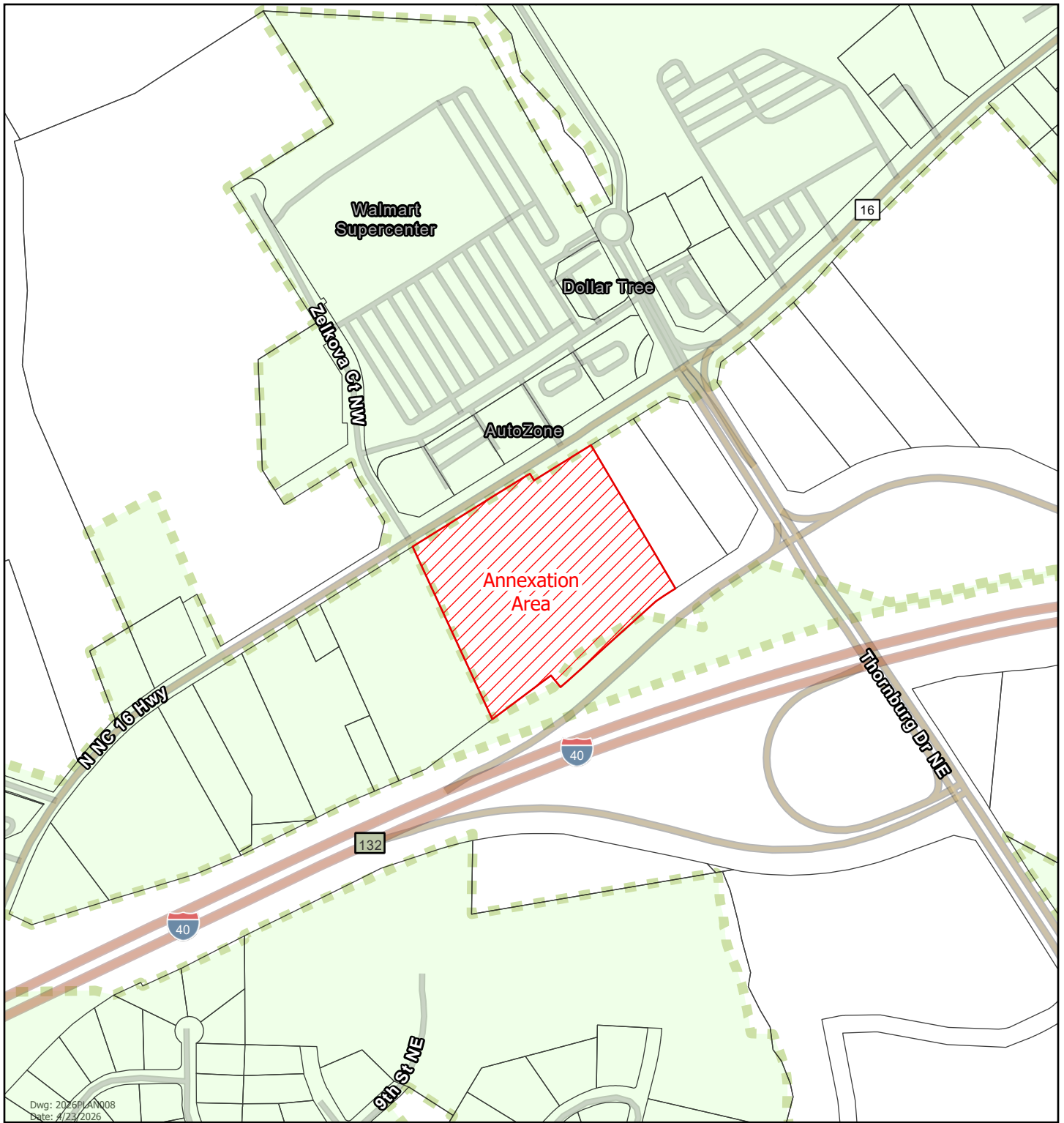
NORTH CAROLINA
Catawba County

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 _____, _____.

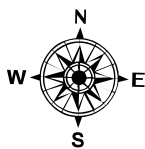
Notary Public - Catawba County

My commission expires: _____.



