

March 21, 2016, MB#53
Special Joint Meeting with Hickory City Council
AMENDED

Catawba County Board of Commissioners
Special Joint Meeting with Hickory City Council, March 21, 2016, 5:00 p.m.

The Catawba County Board of Commissioners met in Special Session with Hickory City Council on Monday, March 21, 2016, at 5:00 p.m., in the Sipe Board Room of Catawba Valley Community College, 2550 US-70, Hickory, Newton, North Carolina.

Present were Chair Randy Isenhower, Vice-Chair Barbara G. Beatty and Commissioners Katherine W. Barnes, Sherry E. Butler and Dan A. Hunsucker.

Present were Hickory Council Members Brad Lail, Vernon Tarlton, Danny Seaver, Hank Guess, David Zagaroli and Jill Patton, City Manager Mick Berry and City Attorney John Crone. Mayor Rudy Wright joined the meeting at 5:18 p.m.

Also present were County Manager J. Thomas Lundy, Assistant County Managers Dewey Harris and Mary Furtado, County Attorney Debra Bechtel, Economic Development President Scott Millar and County Clerk Barbara Morris.

1. Chair Randy Isenhower called the meeting to order at 5:00 p.m. for the Board of Commissioners, noting a quorum was present.
2. Mayor Pro-Tem Brad Lail called the meeting to order at 5:00 p.m. for the City Council, noting a quorum was present but Mayor Wright was absent.
3. Economic Development Corporation President Scott Millar presented a request for the Board and Council to consider the 50/50 sharing of costs totaling \$1,094,770, or \$547,385 per entity, for the development of entrances, berms, landscaping, and other features of Park 1764.

Catawba County and the City of Hickory have been jointly developing an approximate 170 acre business park on Startown Road for potential users of an upper scale, high-tech manufacturing/technology park. This proposal requests funding for the development of entrances, berms, landscaping, and other features which will help position the property as an upper-end park in order to help set the stage for the right users at a more developed pricing position.

Park 1764 has been positioned as an up-scale opportunity for select lighter manufacturing users and office/high-tech opportunities. Neighboring properties to the south belonging to Sarstedt have been nicely landscaped and have protective berms. Until this point, no expenditures have been made except to secure options to purchase the land.

Expenditures suggested within this request will:

- develop a signature entrance along Startown Road as envisioned during the initial planning and rezoning discussion
- relocate the entrance southward to facilitate the entry between the two tallest silos
- build landscaped berms, fencing, and signage at the entrance
- construct the protective landscaping and berms northward along Startown Road as well as on the Robinwood Road side of the property
- Sewer line extension

This plan does not demolish any existing housing or barns on the site. Earlier versions of this plan included proposed costs for an accel/decal lane on Startown Road (\$396,700) and a regional stormwater detention feature (\$365,950) which have been removed from the initial request. It is now felt it might be premature to design these prior to knowledge of the final user needs being determined.

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Discussion by Board members and Council members focused on details of the proposed expenditures (i.e. location of berms, type of fencing, the need for an irrigation system, the removal of the barn, etc.)

Council Member Brad Lail made a motion to approve the request as presented; Council Member Jill Patton seconded the motion; the motion carried unanimously.

Commissioner Katherine W. Barnes made a motion to approve the request as presented and provide funds by:

- Transferring funds from the Economic Development Reserve project (\$366,435) to a new Park 1764 specific project
- Hickory Park 1764 Water & Sewer Project (\$180,950)

The motion carried unanimously.

4. Commissioner Barnes made a motion for the Board of Commissioners to adjourn at 5:34 p.m. The motion carried unanimously.

Randy Isenhower, Chair

Barbara E. Morris
County Clerk