



CONOVER

North Carolina

Conover City Council Regular Meeting
Conover City Hall Council Chambers
101 1st Street E, Conover
Monday, December 4, 2023 at 6:00 PM

- I. CALL TO ORDER** Mayor Kyle J. Hayman
- II. INVOCATION** Rev. Michael Geml, Concordia Lutheran Church
- III. PLEDGE OF ALLEGIANCE** Mayor Kyle J. Hayman
- IV. APPROVAL OF AGENDA**

V. APPROVAL OF CONSENT AGENDA

All items below are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a council member so requests. In which event, the item will be removed from the Consent Agenda and considered under the Business Agenda section.

Item 1: Approval of Minutes

November 6, 2023 Regular Meeting Minutes

Presented By: Kyle J. Hayman, Mayor

Item 2: Ordinance 33-23: An Ordinance Amending the 2023-2024 Budget Ordinance

A new contract for webpage services with Civic Plus.

Presented By: Kyle J. Hayman, Mayor

VI. BUSINESS AGENDA

Item 3: Comments from Visitors and Guests

Presented By: Kyle J. Hayman, Mayor

Item 4: Presentation of Name Plate for Wooden Model of an Amtrak Train Engine for Conover Station

Presented By: Kyle J. Hayman, Mayor

Item 5: Public Hearing: To Receive Public Comments on the Close Out of the Scattered Site Housing Grant

Presented By: Laurie Powell, Community & Economic Development
Administrator, WPCOG
Kurt L. Beal, Finance Director

Item 6: Ordinance 34-23: Amendment #1 - City of Conover Project Budget Ordinance for the CDBG Scattered Site Housing Grant

Presented By: Laurie Powell, Community & Economic Development
Administrator, WPCOG
Kurt L. Beal, Finance Director

Item 7: Public Hearing: Annexation Request by Jerry W. Isenhour for a Portion of Property Identified by Catawba County GIS PIN# 3752-0915-8934 and Containing Approximately 18.62 +/- Acres

Presented By: Erik Schlichting, Planning Director
Stephanie Watson, City Clerk

Item 8: Ordinance 35-23: An Ordinance to Extend the Corporate Limits of the City of Conover for a Portion of Property Identified by Catawba County GIS PIN# 3752-0915-8934 and Containing Approximately 18.62 +/- Acres

Presented By: Erik Schlichting, Planning Director
Stephanie Watson, City Clerk

Item 9: Public Hearing: To Consider the Rezoning for a 18.62 +/- Acre Tract Located Along Rock Barn Road, Identified as Catawba County PIN 3752-0915-8934 from R-20 (Residential) to B-2 (Highway Business) (Rezoning Application: R23-10)

Presented By: Erik Schlichting, Planning Director

Item 10: Ordinance 36-23: Zoning Ordinance Amendment (R23-10)
(Rezoning Application: R23-10)

Presented By: Erik Schlichting, Planning Director

Item 11: Public Hearing: To Consider the Rezoning for a 1.011 +/- Acre Tract Located Along Northern Drive NW, Identified as Catawba County PIN 3742-0647-9539 from CC (Corridor Commercial) and NC (Neighborhood Center) to CC (Corridor Commercial) - (Rezoning Application: R23-11)

Presented By: Erik Schlichting, Planning Director

Item 12: Ordinance 37-23: Zoning Ordinance Amendment (R23-11)
(Rezoning Application: R 23-11 Tri-City Baptist Church Property)

Presented By: Erik Schlichting, Planning Director

Item 13: Tri-City Baptist Church Preliminary Subdivision Plat

Presented By: Erik Schlichting, Planning Director

Item 14: Ordinance 38-23: Grant Ordinance Downtown Rural Transformation Grant

This Ordinance establishes a Grant Project Ordinance Fund for the NC Commerce Rural Transformation Grant.

Presented By: Kurt L. Beal, Finance Director

Item 15: Resolution 32-23: A Resolution Amending the City of Conover Personnel Policy Adopted January 5, 1998

Presented By: Madeleine Epley, Human Resources
Tom Hart, City Manager

Item 16: Tax Collector's Report on Releases and Refunds

Presented By: Kurt L. Beal, Finance Director

Item 17: Presentation of Fiscal Year Ended June 30, 2023 Audit Report

Presented By: Alan Thompson, CPA with TPSA

Item 18: Recess Meeting (10 Minutes)

Presented By: Kyle J. Hayman, Mayor

VII. ORGANIZATIONAL MEETING AGENDA

Item 19: Call to Order

Presented By: Kyle J. Hayman, Mayor

Item 20: Oaths of Office: Bruce Eckard, Joie Fulbright, and Jim Green

Presented By: Kyle J. Hayman, Mayor
Stephanie C. Watson, City Clerk

Item 21: Acceptance of Abstract Votes of the Municipal Election Held on Tuesday, November 7, 2023, as Certified by the Catawba County Board of Elections and the State Board of Elections

Presented By: Kyle J. Hayman, Mayor

Item 22: Appointment and Oath of Office of Mayor Pro Tem

Presented By: Kyle J. Hayman, Mayor
Stephanie Watson, City Clerk

Item 23: Resolution 33-23: Designation of Western Piedmont Council of Government Policy Board Alternate

Presented By: Kyle J. Hayman, Mayor

Item 24: Re-Appointment of City Attorney

Presented By: Kyle J. Hayman, Mayor

Item 25: Re-Appointment of City Engineer

Presented By: Kyle J. Hayman, Mayor

Item 26: Committee Reports

Presented By: Kyle J. Hayman, Mayor

Item 27: City Manager's Report

Presented By: Tom Hart, City Manager

Item 28: Closed Session: Per General Statutes 143-318(a)(1) to Prevent the Disclosure of Information that is Privileged or Confidential and 143-318.11(a)(3) to Consult with the City Attorney in Order to Preserve the Attorney-Client Privilege Between the Attorney and the Public Body

Presented By: Kyle J. Hayman, Mayor

VIII. CONTINUE MEETING

Continue the Monday, December 4, 2023 Meeting until Wednesday, December 6, 2023 at 3:15 p.m. to take place at 5555 Concord Parkway South, Concord, NC.

The City of Conover holds all public meetings in accessible rooms. Special requests for accommodations should be submitted by individuals at least 48 business hours prior to the scheduled meeting time.

This institution is an equal opportunity provider and employer.