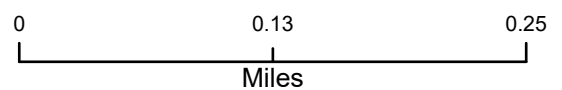
Legend

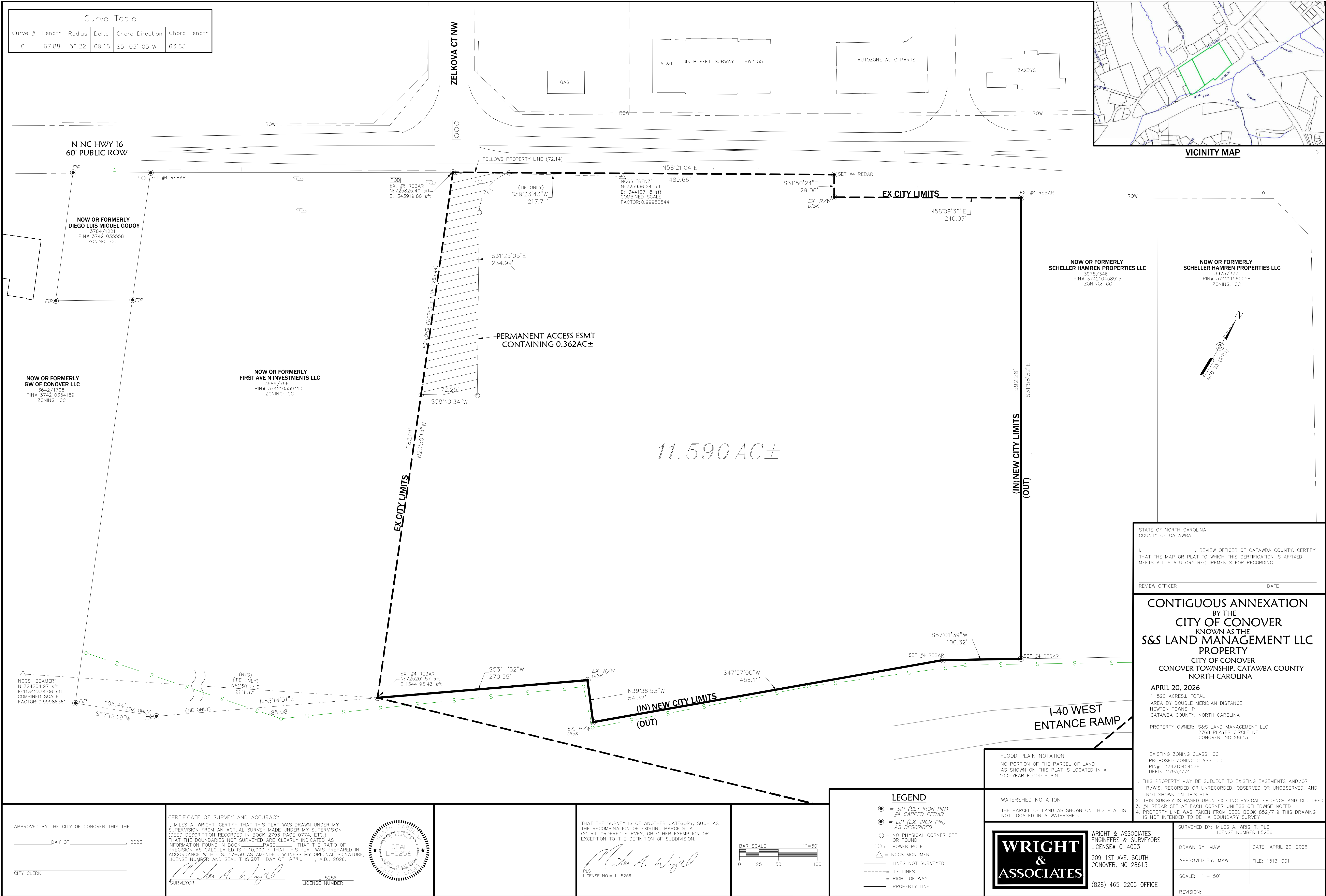
-  Annexation Area
-  Conover City Limits
-  Parcels



Annexation

Annexation Request by S & S Land Management, LLC for a Portion of Property Identified by Catawba County GIS PIN# 374210454578 and Containing Approximately 11.590 +/- Acres





LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

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 1st day of June at City Hall 101 1st St E, Conover, North Carolina, on a question of annexing the following described territories requested by petitions filed pursuant to G.S. 160A-31:

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distance of 489.66 feet to a set #4 rebar, thence continuing S 31° 50' 24" E for a distance of 29.06 feet to an existing Right of Way disk, thence continuing N 58° 09' 36" E for a distance of 240.07 feet to an existing #4 rebar, said rebar being a common corner of Scheller Hammen Properties LLC (3975/346), thence with the common line of Scheller S 31° 58' 32" E for a distance of 592.26 feet to a set #4 rebar, said rebar being located on the Northern Margin of the Right of Way of Interstate 40, thence with the Right of Way the following four calls: S 57° 01' 39" W for a distance of 100.32 feet to a set #4 rebar, thence S 47° 57' 00" W for a distance of 456.11 feet to a Right of Way Disk, thence N 39° 36' 53" W for a distance of 54.32 feet to a Right of Way Disk, thence S 53° 11' 52" W for a distance of 270.55 feet to an existing #4 rebar, said rebar being a common corner of First Avenue North Investments LLC (3989/796), thence with the common line N 23° 50' 14" W a distance of 682.01 feet to Point of Beginning containing 11,590 AC±.

By order of the Conover City Council on the 4th day of May, 2026.

Stephanie C. Watson

Conover City Clerk

Publication Dates: May 19, 2026. COL-NC-300883

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:

May. 19, 2026

NOTICE ID: JOZhPmlfvVe7nSN2PEeg
PUBLISHER ID: COL-NC-300883
NOTICE NAME: Public Notice Annexation 4578
Publication Fee: \$207.99

Anjana Bhadoriya

(Signed)

VERIFICATION

State of Florida
County of Broward



SHERI SMITH
Notary Public - State of Florida

Commission # HH269383
Expires on May 31, 2026

Subscribed in my presence and sworn to before me on this: 05/21/2026

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

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By order of the Conover City Council on the 4th day of May, 2026.
Stephanie C. Watson
Conover City Clerk
Publication Dates: May 19, 2026. COL-NC-300883

CITY OF CONOVER
ORDINANCE 27-26
ZONING ORDINANCE AMENDMENT

WHEREAS, BaoYang and NengVue, the owners, submitted rezoning request R26-02 to the City of Conover on March 20th, 2026 to rezone parcel Catawba County PIN 374316824893, described as follows:

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

BEGINNING AT A MAG NAIL FOUND WITH NC STATE GRID COORDINATES N:734,385.18 E:1,348, 111.94; THENCE S28°40'24"E A DISTANCE OF 17.09' TO AN ANGLE IRON FOUND; THENCE S27°45'37"E A DISTANCE OF 242.25' TO A 1/2" REBAR FOUND; THENCE N66°30'59"E A DISTANCE OF 168.76' TO A 1/2" REBAR FOUND; THENCE N66°30'59"E A DISTANCE OF 30.00' TO A CALCULATED POINT; THENCE S22°15'01 "EA DISTANCE OF 712.09' TO A CALCULATED POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 183.68', WITH A RADIUS OF 1,642.88', WITH ACHORD BEARING OF S26°43'57"E, WITH A CHORD LENGTH OF 183.58', TO A CALCULATED POINT; THENCE S83°27'56"W A DISTANCE OF 32.49' TO A 1/2" REBAR FOUND; THENCE S83°27'56"W A DISTANCE OF 169.69' TO A 1/4" REBAR FOUND; THENCE S11 °04'54"E A DISTANCE OF 119.98' TO A 1/2" REBAR FOUND; THENCE N80°24'29"E A DISTANCE OF 213.26' TO A 1/2" REBAR FOUND; THENCE N80°24'29"E A DISTANCE OF 32.65' TO A CALCULATED POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 126.71', WITH A RADIUS OF 3,199.76', WITH A CHORD BEARING OF S35°54'50"E, WITH A CHORD LENGTH OF 126.70', TO A TO A CALCULATED POINT; THENCE S36°24'28"E A DISTANCE OF 171.45' TO A CALCULATED POINT; THENCE S53°33'21 "WA DISTANCE OF 28.04' TO A 1/2" REBAR FOUND; THENCE S53°33'21 "WA DISTANCE OF 242.40' TO A 1" SQUARE IRON FOUND; THENCE S36°31 '08"E A DISTANCE OF 259.74' TO A 1/2" REBAR FOUND; THENCE N54°31 '38"E A DISTANCE OF 240.54' TO A 1/2" REBAR FOUND; THENCE N54°31 '38"E A DISTANCE OF 29.54' TO A CALCULATED POINT; THENCE S37°41'50"E A DISTANCE OF 374.24' TO A CALCULATED POINT; THENCE S35°17'31 "WA DISTANCE OF 36.50' TO A BENT 1" REBAR FOUND; THENCE S35°17'31 "WA DISTANCE OF 5.34' TO A CALCULATED POINT; THENCE S35°17'31"W A DISTANCE OF 352.59' TO A 1" OPEN TOP PIPE FOUND; THENCE S62°15'23"E A DISTANCE OF 100.04' TO A 1/2" REBAR FOUND; THENCE S43°12'29"W A DISTANCE OF 1,091.39' TO AN EXISTING RAILROAD RAIL FOUND; THENCE N72°14'59"W A DISTANCE OF 1,114.63' TO A NAIL FOUND IN STONE; THENCE N76°05'02"E A DISTANCE OF 247.33' TO A 1" OPEN TOP PIPE FOUND; THENCE N26°04'19"E A DISTANCE OF 780.74' TO A 3/4" OPEN TOP PIPE FOUND; THENCE N24°47'02"EA DISTANCE OF 43.77' TO A 5/8" REBAR SET; THENCE N04°02'32"E A DISTANCE OF 279.14' TO A 2" OPEN TOP PIPE FOUND; THENCE N12°56'46"E A DISTANCE OF 429.28' TO A 5/8" REBAR SET; THENCE N44°05'52"W A DISTANCE OF 693.43' TO A 1/2" REBAR FOUND WITH CAP; THENCE N33°30'29"E A DISTANCE OF 781.01' TO A MAG NAIL FOUND; WHICH IS THE POINT OF BEGINNING.

WHEREAS, the request is to rezone the parcels currently zoned R-9A-CD (Residential – Conditional District) to R-20 (Residential); and

WHEREAS, the parcel is partially within 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 June 1st, 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 374316824893, approximately 60.9 acres and more specifically described above, is hereby rezoned from R-9A-CD (Residential – Conditional District) to R-20 (Residential)

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 “Low -to-medium-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.

