



CONOVER

North Carolina

Conover City Council

Regular Meeting Minutes

Thursday, June 25, 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 Thursday, June 25, 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,

Attorney Arnita Dula, Human Resources Director

Madeleine Epley, Finance Director Kurt L. Beal,

Planning Director Erik Schlichting, Public Works

Director Terry R. Jones, Police Chief Robert Houston,

Deputy Fire Chief Jackie Lail, Police Major Jeff

Barkley

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

Motion was duly made by Council Member Fulbright, seconded by Council Member Green, to adopt the Thursday, June 25, 2026 Agenda.

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

V. APPROVAL OF CONSENT AGENDA

MINUTES FROM THE JUNE 25, 2026 CONOVER CITY COUNCIL REGULAR MEETING

Item 1: Proclamation: System Administrator Appreciation Day - July 31, 2026

Mayor Kyle J. Hayman presented Proclamation: System Administrator Appreciation Day - July 31, 2026.

(Proclamation: System Administrator Appreciation Day - July 31, 2026 contained in the exhibit file called 2026 Proclamations.)

Item 2: Ordinance 28-26: An Ordinance Declaring Speed Limits on a State-Maintained Roads

Mayor Kyle J. Hayman presented Ordinance 28-26: An Ordinance Declaring Speed Limits on a State-Maintained Roads.

(Ordinance 28-26: An Ordinance Declaring Speed Limits on a State-Maintained Roads 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 Mayor Pro Tem / Council Member Canrobert and 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, Council Member Griffin
NOES:	None
ABSTAIN:	None

VI. BUSINESS AGENDA

Item 3: Comments from Visitors and Guests

Mayor Hayman opened the public comment period.

Brad Seese of 306 Mooreland Drive NE, Conover spoke about the Juneteenth event and Movie Night in the Park, stating both were a success. He thanked local businesses and the City of Conover for their partnership.

There being no further comments, Mayor Hayman closed the public comment period at 6:05 p.m.

Item 4: Rezoning Amendment R26-03 for the property located at 3790 Clubhouse Dr NE from Catawba County R-20 (Residential) to Conover R-20-CD (Residential-Conditional District)

- a. Public Hearing to Receive Public Comments**
- b. Ordinance 29-26: Zoning Ordinance Amendment**

Erik Schlichting, Planning Director presented Rezoning Amendment R26-03 for the property located at 3790 Clubhouse Dr NE from Catawba County R-20 (Residential) to Conover R-20-CD (Residential-Conditional District). The property is 1.165 acres. It is currently within the jurisdiction of Catawba County. This request is for the construction of a hotel as part of the golf course that will go along with the spa, pro shop, and clubhouse. Rock Barn is a premier tourist destination for the City of Conover. The golf course feels that adding this hotel will draw more people to Conover. Golf course is a use allowed in the zoning for this area.

Brad Ellinger, Vice President/General Manager of Rock Barn Golf Club spoke of the plans that were being brought before Council. Brian Roberts of Matthews Construction was also on site to answer questions. They spoke of adjustments that have been made to the project. This included decreasing the building footprint size and shifting the hotel further away from surrounding property owners, and decreasing the building size to three stories instead of four. The rooftop bar, top floor suites, and outdoor viewing have been eliminated. Updates to the plan were made due to feedback from surrounding property owners. Hotel guests would have access to the spa and golf. They would not have access to member amenities.

Item 4(a): Public Hearing to Receive Public Comments

At 6:26 p.m., Mayor Hayman opened the public hearing.

Colleen Whitmere of 4137 Ridge Dr NE, Conover spoke in favor of the boutique inn. She stated that this would not be a large scale commercial development but a boutique. It's been designed to enhance the amenities already associated with the community. Growth is most successful when it is thoughtful, measured, and beneficial to the residents. She felt this project would achieve these goals and be a positive addition for the community and Conover.

Craig Pento of 3628 Bermuda Dr, Conover spoke in favor of the rezoning so that this boutique hotel could be built. He stated that it was time to decide whether Rock Barn and Conover would go into the future or remain stagnant. Location was a concern of nearby property owners and it is a valid concern. The number one complaint is that they are not against the hotel, they are against the location. He felt it was not only the best location, it is the only location that this business model would work. The proposed location is within walking distance of the amenities. He spoke about his initial reluctance of getting a Sheetz near Rock Barn but now prices have come down for fuel. He asked Council to vote in favor of the Planning Board recommendation.

Pamela Kindall of 3765 Sarazen Ct NE, Conover stated that she was a long time resident of

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Rock Barn and is also a realtor. She felt this would have a lasting impact on Conover's visibility, economic vitality, and future growth. She then spoke of the owner's commitment to the residents and members, which has been at the center of every decision. Their vision has elevated Rock Barn into one of North Carolina's premier county club communities. During this time, she has had the privilege of marketing Rock Barn to potential homebuyers and this has given her insight into the many enhancements that have strengthened both the community's reputation and its long term appeal. The proposed boutique inn is a natural extension of the success they have experienced over the years. It is an investment that will further elevate the experience for residents, members and visitors. She felt the inn would strengthen property values and bolster the economic vitality of Conover. She did not believe that the inn would create traffic issues or disrupt the lives of the community. Traffic could potentially be reduced as guests will have a place to stay on site. Increased exposure will have a long term benefit to the club. She stated that she fully supported this proposal.

