

**MINUTE BOOK 31, PAGE 377
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – December 11, 2025
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:00 P.M.**

Council Present: Mayor Hendrix presiding, Pearson, Allison, Robertson, Pressly, Pfeufer, Nicholson, Jones, Lawton

Council Absent: None.

Staff Present: Ron Smith, Messick, E. Kurfees, Bridges, Hubert, Griggs, Pierce, G. Kurfees, Nesbit, Hills, Martin, Everette, Ferguson, Francica, Sigmon, Bridges, Lawrence Onley, Harrell,

- I. Call to Order**
Mayor Hendrix called the meeting to order.
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Adoption of the Agenda**
- V. Code of Ethics and Front and Center Strategic Plan p. 3**
- VI. Presentations & Recognitions**
- VII. Public Comment**
- VIII. CONSENT AGENDA**
Smith stated that we will have staff members give a brief overview. If someone wants to remove an item, it can be moved to the regular session.

All items below are considered to be routine by City Council and will be enacted by one motion. There will be no separate discussion on these items unless a Council member requests, in which event, the item will be removed from the Consent Agenda and considered with the other items listed in the Regular Agenda.

A. Consider approving the December 1, Pre-Agenda Meeting Minutes and the December 1, 2025, Regular Meeting Minutes. (E. Kurfees)
There was no issue with the minutes.

B. Consider approving the semi-annual write-off of approximately \$147,505.66 in utility accounts. (Lawrence)
Lawrence stated that the write-offs is slightly large because of a sewer bill.

Council Member Nicholson asked when the bills come to council. Lawrence stated that these have gone to collections and they attempted to get the bills paid.

Council Member Robertson asked why we do not put a lien on the account. Lawrence stated that for the majority are sewer only accounts, we cannot turn off the sewer. There are some additional remedies we can look into. Smith stated that typically, we would cut the water bill off until they pay the sewer. Since they do not have a water account, it is a health concern because it is sewer.

Messick stated that there is a different set of statutes that support utility bills versus nuisance abatements.

C. Consider approving a Resolution to adopt the 2026 Statesville City Council Regular Meeting Schedule. (E. Kurfees)
Smith stated that we have kept the Thursday 4:00 PM pre-agenda meetings. We only have 1 meeting in December.

There were no changes to the calendar.

D. Consider approving a resolution accepting Session Law 2023-134 appropriated funds and authorize the City Manager to execute the offer and acceptance for the same. (Vaughan)
Harrell stated that the State appropriated funds to the City for \$3,000,000 to extend the Third Creek Sewer. The resolution allows the City Manager to sign the documents. The City does not have additional funds into the project.

E. Consider approving Budget Amendment #2026-11 to move interest revenue into an expense account to be used for the new Statesville Airport Terminal Building and other Airport capital projects. (Ferguson)

Ferguson stated that we received funds with the stipulation that all interest must be put back into Airport Capital Improvements. The interest is in a revenue account, and we need to spend the interest funds. So, we need to create an expense account.

Council Member Allison asked how much was in the account.

F. Consider passing the second reading of the rezoning request Rezoning request ZC25-06 Turnersburg Highway for the properties located along Turnersburg Highway. (Kirkendall)

Martin stated that this is four parcels next to Fairview Baptist Church. B4 District has a long list of things that are in the district by right. The applicant asked for the second reading to be delayed due to an issue with DOT. DOT delayed the Hwy 21 widening and which delayed the signal.

G. Consider passing the second reading of an ordinance to annex AX25-04 Turnersburg Highway for the four parcels located along Turnersburg Highway between Harbor Freight and Fairview Baptist Church. (Kirkendall)

Martin stated that this parcel is in Tier 1 growth and acceptable for development

REGULAR AGENDA

IX. Conduct a public hearing and consider approving an economic incentive for an expansion project known as Project Innovation. (Bossler)

This item will be discussed in closed session.

X. Conduct a public hearing and consider passing the first reading of the rezoning request ZC25-14 Bond Street Properties, to rezone from HI (Heavy Industrial) Zoning District to R-5 (High Density Single-Family Residential) District. (Kirkendall)

Martin stated that this project is two parcels that are less than half an acre. There is a home on one parcel that is burned down. They are asking to be rezoned by R-5. There are 100 uses in the industrial district. They are more than likely going to build two single family homes. The Monroe / Front Street plan show this area to be residential.

Council Member Allison stated that there are 5 homes and the other side of the road is heavy industrial.

XI. Consider appointing three regular members to the Historic Preservation Commission. (Sigmon)

Smith stated that there are 3 openings and 2 members who are currently seated would like to be reappointed. There are 4 applicants in your packet.

Sigmon stated that all applicants still are interested in being on the HPC.

XII. Advisory Boards Meeting Minutes

1. Stormwater Advisory Commission November 20, 2025 Meeting Minutes

XIII. Other Business

XIV. Closed Session (After Pre- Agenda)

Mayor Hendrix asked for a motion to go into closed session.

Council Member Pressly made a motion to go into closed session for the following items:

1. G.S. 143-318.11(a)(3), Attorney-Client Privilege
2. G.S. 143-318.11(a)(4), Economic Development
3. G.S. 143-318.11(a)(5), Property Acquisition

Council Member Robertson seconded the motion. The motion passed unanimously.

XV. Adjournment

Council Member Nicholson made a motion to adjourn the meeting. The motion was seconded by Council Member Allison. The motion passed unanimously.

MINUTE BOOK 31, PAGE 379
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – December 15, 2025
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.

Council Present: Mayor Hendrix presiding, Pearson, Allison, Robertson, Pressly, Pfeufer, Nicholson, Jones, Lawton

Council Absent: None.

Staff Present: Ron Smith, Messick, E. Kurfees, Bridges, Hubert, Griggs, Pierce, G. Kurfees, Nesbit, Hills, Martin, Everette, Ferguson, Francica, Sigmon, Bridges, Lawrence Onley, Harrell,

I. Call to Order

Mayor Hendrix called the meeting to order.

II. Invocation

The City Clerk led the invocation.

III. Pledge of Allegiance

Mayor Hendrix led the Pledge of Allegiance.

IV. Adoption of the Agenda

Mayor Hendrix stated that there was no changes to the agenda during the Pre-Agenda meeting and asked for a motion on adoption of the agenda.

Council Member Allison made a motion to approve the agenda. Council Member Robertson seconded the motion. It passed unanimously.

V. Code of Ethics and Front and Center Strategic Plan

Mayor Hendrix stated that we will update the Code of Ethics at the next meeting.

VI. Presentations & Recognitions

VII. Public Comment

No one signed up to speak at public comment.

VIII. CONSENT AGENDA

Mayor Hendrix stated that items below are considered to be routine by City Council and will be enacted by one motion. There will be no separate discussion on these items unless a Council member requests, in which event, the item will be removed from the Consent Agenda and considered with the other items listed in the Regular Agenda.

A. Consider approving the December 1, Pre-Agenda Meeting Minutes and the December 1, 2025, Regular Meeting Minutes. (E. Kurfees)

B. Consider approving the semi-annual write-off of approximately \$147,505.66 in utility accounts. (Lawrence)

C. Consider approving a Resolution to adopt the 2026 Statesville City Council Regular Meeting Schedule. (E. Kurfees)

D. Consider approving a resolution accepting Session Law 2023-134 appropriated funds and authorize the City Manager to execute the offer and acceptance for the same. (Vaughan)

E. Consider approving Budget Amendment #2026-11 to move interest revenue into an expense account to be used for the new Statesville Airport Terminal Building and other Airport capital projects. (Ferguson)

F. Consider passing the second reading of the Rezoning request ZC25-06 Turnersburg Highway for the properties located along Turnersburg Highway. (Kirkendall)

G. Consider passing the second reading of an ordinance to annex AX25-04 Turnersburg Highway for the four parcels located along Turnersburg Highway between Harbor Freight and Fairview Baptist Church. (Kirkendall)

Mayor Hendrix asked for a motion on the consent agenda.

Council Member Allison made a motion to approve the Consent Agenda. Council Member Lawton seconded the motion. The motion passed unanimously.

REGULAR AGENDA

- IX. Conduct a public hearing and consider approving an economic incentive for an expansion project known as Project Innovation. (Bosser)
Mayor Hendrix opened the public hearing.**

Bosser stated that GMS Fabrication LLC is wanting to expand their manufacturing plant to Statesville. The company is currently next to the Statesville Regional Airport but not in the city limits. The company is looking to build a 75,000 square foot facility and looking to relocate equipment to the new facility. The company has 22 employees and wanting to add up to 25 new employees.

Iredell EDC is requesting an economic incentive grant for up to \$219,115 for 5 years. This is based on capital investment of \$14,000,000 and creation of 12 to 25 jobs. The investment is expected to be completed in December 2028.

Mayor Hendrix asked if any council members had any questions.

Council Member Pressly asked if the salary is still close to \$81,000. Bosser stated that it is correct.

Mayor Hendrix closed the public hearing

Council Member Pressly made a motion to approve the economic development incentive grant based on capital investment of \$14,000,000 by December 31, 2028. The total incentive grant would be up to \$219,115 payable over 5 years based on 80% of real property and 50% of personal property taxes paid and the creation of a minimum of 12 jobs. The motion was seconded by Council Member Allison. The motion passed unanimously.

- X. Conduct a public hearing and consider passing the first reading of the rezoning request ZC25-14 Bond Street Properties, to rezone from HI (Heavy Industrial) Zoning District to R-5 (High Density Single-Family Residential) District. (Kirkendall)
Mayor Hendrix opened the public hearing and introduced staff.**

Kirkendall stated that these properties are to be rezoned from HI to R-5. The developer would like to put single family homes on the properties. This is a straight rezoning request with no conditions. If it stayed HI, there are 97 uses are allowed. If we rezone to R-5, there are much fewer uses allowed.

He stated that the land development plan supports residential in this area. In July, City Council approved the Monroe Street Small Area Plan. This plan has this area to be a neighborhood district. All city utilities can serve these properties.

Kirkendall states that staff recommends rezoning the properties from HI to R-5.

Hendrix stated that the applicant is here if there are any questions.

Council Member Lawton asked if the properties have homes. The applicant stated that the homes he has built recently are around \$275,000.

Messick stated that the council cannot consider if the home will be owner occupied or rented.

Mayor Hendrix asked if there were any other questions and closed the public hearing. He asked for a motion.

Council Member Allison made a motion to approve the rezoning and update the land use plan. Council Member Robertson seconded the motion and read the consistency statement.

The zoning amendment is hereby approved although the request is slightly inconsistent with the City’s comprehensive land use plan. Specifically, the Plan envisions this area as Employment Center/Industrial Flex. However, granting the rezoning is reasonable and in the public interest to support the continuation of residential along this block of Monroe St. Therefore, such an approval shall also be deemed an amendment to the City’s 2045 Land Use Plan and the block updated to reflect the future land use designation of Downtown Neighborhood 2.

Mayor Hendrix called for a vote on the motion. **The motion passed unanimously.**

XI. Consider appointing three regular members to the Historic Preservation Commission. (Sigmon)

Sigmon stated that there are 3 terms that are up for appointment. Two current members are interested in staying on board.

- Mayor Hendrix asked for nominations.
- Council Member Pearson nominated Hadley Burroughs.
- Council Member Lawton nominated Anna Campbell.
- Council Member Robertson nominated Erika Gottholm.
- Council Member Allison nominated Steven Haber.
- Council Member Pfeufer nominated Jared Smith.

Mayor Hendrix asked for each council member to vote for three members.

- Messick reviewed the tally.
- Anna- 8
- Erika Gottholm- 7
- Steven Haber-4
- Hadley Burroughs - 2
- Jared Smith – 2

Messick stated that Anna Campbell, Erika Gottholm, and Steven Haber were appointed to the HPC.

XII. Advisory Boards Meeting Minutes

- 1. Stormwater Advisory Commission November 20, 2025 Meeting Minutes

XIII. Other Business

XIV. Closed Session (After Pre- Agenda)

- 1. G.S. 143-318.11(a)(3), Attorney-Client Privilege
- 2. G.S. 143-318.11(a)(4), Economic Development
- 3. G.S. 143-318.11(a)(5), Property Acquisition

XV. Adjournment

Council Member Allison made a motion to adjourn the meeting, and the motion was seconded by Council Member Lawton. The motion passed unanimously.