

MINUTE BOOK 32, PAGE 016  
STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – February 12, 2026  
227 S. CENTER STREET – STATESVILLE CITY HALL – 4:00 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, Ferguson, Bridges, Lawrence, Onley, Ferguson

**I. Call to Order**

Mayor Hendrix 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. CALEA Accreditation Presentation
2. Receive the 2025 Statesville Police Department Crime Statistics. (Onley)
3. Receive the 2025 Statesville Fire Department Year in Review. (G. Kurfees)
4. **Black History Month Proclamation**

**VII. Public Comment (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 January 29, 2026, Pre-Agenda Meeting Minutes and the February 2, 2026, Regular Meeting Minutes. (E. Kurfees)**

There were no changes to the minutes.

**B. Consider approving the second reading of an Ordinance establishing a 25 mph speed zone on portion of West Front Street at the request of N.C.D.O.T. (Onley)**

**C. Consider appropriating fund balance to approve Budget Amendment #2026-13 to pay an economic incentive to Water Tech Inc. in the amount of \$13,320. (Lawrence)**

Lawrence stated that this is the first payment of the incentive agreement.

Smith stated that we would like to put this in the budget so that there are no budget amendments.

**D. Consider approving Budget Amendment #2026-16 to roll forward SCIF funds in FY 2026 that were previously designated to support the Police Expansion Project. (Lawrence)**

Lawrence stated that we need to correct an accounting error that was made in the last fiscal year budget.

**E. Consider approving a resolution donating a portable generator from the Statesville Fire Department to the Monticello Volunteer Fire Department. (G. Kurfees)**

Chief Kurfees stated that it is an old portable generator and it can work but it would end up costing the city more.

**F. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-02 552 Buffalo Shoals Rd, filed by Bobby Koehler on behalf of Elite Ready Mix for the parcel located at 552 Buffalo Shoals Rd, Receive City**

**Clerk's Certificate of Sufficiency, and Consider passing a resolution fixing a date of March 2, 2026, for a public hearing for the petition for annexation.** (Campbell)  
Martin stated that this project is for a special use permit that was approved at a previous meeting.

- G. Consider pass a resolution directing the City Clerk to investigate a petition of annexation AX26-01 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, Receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of March 2, 2025, for a public hearing for the petition for annexation.** (Kirkendall)

Martin stated that this is accepting the petition and setting the hearing. In March, we will hear both the conditional rezoning and the annexation. They are not connecting to Japul Road.

Council Member Pressly asked which water supplier will be at this project.

- H. Consider approving a resolution to lead a countywide micro-transit study.** (Martin)

Martin stated that we have been asked to lead the study.

Council Member Jones asked if the County will assist. Smith stated that the county confirmed earlier this week that they would contribute.

Mayor Hendrix likes the idea of Microtransit in the city.

- I. Consider approving two work authorizations from our airport consultants, Parrish and Partners.** (Ferguson)

John Ferguson introduced Joseph with Parrish and Partners. He stated that the state has been encouraging us that the FAA will probably fund the taxiway in 2027. The NCDOT asked us to bank the entitlement funds to pay for the environmental study and design of the taxiway. These work authorizations will be paid for by grant funding.

Council Member Pressly asked if the funds will be coming out of the general fund. Ferguson stated that that the

Council Member Lawton asked if we could move this project to March.

Ferguson stated that the we may lose grant funding if we wait too long to get this approved.

After some discussion, the council decided for staff to review the questions and keep the work authorizations on consent.

- J. Consider accepting a grant from the Federal Aviation Administration for airport infrastructure projects in the amount of \$3,103,840.00 and approve Budget Amendment #2026-14.** (Ferguson)

Ferguson stated that this project is the waterline project. The Airport has low water pressure and it will help the airport have better water.

- K. Consider adding multiple streets in the Martha's Ridge Phase 2, Bell Farm, and Dogwood Grove (Pine Forest II) Subdivisions to the City's street maintenance system.** (Bridges)

Bridges stated that there are no issues on these roads and they can be added to the City's maintenance system.

Council Member Robertson asked if we kept the bonds. Bridges stated that maintenance bonds are illegal. He stated that they do not have the buffer right.

Messick stated that we cannot tie the buffer and the streets. Martin stated that the code compliance team can look into it.

- L. Consider approving budget amendment #2026-17 to accept a donation towards a future fire station.** (Martin)

Martin stated that the \$70,000 to help or a future fire station to help fulfill their condition. In the future, we will get 2 acres.

- M. Consider approving a resolution directing the City Clerk to investigate a petition of annexation AX26-05 Dover Road (Larkin Commerce Park), filed by Mr. Richard Alan Lewis of The Keith Corporation, for three parcels located along Dover Road, Receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of March 2, 2026, for a public hearing for the petition for annexation. (Caulder)**

Martin stated that this is for the economic development project.

## **REGULAR AGENDA**

- IX. Conduct a public hearing and consider approving the first reading of ZC26-01 540 Monroe Street to rezone from B-5 (General Business) Zoning District to R-5 (High Density Single-Family Residential) District. (Kirkendall)**

Martin stated that this is a rezoning to allow single family infill development. This area is located in the Monroe Street Small Area Plan.

Council Member Allison asked about the heavy equipment and code violations. Martin stated that this would resolve some of the code violations.

- X. Conduct a public hearing and consider approve the first 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)**

Martin stated that the parcel is half in the city and half in the county. It make sense to release the project to the Iredell County.

The Planning Board unanimously approved this item.

- XI. Conduct a public hearing to consider permanently closing a portion of unopened Henry Street between South Center Street. (Kirkendall)**

Martin stated that staff recommend moving forward with this item.

Council Member Pearson is concerned because the dead does not show the owner.

Messick stated that the ownership of the alley needs to be worked out privately. She stated that she would pull the general statute regarding this item.

- XII. Advisory Boards Meeting Minutes**

1. November 6, 2025 DRC Meeting Minutes
2. December 9, 2025 ABC Board Meeting Minutes
3. December 12, 2025 DRC Meeting Minutes

- XIII. Other Business**

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

1. There was no closed session.

- XV. Adjournment**

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

**MINUTE BOOK 32, PAGE 019**  
**STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – February 16, 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, Ferguson, Bridges, Lawrence, Onley, Ferguson

**I. Call to Order**

Mayor Hendrix called the meeting to order.

**II. Invocation**

The City Clerk led in the invocation.

**III. Pledge of Allegiance**

Mayor Hendrix led in the Pledge of Allegiance.

**IV. Adoption of the Agenda**

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

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

**VI. Presentations & Recognitions**

**1. CALEA Accreditation Presentation**

Chief Onley stated that the Police Department was reaccredited for the 3<sup>rd</sup> time.

**2. Receive the 2025 Statesville Police Department Crime Statistics. (Onley)**

Chief Onley reviewed the Crime statistics from the previous calendar year.

Chief Onley stated that the violent crime has significantly decreased since 2020. He stated there are car break ins continue to stay stagnant. The vehicle crashes increase due to the population increased. He stated that they focus on areas where the traffic accidents have personal injury.

Council Member Allison thanked Chief Onley for all their work.

**3. Receive the 2025 Statesville Fire Department Year in Review. (G. Kurfees)**

Chief Kurfees reviewed the year in review.

Chief Kurfees stated that we are making a difference in people's lives, especially the medical calls.

**4. Black History Month Proclamation**

Mayor Hendrix invited Todd Scott to the podium for Black History month. He read the proclamation into the record.

**VII. Public Comment**

Mayor Hendrix stated that each person will have 3 minutes to speak.

Chris Mayes, Shelton Avenue, he is concerned about the closing of Henry Street. Messick stated that his comments would be better addressed during the public hearing.

Kristin Linvig, 105 White Apple Way, is concerned about the issues in the Bell Farm Development. She thanked staff for their work in addressing her issues. Lenar the developer has not been corporative in getting things repaired. She stated that the nature trail is not being maintained and there are not exercise equipment per the plan.

**VIII. CONSENT AGENDA**

Mayor Hendrix stated that all items below are considered to be routine by City Council and will be enacted by one motion.

**A. Consider approving the January 29, 2026, Pre-Agenda Meeting Minutes and the February 2, 2026, Regular Meeting Minutes. (E. Kurfees)**

- B. Consider approving the second reading of an Ordinance establishing a 25 mph speed zone on portion of West Front Street at the request of N.C.D.O.T. (Onley)  
Ordinance 01-26
- C. Consider appropriating fund balance to approve Budget Amendment #2026-13 to pay an economic incentive to Water Tech Inc. in the amount of \$13,320. (Lawrence)
- D. Consider approving Budget Amendment #2026-16 to roll forward SCIF funds in FY 2026 that were previously designated to support the Police Expansion Project. (Lawrence)
- E. Consider approving a resolution donating a portable generator from the Statesville Fire Department to the Monticello Volunteer Fire Department. (G. Kurfees)  
Resolution 11-26
- F. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-02 552 Buffalo Shoals Rd, filed by Bobby Koehler on behalf of Elite Ready Mix for the parcel located at 552 Buffalo Shoals Rd, Receive City Clerk's Certificate of Sufficiency, and Consider passing a resolution fixing a date of March 2, 2026, for a public hearing for the petition for annexation. (Campbell)  
Resolution 04-26, 05-26
- G. Consider pass a resolution directing the City Clerk to investigate a petition of annexation AX26-01 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, Receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of March 2, 2025, for a public hearing for the petition for annexation. (Kirkendall)  
Resolution 06-26, 07-26
- H. Consider approving a resolution to lead a countywide micro-transit study. (Martin)  
Resolution 08-26
- I. Consider approving two work authorizations from our airport consultants, Parrish and Partners. (Ferguson)
- J. Consider accepting a grant from the Federal Aviation Administration for airport infrastructure projects in the amount of \$3,103,840.00 and approve Budget Amendment #2026-14. (Ferguson)
- K. Consider adding multiple streets in the Martha's Ridge Phase 2, Bell Farm, and Dogwood Grove (Pine Forest II) Subdivisions to the City's street maintenance system. (Bridges)
- L. Consider approving budget amendment #2026-17 to accept a donation towards a future fire station. (Martin)
- M. Consider approving a resolution directing the City Clerk to investigate a petition of annexation AX26-05 Dover Road (Larkin Commerce Park), filed by Mr. Richard Alan Lewis of The Keith Corporation, for three parcels located along Dover Road, Receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of March 2, 2026, for a public hearing for the petition for annexation. (Caulder)  
Resolutions 09-26, 10-26

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

**REGULAR AGENDA**

- IX. Conduct a public hearing and consider approving the first reading of ZC26-01 540 Monroe Street to rezone from B-5 (General Business) Zoning District to R-5 (High Density Single-Family Residential) District. (Kirkendall)

**Mayor Hendrix opened the public hearing.**

Kirkendall stated that this is a straight rezoning on Monroe Street. He stated that there is a small list of uses that is available by right. He stated that the Monroe Small Area Plan is in support of rezoning this property.

Council Member Jones asked where the lots will be placed. Cory stated that it will be a minor subdivision of 5 to 7 lots with some facing Cass and some on Monroe.

Council Member Allison thanked the staff for work on cleaning up the area.

**Mayor Hendrix stated that no one signed up to speak during the public hearing. Hearing no additional speakers, he closed the public hearing.**

**Council Member Jones made a motion to approve the rezoning request and read the consistency statement**

**Council Member Lawton seconded the motion. The motion passed unanimously.**

- X. Conduct a public hearing and consider approve the first 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)**

**Mayor Hendrix opened the public hearing.**

Kirkendall stated that the rezoning is looking at a ETJ relinquishment to Iredell County. The property is off Old Wilkesboro. He stated that half the property is in City zoning and half is in the County. The property owner is looking to rezone all in county zoning. Staff recommends to support the request.

**Mayor Hendrix asked if there was anyone else who wanted to speak. Hearing none, he closed the public hearing.**

**Council Member Allison made a motion to approve the rezoning request and read the consistency statement.**

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

- XI. Conduct a public hearing to consider permanently closing a portion of unopened Henry Street between South Center Street. (Kirkendall)**  
**Mayor Hendrix opened the public hearing.**

Kirkendall stated that Stanley is requesting to abandon a portion of Henry Street. 9 feet of the road has been absorbed by another parcel. Kirkendall stated that the mobility plan does not show any improvements. When closing a street, there are 4 findings of fact that must be met.

1. The abandonment conforms to State law;
2. The abandonment is consistent with the Comprehensive Plan, Major Street Plan and other adopted plans and policies of the City;
3. The abandonment does not restrict access to any parcel or result in access that is unreasonable, economically prohibitive, or devalues any property; [and]
4. The abandonment does not adversely impact the health, safety, or welfare of the community, nor reduce the quality of public services provided to any parcel of land.

The review criteria in Section 2.13 of the UDC are met because:

1. Henry Street was never improved to function as a city street, rather it is currently serving as a parking lot for a former service station. Staff was able to look into aerial photography and the area has been a parking lot since at least 1956, the oldest aerial photography available.
2. Henry Street is not shown as needing improvement in the 2019 Mobility + Development Plan nor is neighborhood access restricted.
3. Both of the adjacent properties can be accessed by South Center Street or Shelton Avenue
4. The health and safety will not be impacted due to the neighborhood because there will still be access to the adjacent properties.

Mayor Hendrix asked if there are any questions.

Council Member Pearson asked how we can abandon the street. Kirkendall stated that the state law states that paper streets can be abandoned after 14 years. Council member Pearson is concerned about the property owners. Messick stated that the state statute allows the Council to approve the closure and we cannot require a fee.

Council Member Nicholson asked when the first half was abandoned. Kirkendall stated that the register of deeds says 2000.

Council Member Allison asked who needs to maintain the property. Messick stated that if this is granted, then half goes to the adjacent property owners. If the property owner is failing to keep their property up, then the code enforcement will ensure the property is maintaining to city standards.

Council Member Jones asked who gave the 9 feet. Messick stated that she has not done a title search. She stated that the other property owner does not get additional feet.

Chris Mayes, Shelton Avenue, is against the item. He stated that he has property already in the 9 feet. In the last 5 years, he has been maintaining the property. The property has been used as a parking lot. He is concerned to why the street can be closed with no street.

Messick stated that the street was platted and unopened since 1925. She stated that 2.13 statute allows the city to close the street and grant half to each adjacent property line.

Mr. Mayes stated that he has some electrical in the 9 feet. Messick stated that the property owners need to discuss that privately.

Messick stated that 9 feet go to one property owner and 9 feet go to the other because Henry Street was originally 18 feet.

Council Member Robertson stated that the 9 feet go to each property owner.

Messick stated that this is the only body who can close the street. The body can only take the action if the 4 findings of fact.

Council Member Allison stated that it benefits the property owners to close the street.

Council Member Pearson asked what happens if someone is upset with the decision. Messick stated that the legislative decisions can be appealed in 60 days. If they do not appeal, then the City cannot be in the middle of the legal issues.

**Mayor Hendrix closed the public hearing.**

**Council Member Allison made a motion to close the street and incorporated the 4 findings of fact. Council Member Pearson seconded the motion. The motion carries unanimously.**

**XII. Consider applying for the BUILD Grant.**

Smith reviewed the original application of what the project will be from Sharpe Street to Amity Hill Road. He stated that the total grant amount will be \$18,379,502 and the city's match will be 8% in the amount of \$1,470,360. He stated that the total grant amount will be \$1,470,360. He stated that the match is new because of change in the administration. The consultant recommends an 8% match to show we have skin in the game.

Council Member Pearson asked if the community partners are on board with the project. Smith stated that we have 15 letters of support for the project.

Council Member Allison stated that she is in support of the project.

**Council Member Allison made a motion to apply for the BUILD grant. Council Member Robertson seconded the motion. The motion passed unanimously.**

**XIII. Advisory Boards Meeting Minutes**

1. November 6, 2025 DRC Meeting Minutes
2. December 9, 2025 ABC Board Meeting Minutes

3. December 12, 2025 DRC Meeting Minutes

**XIV. Other Business**

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

**XVI. Adjournment**

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