Keith Rapp of 3762 Club House Dr NE, Conover stated that his property is adjacent to the proposed hotel site. In the original proposal, part of his property was going to be annexed. He stated that he appreciated the opinions of his neighbors but a lot of them are not going to have a hotel built in their backyard. The golden rule is to treat others the way you want to be treated. Mr. Rapp then spoke of his history in the military. He spoke of the two different paths that he and the Rock Barn owner have followed. The owner was a good businessman and he felt that the hotel was a good idea. He recognized the owner's contributions to the community. He asked that those present recognize his (Mr. Rapp's) contributions in the service and to allow him to live out his retirement in peace. He felt that Rock Barn has numerous resources at its disposal to accomplish its goals without negatively impacting residents. He wants the hotel, but he did not want it directly adjacent to his property due to traffic concerns. He spoke of another location that would already have a parking area, would place the hotel by the amenities, and would not affect residents. He then spoke of his attempts to reach out to the owner and the notices that he had received from the City for the meetings. He stated that he did not have the resources to challenge the Rock Barn owner about this hotel, but he wanted to appeal to Council's common sense and fairness. He had already been told that this hotel was a done deal, but he asked those present if the situation was reversed, and he wanted to put a hotel in the Rock Barn owner's backyard, would it go through? He doubted it because of the Rock Barn owner's status in the community.

Tom Shea of 4171 Bob Jones Dr NE, Conover spoke in support of the hotel and about how the idea of additional lodging at Rock Barn came to be. He felt demographics in this area will support a hotel. He then spoke of all the ways that they support veterans.

Sandy Vandyke of 3744 Club House Dr, Conover stated that he was not at the meeting to ask Council to deny the building of the hotel in his backyard because apparently it is already a done thing according to the Council Members. He asked if the Council is handling it this way, why even have these meetings. He encouraged Council members to go out to Rock Barn, look at the location, and discuss the pros and cons of that location. He asked if they had met with owners to discuss this plan. This will greatly affect at least four residences. The decision would be much easier if the hotel would have been located in another area. He added that he hadn't heard a single person get up and say that they would love a hotel in their backyard. Any decision

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Council makes will have a long term impact on residents. People will have to live with this. It's time for the City of Conover to listen to its residents, not just look at tax dollars. He asked Council if they would like a hotel in their backyard.

Mary Ann Knox of 3802 West Nine Dr, Conover spoke in support of the boutique inn. When the proposal was first present to the Planning Board in February, members of the community raised concerns, particularly about the size and scope of the project. Those concerns were reasonable and deserved careful consideration. While original denial of the plans was disappointing, it gave the committee a chance to go back to the drawing board. The new plan was presented to the Planning Board in May and it received unanimous approval. She spoke of her initial concerns when a Walmart was proposed for this area but her initial concerns did not pan out. Change can feel uncomfortable, especially when it is close to home. If the community plans to grow and prosper, change is not only likely, it is necessary. Over the past twenty years Rock Barn has evolved. Vacant lots have become homes. Changes have altered views and landscapes but they have also strengthened the community and increased property values. The inn is part of a natural and thoughtful evolution of Rock Barn. Today Rock Barn is recognized as the premier country club in our region, contributing economic value, attracting visitors, and enhancing the quality of life for residents. The inn is an opportunity to continue the legacy. Standing still is not a strategy. Thoughtful growth is. She hoped that after all the updates, the Council feels comfortable in supporting it. There is no better location for the inn.

At 6:56 p.m., motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Fulbright, to close the public hearing to receive public comments.

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 4(b): Ordinance 29-26: Zoning Ordinance Amendment. Request for Conditional Zoning approval for the construction of a new hotel to serve Rock Barn Golf & Spa

Motion was duly made by Council Member Griffin, seconded by Mayor Pro Tem / Council Member Canrobert, to adopt Ordinance 29-26: Zoning Ordinance Amendment and move to approve zoning request R26-03 for the property at 3790 Club House Dr NE (1.165 acre portion of property Catawba County PIN 375303403608, 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* and 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

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in Conover and Catawba County.

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 29-26: Zoning Ordinance Amendment contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 5: Annexation Request by Rock Barn Properties, Inc. for a Portion of Property Identified by Catawba County GIS PIN# 3753-0340-3608 and Containing Approximately 1.165 +/- Acres (3790 Club House Dr NE)

- a. **Public Hearing to Receive Public Comments**
- b. **Ordinance 30-26: An Ordinance to Extend the Corporate Limits of the City of Conover NC**

Stephanie C. Watson, City Clerk / Assistant to the Manager presented an annexation request by Rock Barn Properties, Inc. for a portion of property identified by Catawba County GIS PIN# 3753-0340-3608 and containing approximately 1.165 +/- Acres (3790 Club House Dr NE). The City Clerk's office received the annexation petition on April 24th. During the May 4, 2026 Council Meeting, the petition was declared sufficient and Council called for a public hearing to take place during the Thursday, June 25th meeting in order to receive public comments on the proposed annexation. The notice for public hearing was properly advertised. This annexation request is in line with Rezoning Amendment R26-03. This is the proposed location for the inn. City services are available to this location.

Item 5(a): Public Hearing to Receive Public Comments

At 7:05 p.m. Mayor Hayman opened the public hearing to receive public comments. There were no comments from the public.

At 7:06 p.m., motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Members Fulbright, Green, and Griffin, 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

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ABSTAIN:	None
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Item 5(b): Ordinance 30-26: An Ordinance to Extend the Corporate Limits of the City of Conover NC

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to adopt Ordinance 30-26: An Ordinance to Extend the Corporate Limits of the City of Conover NC.

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

(Ordinance 30-26: 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 6: Construction of Pedestrian Railroad Crossing Portion of the Downtown Threadtrail Project

- a. **Certify Bid Tab**
- b. **Resolution 33-26: A Resolution Authorizing the City of Conover to Award Contract to Continue the Downtown Thread Trail Improvement Project and Authorizing the City Manager to Enter into an Agreement to Complete the Project and Approve any Necessary Change Orders**
- c. **Ordinance 31-26: Capital Project Ordinance Amendment — Parks and Recreation Improvements**
- d. **Ordinance 32-26: An Ordinance Amending the 2025-2026 Budget Ordinance**

Kurt L. Beal, Finance Director presented part two of two of the construction of Pedestrian Railroad Crossing Portion of the Downtown Threadtrail Project. This project would connect the Southwest neighborhood to the downtown. The project would be to cross the railroad and extend the sidewalk along the front of Lee Industries. The lowest responsive, responsible bidder was Revels Construction In with a base bid of \$199,246.78. The bid came in higher than the remaining grant funds (approximately \$83,000), so an additional \$175,000 of funds is needed.