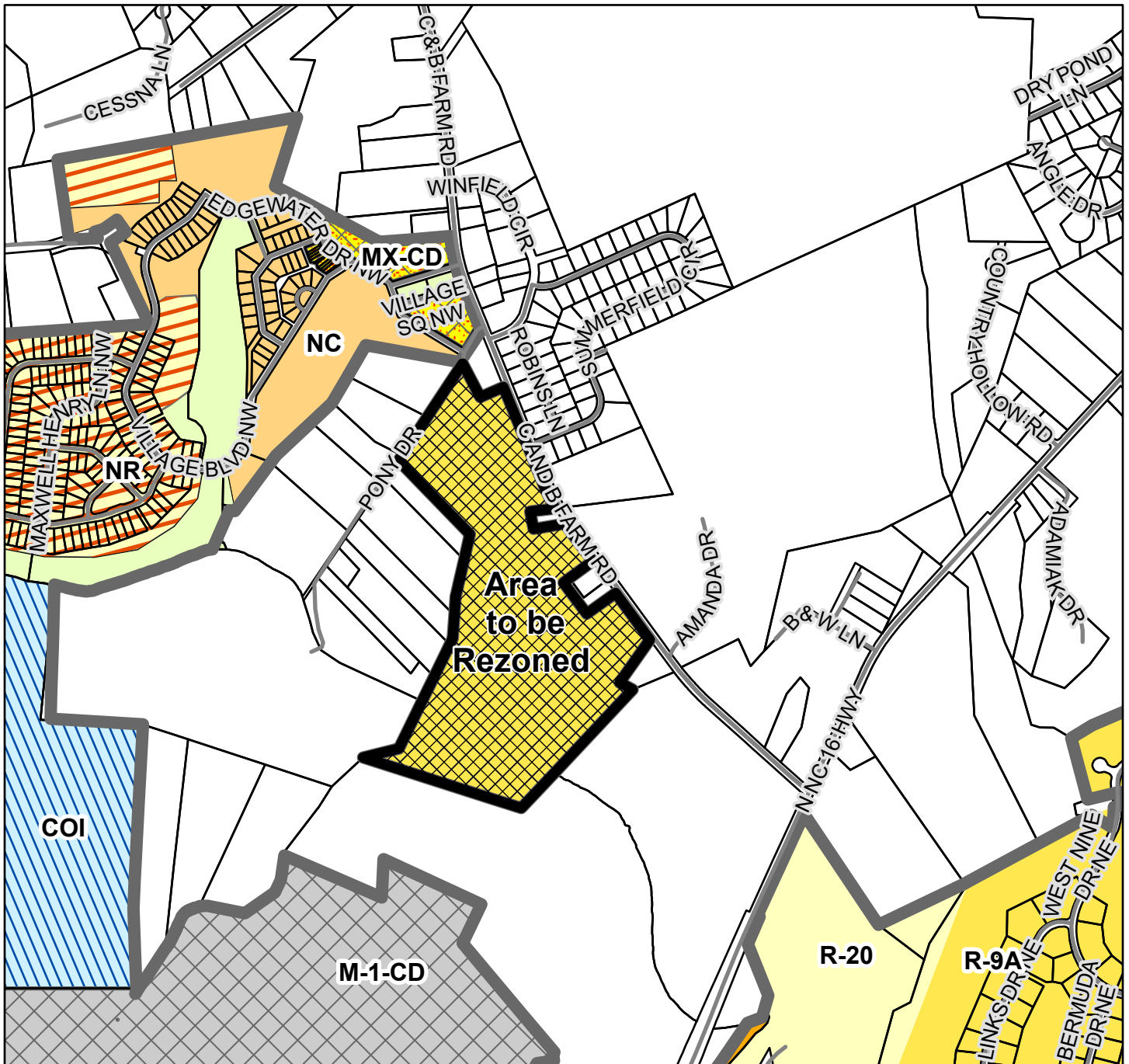
Section 4. That this ordinance shall be effective from its passage.

Adopted this 1st day of June, 2026.

Kyle J. Hayman., Mayor

Stephanie Watson, City Clerk

EXHIBIT A



REZONING R26-02

VUE NENG & YANG BAO - PROPERTY

Being all of PIN: 374316824893

Totaling: 60.918 +/- Acres

From R-9A-CD (Residential Single Family - Conditional District),
To R-20 (Residential General).

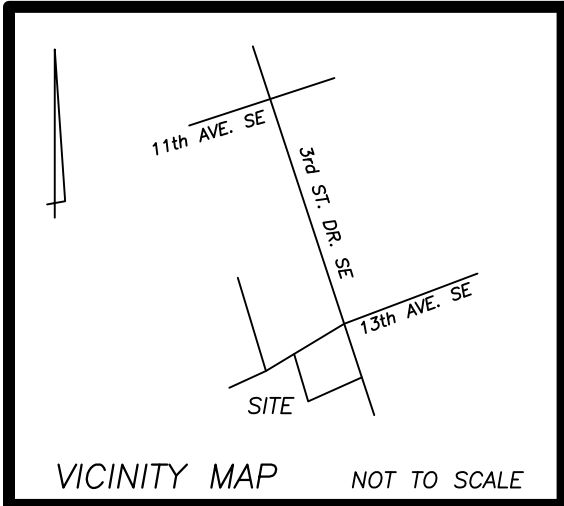
Legend

-  Area to be Rezoned
-  COI Campus, Office, & Institutional
-  M-1 General Manufacturing
-  NR Neighborhood Residential
-  R-20 Residential General
-  MX Mixed Use
-  R-9 Residential Multi-family
-  NC Neighborhood Center
-  R-9A Residential Single-family
-  OS Open Space
-  City limits
-  CD



0 500 1,000
Feet

1:12,000 / 1 inch = 1,000 feet



NOTES:

1. THE PURPOSE OF THIS SURVEY IS DIVIDE SUBJECT PARCEL NO: 374114442970.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS PROPERTY MAY BE SUBJECT TO RIGHTS OF WAYS OR EASEMENTS NOT SHOWN HEREON.
3. PROPERTY IS CURRENTLY IN ZONED R-9A.
4. PROPERTY ADDRESS: 1306 3rd ST. SE CONOVER, NC 29613.

SURVEYOR'S CERTIFICATE

I, RANDAL HONEYCUTT CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3438 PAGE 688); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE , THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE

DAY OF 2026.

RANDAL W. HONEYCUTT
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER PLS-4399

"PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES"

CERTIFICATE FOR APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF CONOVER, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF CATAWBA COUNTY.

DATE CITY OF CONOVER
CITY CLERK

OWNER CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONOVER, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE OF ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATERLINES TO THE CITY OF CONOVER.

DATE OWNER

DATE OWNER

NOTARY

STATE OF NORTH CAROLINA, COUNTY OF CATAWBA

I, , A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS THE DAY OF 20

NOTARY

MY COMMISSION EXPIRES , 20

0.82 ACRES TOTAL

AREA BY COORDINATE COMPUTATION

DIVISION FOR:

JEAN H. CONNOR HEIRS

NEWTON TSP., CATAWBA CO., N.C.



HONEYCUTT LAND SURVEYING, P.A.

P.O. Box 1103 - 22 S. Main Ave. Suite 102A

Newton N.C. 28658 Phone: 828-464-0702

www.honeycuttsurvey.com FIRM #C-3570

J. Mike Honeycutt L-1360

Randal W. Honeycutt L-4399

FEMA FLOOD PANEL NO.

DEED: 2639-1022

COORD. FILE: 26048948.CRD

3710374100J

EFF. DATE 9/5/2007

DWG FILE: 26048948.DWG

DATE: 4/3/2026

PIN NO.: 374114442970

HLS FILE: B-

SCALE: 1"= 30'

F.E.M.A. CERTIFICATION

IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), FEDERAL INSURANCE ADMINISTRATION, AND PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FEDERAL INSURANCE ADMINISTRATION (CATAWBA COUNTY NORTH CAROLINA), FIRM PANEL NO. 3710374100J, EFFECTIVE DATE: 9/5/2007, THIS PROPERTY HAS BEEN DETERMINED TO LIE OUTSIDE OF A SPECIAL FLOOD HAZARD AREA.

LEGEND

- EXISTING IRON (TYPE NOTED)
- NEW IRON (TYPE NOTED)
- ⊗ PK NAIL
- ⊗ MAG NAIL
- ⊗ R/R SPIKE
- ⊗ CONCRETE MONUMENT
- ▲ STONE
- × COMPUTED POINT
- △ NAIL
- NGS/NGCS GRID MONUMENT
- ✈ UTILITY POLE
- ✈ LIGHT POLE
- DUKE POWER BOX
- ① TELEPHONE PEDESTAL
- ⑤ SANITARY SEWER MANHOLE
- ⑤ STORMDRAIN MANHOLE
- ⑤ WATERLINE MANHOLE
- Ⓜ WATER METER
- Ⓜ WATER VALVE
- Ⓜ SEWER CLEAN OUT
- Ⓜ GAS VALVE

- R/W
- OVERHEAD UTILITIES
- FENCE
- SANITARY SEWER
- WATER LINE
- LINES NOT SURVEYED
- ⊗ FIRE HYDRANT

WILLIAM LINEBERGER
DB 3438 PG 688
PB 8 PG 112

LOT 1
0.29 ACRES

LOT 2
0.26 ACRES

LOT 3
0.27 ACRES

JEAN CONNOR HEIRS
DB 3438 PG 688
4.78 AC REMAINING

**CITY OF CONOVER
RESOLUTION 32-26**

**A RESOLUTION TO APPOINT A COUNCIL MEMBER TO THE
PLANNING BOARD APPOINTMENT COMMITTEE**

WHEREAS, two members of the Conover City Council typically serve on the Planning Board Appointment Committee; and

WHEREAS, a Council Member position is currently vacant.

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

_____ as one of its representatives on the Planning Board Appointment Committee.

Adopted, this the 1st day of June, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk