

**MINUTE BOOK 32, PAGE 031  
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – February 26, 2026  
227 S. CENTER STREET – STATESVILLE CITY HALL – 6:00 PM**

**Council Present:** Mayor Pro Tem Jones presiding, Pearson, Allison, Pressly, Pfeufer, Nicholson, Lawton, Robertson

**Council Absent:** Mayor Hendrix

**Staff Present:** Ron Smith, Messick, E. Kurfees, Bridges, G. Kurfees, Nesbit, Martin, Kirkendall, Caulder, Lawrence, Hatcher, Harrell, Hills, Hubert, Leis, Wiles,

- I. **Call to Order**  
Mayor Pro Tem called the meeting to order.
- II. **Invocation (only at the Regular Meeting)**
- III. **Pledge of Allegiance (only at the Regular Meeting)**
- IV. **Adoption of the Agenda (only at the Regular Meeting)**
- V. **2026 Code of Ethics and the Front and Center Strategic Plan (only at the Regular Meeting)**
- VI. **Presentations & Recognitions (only at the Regular Meeting)**
  1. **America 250 Proclamation**
- VII. **City Manager Report (only at the Regular Meeting)**
- VIII. **CONSENT AGENDA**

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 February 12, 2026, Pre-Agenda Meeting Minutes and the February 16, 2026, Regular Meeting Minutes.** (E. Kurfees)
  - B. **Consider approving the first reading of an ordinance that authorizes the City to enter into an Amended and Restated Project Power Sales Agreement with North Carolina Municipal Power Agency 1.** (Leis)  
Leis stated that this is the ordinance to purchase power from Duke. Roy from Electricities will be here on Monday at 4:00 PM.
  - C. **Consider approving the first reading of an Ordinance that authorizes the City to enter into an Amended and Restated Supplemental Power Sales Agreement with North Carolina Municipal Power Agency 1.** (Leis)
  - D. **Consider approving the second reading of the rezoning request ZC26-01 540 Monroe Street to rezone from B-5 (General Business) Zoning District to R-5 (High Density Single-Family Residential) District.** (Kirkendall)
  - E. **Consider approving the second reading of the rezoning request ZC26-02 149 Weeping Cherry Lane to remove a portion of the parcel located at 149 Weeping Cherry Lane from the City's ETJ (Extra-Territorial Jurisdiction) zoning to Iredell County's jurisdiction.** (Kirkendall)
  - F. **Consider approving an Urban Archery Ordinance and allowing the Police Department to submit a letter on behalf of the City of Statesville to participate in the Urban Archery Season.** (Onley)  
Onley stated that this allows for deer season to be extended by one month to hunt with bows and arrows. The majority of the request is in the properties behind the Harley Davidson. This would take place in the next calendar year. It only applies in the City Limits. They cannot hunt in a public park, and they must have written authorization. Chief Onley does not have an issue with the ordinance.
  - G. **Consider appropriating fund balance to approve Budget Amendment #2026-18 to pay an economic incentive in the amount of \$186,688.26 to Doosan Bobcat.** (Lawrence)

Mayor Pro Tem Jones stated that these budget amendments are for Economic Incentive Agreements that the council signed.

Amos stated that this is to make the payments on the agreements previously approved by Council.

- H. **Consider appropriating fund balance to approve Budget Amendment #2026-19 to pay an economic incentive in the amount of \$80,793.67 to Statesville Industrial Partners, LLC. (Lawrence)**
- I. **Consider appropriating fund balance to approve Budget Amendment #2026-20 to pay an economic incentive in the amount of \$216,170.17 to Northpoint Development, LLC. (Lawrence)**

**REGULAR AGENDA**

- IX. **Conduct a public hearing and consider a rezoning request, ZC26-05 initiated by Mr. Richard Alan Lewis on behalf of TKC Land Development II, LLC, to rezone three parcels located along Dover Road. (Caulder)**

Caulder stated that this property is in the Larkin Business Park. There are 3 parcels that the original rezoning request did not have access to. The parcels are surrounded by industrial.

Water supply is not an issue but there will need to be modeling to ensure fire flow can take place. It is just outside the 4 minute Fire Response time. Police have no concerns. Public Power will serve the property.

This project makes the Larkin Business Park more contiguous. It is a by right rezoning. The adjacent property owner is the applicant.

Council Pressly asked about the Sewer. Harrell stated that these small parcels will be served with the Troutman line and in the same issues as the other parcels in the Larkin Business Park.

- X. **Conduct a public hearing and consider passing the first reading of an ordinance to annex AX26-05: Dover Road (Larkin Commerce Park), filed by Mr. Richard Alan Lewis on behalf of TKC Land Development II, LLC, for approximately 10 acres located on Dover Road inside the Larkin Commerce Park. (Caulder)**

- XI. **Conduct a public hearing and consider passing the first reading of the rezoning request ZC25-15 Japul Road (Harmony Vistas) Subdivision, filed by Mr. Mark Miserocchi of Harmony Investing LLC, for two parcels located at the end of Japul Road and along Beauty Street. (Kirkendall)**

Kirkendall stated that this project is off Japul Road off Beauty Street and connects to the Greenbriar Ridge subdivision. He stated that the concept plan has been changed following the Planning Board Meeting.

Part of Japul Road was not taken over by the City. Planning Staff recommends connection of Japul Road. However, Planning Board recommended to not connect Japul Road.

Mayor Pro Tem Jones asked about the fire service issue. Kurfees stated that the cul-de-sac would need to be a certain radius. Martin stated that the Greenbriar subdivision streets are not public at the time and we are concerned that there is limited access.

Kirkendall stated that this project will not require a TIA. The Greenbriar Ridge development did require a TIA.

Martin stated that we asked the security cameras to be installed and the developer would not stated that they would install the cameras.

Council Member Pfeufer stated that there is a creek and there is a public right of way into this. There will be construction traffic on a privately maintained street and the construction traffic will tear up the privately maintained street.

Council Member Pearson stated that East and West Cloaninger and all the homes being built has teared up the road. She is concerned about Japul Road.

Mayor Pro Tem asked if we can do a condition to upfit the road to ensure that the construction traffic did not affect it. Martin stated that the developer was not willing to upfit the Japul Road.

Leis stated that Greenbriar Ridge told him that the Verde Way will be in the last phase of the development.

Council Member Robertson stated that we should ask them to bring Japul Road up to City standards.

Mayor Pro Tem Jones asked for these two things to be added to the condition list.

G. Kurfees stated that the current fire code is 70 feet cul-de-sacs and next year it is going to 96 feet.

**XII. Conduct a public hearing and consider approving the first reading of the petition of annexation AX26-01 Japul Road. (Kirkendall)**

**XIII. Consider approving the Affordable Housing Fund and Policy. (Smith)**

Smith stated that the City Owned Land sales profits could contribute to the HOME Funds match. Each time we have a land sale, it will come to council to contribute it to the fund. Smith stated that the HOME Fund match is typically \$35,000. It gives the Council the ability to make decisions and it would only be used for qualifying projects for HOME Funds.

Council Member Pressly asked where the HOME Funds come? Smith stated it comes from HUD. It goes to the HOME Consortium and then it gets distributed to the municipality.

Messick stated that this policy just sets up the fund.

Council Member Pressly asked if the Housing Authority gets the funds.

Smith stated that currently the Housing Authority does our projects and gets reimbursed. He explained the HOME funds and the process. Messick stated that there is no legal issue putting this policy on the agenda.

Council Member Pressly asked what is the oversight we have with the Housing Authority. Messick stated that there are issues with the oversight. She stated that she cannot confirm if they are in compliance or not. It took over 3 months with regular requests to get the minutes.

Council Member Pressly stated that this should not be on the agenda without knowing the Housing Authority issue. Smith stated that we are working through moving the Housing Authority out of the HOME Funds. There will be no funds in the fund until we sell property.

Messick stated that this policy sets up a formal policy to have an application process for the HOME Funds.

Mayor Pro Tem Jones stated that there are no policy now.

**XIV. Advisory Boards Meeting Minutes - None**

**XV. Other Business**

**XVI. Closed Session (After Pre- Agenda)**

Mayor Pro Tem Jones asked for a motion to move into closed session.

1. G.S. 143-318.11(a)(3), Attorney-Client Privilege
2. G.S. 143-318.11(a)(5), Property Acquisition
3. G.S. 143-318.11(a)(5), Contract Matter

**Council Member Allison made a motion to go into closed session. Council Member Lawton seconded the motion. The motion passed unanimously.**

Coming out of Closed Session, Mayor Pro Tem Jones stated that the property acquisition matter and the Attorney-Client Privilege matter was discussed. No decisions were made.

**XVII. Adjournment**

**Council Member Nicholson made a motion to adjourn the meeting. Council Member Pfeufer seconded the motion. The motion passed unanimously.**

**MINUTE BOOK 31, PAGE  
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – March 2, 2026  
227 S. CENTER STREET – STATESVILLE CITY HALL – 6:00 PM**

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

**Council Absent:** None

**Staff Present:** Ron Smith, Messick, E. Kurfees, Bridges, G. Kurfees, Nesbit, Martin, Kirkendall, Caulder, Lawrence, Galliher, Iverson, Hatcher, Harrell, Hills, Hubert, Leis, Wiles, Adkins,

**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**

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

**V. 2026 Code of Ethics and the Front and Center Strategic Plan**

**VI. Presentations & Recognitions**

**1. America 250 Proclamation**

Mayor Hendrix proclaimed this year as the America 250 year. He read the proclamation into the record. He presented the proclamation to members of the Library.

**VII. City Manager Report**

Smith provided his manager's report. He reported on construction projects, new staff, and other projects in the City.

**VIII. CONSENT AGENDA**

Mayor Hendrix stated that the following items will be enacted in one motion.

**A. Consider approving the February 12, 2026, Pre-Agenda Meeting Minutes and the February 16, 2026, Regular Meeting Minutes. (E. Kurfees)**

**B. Consider approving the first reading of an ordinance that authorizes the City to enter into an Amended and Restated Project Power Sales Agreement with North Carolina Municipal Power Agency 1. (Leis)**

**C. Consider approving the first reading of an Ordinance that authorizes the City to enter into an Amended and Restated Supplemental Power Sales Agreement with North Carolina Municipal Power Agency 1. (Leis)**

- D. **Consider approving the second reading of the rezoning request ZC26-01 540 Monroe Street to rezone from B-5 (General Business) Zoning District to R-5 (High Density Single-Family Residential) District.** (Kirkendall)  
Ordinance 03-26
- E. **Consider approving the second reading of the rezoning request ZC26-02 149 Weeping Cherry Lane to remove a portion of the parcel located at 149 Weeping Cherry Lane from the City's ETJ (Extra-Territorial Jurisdiction) zoning to Iredell County's jurisdiction.** (Kirkendall)  
Ordinance 04-26
- F. **Consider approving an Urban Archery Ordinance and allowing the Police Department to submit a letter on behalf of the City of Statesville to participate in the Urban Archery Season.** (Onley)
- G. **Consider appropriating fund balance to approve Budget Amendment #2026-18 to pay an economic incentive in the amount of \$186,688.26 to Doosan Bobcat.** (Lawrence)
- H. **Consider appropriating fund balance to approve Budget Amendment #2026-19 to pay an economic incentive in the amount of \$80,793.67 to Statesville Industrial Partners, LLC.** (Lawrence)
- I. **Consider appropriating fund balance to approve Budget Amendment #2026-20 to pay an economic incentive in the amount of \$216,170.17 to Northpoint Development, LLC.** (Lawrence)

**Council Member Allison made a motion to approve the consent agenda. Council Member Robertson seconded the motion. The motion passed unanimously.**

## **REGULAR AGENDA**

- IX. **Conduct a public hearing and consider a rezoning request, ZC26-05 initiated by Mr. Richard Alan Lewis on behalf of TKC Land Development II, LLC, to rezone three parcels located along Dover Road.** (Caulder)  
Mayor Hendrix opened the public hearing.

Caulder stated that this is a straight rezoning and are parcels located in the Larkin Commerce Park. The site is surrounded by Heavy Industrial zoning. The applicant will be seeking annexation. These parcels are in the Tier 2 growth area.

The 2045 Land Development Plan is supportive of this request because it is in the Tier 2 growth area and an employment center intent. The staff and Planning Board recommend Option 1.

Council Member Pressly asked what will be on the property. Caulder stated that a site plan is not needed.

**Mayor Hendrix stated that no one signed up speak during the Public Hearing, so he closed the Public Hearing.**

Mayor Hendrix asked for a motion on this item.

**Council Member Robertson made a motion to approve the rezoning request. He also read the consistency statement:**

The zoning amendment is recommended for approval. It is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because the 2045 Land Development Plan supports the continuation of industrial uses in this area.

**Council Member Pfeufer seconded the motion. The motion carries unanimously.**

- X. Conduct a public hearing and consider passing the first reading of an ordinance to annex AX26-05: Dover Road (Larkin Commerce Park), filed by Mr. Richard Alan Lewis on behalf of TKC Land Development II, LLC, for approximately 10 acres located on Dover Road inside the Larkin Commerce Park. (Caulder)**

Mayor Hendrix opened the public hearing.

Caulder stated that this is the same three parcels that we discussed rezoning in Larkin Commerce Park. This is a contiguous annexation and considered infill inside the Larkin Commerce Park. He reviewed the city services that would serve the site.

**Mayor Hendrix closed the public hearing.**

Council Member Robertson made a motion to approve the annexation, and the motion was seconded by Council Member Pfeufer. The motion carries unanimously.

- XI. Conduct a public hearing and consider passing the first reading of the rezoning request ZC25-15 Japul Road (Harmony Vistas) Subdivision, filed by Mr. Mark Miserocchi of Harmony Investing LLC, for two parcels located at the end of Japul Road and along Beauty Street. (Kirkendall)**

Kirkendall stated that the applicant would like to postpone the public hearing to March 16<sup>th</sup>.

Mayor Hendrix opened the public hearing.

**Council Member Allison made a motion to continue the public hearing to March 16, 2026. Council Member Pearson seconded the motion.**

Council Member Lawton asked why they are continuing it. Smith stated that the applicant cannot be here so they would like to delay it.

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

- XII. Conduct a public hearing and consider approving the first reading of the petition of annexation AX26-01 Japul Road. (Kirkendall)**

Mayor Hendrix opened the public hearing. Kirkendall stated that the item needs to be postponed.

**Robertson made a motion to continue the public hearing to the next meeting on March 16, 2026. Council Member Allison seconded the motion. The motion passed unanimously.**

- XIII. Consider approving the Affordable Housing Fund and Policy. (Smith)  
Resolution 12-26**

Smith provided an overview of the Affordable Housing Fund and the policy. He stated that the Grants Manager would be overseeing the administration of the policy. It establishes a fund that is solely dedicated to affordable and attainable housing. The HOME match will not come from the general fund.

Council Member Pressly asked what the City's goal is for affordable housing. Smith stated that people on council have individual goals and we are trying to bite affordability on small bite size pieces.

Council Member Pressly wanted to know the number of affordable homes and how many more we need.

Council Member Pearson stated that the fund is only so that the HOME Match does not come from the general fund.

Council Member Jones stated that we have been working on this for years and we needed a policy in place. We asked staff to develop a policy to give the council flexibility to use the proceeds of land sales to affordable housing.

Council Member Pressly asked about the RFP for the 1.3 million in HOME Funds. Smith stated that the HOME Fund RFP should be coming to the council soon. There are some home funds that have not been spent.

Council Member Pressly would like to see how the fund is sustainable overtime. Smith stated that the council could decide to add funds to the fund or you can take from the general fund at any time.

Council Member Pressly would like to know how to measure the effectiveness of the fund. He is concerned that there is no goals and no measurables for the fund.

Mayor Hendrix thanked staff for their work in the affordable housing.

**Council Member Nicholson made a motion to approve the Affordable Housing Fund and Policy. Council Member Allison seconded the motion.**

Council Member Allison stated that we do not want to depend on an agency to do our affordable housing.

**Mayor Hendrix called for a vote on the motion.**

**Ayes: Robertson, Jones, Pfeufer, Allison, Lawton, Pearson, Nicholson**

**Nays: Pressly**

**The motion passes 7 to 1.**

**XIV. Advisory Boards Meeting Minutes - None**

**XV. Other Business**

**XVI. Closed Session (After Pre- Agenda)**

1. G.S. 143-318.11(a)(3), Attorney-Client Privilege
2. G.S. 143-318.11(a)(5), Property Acquisition
3. G.S. 143-318.11(a)(5), Contract Matter

**XVII. Adjournment**

**Council Member Allison made a motion to adjourn the meeting. Council Member Jones seconded the motion. The motion passed unanimously.**