Item 6(a): Certify Bid Tab

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council

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Member Green, to approve the Certify Bid Tab.

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

(A copy of the certified bid tab is hereby incorporated by reference and made a part of these minutes.)

Item 6(b): Resolution 33-26: A Resolution Authorizing the City of Conover to Award Contract to Continue the Downtown Thread Trail Improvement Project and Authorizing the City Manager to Enter into an Agreement to Complete the Project and Approve any Necessary Change Orders

Resolution 33-36 would award the bid to Revels Construction Inc and designate City Manager Tom Hart as the authorized officials to execute the agreement.

Motion was duly made by Council Member Green, seconded by Council Member Powell, to adopt Resolution 33-26: A Resolution Authorizing the City of Conover to Award Contract to Continue the Downtown Thread Trail Improvement Project and Authorizing the City Manager to Enter into an Agreement to Complete the Project and Approve any Necessary Change Orders.

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 33-26: A Resolution Authorizing the City of Conover to Award Contract to Continue the Downtown Thread Trail Improvement Project and Authorizing the City Manager to Enter into an Agreement to Complete the Project and Approve any Necessary Change Orders contained in exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 6(c): Ordinance 31-26: Capital Project Ordinance Amendment — Parks and Recreation Improvements

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to adopt Ordinance 31-26: Capital Project Ordinance Amendment — Parks and Recreation Improvements.

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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 31-26: Capital Project Ordinance Amendment — Parks and Recreation Improvements contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 6(d): Ordinance 32-26: An Ordinance Amending the 2025-2026 Budget Ordinance

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Green, to adopt Ordinance 32-26: 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 32-26: An Ordinance Amending the 2025-2026 Budget Ordinance contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 7: Committee Reports

Members of Council gave their committee reports.

Item 8: City Manager's Report

Upcoming Holidays: City Hall will be closed on Friday, July 3rd. Collections will occur on Monday, July 6, 2026

UPCOMING EVENTS FOR THIS MONTH:

- **July 3:** Closed for Holiday
- **July 11:** Conover Community Partners: Lyle Creek Cleanup, Herman Sipe Bridge (More details to come at a later time)

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- **July 15**: Annual EDC Meeting at 4:00 p.m. at the Hickory Metro Conventions Center Center. Registration is now open.

UPCOMING EVENTS FOR NEXT MONTH:

- **August 3**: City Council Meeting at 6:00 p.m.
- **August 6**: Employee Appreciation Event at Crawdads Stadium at 7:00 p.m. (Registration opens in July)
- **August 20**: Old Soldiers Reunion Parade at 6:30 p.m. (More information provided at a later date)
- **August 22**: Conover Community Partners: Conover Cruz'n for a Cause at Conover Park from 10:00 a.m. until 3:00 p.m. This event will be followed by Movies in the Park at 8:00 p.m.

PROJECTS REPORT: City Manager Hart gave a brief update on all ongoing City Projects.

Item 9: Closed Session: Per N.C.G.S. 143-318.11(5), to Instruct the Public Body's Staff or Negotiating Agents Concerning the Position to be Taken on Behalf of the Public Body in Negotiating the Acquisition of Real Property

At 7:30 p.m., motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Fulbright, to enter Closed Session per N.C.G.S. 143-318.11(5), to instruct the public body's staff or negotiating agents concerning the position to be taken on behalf of the public body in negotiating the acquisition of real property.

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

Motion was duly made by Council Member Fulbright, seconded by Council Member Powell, to adjourn the closed session at 7:48 p.m. and return to the regular meeting.

AYES:	None
NOES:	None
ABSTAIN:	None

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:49 p.m.

MINUTES FROM THE JUNE 25, 2026 CONOVER CITY COUNCIL REGULAR MEETING

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

**CITY OF CONOVER
ORDINANCE 28-26**

**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>
US 70	From a point 0.089 mi. west of SR 1604 (8 th Ave SW), eastward to the corporate limit of Conover, a point 0.125 mi. west of SR 1929 (Heart Dr.) (Concurring State Ordinance Number: 1068323)
SR 1709	7 th Avenue N.E. (SR 1709) from SR 1751 to the eastern corporate limit, approximately 0.24 mile north of SR 1751 (Concurring State Ordinance Number: 1007134)
SR 1709	From the eastern corporate limit of Conover, a point 0.46 mile north of SR 1751, northward to the eastern corporate limit of Conover, a point 0.35 mile south of SR 1783 (Concurring State Ordinance Number: 1007140)

Section 2: That the State speed limit of 45 miles per hour on the following is hereby enacted:

<u>Route</u>	<u>Description</u>
US 70	(Conover Boulevard West) between NC 16 and a point 0.125 mile west of SR 1929 (Concurring State Ordinance Number: 1089640)
US 70	(Conover Boulevard West) between a point 0.089 mile west of SR 1604 to SR 1709 (Concurring State Ordinance Number: 1089639)

Section 3: That the City Clerk is authorized to submit the Certification of Municipal Declaration To Repeal / Enact Speed Limits and Request for Concurrence for the routes stated within Section 1 and Section 2 of this Ordinance as is required by the NCDOT.

Section 4: All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 5: 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.

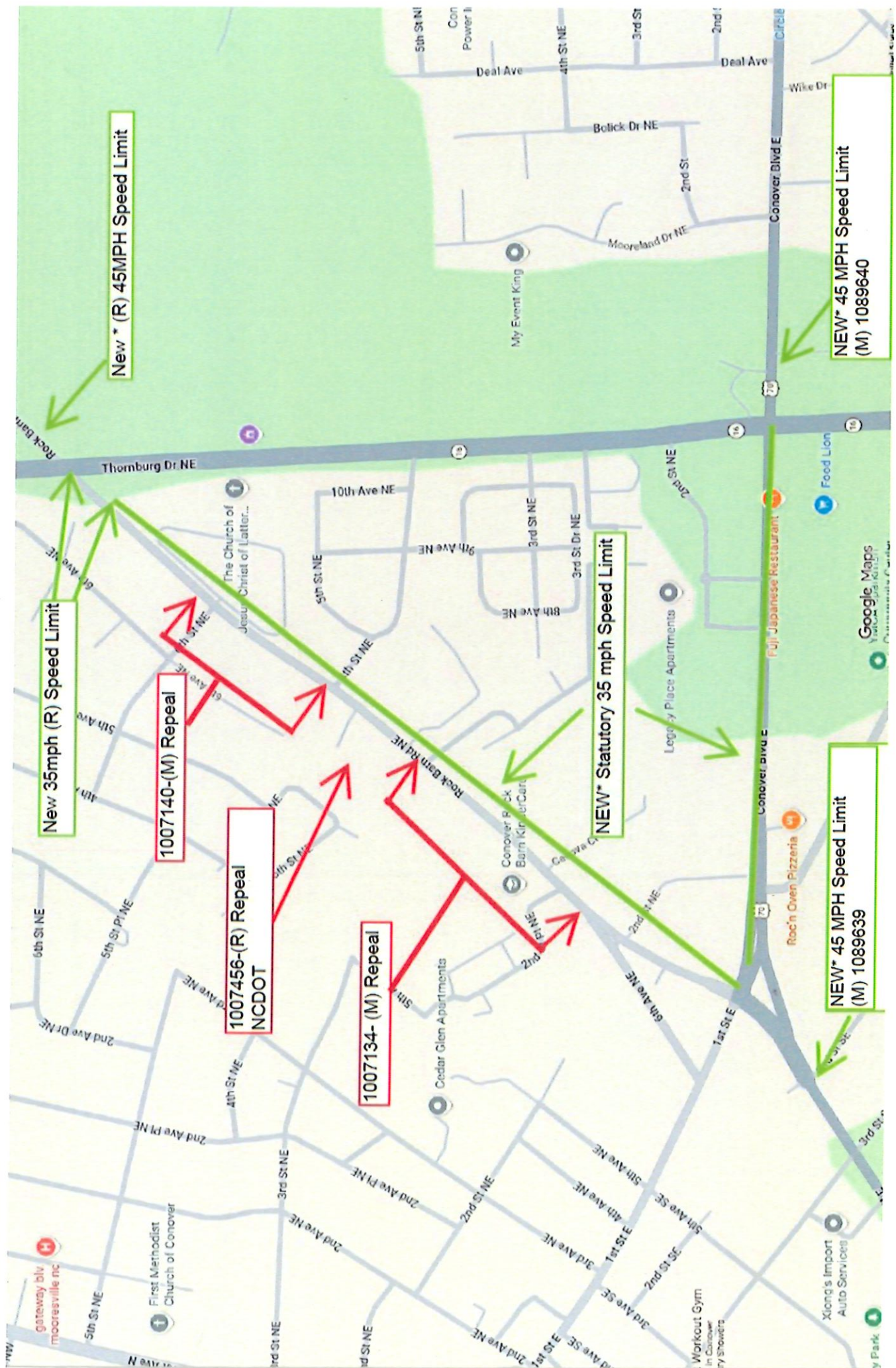
Section 6: Copies of this ordinance shall be furnished to the North Carolina Department of Transportation along with the Certification of Municipal Declaration to Repeal Speed Limits and Request for Concurrence.

This the 25th day of June, 2026.

Kyle J. Hayman, Mayor

ATTEST:

Stephanie C. Watson, City Clerk



New * (R) 45MPH Speed Limit

NEW* 45 MPH Speed Limit
(M) 1089640

New 35mph (R) Speed Limit

1007140-(M) Repeal

1007456-(R) Repeal
NCDOT

1007134- (M) Repeal

NEW* Statutory 35 mph Speed Limit

NEW* 45 MPH Speed Limit
(M) 1089639

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	
Municipality	CONOVER	Ordinance Number	1068323	Effective Date	11/21/2014
				Repealed Date	
Route	US 70	Car Speed Limit	45	Truck Speed Limit	45
Construction Project Number		Begin Milepost	9.907	End Milepost	13.83
Intersecting Route / Begin Reference Feature	SR 1604	End Reference Feature	SR 1929	Approval Status	A
Justification				Repeal Status	D

Description From a point 0.089 mi. west of SR 1604 (8th Ave. SW), eastward to the corporate limit of Conover, a point 0.125 mi. west of SR 1929 (Heart Dr.).

Long Description

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

Concurring State Ordinance Number: 1068323

Division: 12 **County:** CATAWBA

Municipality CONOVER

Type: Municipal Speed Zones

Road: US 70

Car: 45 MPH

Truck: 45 MPH

Description: From a point 0.089 mi. west of SR 1604 (8th Ave. SW), eastward to the corporate limit of Conover, a point 0.125 mi. west of SR 1929 (Heart Dr.).

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 TEAS Ordinance Report

~~Repeal~~

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	170200030				
Municipality	CONOVER	Ordinance Number	1007134	Repeal	Effective Date	6/1/1975	Repealed Date		
Route	SR 1709	Car Speed Limit	45	Truck Speed Limit	45	Approval Status	A	Repeal Status	D
Construction Project Number		Begin Milepost	6.123			End Milepost	5.883		
Intersecting Route / Begin Reference Feature	SR 1751	End Reference Feature	SR 1751						
Justification									

Description 7th Avenue N.E. (SR 1709) from SR 1751 to the eastern corporate limit, approximately 0.24 mile north of SR 1751.

Long Description

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

Concurring State Ordinance Number: 1007134

Division: 12 **County:** CATAWBA

Municipality CONOVER

Type: Municipal Speed Zones

Road: SR 1709

Car: 45 MPH

Truck: 45 MPH

Description: 7th Avenue N.E. (SR 1709) from SR 1751 to the eastern corporate limit, approximately 0.24 mile north of SR 1751.

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

Repeal *

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	170200036				
Municipality	CONOVER	Ordinance Number	1007140	Effective Date	2/1/1985	Repealed Date			
		Car Speed Limit	45	Truck Speed Limit	45	Approval Status	A	Repeal Status	D
Route	SR 1709	Begin Milepost	5.663	End Milepost	5.488				
Construction Project Number									
Intersecting Route / Begin Reference Feature	SR 1751	End Reference Feature	SR 1783						
Justification									

SR 1751 NE

Hunsucker Dr NE

Description From the eastern corporate limit of Conover, a point 0.46 mile north of SR 1751, northward to the eastern corporate limit of Conover, a point 0.35 mile south of SR 1783.

Long Description

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

Concurring State Ordinance Number: 1007140

Division: 12 **County:** CATAWBA

Municipality CONOVER

Type: Municipal Speed Zones

Road: SR 1709

Car: 45 MPH

Truck: 45 MPH

Description: From the eastern corporate limit of Conover, a point 0.46 mile north of SR 1751, northward to the eastern corporate limit of Conover, a point 0.35 mile south of SR 1783.

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			
Municipality	CONOVER	Ordinance Number	1089640	<i>New</i>		Effective Date	Repealed Date
Route	US 70	Car Speed Limit	45	Truck Speed Limit	45	Approval Status	Repeal Status
Construction Project Number		Begin Milepost	11.269	End Milepost	13.83		
Intersecting Route / Begin Reference Feature	SR 1709	End Reference Feature	SR 1929				
Justification							

Description (Conover Boulevard West) between NC 16 and a point 0.125 mile west of SR 1929.

Long Description

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

Concurring State Ordinance Number: 1089640

Division: 12 **County:** CATAWBA

Municipality CONOVER

Type: Municipal Speed Zones

Road: US 70

Car: 45 MPH

Truck: 45 MPH

Description: (Conover Boulevard West) between NC 16 to a point 0.125 mile west of SR 1929.

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 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		Repealed Date	
Municipality	CONOVER	Ordinance Number	1089639	# New	Effective Date		
Route	US 70	Car Speed Limit	45	Truck Speed Limit	45	Approval Status	D
Construction Project Number		Begin Milepost	9.907	End Milepost	11.269	Repeal Status	D
Intersecting Route / Begin Reference Feature	SR 1604	End Reference Feature	SR 1709				
Justification							

Description (Conover Boulevard West) between a point 0.089 mile west of SR 1604 to SR 1709.

Long Description

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

Concurring State Ordinance Number: 1089639

Division: 12 **County:** CATAWBA

Municipality CONOVER

Type: Municipal Speed Zones

Road: US 70

Car: 45 MPH

Truck: 45 MPH

Description: (Conover Boulevard West) between a point 0.089 mile west of SR 1604 to SR 1709.

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 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 29-26
ZONING ORDINANCE AMENDMENT

WHEREAS, Rock Barn Properties, the owner, submitted rezoning request R26-03 to the City of Conover on April 1st, 2026 to rezone a parcel, Catawba County PIN 375303403608 (3790 Club House Dr NE), 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 June 25th, 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.

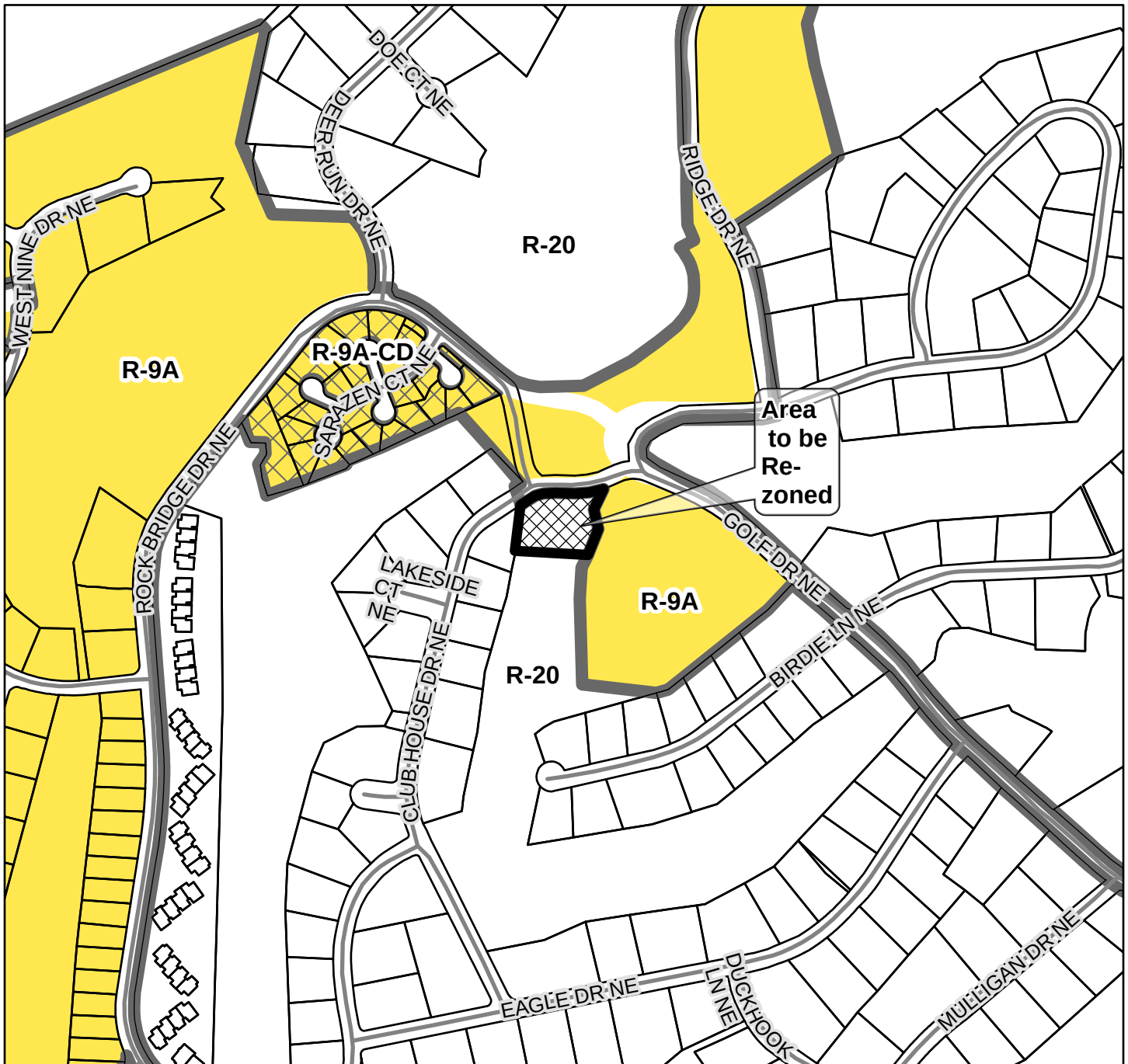
Section 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

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

Adopted this 25th day of June, 2026.

Kyle J. Hayman., Mayor

Stephanie Watson, City Clerk



REZONING R26-03

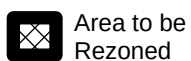
ROCK BARN PROPERTIES INC. - PROPERTY

Being all of PIN: 375303403608

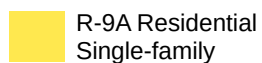
Consisting of: 1.165 +/- Acres

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



0 250 500 1,000
Feet

1:6,000

From: [Kevin Hunt](#)
To: [Kyle Hayman](#); [Stephanie Watson](#)
Cc: [Tom Hart](#); [Mark Canrobert](#); [Joie Fullbright](#); [Brenda Powell](#); [Jim Green](#); [Todd Griffin](#)
Subject: [EXTERNAL] Public Comment Regarding Rock Barn Hotel Project
Date: Monday, June 22, 2026 9:49:51 AM

CAUTION: Don't be quick to click! We're all counting on you! This email is from an external sender! **Don't click on links or open attachments** from unknown sources. If you know this is spam delete the message. If you believe this message is a phish attack, report to IT immediately! If you are unsure what to do, contact the IT Dept and we'll be happy to help you figure it out BEFORE it's too late!

Mayor Hayman, Members of City Council, City Manager Hart, and Ms. Watson -

I am unable to attend tomorrow night's City Council meeting in person, but I respectfully ask that this message be distributed to the Mayor and members of City Council and included as part of the public comment record regarding the proposed hotel project at Rock Barn.

First, I want to thank the Mayor, City Council, City staff, and everyone involved for the time, preparation, and service that goes into considering a matter like this. Projects located near existing homes require careful balancing of neighborhood concerns, property rights, responsible growth, and long-term community value. I recognize that this is not a simple issue, and I appreciate the seriousness with which it is being considered.

By way of context, I serve as President of the largest of the seven Property Owners Associations within the Rock Barn community. Specific to this matter, our POA includes the homes closest to the proposed site. However, I want to be very clear that I am not speaking on behalf of the POA Board. As the community has become aware of this project over the past couple of years, our POA Board has discussed it a number of times. The Board made the decision not to take a formal position because the property is not POA-owned, and because opinions among residents vary widely. There is not a single consensus position that the Board could fairly represent. I am happy to answer any factual questions that City Council may have related to the POA Board or the surrounding community, but the comments I am offering here should be noted as my personal comments as a resident, homeowner, and active member of the community — not as an official position of the Property Owners Association.

I also want to acknowledge that some residents will be more directly impacted than others. Concerns about views, lighting, noise, traffic, screening, and change are understandable and should be heard. At the same time, responsible growth cannot be evaluated only by whether a project changes the current condition. Conover's broader public vision includes quality of life, economic vitality, civic engagement, and responsible long-term development. I believe this project should be evaluated in that broader context.

The City has approved a number of projects over the past several years that also involved proximity, transition, and community-impact considerations. Sheetz at 1505 Rock Barn Road represents a more

intense commercial use than what is proposed here, including 24-hour operation, truck activity, lighting, traffic, and a broader activity footprint than a boutique inn. The Mooreland Drive duplexes placed residential development directly along a commercial corridor and across from active businesses. The Microsoft Data Center represents a major project with construction disruption, infrastructure work, traffic impacts, and broader community inconvenience.

These projects are not identical, but they do show that proximity and transition issues are a normal part of responsible city planning. The question is not simply whether a project creates change. The question is whether the impacts can be reasonably managed through design, buffering, screening, responsible operation, and appropriate conditions.

Rock Barn also has a direct local precedent in the Spa, which I believe is the best comparison. The Spa is a substantial hospitality and commercial amenity in the same general area. It was built in a relatively recent comparable timeframe and has operated for years without creating a meaningful adverse long-term impact to nearby residents. In fact, it has become an asset to the club and to the broader community.

That matters because this is not theoretical. The Spa gives City Council a real-world example, within the same community and same general area, of Rock Barn developing and operating a substantial hospitality amenity without creating a meaningful adverse impact on nearby residents.

Rock Barn is also a significant employer and economic contributor associated with the City of Conover. Based on information that has been shared or understood within the community, Rock Barn already employs more than 220 people, likely placing it among the larger non-government and non-healthcare employers in the city. This project could add another 10 to 20 jobs. It also represents a multi-million-dollar investment, with a local firm being utilized as the general contractor. That means a meaningful portion of the investment may recirculate locally through labor, subcontractors, vendors, materials, services, and ongoing operations.

The project should also be viewed through the broader value that Rock Barn brings to the surrounding community. A stronger high-end lodging option can support weddings, tournaments, spa visits, golf events, business retreats, visiting families, and other local spending. That helps strengthen Conover's hospitality offering.

More importantly, amenities like this help sustain the broader Rock Barn ecosystem — the club, golf courses, Spa, events, dining, grounds, employment, and continued reinvestment in the property. Rock Barn leadership has shared how meaningful Spa income is to the overall operation, and this project appears to follow a similar logic. A healthy and reinvesting Rock Barn creates value well beyond the club itself — for the Rock Barn neighborhood, nearby residents, and the broader Conover community.

The inverse is also true. If Rock Barn were to lose momentum, reduce amenities, or decline as a destination property, that would have a real negative impact on current and future homeowners

whose property values, neighborhood appeal, and quality of life are tied to the club's long-term health. While the concerns of the closest residents absolutely deserve to be heard, I believe the broader community impact also has to be weighed.

In my opinion, this project aligns with Conover's broader goals around quality of life, economic vitality, and quality, safe, sustainable development. This is not an isolated commercial intrusion into a residential area. It is a boutique hospitality project connected to an existing community asset.

I also believe Rock Barn has shown stewardship and a willingness to listen. The project has already been reduced materially from the original concept, including more than a 20% reduction in revenue-producing units. That represents real compromise and suggests that the Club is trying to balance business needs with neighborhood concerns.

Reasonable people can disagree, and I respect the concerns of nearby residents. But I believe City Council's role is to evaluate whether the proposed use is appropriate, whether the impacts can be reasonably managed, whether the applicant is responsible, and whether the project creates long-term value for the community.

In my opinion, it does.

For those reasons, I personally support the project and respectfully ask City Council to approve it. Thank you again for your time, service, and thoughtful consideration.

Respectfully,

Kevin Hunt

Rock Barn Resident and Homeowner

Speaking personally and not on behalf of the POA Board

**CITY OF CONOVER
ORDINANCE 30-26**

**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 25th 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 25th 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 3753-0340-3608 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 25th 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 25th day of June, 2026.

Kyle J. Hayman
Mayor

APPROVED AS TO FORM:

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

Susan Matthews
City Attorney

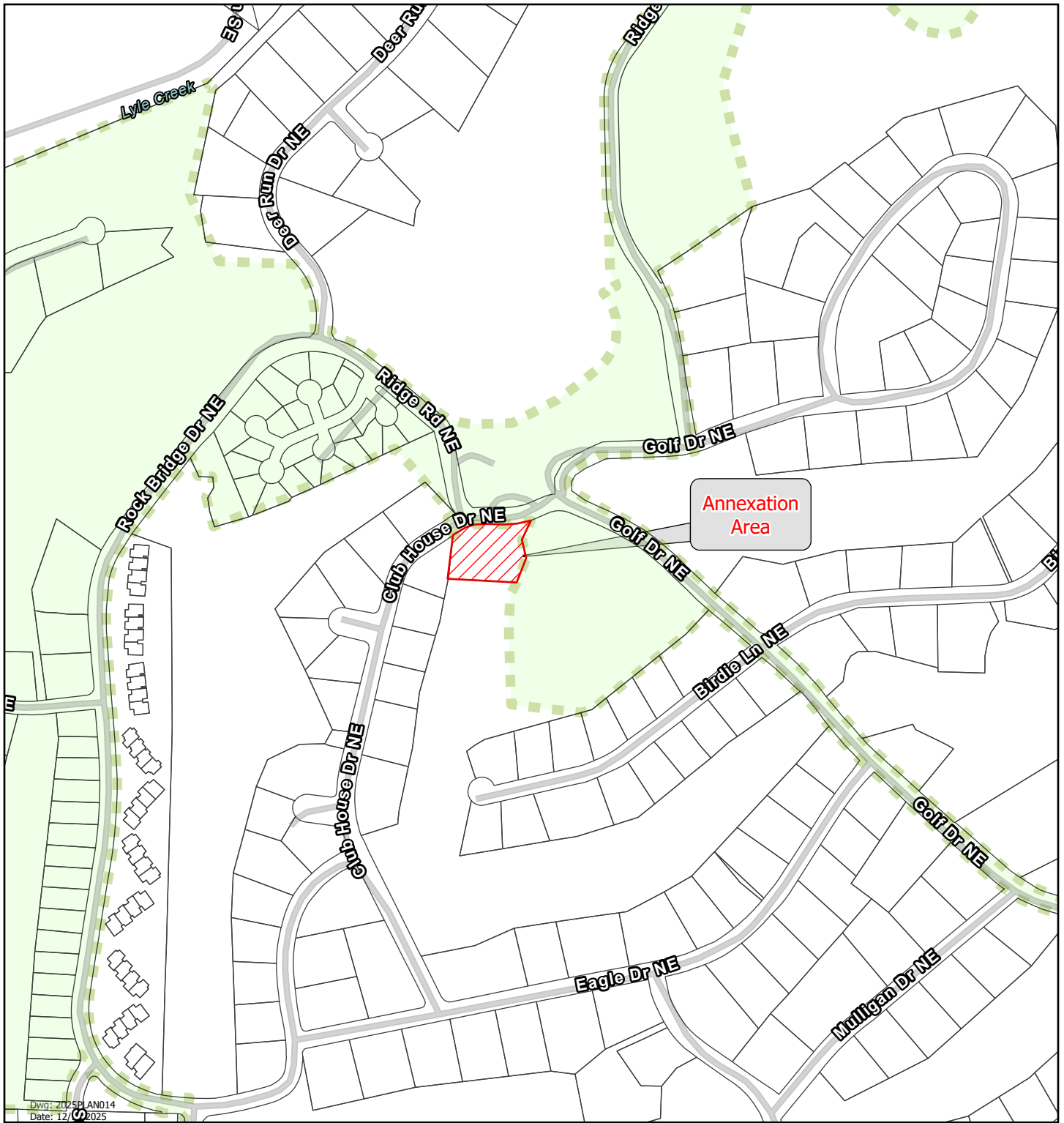
NORTH CAROLINA
Catawba County

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 _____, _____.

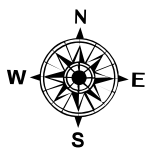
Notary Public - Catawba County

My commission expires: _____.



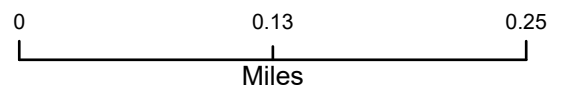
Legend

-  Annexation Area
-  Conover City Limits
-  Parcels



Annexation

Annexation Petition for the Property
located along Club House Dr NE.
Identified by Catawba County GIS Parcel
Identification Number: 375303403608
Being Approximately 1.165 acres +/-



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:

Jun. 11, 2026

NOTICE ID: 6faPANYQRB33v1z34ziH

PUBLISHER ID: COL-NC-300910

NOTICE NAME: Public Notice Annexat for Rock Barn *3608

Publication Fee: \$203.30

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Broward



SHERI SMITH
Notary Public - State of Florida
Commission # HH804448
Expires on May 31, 2030

Subscribed in my presence and sworn to before me on this: 06/15/2026

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 for a public hearing at 6:00 p.m. on Thursday, June 25, 2026 to take place in the Council Chambers of Conover City Hall located at 101 1st St E, Conover, NC on a question of annexing the following described territory requested by petition filed pursuant to G.S. 160A-31.

The area proposed for annexation can be identified by Catawba County GIS Parcel Identification Number 3753-0340-3608 and more particularly 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 4th day of May, 2026.

Stephanie C. Watson MMC, CMC, NCCMC
Conover City Clerk
Publication Dates: June 11, 2026. COL-NC-300910

BID RESULTS

DOWNTOWN THREAD TRAIL NORFOLK SOUTHERN RAILROAD CROSSING CITY OF CONOVER, NORTH CAROLINA

June 23, 2026, 10:00 am local time
Conover City Hall Council Chambers, 101 1st Street East, Conover, NC 28613

BIDDER	Lump Sum Base Bid
Revels Construction Inc.	\$199,245.78
DDI of Hickory, L.L.C.	\$206,277.63
Armen Construction, LLC	\$597,025.00
Eagle Wood, Inc.	\$419,000.00

This is to certify that the bids tabulated herein were accompanied by a 5% bid bond or certified check and publicly opened and read aloud at 10:00 am local time on the 23rd day of June, 2026 in the Conover City Hall Council Chambers, 101 1st Street East, Conover, NC 28613

KURTIS DURRANT, PLA



1240 19th Street Lane NW
Hickory, NC 28601
License No. C-0459



**CITY OF CONOVER
RESOLUTION 33-26**

**A RESOLUTION AUTHORIZING CITY OF CONOVER TO AWARD CONTRACT TO
CONTINUE THE DOWNTOWN THREAD TRAIL IMPROVEMENT PROJECT AND
AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO
COMPLETE THE PROJECT AND APPROVE ANY NECESSARY CHANGE ORDERS**

WHEREAS, on May 26, 2026, the City of Conover requested bids, pursuant to duly advertised notice therefore, for construction of a pedestrian railroad crossing and sidewalk as part of the City's Downtown Thread Trail Pedestrian Project: and

WHEREAS, during the bid opening held on June 11, 2026, zero (0) bids were received, and in accordance with N.C.G.S. the project was re-advertised, a second bid opening held on June 23, 2026, and four (4) bids were received; and

WHEREAS, of the four (4) bids received, Revels Construction Inc. was the lowest responsible, responsive bidder with a lump sum base bid of \$199,245.78.

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

1. The Certified Bid Tabulation from June 23rd bid opening for construction described above shall be approved.
2. The bid shall be awarded to Revels Construction Inc. as the lowest responsible, responsive bidder.
3. The City Manager, being the **Authorized Official**, and successors so titled, is hereby authorized to execute an agreement(s) 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 25th day of June, 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 25th day of June, 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 25th day of June, 2026.

Stephanie C. Watson, City Clerk

CITY OF CONOVER ORDINANCE 31-26

CAPITAL PROJECT ORDINANCE AMENDMENT PARKS AND PEDESTRIAN IMPROVEMENTS

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, Parks and Pedestrian Improvements Capital Project Ordinance 38-23 adopted on December 4, 2023, amended by Ordinance 43-24 on November 4, 2024, is hereby amended as follows:

REVENUES

Account	Description	Project Budget	Amendment	Amended Budget
420-3490-0100	Rural Transformation Grant (RTG)	\$ 640,000	\$ -	\$ 640,000
420-3490-0200	Rural Downtown Econ Dev Grant (RDED)	254,997		254,997
420-3490-0300	Accessible Parks Grant (AP)	500,000		500,000
420-3490-0400	Arts Grant	10,000		10,000
420-3970-9167	Transfer from General Capital Projects	150,000		150,000
420-3970-9110	Transfer from General Fund	25,125	175,000	200,125
Total Revenues		\$ 1,580,122	\$ 175,000	\$ 1,755,122

EXPENDITURES

Account	Description	Project Budget	Amendment	Amended Budget
420-6400-0401	Professional Services - RTG	\$ 175,300	\$ -	\$ 175,300
420-6400-7201	Construction - RTG	464,700		464,700
420-6400-7202	Construction - RDED	267,747		267,747
420-6400-7203	Construction - AP	625,125		625,125
420-6400-7200	Construction - General	47,250	175,000	222,250
Total Expenditures		\$ 1,580,122	\$ 175,000	\$ 1,755,122

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 25th day of June, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk



CITY OF CONOVER

ORDINANCE 32-26

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
100-6600-9142		Transfer to Parks and Pedestrian Improvement CPO	175,000	
Total			\$175,000	

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

Account		Description	Decrease/ Debit	Increase/ Credit
100-3990-0000		General Fund Balance Appropriation		175,000
Total				\$175,000

This will result in a net increase of \$175,000 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 25th day of June, 2026.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk



