


CITY of
Statesville
NORTH CAROLINA
STATESVILLE CITY COUNCIL MEETING

Amended Agenda

Statesville City Hall – 227 S. Center Street

June 11, 2026 - 4:00 p.m. - Pre-Agenda Meeting – 2nd Floor Conference Room

June 15, 2026 – 6:00 p.m. – Regular Meeting – City Council Chambers

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Adoption of the Agenda
- V. 2026 Code of Ethics and the Front and Center Strategic Plan
- VI. Presentations & Recognitions p. 11
 1. Juneteenth Proclamation
 2. National Waste and Recycling Workers Week Proclamation
- VII. Public Comment
- 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 May 28 Pre-Agenda Meeting Minutes and the June 1, 2026, Regular Meeting Minutes. (E. Kurfees) p. 13
 - B. Consider approving a resolution to amend the Regular Meeting Calendar. (E. Kurfees) p. 25
 - C. Consider approving the second reading of an ordinance to annex AX26-04: 1006 Wall Street, filed by Mr. Garrison Davis of TruNorth Homes LLC, for approximately 0.62 acres located along Wall Street. (Campbell) p. 29
 - D. Consider approving the second reading of an ordinance to annex AX26-07 237 Third Creek Rd, filed by Mr. Robert Helms of Husky Homes and Land LLC, for the parcel located at 237 Third Creek Road. (Campbell) p. 33
 - E. Consider approving the second reading of an ordinance to re-establish the Downtown Municipal Service District for another five years (July 1, 2026 - June 30, 2031). (Pierce) p. 37

- ~~F. Consider authorizing the City Manager to execute an estoppel certificate on behalf of The Keith Corp regarding the Larkin Regional Commerce Park development agreement. (Harrell) This item was moved to the regular agenda.~~
- G. Consider approving an audit contract for the fiscal year ending June 30, 2026 with Martin Starnes & Associates, CPA's, P.A. for the City. (Lawrence) p. 41
- H. Consider approving the semi-annual write-off of approximately \$127,832.97 in utility accounts. (Lawrence) p. 43
- I. Consider approving the Statesville Fire Department to apply for the FY25 Fire Prevention and Safety Grant Program. (G. Kurfees) p. 49
- J. Consider approving Budget Amendment #2026-30 to transfer funds received from the N.C. 911 Board to the Police Department for \$74,353.42 to purchase of two additional VESTA positions. (Onley) p. 51
- K. Consider approving a resolution to join the integrated mobility division of the North Carolina Department of Transportation (NCDOT) for a planning grant for the purpose of conducting a transit-oriented study (TOD) to connect Asheville to Salisbury via the Western North Carolina Passenger Rail. (Weeks) p. 57
- L. Consider approving Budget Amendment #2026-23 to accept a \$5,000 grant award from the North Carolina Amateur Youth Sports Organization. (Griggs) p. 103

REGULAR AGENDA

- IX. Conduct a public hearing and consider adoption of a new System Development Fee schedule per NCGS § 162A-209 [b]. (Vaughan) p. 107
- X. Conduct a public hearing and consider passing the first reading of rezoning request ZC26-03 Moose Club Road (Kingdom Townhomes), filed by Mr. Hezekiah Walker of Love Fellowship Tabernacle Inc., for two parcels located at 185 Moose Club Road. (Kirkendall) p. 121
- XI. Conduct a public hearing and consider passing the first reading of annexation request AX26-03 Moose Club Road (Kingdom Townhomes), filed by Mr. Hezekiah Walker of Love Fellowship Tabernacle Inc., for two parcels located at 185 Moose Club Road. (Kirkendall) p. 135
- XII. Conduct a public hearing and consider passing the first reading of an ordinance to annex AX26-08: 114 Bristol Drive, filed by Mr. Jorge Valdez on behalf of the property owner The Painter's Personal Touch LLC, for approximately 0.36 acres located at the corner of Bristol Drive and Garner Bagnal Boulevard. (Campbell) p. 145
- XIII. Consider approving a resolution to cancel Brookdale Connector project from Charlotte Regional Transportation Planning Organization's (CRTPO) Transportation Improvement Plan (TIP) and NCDOT's State Transportation Improvement Plan (STIP). (Weeks) p. 157
- XIV. Consider authorizing the City Manager to execute an estoppel certificate on behalf of The Keith Corp regarding the Larkin Regional Commerce Park development agreement. (Harrell) p. 161

- XV. **Consider appointing two members to the Statesville Regional Airport Commission.** (Ferguson) p. 203
- XVI. **Consider appointing one member to the ABC Board.** (Nicholson) P. 219
- XVII. **Consider appointing one regular member to the Board of Adjustment to fill one expiring term ending on June 30, 2026.** (Hooper) P. 229
- XVIII. **Consider appointing two regular members to the Design Review Committee.** (Campbell) P. 239
- XIX. **Consider appointing two regular members to the Planning Board.** (Campbell) P. 255
- XX. **Other Business**
- XXI. **Advisory Board Meeting Minutes p. 267**
 - 1. ABC Board April 27, 2026 Meeting Minutes
 - 2. Planning Board May 19, 2026 Meeting Minutes
 - 3. Stormwater Advisory Commission May 21, 2026 Meeting Minutes
- XXII. **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**
- XXIII. **Adjournment**

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RESOLUTION 01-26

CODE OF ETHICS FOR THE CITY OF STATESVILLE

PREAMBLE

WHEREAS, the Constitution of North Carolina, Article 1, Section 35, reminds us that a "frequent recurrence to fundamental principles is absolutely necessary to preserve the blessings of liberty"; and

WHEREAS, a spirit of honesty and forthrightness is reflected in North Carolina's state motto *Esse quam videri*, "To be rather than to seem"; and

WHEREAS, Section 160A-86 of the North Carolina General Statutes requires local governing boards to adopt a code of ethics; and

WHEREAS, as public officials we are charged with upholding the trust of the citizens of this city, and which obeying the law; and

NOW, THEREFORE, in recognition of our blessings and obligations as citizens of the State of North Carolina and as public officials representing the citizens of the City of Statesville, and acting pursuant to the requirements of Section 160A-86 of the North Carolina General Statutes, we, the Statesville City Council, do hereby adopt the following General Principles and Code of Ethics to guide the City Council in its lawful decision-making.

GENERAL PRINCIPLES UNDERLYING THE CODE OF ETHICS

- The stability and proper operation of democratic, representative government depend upon public confidence in the integrity of the government and upon responsible exercise of the trust conferred by the people upon their elected officials.
- Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
- Board members must be able to act in a manner that maintains their integrity and independence yet is responsive to the interests and needs of those they represent.
- Board members must always remain aware that at various times they play different roles:
 - As advocates, who strive to advance the legitimate needs of their citizens
 - As legislators, who balance the public interest and private rights in considering and enacting ordinances, orders, and resolutions
 - As decision-makers, who arrive at fair and impartial quasi-judicial and administrative determinations
- Board members must know how to distinguish among these roles, to determine when each role is appropriate, and to act accordingly.
- Board members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must find within his or her own conscience the touchstone by which to determine what conduct is appropriate.

CODE OF ETHICS

The purpose of this Code of Ethics is to establish guidelines for ethical standards of conduct for the City of Statesville and to help determine what conduct is appropriate in particular cases. It should not be considered a substitute for the law or for a board member's best judgment.

Section 1. Board members should obey all laws applicable to their official actions as members of the board. Board members should be guided by the spirit as well as the letter of the law in whatever they do.

At the same time, board members should feel free to assert policy positions and opinions without fear of reprisal from fellow board members or citizens. To declare that a board member is behaving unethically because one disagrees with that board member on a question of policy (and not because of the board member's behavior) is unfair, dishonest, irresponsible, and itself unethical.

Board members should endeavor to keep up to date, through the board's attorney and other sources, about new or ongoing and pertinent constitutional, statutory, or other legal requirements or ethical issues they may face in their official positions. This educational function is in addition to the day-to-day legal advice the board may receive concerning specific situations that arise.

Section 2. Board members should act with integrity and independence from improper influence as they exercise the duties of their offices. Characteristics and behaviors consistent with this standard include the following:

- Adhering firmly to a code of sound values
- Behaving consistently and with respect toward everyone with whom they interact
- Exhibiting trustworthiness
- Living as if they are on duty as elected officials regardless of where they are or what they are doing
- Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner
- Remaining incorruptible, self-governing, and unaffected by improper influence while at the same time being able to consider the opinions and ideas of others
- Disclosing contacts and information about issues that they receive outside of public meetings and refraining from seeking or receiving information about quasi-judicial matters outside of the quasi-judicial proceedings themselves
- Treating other board members, staff and the public with respect and honoring the opinions of others even when the board members disagree with those opinions
- Not reaching conclusions on issues until all sides have been heard
- Showing respect for their offices and not behaving in ways that reflect badly on those offices
- Recognizing that they are part of a larger group and acting accordingly
- Recognizing that individual board members are not generally allowed to act on behalf of the board but may only do so if the board specifically authorizes it, and that the board must take official action as a body.

Section 3. Board members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinions may vary about what behavior is inappropriate, this board will consider impropriety in terms of whether a reasonable person who

is aware of all of the relevant facts and circumstances surrounding the board member's action would conclude that the action was inappropriate.

If a board member believes that his or her actions, while legal and ethical, may be misunderstood, the member should seek the advice of the board's attorney and should consider publicly disclosing the facts of the situation and the steps taken to resolve it (such as consulting with the attorney).

Section 4. Board members should faithfully perform the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned.

Board members should faithfully attend and prepare for meetings. They should carefully analyze all credible information properly submitted to them, mindful of the need not to engage in communications outside the meeting in quasi-judicial matters. They should demand full accountability from those over whom the board has authority.

Board members should be willing to bear their fair share of the board's workload. To the extent appropriate, they should be willing to put the board's interests ahead of their own,

Section 5. Board members should conduct the affairs of the board in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that local government records belong to the public and not to board members or their employees.

In order to ensure strict compliance with the laws concerning openness, board members should make clear that an environment of transparency and candor is to be maintained at all times in the governmental unit. They should prohibit unjustified delay in fulfilling public records requests. They should take deliberate steps to make certain that any closed sessions held by the board are lawfully conducted and that such sessions do not stray from the purposes for which they are called.

Section 6. This Code of Ethics should be re-executed by each sitting Council member during the first meeting in January each calendar year.

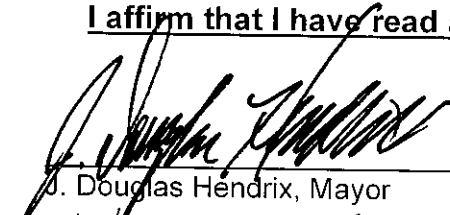
Section 7. At a Special Meeting held on December 2, 2025, the City Council developed the following list of "Norms", which they agreed to exercise in their duties as elected officials:

- Transparency
- Open-mindedness
- Honesty
- Everyone has a voice
- Dedication
- Respect
- Council self-regulation

The City Council also agreed to the following actions:

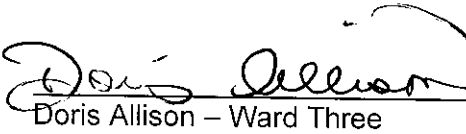
- Foster frequent communication and collaboration between the Council and City Manager/staff
- Agree to disagree when necessary
- Attend, be punctual, and prepare for meetings
- Be informed and participate in meetings and events

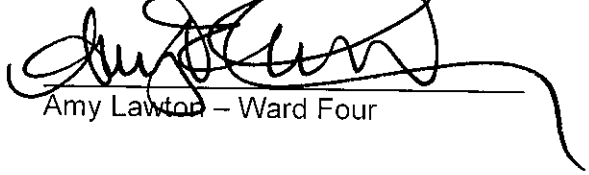
I affirm that I have read and understand the City of Statesville Code of Ethics


 J. Douglas Hendrix, Mayor

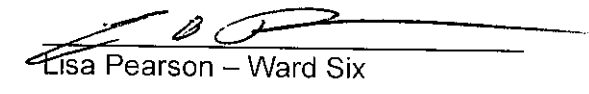

 David Jones, Mayor Pro Tem – Ward One

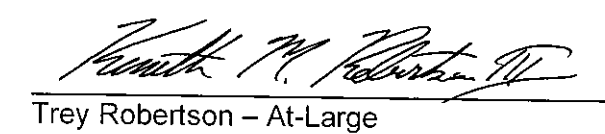

 Kristi Madison Pfeuffer – Ward Two

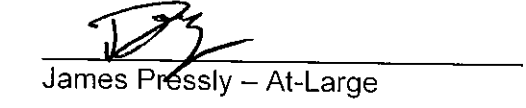

 Doris Allison – Ward Three


 Amy Lawton – Ward Four


 Tip Nicholson – Ward Five


 Lisa Pearson – Ward Six


 Trey Robertson – At-Large


 James Pressly – At-Large

FRONT & CENTER

VISION

Statesville will be a vibrant regional center that provides a higher quality of life for ALL.

MISSION

City of Statesville will serve with integrity, provide sound resource management, and equitably deliver high-quality public services.

our we value our city staff
core we value quality & creativity
values we value & encourage opportunity
 we value engagement we value integrity



DEVELOPING OUR TEAM

Description: The City of Statesville recognizes that its employees are its most valuable asset and resource for realizing the city's vision. Capable and professional employees are essential for delivering high-quality customer service and managing the long-term needs of the community.

STRATEGIC INITIATIVES

1. Attract and retain a talented, engaged workforce responsive to the needs of our growing community.
2. Invest in employee professional development to promote continuous learning and improvement in our service delivery.



CONNECTING OUR CITY

Description: The City of Statesville strives to provide high-quality services and utilities for today's needs while also planning for the future needs of residents, businesses, and industry.

STRATEGIC INITIATIVES

1. Proactively maintain existing infrastructure assets and systems to ensure current quality and long-term viability.
2. Invest in critical public infrastructure to align with land use plan goals and accommodate future growth citywide.



CONNECTING OUR COMMUNITIES

Description: The City of Statesville supports vibrant communities and safe neighborhoods with opportunities for employment, recreation, engagement, and housing.

STRATEGIC INITIATIVES

1. Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.
2. Expand access to enriching cultural, recreational, and open space amenities.
3. Promote the development of a range of housing types throughout our community and housing stability for residents.

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City of Statesville, North Carolina

Office of the Mayor

Proclamation

JUNETEENTH
June 19, 2026

WHEREAS, on June 19, 1865, Union soldiers arrived in Galveston, Texas, and announced the freedom of enslaved African Americans, marking the effective end of slavery in the United States; and

WHEREAS, Juneteenth commemorates a pivotal moment in our nation's history and provides an opportunity to reflect upon the struggles, sacrifices, and resilience of African Americans throughout generations; and

WHEREAS, this observance honors the pursuit of freedom, recognizes the enduring contributions of African Americans to our nation, state, and community, and

WHEREAS, Juneteenth encourages all Americans to learn from our shared history, acknowledge both the progress achieved and the challenges that remain, and reaffirm our commitment to the principles of liberty, equality, and justice; and


WHEREAS, the City of Statesville values the diversity of its residents and recognizes that understanding our history strengthens our community and helps foster mutual respect, civic engagement, and unity; and

WHEREAS, the observance of Juneteenth provides an opportunity for residents to come together in remembrance, celebration, education, and service, while honoring the ideals upon which our nation was founded;

NOW, THEREFORE, I, J. Douglas Hendrix, Mayor of the City of Statesville, do hereby proclaim June 19, 2026, as JUNETEENTH in the City of Statesville and encourage all citizens to observe this day through reflection, education, cultural appreciation, and community involvement as we celebrate freedom and continue working toward a more equitable and united future.



IN WITNESS WHEREOF I have set
my Hand and caused the Great Seal
of the City of Statesville to be affixed
this 15th day of June 2026



J. Douglas Hendrix, Mayor

City of Statesville, North Carolina

Office of the Mayor

Proclamation

National Waste and Recycling Workers Week June 15-20, 2026

WHEREAS, the cleanliness, health, and safety of the City of Statesville depend in large part on the dedication and service of waste and recycling workers who faithfully serve our community throughout the year; and

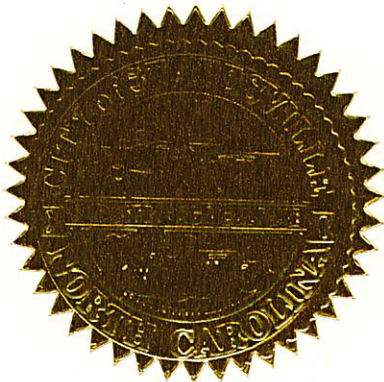
WHEREAS, these essential workers provide a vital public service through the collection, processing, and proper disposal of waste and recyclable materials, helping to protect public health and preserve our environment; and

WHEREAS, waste and recycling personnel perform physically demanding work, often under challenging and hazardous conditions, while ensuring the continued operation and quality of life of our community; and

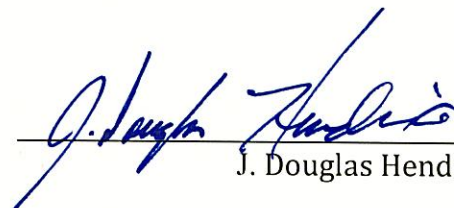
WHEREAS, National Waste and Recycling Workers Week provides an opportunity to recognize and thank these hardworking individuals whose efforts often go unseen, yet are critical to maintaining a clean, safe, and sustainable city; and

WHEREAS, the City of Statesville proudly recognizes the contributions of waste and recycling workers and remains committed to supporting their safety, well-being, and professional service;

NOW, THEREFORE, I, J. DOUGLAS HENDRIX, Mayor of the City of Statesville, North Carolina, do hereby proclaim the week of **June 15–20, 2026**, as “**National Waste and Recycling Workers Week**” in the City of Statesville, and encourage all residents to express their appreciation and gratitude for the dedication, hard work, and essential service provided by waste and recycling workers to our community.



IN WITNESS WHEREOF I have set
my Hand and caused the Great Seal
of the City of Statesville to be affixed
this 15th day of June 2026



J. Douglas Hendrix, Mayor

**MINUTE BOOK 32, PAGE
STATESVILLE CITY COUNCIL CLOSED SESSION MEETING MINUTES – May 7, 2026
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 3:00 P.M.**

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

Council Absent: None

Staff Present: Ron Smith, Messick, E. Kurfees, Nesbit, G. Kurfees, Martin, Leis, Harrell, Vaughan, Campbell, Onley, Leis, Hubert, Ferguson, Griggs, Everette, Hubert, Moore, Francica, Campbell

- I. Call to Order**
Mayor Hendrix called the meeting to order.
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Adoption of the Agenda**
- V. 2026 Code of Ethics and the Front and Center Strategic Plan**
- VI. Presentations & Recognitions**
- VII. City Manager Report**
- VIII. CONSENT AGENDA**
 - A. Consider approving the May 7, 2026, Pre-Agenda Meeting Minutes and the May 16, 2026, Regular Meeting Minutes.** (E. Kurfees)
 - B. Consider approving Budget Amendment #2026-26 to purchase 1460 Winston Avenue.** (Harrell)
Harrell stated that this is the building that has been leased by Public Power and purchased for building maintenance. The total budget is \$700,000 for purchase and upfit.
 - C. Consider approving the second reading of an ordinance ZC26-06 Turnersburg Hwy (Quick Trip) to rezone from Iredell County General Business Conditional Use District and Highway Business Conditional Use District to City of Statesville B-4 Conditional Zoning District.** (Campbell)
 - D. Consider approving the second reading of an ordinance of annexation petition AX26-06 Turnersburg Hwy, filed by Thomas Donton of QuikTrip Corporation for six parcels located at the intersection of Turnersburg Hwy and Interstate 77.** (Campbell)
 - E. Consider approving the second reading of the ordinance for TA26-02 batch 1 text changes to the Unified Development Code.** (Martin)
Council Member Pressly thanked staff for their work on the text amendments.
 - F. Consider approving the second reading of an ordinance for TA26-03 batch 2 text amendments to the Unified Development Code.** (Martin)

- G. Consider reappointing Steve Knight and Janice Powell to the Stormwater Advisory Commission.** (Moore)
- H. Consider accepting a grant from NCDOT Aviation Division in the amount of \$3,000,000 to construct a pad ready site for West Star Aviation hangar and approve Budget Amendment # 2026-24.** (Ferguson)

- I. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-03 185 Moose Club Road, filed by Hezekiah Walker of Love Fellowship Tabernacle INC, for two parcels located at 185 Moose Club Road, receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of June 15, 2026, for a public hearing for the petition for annexation.** (Kirkendall)

Smith stated that it is a satellite annexation. Martin stated that planning staff is not recommending approval. It is outside of the 2045 Land Use Plan. It is within the annexation boundary with the Town of Troutman.

Council Member Pfeufer asked why the planning board wanted to approve it. Campbell stated that it is across from Wakefield and it is consistent with the area. The majority of denial was because it was outside the 2045 Land Use Plan.

Vaughan stated that they do not have any sewer plan besides using Wildwood Subdivision.

- J. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-08 114 Bristol Road, filed by Mr. Jorge Valdez The Painter's Personal Touch LLC, receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of June 15, 2026, for a public hearing for the petition for annexation.** (Campbell)

- K. Consider appropriating fund balance to approve Budget Amendment #2026-23 to pay an economic incentive in the amount of \$153,387 to Denso Manufacturing NC, Inc.** (Lawrence)

- L. Consider approving Budget Amendment #2026-28 to transfer excess funds identified in the Project Fund 321 to Project Fund 327 to support a portion of the capital costs included in the FY26 Adopted Budget for a new fire apparatus and equipment.** (Lawrence)
- Lawrence stated that these funds are excess funds in the SPD/Garage and moving it to the Fire Station project.

- M. Consider approving Budget Amendment #2026-29 to transfer and appropriate funds to support the Destination Manager position at SCVB for FY26.** (Lawrence)

Smith stated that the Destination Manager funds was a general fund allocation because the CVB is underfunded compared to other organizations. They received approval, but the funds were never turned over. They have not asked for the funds this year.

Council Member Nicholson asked where they would fund the manager position. Hills stated that it may come back to the council but they probably fund it by fund balance.

- N. Considering renewing the Service Contract with Downtown Statesville Development Corporation to manage the City of Statesville's Main Street program.** (Pierce)

Council Member Pressly asked when the annual report will be done. Griggs stated that the report is typically in September. The Council will be involved and reviewing Capital Improvement Plan.

Council Member Nicholson asked when the contract was done. Council Member Robertson stated that it is a 5 year contract since the 1980s.

City Council asked the City Clerk to send the previous year annual report.

REGULAR AGENDA

- IX. Receive and consider accepting the City's audited Annual Financial Report for the fiscal year that ended on June 30, 2025.** (Lawrence)
Lawrence stated that this is our annual audit from July 2024-June 2025. NC requires audits to be turned in by December, but we received an extension until February. We have submitted an action plan in order to fix the timeliness of the audit. The other finding was how we track our grants and assets, especially in our enterprise funds. We have put in deadlines with departments to ensure we are not having these issues again.

- X. Conduct a public hearing and consider approving the Fiscal Year 2027 Budget Ordinance and Fee Schedule.** (Lawrence)

- XI. Conduct a public hearing and consider approving an ordinance to re-establish the Downtown Municipal Service District for another five years (July 1, 2026 - June 30, 2031).** (Pierce)
Griggs stated that the MSD funds the staffing that runs DSDC. It is a 10 cent tax. The MSD area has not changed.

Council Member Nicholson asked if the apartments would pay the tax. Smith said yes.

Council Member Pressly asked for an update. Campbell stated that DELCO is coming back to DRC in regard to their windows. Council Member Jones would like this to come in front of Council to see what we can do to review the window policy of downtown. Council Member Lawton wants to see this as well.

Smith stated that we will review the documents and bring a report/update back to Council.

Council Member Allison asked about the Clock. Messick said that our easement has been terminated. Iredell County has declined to participate in the maintenance of the clock tower.

- XII. Conduct a public hearing and consider passing the first reading of an ordinance to annex AX26-04: 1006 Wall Street, filed by Mr. Garrison Davis of TruNorth Homes LLC, for approximately 0.62 acres located along Wall Street.** (Campbell)
Campbell stated that the owner wants to annex for city services. It will be a single family home. They do not want to tie into sewer at the moment.

Vaughan stated that the applicant will have to work with the health department to get a variance for septic system.

- XIII. Conduct a public hearing and consider passing the first reading of an ordinance to annex AX26-07 237 Third Creek Rd, filed by Mr. Robert Helms of Husky Homes and Land LLC.** (Campbell)
Campbell stated that the owner wants to annex for 1 single family to connect to water services. Campbell stated that there could be an issue since it is mostly built. Vaughan stated that they would have to get a waiver from the health department for an alternative sewer system.

XIV. Consider approving a resolution to cancel the U-6153 project to relocate Bethlehem Rd adjacent to the Statesville Regional Airport. (Martin)

Martin stated that we are currently on the hook to pay 50% of the project costs with construction in 2029. We completed 75% construction drawings. The land prices are going up. A landowner is here and he is willing to sell the property to the City. Staff recommends canceling the project.

Council member Pressly stated that we would leave \$2.5 million from federal discretionary dollars. There was an original deadline, and we may have more time on our project.

Council Member Pressly asked what the Airport Commission thinks. Ferguson stated that it supports long-term growth at the airport, but the funding is currently not there. Council member Pressly is concerned about the economic development in this area. He would like for the Airport Commission to find other funding sources, and he believes that this is being rushed through.

Council Member Jones asked if the road goes into the Airport Overlay, can we get more funds to do the road. Ferguson stated that there could be more funds, but he is unsure of the availability of funds. Council determined to pull it from the Airport.

Council Member Allison asked if Council Member Pressly's comments could work. Ferguson stated that we could try to get more funds.

Council Member Pressly does not want to walk away from \$2.5 million.

Smith stated that the pink area would contribute funds when they are available, and will not fund the road project. Ferguson stated that you cannot use aviation funds for road projects.

Smith stated that the Airport Commission may not be able to provide comments. Ferguson stated that the Airport Commission cannot look for funds, but the Staff would have to go to the State and look for funds.

Council Member Nicholson stated that the land cost has increased dramatically and there are other projects that we need to accomplish.

Mayor Hendrix stated that there is a heightened sense of urgency for developers for the property adjoining the airport and then the developer would have to put the road in.

Martin stated that private development may be able realign the road which the neighbors would like.

XV. Advisory Boards Meeting Minutes - None

XVI. Other Business

XVII. Closed Session (After Pre- Agenda)

1. Personnel

Council Member Pressly made a motion to go into closed session, and Council Member Nicholson seconded the motion. The motion passed unanimously.

Coming out of closed session, Mayor Hendrix stated a personnel matter was discussed and no decisions were made.

XVIII. Adjournment

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

**MINUTE BOOK 32, PAGE
STATESVILLE CITY COUNCIL CLOSED SESSION MEETING MINUTES – June 1, 2026
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.**

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

Council Absent: None

Staff Present: Ron Smith, Messick, E. Kurfees, Nesbit, G. Kurfees, Martin, Leis, Harrell, Vaughan, Campbell, Onley, Leis, Hubert, Ferguson, Griggs, Everette, Hubert, Moore, Francica, Campbell

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 we moved Item C and D to Item 15 and 16.

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

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

VI. Presentations & Recognitions

VII. City Manager Report

Smith provided some construction updates. The Parking Garage should be completed July. PD Expansion should be completed early next year. Fire Station 5 ribbon cutting will be June 30th at 10 AM. The Municipal Operations Center financial discussions will be in July. Smith provided an update on recreation projects. Kimbrough Park is completed, Newtonville Community Park pickleball courts are almost completed, and the Event Center AV equipment has been installed. Smith stated that we are working through the steps of the waterline project. Smith stated that the Circuit 63 undergrounding has been completed.

Smith provided an update on staffing and key dates.

VIII. CONSENT AGENDA

Mayor Hendrix stated that all items are routine and will be enacted in one motion.

A. Consider approving the May 7, 2026, Pre-Agenda Meeting Minutes and the May 16, 2026, Regular Meeting Minutes. (E. Kurfees)

B. Consider approving Budget Amendment #2026-26 to purchase 1460 Winston Avenue. (Harrell)

~~**C. Consider approving the second reading of an ordinance ZC26-06 Turnersburg Hwy (Quick Trip) to rezone from Iredell County General Business Conditional Use District and**~~

~~Highway Business Conditional Use District to City of Statesville B-4 Conditional Zoning District. (Campbell)~~

This item was moved to the Regular Agenda.

- ~~D. Consider approving the second reading of an ordinance of annexation petition AX26-06 Turnersburg Hwy, filed by Thomas Denton of QuikTrip Corporation for six parcels located at the intersection of Turnersburg Hwy and Interstate 77. (Campbell)~~

This item was moved to the Regular Agenda.

- E. Consider approving the second reading of the ordinance for TA26-02 batch 1 text changes to the Unified Development Code. (Martin)
- F. Consider approving the second reading of an ordinance for TA26-03 batch 2 text amendments to the Unified Development Code. (Martin)
- G. Consider reappointing Steve Knight and Janice Powell to the Stormwater Advisory Commission. (Moore)
- H. Consider accepting a grant from NCDOT Aviation Division in the amount of \$3,000,000 to construct a pad ready site for West Star Aviation hangar and approve Budget Amendment # 2026-24. (Ferguson)
- I. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-03 185 Moose Club Road, filed by Hezekiah Walker of Love Fellowship Tabernacle INC, for two parcels located at 185 Moose Club Road, receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of June 15, 2026, for a public hearing for the petition for annexation. (Kirkendall)
- J. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-08 114 Bristol Road, filed by Mr. Jorge Valdez The Painter's Personal Touch LLC, receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of June 15, 2026, for a public hearing for the petition for annexation. (Campbell)
- K. Consider appropriating fund balance to approve Budget Amendment #2026-23 to pay an economic incentive in the amount of \$153,387 to Denso Manufacturing NC, Inc. (Lawrence)
- L. Consider approving Budget Amendment #2026-28 to transfer excess funds identified in the Project Fund 321 to Project Fund 327 to support a portion of the capital costs included in the FY26 Adopted Budget for a new fire apparatus and equipment. (Lawrence)
- M. Consider approving Budget Amendment #2026-29 to transfer and appropriate funds to support the Destination Manager position at SCVB for FY26. (Lawrence)
- N. Considering renewing the Service Contract with Downtown Statesville Development Corporation to manage the City of Statesville's Main Street program. (Pierce)

Mayor Hendrix asked for a motion on the consent agenda.

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

REGULAR AGENDA

IX. Receive and consider accepting the City's audited Annual Financial Report for the fiscal year that ended on June 30, 2025. (Lawrence)

Morgan from Martin Starnes presented on the Annual Audit. She stated that it is a clean audit. All the enterprise funds have profits. There were no significant deficiency findings noted. There are two material weakness findings. The timeliness of the audit and the journal entries. The city has the healthy available fund balance.

Smith stated that the audit is a snapshot of the items.

Council Member Allison made a motion to accept the audit. Council Member Jones seconded the motion. The motion carries unanimously.

X. Conduct a public hearing and consider approving the Fiscal Year 2027 Budget Ordinance and Fee Schedule. (Lawrence)

Smith stated that we have done everything legally we need to do. If there are no material comments, then you can approve the Budget Ordinance tonight. We must have an adopted budget by June 30, 2026.

Mayor Hendrix opened the public hearing. No one spoke during the public hearing. **Mayor Hendrix closed the public hearing.**

Council member Pressly discussed the street inspection fee. He stated the cost is 75 cents a linear foot and the proposed fee is \$1.50. He said it is difficult to justify to the citizens the increased fee.

Council Member Pressly made a motion to adopt the street inspection fee at 75 cents and to track the costs and come back at the retreat. Council Member Allison seconded the motion.

Council Member Jones asked why it was proposed at \$1.50 a linear foot. Hubert stated that it is up to the board. He stated that we only had two developments on inspections to determine the fee. He believes it is reasonable to reduce it to 75 cents. Our fees are the lowest in the state.

Council Member Allison would like to know how we determined the \$1.50. Hubert stated that we need more data in order to better determine the fee.

Council member Lawton asked if the citizens pay the fees or if citizens will pay the fee. Hubert stated developers will pay the fee.

Council Member Jones believes the motion is reasonable.

Council Member Nicholson asked if 75 cents is enough to hire contract out. Hubert stated that the 75 cents is only for internal staff to handle.

Council Member Pressly stated that the fees are passed on to the citizens. Smith stated that \$1.50 has been in the fee schedule but we have not been charging it.

Council Member Robertson asked what our neighbors charge. Hubert stated that the fee is a one-time fee and Mooresville is at \$1.00.

Council member Pearson stated that we need to have a happy medium.

Messick stated that we can only charge what the statute authorizes and it is only what the data can show.

Council member Robertson stated that the cost will almost be higher because of reinspections of developments. Hubert said that the data does not show \$1.50.

Mayor Hendrix called for a vote on the motion

Aye: Pressly, Allison, Pfeufer, Jones

Nays: Robertson, Nicholson, Pearson, Lawton

Mayor Hendrix voted in favor of the motion. The motion passed 5 to 4.

Smith asked if you wanted to adopt the budget.

Council Member Nicholson made a motion to approve the budget with changes to the street inspection fee. Council Member Lawton seconded the motion. The motion carries unanimously.

- XI. Conduct a public hearing and consider approving an ordinance to re-establish the Downtown Municipal Service District for another five years (July 1, 2026 - June 30, 2031). (Pierce)**

Mayor Hendrix opened the Public Hearing.

Pierce stated that the downtown MSD supports the downtown revitalization, 250 acres and 370 parcels. It brings in \$122,714. The entire MSD tax is retained by the city to cover the costs of revitalization. Pierce stated that the key of our work is to preserve the historic districts in our community.

Council Member Allison asked if a non-historic house. Pierce stated that the residential is exempt from the MSD.

Council Member Pressly asked if 100% of the revenue of the MSD goes to pay the salaries of 2 staff. Pierce stated that is correct. He asked many questions about what DSDC does and will meet with him in the future.

Council Member Pressly made a motion to approve the first reading of the ordinance. Council Member Pfeufer seconded the motion.

Council Member Robertson stated that 1.6 million in private investment in the downtown district and coordinated 1000 hours of volunteers with 15 events.

Mayor Hendrix closed the public hearing.

Mayor Hendrix called a vote on the motion. The motion carries unanimously.

- XII. Conduct a public hearing and consider passing the first reading of an ordinance to annex AX26-04: 1006 Wall Street, filed by Mr. Garrison Davis of TruNorth Homes LLC, for approximately 0.62 acres located along Wall Street. (Campbell)**
Mayor Hendrix opened the public hearing.

Campbell stated that a .62 acre parcel and the applicant is requesting to connect to city power and water. The site is wooded and undeveloped. The owner intends to build a single-family home. Staff recommend that the request meets the statutory requirements for annexation.

Council Member Robertson stated that the applicant may need a waiver to get a septic system. Smith stated that the waiver would have to be given by the City Council.

Campbell stated that it is not information that he would have passed on to the applicant. He stated that he would coordinate a discussion with the applicant and Public Utilities.

Mayor Hendrix closed the public hearing and asked for a motion.

Council Member Allison made a motion to approve the annexation. Council member Robertson seconded the motion. The motion carries unanimously.

- XIII. Conduct a public hearing and consider passing the first reading of an ordinance to annex AX26-07 237 Third Creek Rd, filed by Mr. Robert Helms of Husky Homes and Land LLC. (Campbell)
Mayor Hendrix opened the public hearing.**

Campbell stated that this is a .88 acres on Third Creek Road and requesting annexation to connect to water. They are finishing a single-family home build. This is a contiguous annexation. Staff states that the site meets statutory requirements for annexation.

Council Member Robertson stated that the applicant may need a waiver to get a septic system. Smith stated that the waiver would have to be given by the City Council.

Campbell stated that it is not information that he would have passed on to the applicant. He stated that he would coordinate a discussion with the applicant and Public Utilities.

Mayor Hendrix closed the public hearing.

Council member Allison made a motion to approve the first reading of the annexation. Council Member Robertson seconded the motion. The motion passed unanimously.

- XIV. Consider approving a resolution to cancel the U-6153 project to relocate Bethlehem Rd adjacent to the Statesville Regional Airport. (Martin)**

Martin stated that the City received \$2.5 million to relocate Bethlehem Road, which we believed would be half the cost of the project. Since that time, we have completed 75% design and beginning land acquisition.

With rising land and construction costs, it is Planning and Engineering's recommendation to cancel the project for the road to be built by private development.

Council Member Jones asked if the funds spent on the engineering would be required to be paid by the city. Martin stated that we are not on the hook to repay those dollars.

Council Member Jones asked about the funds budgeted for this project. Smith stated that there are \$2million assigned in the fund balance for the project and it would be put back into fund balance.

Council Member Pressly asked for a time constraint on the grant. Martin stated that DOT have allowed us an extension. We would have to ask for additional time.

Council Member Pressly would like to give the Airport Commission 60 days to find other funds. Council Member Nicholson stated that it is a City Project and not an Airport Project.

Smith stated that there is a taxiway at the top, that is an economic development project associated with the land, and the road project. None of the projects are financed.

Council Member Jones stated that the road project divided the larger developable projects in half and if the project went back to the airport commission, the city would receive more funding from the federal government.

Council member Pressly makes a motion to send this back to the Airport Commission with an Airport Layout Plan amendment.

Ferguson stated that the road is in the Airport Layout Plan. He stated that the road was done to meet the mobility plan. He asked for time to go to Raleigh to find more funds.

Council Member Pearson asked how does the increase impact the budget. Smith stated that it should not impact the budget we just adopted.

Council member Allison seconded the motion.

Council Member Pressly stated that previous council promised the road to be extended. Council Member

Mayor called for a vote on the motion:

Aye: Allison, Pressly

Nay: Robertson, Jones, Lawton, Nicholson, Pearson, Pfeufer

The motion failed 2 to 6.

Council Member Jones made a motion to approve the resolution and asked to add the road back into the Airport Land Plan. Council Member Nicholson seconded the motion.

Council Member Allison asked if it is not beneficial to go find additional funds. Council Member Jones said it would take years to get funding.

Council member Robertson stated that the road is not in the best location and we cannot currently change the road design.

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

XV. Consider approving the second reading of an ordinance ZC26-06 Turnersburg Hwy (Quick Trip) to rezone from Iredell County General Business Conditional Use District and Highway Business Conditional Use District to City of Statesville B-4 Conditional Zoning District. (Campbell)

Martin stated that Council Member Pfeufer asked for clarification on the proposed condition to remove truck stop to remove from the list.

Council Member Pfeufer stated that there are a lot of trucks on the side of the highway because of the Lowe's Distribution Center. The issue is the land that is bundled with the property. She is concerned that the Council will not have input on the truck stop.

Martin stated that staff spoke with the applicant, and we added truck stop to the list of prohibited item and added the following uses condition.

Council Member Pfeufer made a motion to approve the second reading of the rezoning request with the amended conditions. Council Member Robertson seconded the motion. The motion passed unanimously.

- XVI. Consider approving the second reading of an ordinance of annexation petition AX26-06 Turnersburg Hwy, filed by Thomas Danton of QuikTrip Corporation for six parcels located at the intersection of Turnersburg Hwy and Interstate 77. (Campbell)**

Council Member Pfeufer made a motion to approve the second reading of the annexation request. Council Member Allison seconded the motion. The motion passed unanimously.

- XVII. Advisory Boards Meeting Minutes - None**

- XVIII. Other Business**

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

- XX. Adjournment**

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

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Emily Kurfees, City Clerk

DATE: 5/21/2026 11:32 AM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving a resolution to amend the Regular Meeting Calendar.

1. Summary of Information:

There is a need to amend the City Council meeting calendar to cancel the August 17, 2026 meeting and instead hold one regular meeting during the month of August on August 10, 2026, with the corresponding Pre-Agenda meeting to be held on August 6, 2026.

There has also been discussion about limiting the number of City Council meetings to one per month during July, August, and September. Holidays generally cause this to happen in July and September, and some other communities include August as well.

2. Previous Council or Relevant Actions:

City Council amended the calendar on April 13th.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: N/A

4. Budget/Funding Implications:

N/A

5. Consequences for Not Acting:

The calendar will remain the same with two meetings in August.

6. Department Recommendation:

Approve the amended calendar.

7. Manager Comments:

Recommend for approval.

8. Next Steps:

Post the amended calendar on the City Website.

9. Attachments:

1. 2026 Calendar August Amendement
2. RES Amendment

2026

City Council Calendar

January						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
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26	27	28	29	30	31	

August						
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23	24	25	26	27	28	29
30	31					

September						
Su	M	Tu	W	Th	F	Sa
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27	28	29	30			

October						
Su	M	Tu	W	Th	F	Sa
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
Su	M	Tu	W	Th	F	Sa
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Pre-Agenda Meeting

Regular Meeting

Retreats

Holidays

Jan 01	New Years Day	Jul 09	Pre-Agenda
Jan 08	Pre-Agenda	Jul 13	Regular Meeting
Jan 12	Regular Meeting	Aug 06	Pre-Agenda
Jan 19	MLK Jr. Day	Aug 10	Regular Meeting
Jan 29	Pre-Agenda	Sep 07	Labor Day
Feb 02	Regular Meeting	Sep 10	Pre-Agenda
Feb 12	Pre-Agenda	Sep 14	Regular Meeting
Feb 16	Regular Meeting	Oct 01	Pre-Agenda
Feb 19	Winter Retreat	Oct 05	Regular Meeting
Feb 20	Winter Retreat	Oct 15	Pre-Agenda
Feb 26	Pre-Agenda	Oct 22	Fall Retreat
Mar 02	Regular Meeting	Oct 19	Regular Meeting
Mar 12	Pre-Agenda	Oct 29	Pre-Agenda
Mar 16	Regular Meeting	Nov 02	Regular Meeting
Apr 03	Good Friday	Nov 11	Veterans Day
Apr 09	Pre-Agenda	Nov 12	Pre-Agenda
Apr 13	Regular Meeting	Nov 16	Regular Meeting
Apr 13	Pre-Agenda	Nov 26	Thanksgiving
May 07	Pre-Agenda	Nov 27	Thanksgiving
May 11	Regular Meeting	Dec 10	Pre-Agenda
May 25	Memorial Day	Dec 14	Regular Meeting
May 28	Pre-Agenda	Dec 24	Christmas Eve
Jun 01	Regular Meeting	Dec 25	Christmas
Jun 11	Pre-Agenda	Jan 01	New Years Day
Jun 15	Regular Meeting		
Jun 19	Juneteenth		
Jun 19	Independence Day		

RESOLUTION NO. _____
**A RESOLUTION ADOPTING THE OFFICIAL AMENDED MEETING CALENDAR FOR THE
CITY COUNCIL OF THE CITY OF STATESVILLE FOR THE YEAR 2026**

WHEREAS, the City Council of the City of Statesville holds regular meetings to conduct the official business of the City; and

WHEREAS, it is the desire of the City Council to establish its official meeting schedule for the year 2026 in accordance with applicable state laws and local ordinances; and

WHEREAS, providing a public schedule promotes transparency, ensures adequate notice, and supports effective participation by citizens, staff, and elected officials.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STATESVILLE THAT:

1. **Adoption of Calendar.** The City Council hereby adopts the official meeting calendar for the year 2026 as attached hereto and incorporated by reference.
2. **Regular Meetings.** Unless otherwise noted, regular meetings of the City Council shall be held on the first and third Monday of each month at 6:00 PM.
3. **Special or Called Meetings.** Additional meetings may be scheduled as necessary pursuant to applicable law, with proper notice provided.
4. **Amendment:** The August Meeting Schedule has changed.
5. **Public Notice.** The City Clerk is directed to publish and post the adopted calendar in accordance with statutory requirements.

ADOPTED this 15th day of June, 2026.

CITY OF STATESVILLE

J. Douglas Hendrix, Mayor

ATTEST:

Emily Kurfees, City Clerk

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Joseph Campbell, Planner II
DATE: 6/3/2026 5:09 PM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving the second reading of an ordinance to annex AX26-04: 1006 Wall Street, filed by Mr. Garrison Davis of TruNorth Homes LLC, for approximately 0.62 acres located along Wall Street.

1. Summary of Information:

Summary of Information: The property is approximately 0.62 acres located along Wall Street. The applicant is requesting voluntary annexation for public utility access.

- Ward: If annexed into the City, this property should be designated as Ward 6.
- Engineering: Wall Street are maintained by NCDOT.
- Stormwater: No concerns currently.
- Planning: The site is currently located within the City's extraterritorial zoning jurisdiction (ETJ) and would be a contiguous annexation.
- Fire: The site is within a 4-minute response from Station 3, and there are no concerns of servicing this site.
- Police: No concerns at this time, additional staffing will be requested as population rises.
- Water/Sewer: 12" water line along Wall Street, closest 8" sewer line (500ft +/-) to west, or (450ft +/-) to north.
- Electricity: The site is in Statesville's Public Power exclusive territory and can be served.

2. Previous Council or Relevant Actions:

City Council held the public hearing and first reading on June 1, 2026. No one from the public spoke during the public hearing. The first reading passed unanimously.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A
Connecting Our City: N/A
Connecting Our Communities: N/A

Strategic Plan Values: We value and encourage Opportunity

These parcels are in the Tier 1 Growth Area of the 2045 Land Development Plan.

4. Budget/Funding Implications:

The current tax value of the parcel is \$36,930 and the estimated value at full buildout is expected to be \$260,000.

5. Consequences for Not Acting:

The property owner(s) may explore by right development option(s).

6. Department Recommendation:

The site meets the statutory requirements for contiguous annexation.

7. Manager Comments:

Recommend moving forward with this annexation.

8. Next Steps:

If approved, the City Clerk will execute the ordinance.

9. Attachments:

1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF STATESVILLE, NORTH CAROLINA

**Case No. AX26-04 1006 Wall Street
Parcel # 4744-50-7267**

WHEREAS, the Statesville City Council has petitioned under G.S. 160A-31, to annex the area described below; and

WHEREAS, the Statesville City Council has by resolution directed the Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Statesville City Hall at 6:00 o'clock p.m. on the 1st day of June 2026 after due notice by publication on the 21st and 28th day of May 2026; and

WHEREAS, the Statesville City Council finds that the petition meets the requirements of G.S. 160A-31:

WHEREAS, the Statesville City Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Statesville City Council further finds that the petition is otherwise valid, and that the public health, safety, and welfare of the City and of the area proposed for annexation will be best served by annexing the area described.

NOW, THEREFORE, BE IT ORDAINED BY the Statesville City Council of the City of Statesville, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described contiguous territory is hereby annexed and made part of the City of Statesville, as of June 30, 2026, at 11:59 p.m.

Description:

BEGINNING at an existing iron pin found on the southern property lines of Nia Heu (DB 2230, Pg 628), and intersection with the western margin of the 60 foot right of way for Wall Street; thence with the western margin of Wall Street S. 10-58-41 E. 79.68' to an iron pin set at the northern property line of Russell Tucker Heirs (DB 527, Pg 475); thence with the northern property line of Tucker Heirs S. 81-29-33 W. 99.10' to an existing iron pin on the property line of First Greater Liv. Missionary Baptist Church (DB 832, Pg 383 & DB 3106, Pg 1624); thence with the property line of Missionary Baptist Church along the following three (3) courses and distances: (1) S. 82-29-51W. 239.13' to an existing iron pin; (2) N. 00-02-19 E. 82.65' to an existing iron pin; (3) N. 82-26-54 E. 245.79' to an existing iron pin found on the south western property line of Heu; thence with the southern line of Heu N. 83-09-19 E. 76.76' to the point and place of BEGINNING, consisting of 0.62 acres, more or less, all in accordance with that Boundary/Recombination Survey of Lot 3 & a Pt of Lot 2 Margaret C. Miller Estate & Parcel

4744507365 for 1006 Wall Street, surveyed by William M. Allen, PLS on October 30, 2025.

Section 2. Upon and after June 30, 2026, at 11:59 p.m., the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Statesville and shall be entitled to the same privileges and benefits as other parts of the City of Statesville. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

Section 3. The Mayor of the City of Statesville shall cause to be recorded in the office of the Register of Deeds of Iredell County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Iredell County Board of Elections, as required by G.S. 163-288.1.

The Ordinance was introduced by a first reading by Councilmember _____, seconded by Council member _____, and carried on the 1st day of June 2026.

AYES:

NAYES:

The second and final reading of this ordinance was heard on the 15th day of June 2026 and upon motion of Councilmember _____, seconded by Councilmember _____, and unanimously carried, was adopted.

AYES:

NAYES:

The Ordinance to be in full force and effect from and after the 30th day of June 2026 at 11:59 p.m.

City of Statesville

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Joseph Campbell, Planner II
DATE: 6/3/2026 5:09 PM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving the second reading of an ordinance to annex AX26-07 237 Third Creek Rd, filed by Mr. Robert Helms of Husky Homes and Land LLC, for the parcel located at 237 Third Creek Road.

1. Summary of Information:

The property is approximately .88 acres located at 237 Third Creek Road. The applicant is requesting the annexation to connect to city water.

- **Ward:** The site is adjacent to voting Ward 1. The site is contiguous to the primary corporate limits across Third Creek Road to the East.
- **Engineering:** Third Creek Rd is maintained by NCDOT.
- **Stormwater:** No concerns currently.
- **Planning:** The site is currently located within the City's extraterritorial zoning jurisdiction (ETJ) and would be a contiguous annexation.
- **Fire:** The site is outside the preferred 4-minute response from Station 3, and fire feels comfortable they can service this site within a 5-minute response time.
- **Police:** No concerns at this time, additional staffing will be requested as population rises.
- **Water/Sewer:** 6-inch water line on Third Creek; No sewer in vicinity.
- **Electricity:** The site will be serviced by Energy United.

2. Previous Council or Relevant Actions:

City Council held the first reading and Public Hearing on June 1, 2026. No one from the public spoke during the public hearing. The first reading passed unanimously.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: We value and encourage Opportunity

These parcels are in the Tier 1 Growth Area of the 2045 Land Development Plan.

4. Budget/Funding Implications:

The current tax value of the parcel is \$15,000 and the estimated value at full buildout is to be determined.

5. Consequences for Not Acting:

The property owner(s) may explore by right development option(s).

6. Department Recommendation:

The site meets the statutory requirements for contiguous annexation.

7. Manager Comments:

Recommend approving this annexation.

8. Next Steps:

If approved, the City Clerk will execute the ordinance.

9. Attachments:

1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF STATESVILLE, NORTH CAROLINA

**Case No. AX26-07 237 Third Creek Rd
Parcel # 4753-44-6341**

WHEREAS, the Statesville City Council has petitioned under G.S. 160A-31, to annex the area described below; and

WHEREAS, the Statesville City Council has by resolution directed the Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Statesville City Hall at 6:00 o'clock p.m. on the 1st day of June 2026 after due notice by publication on the 21st and 28th day of May 2026; and

WHEREAS, the Statesville City Council finds that the petition meets the requirements of G.S. 160A-31:

WHEREAS, the Statesville City Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Statesville City Council further finds that the petition is otherwise valid, and that the public health, safety, and welfare of the City and of the area proposed for annexation will be best served by annexing the area described.

NOW, THEREFORE, BE IT ORDAINED BY the Statesville City Council of the City of Statesville, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described contiguous territory is hereby annexed and made part of the City of Statesville, as of June 30, 2026, at 11:59 p.m.

Description:

Lying and being in Chambersburg township, Iredell County, North Carolina and being more particularly described as follows:

Beginning at an existing iron pin located in the right-of-way of Third Creek Road, point being the southwest corner of Chandler Watts property (recorded in Deed Book 3132 Page 1222); thence leaving said road with Watts line S. 80-33-00 E. 382.50'to an existing iron pin: thence S. 00-00-20 E. 98.74 to a #4 rebar set: thence with the common line of Jerry Horton property (recorded in Deed Book 2076 Page 2488) N. 84-59-34 W. 394.30'to a point in the right-of-way of Third Creek Road; thence N. 06-56-34 E. 128.06'to the Point and Place of Beginning Containing 1.01 acres more or less according to a survey by Don Allen & Associates PA dated March 12, 2026.

Section 2. Upon and after June 30, 2026, at 11:59 p.m., the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Statesville and shall be entitled to the same privileges and benefits as other parts of the City of Statesville. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

Section 3. The Mayor of the City of Statesville shall cause to be recorded in the office of the Register of Deeds of Iredell County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Iredell County Board of Elections, as required by G.S. 163-288.1.

The Ordinance was introduced by a first reading by Councilmember _____, seconded by Councilmember _____, and carried on the 1st day of June 2026.

AYES:

NAYES:

The second and final reading of this ordinance was heard on the 15th day of June 2026 and upon motion of Councilmember _____, seconded by Councilmember _____, and unanimously carried, was

adopted.

AYES:

NAYES:

The Ordinance to be in full force and effect from and after the 30th day of June 2026 at 11:59 p.m.

City of Statesville

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Matthew Pierce, DSDC Director
DATE: 6/3/2026 5:09 PM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving the second reading of an ordinance to re-establish the Downtown Municipal Service District for another five years (July 1, 2026 - June 30, 2031).

1. Summary of Information:

A Downtown Municipal Service District was originally established on July 1, 1987 and has facilitated the creation of numerous new jobs, new businesses, building expansions and renovations through private investment. Re-establishment of the Downtown MSD occurs on five-year cycle, with the last renewal occurring in 2021.

Per the current service agreement with Downtown Statesville Development Corporation, our Main Street program coordinator, the City retains 100% of revenues received from the Downtown MSD.

2. Previous Council or Relevant Actions:

City Council held the public hearing and first reading on June 1, 2026. No one from the public spoke during the public hearing. The first reading passed unanimously.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: Invest in services and critical public infrastructure to align with land use plan goals and accommodate future growth citywide.

Connecting Our Communities: Expand access to enriching cultural, recreational, and open space amenities.

Strategic Plan Values: We value and encourage Opportunity

Since its inception, Downtown MSD funds have supported the City of Statesville's Main Street program, which drives economic development in the context of downtown historic preservation. Main Street program staff serve as stewards of existing downtown investments (like the streetscape), help coordinate long-term vision and investments.

Main Street program staff also promote downtown as the City's largest shared recreational and cultural resource.

4. Budget/Funding Implications:

Revenues from the Downtown MSD are currently transferred to the General Fund to pay for Main Street program staff (Recreation & Economic Vitality).

5. Consequences for Not Acting:

A key funding mechanism for economic development in our community will cease to exist at an approximate loss to the General Fund of \$122,000.

6. Department Recommendation:

Approve the second reading.

7. Manager Comments:

Recommend approval of the second reading.

8. Next Steps:

Have the City Clerk execute the ordinance.

9. Attachments:

1. Ordinance_2026.05.18_Downtown_MSD_Renewal

ORDINANCE NO. _____

AN ORDINANCE TO RE-ESTABLISH A DOWNTOWN MUNICIPAL SERVICE DISTRICT
WHEREAS, the General Statutes of the State of North Carolina, Chapter 160A-535 through 544 authorize the establishment of Municipal Service Districts; and

WHEREAS, a Downtown Municipal Service District was originally established on July 1, 1987 and has facilitated the creation of numerous new jobs, new businesses, building expansions and renovations through private investment; and

WHEREAS, the Mayor and City Council recognize that a healthy downtown is critical not only for business and industrial recruitment for the entire City but also for the general well-being of its citizens and the quality of life of Statesville; and

WHEREAS, the City Council realizes the benefits that originate from a solid tax base provided by a healthy downtown business environment, not only from the taxes and other revenues generated, but also the other services used by the citizens; and

WHEREAS, the City of Statesville has previously funded major public improvements and acquisitions in the downtown including the Streetscape Project, renovations of City Hall, Wayfinding signs, the Statesville Civic Center, and acquisition of the Vance Hotel; and

WHEREAS, a public hearing was held on June 1, 2026 and a determination was made that a continuation of services specifically related to the economic vitality of the downtown was necessary.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Statesville reaffirms the need for a Downtown Municipal Service District and will consider a tax levy during the 2026 budget meetings for all real and personal property on all property within the service district and exempting any and all owner occupied residential property in the service district, such district being defined by the official map to be housed in the office of the City Clerk and duly recorded in the Resolution Book.

NOW, THEREFORE, BE IT FURTHER ORDAINED that the duration of this Municipal Service District shall commence on July 1, 2026 and continue in existence until June 30, 2031.

This ordinance was introduced for first reading by Councilmember _____, seconded by Councilmember _____, and unanimously carried on the 1st day of June, 2026.

Ayes:
Nayes:

The second and final reading of this ordinance was heard on the 15th day of June, 2026 and upon motion of Councilmember _____, seconded by Councilmember _____, and unanimously carried, was adopted.

Ayes:
Nayes:

This ordinance is to be in full force and effect from and after the day of June 15, 2026.

CITY OF STATESVILLE

J. Douglas Hendrix, Mayor

Attest:

Emily Kurfees, City Clerk

APPROVED AS TO FORM:

Leah Gaines Messick, City Attorney

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Gina Lawrence, Chief Financial Officer
DATE: 6/4/2026 9:50 AM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving an audit contract for the fiscal year ending June 30, 2026 with Martin Starnes & Associates, CPA's, P.A. for the City.

1. Summary of Information:

In accordance with NC General Statutes, the City is required to have an annual independent audit. Martin Starnes & Associates, CPAs, P.A. (MSA) from Hickory, NC has conducted the City's annual independent audit for the previous nine years based on their original proposal and contract extensions.

2. Previous Council or Relevant Actions:

Council approved the audit contract annually

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: We value Integrity

North Carolina General Statute §159-34 mandates that every unit of local government undergo an annual independent audit performed in accordance with generally accepted auditing standards. These audits must include GAAP-compliant financial statements, all required disclosures, and the auditor's opinion. This serves as the State's primary mechanism for ensuring financial accountability, transparency, and fiscal stability.

4. Budget/Funding Implications:

The contracted amount will be budgeted in the FY2027 budget in Finance Admin – Professional Services.

5. Consequences for Not Acting:

Staff will pursue engagement with alternative audit firms. Failure to complete and submit the annual audit within the timeframe required by North Carolina General Statute §159-34 places a municipality in noncompliance with State law and triggers heightened oversight by the Local Government Commission (LGC).

6. Department Recommendation:

Approve as recommended.

7. Manager Comments:

Recommend for approval.

8. Next Steps:

The audit firm will provide the contract for City approval, and staff will proceed with engaging the auditor to initiate fieldwork.

9. Attachments:

None.

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Gina Lawrence, Chief Financial Officer
DATE: 6/4/2026 2:43 PM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving the semi-annual write-off of approximately \$127,832.97 in utility accounts.

1. Summary of Information:

Since December 1994 the City has performed a semi-annual write-off of utility accounts that had been placed for collection eighteen to twenty-four months prior to the write-off date. These accounts were returned to the city by the collection agency after no significant progress had been made on the accounts and they had ceased collection activity.

Staff is presenting for your consideration, the write-off of utility accounts that had been placed for collection between July 1, 2024 and December 31, 2024 in the amount of \$127,832.97. The gross billing for this period was \$34,263,349.38. The write-off percentage is .37%. The City recovered \$11,901.64 in utility bad debts during the period referenced above.

These accounts will still show in our Customer Information System for a minimum of three years after the write-off, with a zero balance and a notation of the amount we have written off.

2. Previous Council or Relevant Actions:

Council performed its last write-off of \$147,505.66 on Dec 15, 2025 via consent agenda.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A
Connecting Our City: N/A
Connecting Our Communities: N/A
Strategic Plan Values:

N/A

4. Budget/Funding Implications:

The write-offs will hit the funds where the charges originated as bad debt expenditures.

5. Consequences for Not Acting:

The City's Accounts Receivable (Asset) balance will be stated higher than what is reasonably collectable.

6. Department Recommendation:

Approve as presented.

7. Manager Comments:

Recommend for approval.

8. Next Steps:

Collections staff will move accounts into a write-off status. Finance will expend the bad debt amount.

9. Attachments:

1. Utility Write Off July 1, 2024-December 31, 2024

Jan 1,2024-June 30,2024		vs	July 1,2024-Dec 31,2024	
Write-off amount \$147,505.66			Write-off amount \$127,832.97	
6 Business Accounts- 0 Bankruptcy Acct			6 Business Accounts- 0 Bankruptcy Acct	
IB Builders Inc	\$ 2,201.27		Alliance Realty Capital LLC	\$ 3,469.07
Boulevard Grocery	\$ 1,911.36		1800 Packouts of Charlotte	\$ 2,375.17
Travelcamp LLC	\$ 1,680.24		Aura Hookah Lounge LLC	\$ 610.01
Willard Marshall Wheeler	\$ 1,104.14		Krishna Wadesboro LLC	\$ 583.18
Sumter Packaging Corporation	\$ 875.88		Cabanas Restaurant & Grill LLC	\$ 471.08
Patriot Axe Throwing	\$ 479.16		Liquidation Express One Stop Shop	\$ 333.35
	\$8,252.05			\$7,841.86
<u>Highest dollar amount write-offs</u>			<u>Highest dollar amount write-offs</u>	
<u>EL/WA/SW</u>			<u>EL/WA/SW</u>	
Alex Allgood	\$ 7,216.31		Mildred Summers	\$ 4,971.47
Roxanna Morales	\$ 4,854.23		Orpah C Myers	\$ 4,445.97
Dwight Patterson	\$ 3,961.95		Michael Daniels	\$ 4,212.20
Michael H Taylor	\$ 3,778.88		Jackie P Johnson	\$ 3,658.42
Ronnie E Johnston	\$ 3,649.40		Teresa M Lambert	\$ 3,327.85
Claude Taylor	\$ 3,505.58		Nancy Maria Ali	\$ 2,384.75
Roxanna Morales	\$ 3,149.51		Christopher L Bell	\$ 2,230.05
Barnett Alexander Allgood IV	\$ 2,782.15		Michelle Hayden	\$ 2,114.16
	\$ 32,898.01			\$ 27,344.87
<u>Electric Only</u>			<u>Electric Only</u>	
Jessie Lee Jones	\$ 846.19		Mary B Matheson	\$ 757.73
Ali's Bistro LLC	\$ 638.20		Daphne Rivera Parker	\$ 453.68
Nikya Gibbs	\$ 622.54		Michael Pompey	\$ 436.42
Reyna Rebollar	\$ 556.30		Diwatha A Patterson	\$ 435.16
	\$ 2,663.23			\$ 2,082.99
<u>Electric/Water</u>			<u>Electric/Water</u>	
Willard McClelland	\$ 4,279.99		David F Edwards	\$ 954.68
Sherry Triventi	\$ 895.92		Raymundo Osorio Santos	\$ 730.17
Mary H Parsons	\$ 765.74		Dedric Camphor	\$ 577.84
	\$ 5,941.65			\$ 2,262.69
<u>WA/SW</u>			<u>WA/SW</u>	
William Alfred IV & Degroot	\$ 13,814.21		Tyesha Greene Posey	\$ 10,671.74
Joseph Wayne Martin	\$ 4,051.32		Jeffrey Thomas Bustle	\$ 860.41
Jerry L Moore Sr	\$ 609.29		Boyou Properties	\$ 270.37
	\$ 18,474.82			\$ 11,802.52
Total	\$68,229.76			\$51,334.93

Service Code Totals

Service\Rate	Bill Count	Service Cons	Demand Cons	KVAR Cons	Tax Amount	Bill Amount
Total for 800	14931	0	0	0	41,179.62	656,932.35
820 - TIPPING FEE						
820 \ TPC	304	0	0	0	0.00	7,113.01
820 \ TPC-MU	96	0	0	0	0.00	6,099.60
820 \ TPC-NEW	2753	0	0	0	0.00	84,099.12
Total for 820	3153	0	0	0	0.00	97,311.73
Overall Totals	410746	0,152,771.0755	647,642.769	346.777	1,132,589.49	34,263,349.38

Service Category Totals

Service Category	Bill Count	Service Cons	Demand Cons	KVAR Cons	Tax Amount	Bill Amount
BACKFLOW CHARGES	86	0	0	0	0.00	602.00
Electric	89773	228,324,494	647,642.769	346.777	1,093,198.00	23,658,809.22
ELECTRIC CREDITS	14	0	0	0	-1,823.41	-27,871.93
Lights (Street/Area)	14931	0	0	0	41,179.62	656,932.35
Sewer/WasteWater	78184	70,349,202.5994	0	0	0.00	5,300,889.27
Surge Protection	78	0	0	0	35.28	623.28
Stormwater Service Fees	71462	0	0	0	0.00	1,214,917.93
Tipping Fee	3153	0	0	0	0.00	97,311.73
Water	153065	81,479,074.4761	0	0	0.00	3,361,135.53
Overall Totals	410746	0,152,771.0755	647,642.769	346.777	1,132,589.49	34,263,349.38

GROSS

Fund Summary

Fund	Encumbrances	Fiscal Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining	% Remaining
530 - Electric	0.00	-32,034.76	0.00	-11,901.64	-11,901.64	-20,133.12	-62.85%
Report Total:	0.00	-32,034.76	0.00	-11,901.64	-11,901.64	-20,133.12	-62.85%

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Glenn Kurfees, Fire Chief
DATE: 6/3/2026 5:08 PM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving the Statesville Fire Department to apply for the FY25 Fire Prevention and Safety Grant Program.

1. Summary of Information:

The Fire Department is requesting approval to apply for FY25 FP&S FEMA grant. The Fire Department is requesting this grant for an LED sign at Fire Station 3. This grant will help further our strives in Community Risk Reduction and aid in announcements to the community.

2. Previous Council or Relevant Actions:

This grant was applied for in FY23, but we were unsuccessful in obtaining it.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

Strategic Plan Values: We value Engagement.

We are requesting Council action to apply for a grant to acquire an LED sign for Fire Station 3, which aligns with our strategic plan to enhance community connection and provide high-quality public safety services. The LED sign will serve as an effective communication tool, allowing us to share important safety information, community events, and emergency alerts, fostering a stronger relationship between the fire department and the community.

Additionally, it will promote public safety awareness by displaying real-time information about safety initiatives and fire prevention tips, ultimately enhancing community safety. The modern sign will also improve the visibility and aesthetic appeal of Fire Station 3, reinforcing our commitment to serving the public effectively. This initiative supports our strategic goals of improving community relations and promoting safety awareness, demonstrating our proactive approach to engaging residents and ensuring they are well-informed about public safety matters.

4. Budget/Funding Implications:

Total Project Cost is \$55,000.00. This is a cost share or match grant at 10%. The City's responsibility would be \$5,500.00

5. Consequences for Not Acting:

Eastside Drive is one of the heaviest traveled roads in the City of Statesville. The Fire Department's Community Risk Reduction messages would be read many times a day by passersby. City of Statesville messages could also be disseminated on this sign. There are no negative impacts for not acting; however, many positive impacts would come from it.

6. Department Recommendation:

The department recommends applying for the FY25 FP&S grant to aid in our Community's Risk Reduction.

7. Manager Comments:

Recommend for approval.

8. Next Steps:

If awarded grant, seek council approval for acceptance.

9. Attachments:

None.

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: David Onley, Chief of Police
DATE: 6/5/2026 11:18 AM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider appropriating fund balance from the City's E911 Fund to approve Budget Amendment #2026-30 in the amount of \$75,000 to support the purchase of two additional VESTA positions for the Statesville Police Department.

1. Summary of Information:

The recent expansion of the Police Department's telecommunications (911) center has created capacity to increase the number of dispatch positions. To support this expansion, additional hosted call-handling systems, known as VESTA, are required. The City has received prior approval from NC 911 Board to utilize these funds for the installation of two additional VESTA positions. The Police Department is requesting to appropriate its E911 fund reserves to pay AT&T for the installation of this system.

2. Previous Council or Relevant Actions:

None

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

Strategic Plan Values: N/A

The continued growth of the city will require additional telecommunicators and this expansion will exist in meeting those needs.

4. Budget/Funding Implications:

The City risks missing an opportunity to enhance dispatch operations and may forfeit eligible funds if they are not utilized within the allotted timeframe.

5. Consequences for Not Acting:

Inability to expand call taking services.

6. Department Recommendation:

Approve as presented.

7. Manager Comments:

Approve as recommended.

8. Next Steps:

Approval of the request will result in the creation of a purchase order for AT&T to start the project.

9. Attachments:

1. SoNC Hosted VESTA Positions_Statesville PD_1-9-2026
2. BA Form Appropriating E911 Fund Balance for SPD Telecommunications Expansion
3. Fund Balance Report - Fund 240

Proposal For: Statesville Police Department

Solution Proposed VESTA Position Additions

Date: January 9, 2026

Site Summary

Two (2) new VESTA workstation with IRR, standard or touchscreen monitors, and 24-button Genovation Keypads.

Amendment #4 to DIT-100086 (ESInet) Contract for State of North Carolina.

Start Date: 11/4/2024

End Date:11/3/2031

Customer (by its authorized representative)

By:	
Name:	
Title:	
Date:	

Proposal For: Statesville Police Department

Solution Proposed: VESTA Position Additions

Date: January 9, 2026

Hosted Call Handling – Hosted Solutions

Qty.	Description	NRC Unit	NRC Subtotal	MRC Unit	MRC Subtotal
2	VESTA Hosted Call Handling Per Seat VESTA	\$37,176.71	\$74,353.42	\$950.00	\$1,900.00
<i>NRC and MRC Total</i>			\$74,353.42		\$1,900.00

Summary

	NRC	MRC
VESTA Hosted Call Handling	\$74,353.42	\$1,900.00

Total Non-recurring Charge \$74,353.42
Total Monthly Recurring Charge \$1,900.00

*Quoted price does not include applicable taxes, surcharges or governmental UCC fees.

CITY OF STATESVILLE
BUDGET AMENDMENT #2026-30

June 15, 2026
 FISCAL YEAR 2025-2026

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
Secondary E 911 Fund					
240.0000.340.50.00	Revenue	Appropriated Fund Balance	8,000	75,000	83,000
Total Revenues			<u>8,000</u>	<u>75,000</u>	<u>83,000</u>
Secondary E911 Fund					
240.5150.7400	Expense	Capital Outlay - Equipment	-	75,000	75,000
Total Expenditures			<u>-</u>	<u>75,000</u>	<u>75,000</u>

DESCRIPTION: To appropriate funds from E911 Fund to support purchase of two (2) VESTA positions for SPD telecommunications expansion.

_____ *Gina Lawrence* _____
 Budget Officer Chief Finance Officer

APPROVED BY CITY COUNCIL:

City Clerk



Fund Balance Report

As Of 06/04/2026

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
240 - Secondary E-911 Fund	56,214.85	45,153.58	0.00	101,368.43
Report Total:	56,214.85	45,153.58	0.00	101,368.43

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Tamira Weeks, Transportation Planner
DATE: 6/9/2026 10:41 AM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving a resolution joining the integrated mobility division of the North Carolina Department of Transportation (NCDOT) for a planning grant for the purpose of conducting a transit-oriented study (TOD) to connect Asheville to Salisbury via the Western North Carolina Passenger Rail.

1. Summary of Information:

In 2023, the Federal Railroad Administration's Corridor Identification and Development program selected Asheville to Salisbury as a selected corridor. In December 2023, the Western N.C. Passenger Rail Feasibility Study was released. This study identified major stations at Asheville, Hickory, Statesville, and Salisbury. The Federal Transit Administration has released a Transit-Oriented Development (TOD) grant which will help prepare communities for intercity passenger rail in the region. The TOD grant deliverables will include corridor development policies, mobility hub development visions, and potential financing tools. The Integrated Mobility Division of NCDOT would like to partner with communities along the WNC corridor to submit a joint application. Work would be coordinated with planning activities led by the NCDOT Rail Division.

By participating in the TOD City of Statesville will receive a community playbook to prepare staff and elected officials for intercity passenger rail. The individualized playbook will provide detailed guidance on immediate and long-term implementation of individualized policy recommendations for development and will identify critical infrastructure projects to support future TOD and a future Western NC Rail Mobility Hub. The playbook will also prove local, state, and federal grants that can help to cover implementation costs.

Staff is requesting City Council approve inclusion in the planning grant and approve a match for \$51,500 for this transit-oriented development study.

2. Previous Council or Relevant Actions:

Under section Goal 3-B of the Statesville Land Development Plan 2045, City participation in discussions about the Western North Carolina Passenger Rail Service is encouraged (pg. 117). The upcoming Downtown Masterplan will gauge how a train stop in Downtown will bring other economic development opportunities.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: Invest in services and critical public infrastructure to align with land use plan goals and accommodate future growth citywide.

Connecting Our Communities: Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

Strategic Plan Values: We value and encourage Opportunity

This could set the City up for being a passenger rail hub.

4. Budget/Funding Implications:

If awarded, the planning grant would cover 80% of the costs and the City of Statesville would be subject to contributing approximately \$51,500, over the course of two years. The 20% match would be divided among all participating municipalities. The total cost for the TOD would range from \$1,000,000 to \$4,000,000. At the high end the shared match would be approximately \$400,000.

5. Consequences for Not Acting:

The City would not participate in the feasibility study and miss an opportunity to connect to cities Asheville, Hickory, and Salisbury via rail.

6. Department Recommendation:

The Department recommends using funds budgeted for FY26-27 for planning studies to cover the 20% match.

7. Manager Comments:

Concur with Department Recommendation.

8. Next Steps:

Connect and schedule meetings with other municipalities and MPOs along the Western NC

The application deadline is July 10, 2026. The award winner(s) will be announced in fall of 2026.

9. Attachments:

1. Resolution
2. Community Playbook Apex
3. S Line Executive Summary
4. AshevilleSalisburyCorridorPresentation2024
5. Funding Estimates

Resolution _____

RESOLUTION TO CONSIDERING JOINING THE INTEGRATED MOBILITY DIVISION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) FOR A PLANNING GRANT FOR THE PURPOSE OF CONDUCTING A TRANSIT-ORIENTED STUDY (TOD) TO CONNECT ASHVILLE TO SALISBURY VIA THE WESTERN NORTH CAROLINA PASSENGER RAIL.

Whereas, enhancing regional transportation options through new intercity passenger rail connections supports economic growth, regional mobility, and environmentally sustainable travel;

Whereas, the proposed project aims to connect Statesville to Asheville and Salisbury, improving access to jobs, education, and tourism, while reducing highway congestion;

Whereas, the City of Statesville satisfies all program eligibility requirements, including capacity for project management assistance, oversight, and execution, and stands ready to collaborate with regional partners;

Whereas, grant funding will enable completion of planning, environmental review, and community phases of the passenger rail line efficiently and responsibly;

Therefore, be it resolved, the Statesville City Council formally endorses the application to the Federal Transit Administration for a Transit Oriented Development grant to support planning of the proposed passenger rail connection;

Resolved further, that the City pledges any required local matching funds up to \$51,000 and administrative assistance necessary to comply with the grant agreement and support successful implementation;

Resolved further, that this resolution shall be sent to the Integrated Mobility Division and the Federal Transit Administration to demonstrate the City's official commitment to the project

Adopted on the 15th of June 2026.

CITY OF STATESVILLE

Doug Hendrix, Mayor

Emily Kurfees, City Clerk

Apex

Typology: Downtown



Today



Looking south towards Town Hall

VISION

Support a vibrant and growing downtown with new transit opportunities and high-density development that preserves and enhances Apex's existing neighborhoods and character.

MARKET READINESS

5 = Strongest; 1 = Weakest

Current Market Strength



Residential



Office



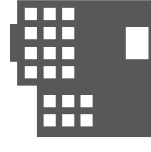
Retail



Hotel

The Apex study area is anchored by an active, walkable, downtown with low commercial vacancies surrounded by single-family homes. The Apex study area offers strategic infill development opportunities within the downtown core, near the Town Hall/Community Center, and along Williams St. The availability of land for commercial and multifamily development/redevelopment means that the market projections for office and housing may exceed the study area capacity.

Development Demand Projection (20 years)



700 units
(No-Build = 625 units)

Residential



Office



Retail



Hotel

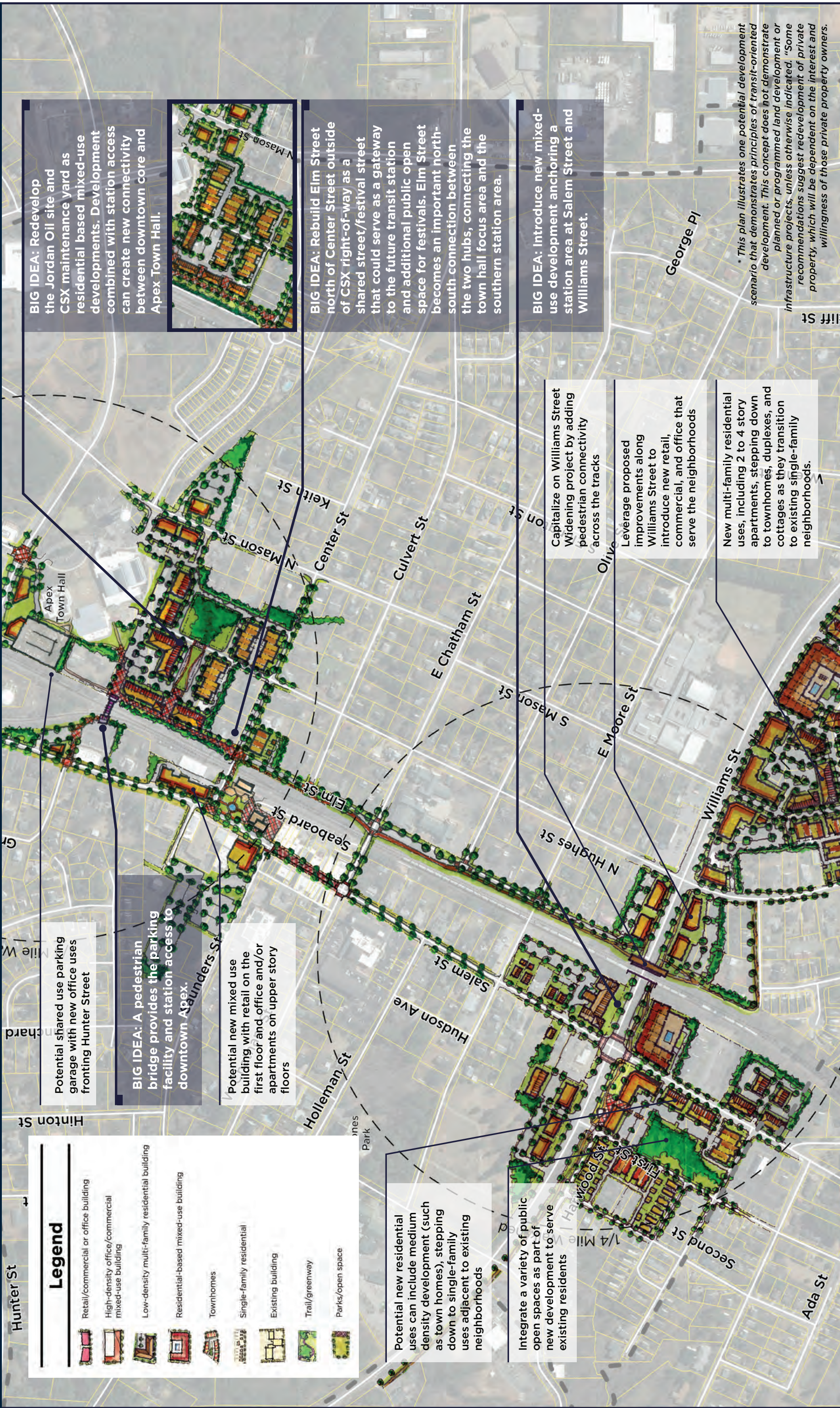
230,000 sq. ft.
(No-Build = 170,000 sq. ft.)

65,000 sq. ft.
(No-Build = 55,000 sq. ft.)



0 rooms
(No-Build = 0 rooms)

The development demand projections are estimates of the development activity that may occur by 2042 if a passenger rail station is built in this study area. The demand projections are based on historic development patterns, pipeline development projects, and a qualitative assessment of the future real estate market dynamics for each study area. The projections are not calibrated to the actual development capacity of the study area as determined by current land availability, current local zoning regulations, etc.

TOD Vision Plan



Legend

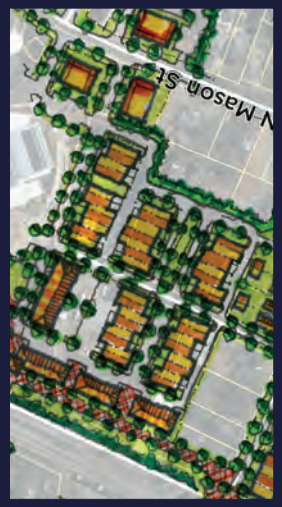
-  Retail/commercial or office building
-  High-density office/commercial mixed-use building
-  Low-density multi-family residential building
-  Residential-based mixed-use building
-  Townhomes
-  Single-family residential
-  Existing building
-  Trail/greenway
-  Parks/open space

Potential shared use parking garage with new office uses fronting Hunter Street

BIG IDEA: A pedestrian bridge provides the parking facility and station access to downtown Apex.

Potential new mixed use building with retail on the first floor and office and/or apartments on upper story floors

BIG IDEA: Redevelop the Jordan Oil site and CSX maintenance yard as residential based mixed-use developments. Development combined with station access can create new connectivity between downtown core and Apex Town Hall.



BIG IDEA: Rebuild Elm Street north of Center Street outside of CSX right-of-way as a shared street/festival street that could serve as a gateway to the future transit station and additional public open space for festivals. Elm Street becomes an important north-south connection between the two hubs, connecting the town hall focus area and the southern station area.

BIG IDEA: Introduce new mixed-use development anchoring a station area at Salem Street and Williams Street.

Capitalize on Williams Street widening project by adding pedestrian connectivity across the tracks

Leverage proposed improvements along Williams Street to introduce new retail, commercial, and office that serve the neighborhoods

New multi-family residential uses, including 2 to 4 story apartments, stepping down to townhomes, duplexes, and cottages as they transition to existing single-family neighborhoods.

Potential new residential uses can include medium density development (such as town homes), stepping down to single-family uses adjacent to existing neighborhoods

Integrate a variety of public open spaces as part of new development to serve existing residents

** This plan illustrates one potential development scenario that demonstrates principles of transit-oriented development. This concept does not demonstrate planned or programmed land development or infrastructure projects, unless otherwise indicated. "Some recommendations suggest redevelopment of private property, which will be dependent on the interest and willingness of those private property owners."*

Built Form & Development Recommendations - Apex

The below table summarizes the key elements of the built form that are best practices applicable to this typology. The table summarizes which of these elements are already in place within the current regulatory tools and zoning, what is not in place and which elements are in progress. For applicable elements, a policy recommendation or action item is recommended.



Already in Place



In Progress



Not in Place

Built Form Needs		Status	Policy Recommendation/Action Item
Building & Architectural Character			
Ensure that building siting, massing, and architectural elements are consistent with and contextually sensitive to surrounding Downtown Apex architecture and historic character, specifically prevalent within the core Downtown blocks along Salem Street.		✓	Follow the Town's Small Town Character Overlay District
Orient buildings close to and fronting streets along Williams Street in close proximity to transit station area, primary intersections and open spaces within Downtown, and adjacent transition areas to preserve the integrity of Downtown's character.		A	Revisit setback requirements, as recommended in the Downtown Master Plan implementation strategies
Focus highest intensity transit-oriented development closest to the station area. Target larger parcels for potential vertically-integrated mixed use development, specifically the Jordan Oil site as well as parcels along Williams Street.		✓	Follow Comprehensive Plan guidance as well as site-specific recommendations in the Downtown Master Plan
Design the ground floors of buildings to engage the street with transparent façades (fenestration) and active uses.		✓	Follow the Town's Small Town Character Overlay District
Outside of Downtown and immediate transition areas, encourage more variable building setbacks to provide space for front yards, open space, and a more expansive streetscape environment, specifically rebuilding Elm Street (north of Center Street) as a "festival street", which can act as community gathering and event spaces. Add special paving and streetscape materials to enhance the public realm.		X	Update the Downtown Master Plan to reflect this requirement in the station area.
Where appropriate, encourage building design that is complementary to, or takes design cues from, existing historic or culturally significant architectural features, including the scale and form of historical development patterns and the prevailing architectural styles of Downtown Apex (e.g., façade treatments, materials, roof and window treatments, etc.)		✓	Follow UDO guidance
For buildings located on corners at primary intersections, incorporate distinctive form variations that accentuate the building's prominent and visible location and can serve as a gateway to the station area (e.g., additional building height relative to surrounding buildings, distinctive rooftops and rooflines, distinctive façade treatments, variations in building geometry, locating seating areas and outdoor dining spaces at street corners).		✓	Follow UDO guidance
Discourage large-scale, auto-oriented commercial uses and strip center development within the Downtown area.		✓	Follow UDO guidance
Height, Massing & Development Transitions			
Encourage building heights of up to 3 stories to complement the existing height and intensity of buildings in the Downtown area; consider heights of up to 5 stories on a case-by-case basis around the transit station and along frontages along Williams Street near the intersection with Salem Street.		X	Amend height requirements for the Small Town Character Overlay District
Provide transitions in height and massing between higher-intensity development and lower-scale residential neighborhoods, such that buildings "step down" in height and scale in the vicinity of smaller-scale residential neighborhoods.		✓	Follow UDO guidance
Break up the horizontal and vertical massing of buildings through approaches such as: <ul style="list-style-type: none"> variations in façade elements, modulation of rooflines; dividing single building masses into multiple buildings to create a diversity of building facades (similar to façade treatments of "downtown" Apex buildings) especially on long blocks; variations in building form and massing, such as step-backs and terracing 		✓	Follow UDO guidance
Distinguish the base, middle, and upper floors of building to create a human-scaled environment at street level. Incorporate changes in façade materials, cornice lines, and varied window treatments, as appropriate to the architecture and the Downtown Apex context.		✓	Follow UDO guidance
Incorporate variations in form and massing into building design—such as step-backs and terracing—to create visual interest and variety, allow for sunlight at street level, and establish usable outdoor terraces.		✓	Follow UDO guidance
Infill Development and Adaptive Reuse			
Promote and celebrate the Downtown's history by encouraging the preservation and/or adaptive reuse of historic structures, such as the Tunstall House, when they are within the core Downtown blocks in and around Salem Street, and the expanded downtown area of Williams Street and Jordan Oil Site redevelopment area. Encourage commercial and community-based uses within existing ground floor spaces and residential and/or professional office retrofits within upper floors.		✓	Follow Downtown Master Plan guidance
Expand the downtown footprint to the south side along Williams Street as well as incorporate the redevelopment parcels of Jordan Oil site and adjacent sites. Allow for appropriately-scaled commercial/mixed-use as well as medium-density infill residential uses (townhomes, garden apartments, duplex, triplex, quadplex, etc.) within the expanded Downtown areas that are compatible with existing residential neighborhood character and use.		✓	Follow Downtown Master Plan guidance
Encourage affordable housing options and a mix of housing types, including senior housing.		✓	Follow Affordable Housing Plan guidance
Add neighborhood-serving commercial and community uses to frame the redevelopment parcels of the Jordan Oil site, as well as the sites adjoining the intersection of Salem Street and Williams Street, to act as the focal point of transit station areas.		✓	Follow Downtown Master Plan guidance
Extend and connect the street network as new development occurs, including establishing an interconnected street grid within large parcels.		✓	Follow Transportation Master Plan guidance
Incorporate courtyards, plazas, and other small green spaces as part of new development to serve existing and future residents as well as business needs.		✓	Follow Downtown Master Plan guidance

Built Form & Development Recommendations - Apex

<< continue

Built Form Needs		Status	Policy Recommendation/Action Item
Multimodal Transportation & Parking			
Provide on-street, parallel parking on streets in the vicinity of the mobility hub, including along N. Salem Street, Center Street, W. Chatham Street, Saunders Street, and N. Mason Street as identified in the Downtown Master Plan.		✔	Follow Downtown Master Plan and Parking Study guidance
Locate off-street surface parking area at the rear and side of buildings while meeting Americans with Disabilities Act (ADA) requirements for accessible parking.		✔	Follow UDO requirements
Where feasible, incorporate parking structures into new development, specifically within the existing off-street parking lot adjacent to the potential station. Parking structures should be wrapped and concealed by active building frontage, to foster a comfortable and active pedestrian environment. Require design considerations, such as architectural screening and/or landscaping, to conceal garage entrances where visible.		✔	Follow Downtown Master Plan guidance
Screen off-street surface parking and parking structures areas from surrounding land uses, utilizing trees, landscaping, and architectural treatments as visual buffers.		✔	Follow Downtown Master Plan guidance
Explore opportunities for shared parking arrangements between multiple lots, uses or buildings.		✔	Implement recommendations of the Downtown Master Plan
Consider shared and consolidated driveway access, where possible, for pedestrian safety, shared parking access, and to maintain the integrity of the streetscape.		A	Apply this requirement to the Downtown Master Plan and Parking Study
Incorporate improved spaces for mobility hub (bus pull-ins, shared mobility infrastructure, bicycle parking, EV parking, etc.) near the mobility hub.		A	Consider UDO amendments to require spaces for multiple modes of transportation adjacent to transit station areas.

Precedent Image Examples of Built Form Recommendations



Open Space

While Apex has limited opportunities for new open space, there are several concepts explored during this study that can be integrated into the Town's plans:

PEDESTRIAN-FOCUSED STREETS

A pedestrian-focused street is proposed on Salem Street in the heart of downtown and on North Elm Street between Center Street and Town Hall. This type of street is designed to give equal priority to all modes of transportation. Pedestrians, cyclists, and vehicles may all use the space. These streets include wide sidewalks, street trees to provide shade, and often include a curbless design, with vehicular space delineated by bollards. These streets offer flexibility and versatility for the town, allowing the street to provide circulation for drivers that need to access the mobility hub or parking, while also allowing the street to be closed to host community events. Navigating the this type of street requires drivers to slow down, which creates a safer environment for pedestrians and other vulnerable road users. The Town is in the final design stage of converting Salem Street between Saunders Street and Chatham Street to a pedestrian-focused street.

The concept shown here focuses on North Elm Street. North Elm Street's proposed connection to Town Hall and Center Street are part of reimagining the future of the Jordan Oil site and creating strong links between downtown, Town Hall and neighborhoods to the north. This pedestrian-focused street would support the towns connecting across the tracks goals, local businesses, and potential future development. It also provides access to the proposed northern mobility hub option.

NORTHERN GREEN

A redevelopment of the Jordan Oil site would create significant space for infill development in close proximity to downtown. The park space shown here is part of reimagining the future of the Jordan Oil site and adjacent private property.

WEST STREET PARK

This park exists today, and should be preserved and enhanced as part of new development associated with the southern mobility hub option.

ELM STREET TO SALEM STREET PEDESTRIAN & BICYCLE BRIDGE

Today a "Z-crossing" provides access for pedestrians across two sets of tracks between North Salem Street and North Elm Street. Maintaining access across the tracks is of critical importance to residents and business owners in Apex, so this concept explores a new grade-separated crossing. Because this section of the S-Line is outside of the 2015 Final Environmental Impact Statement (FEIS) study area, the proposed crossing will be further evaluated and vetted with NCDOT. Town staff will also need to coordinate on topics including feasibility, cost, funding, construction, and maintenance. The concept shown here illustrates a new, grade-separated pedestrian crossings between Salem Street and a newly constructed extension of North Elm Street.

Pedestrian and bicycle circulation across the S-Line can be provided with pedestrian bridges. These bridges are commonly used in North Carolina, and NCDOT has approved their construction in other locations, including Kannapolis and Charlotte. The primary advantages of a bridge are its more predictable cost and increased visibility. The design should also consider the area around the foot/landing on each side, as these spaces are opportunities to create inviting public plazas that are attractive to users. Bridges also create some challenges - notably they can function as a barrier due to the time it takes people and cyclists to ascend/descend using stairs and/or an elevator. The maintenance costs and responsibility for a public elevator would also need to be determined.

Key Project Elements

- Active and programmable multimodal pedestrian street
- Connections to community green space for community events
- Plaza space for people to interact with outside the mobility hub.



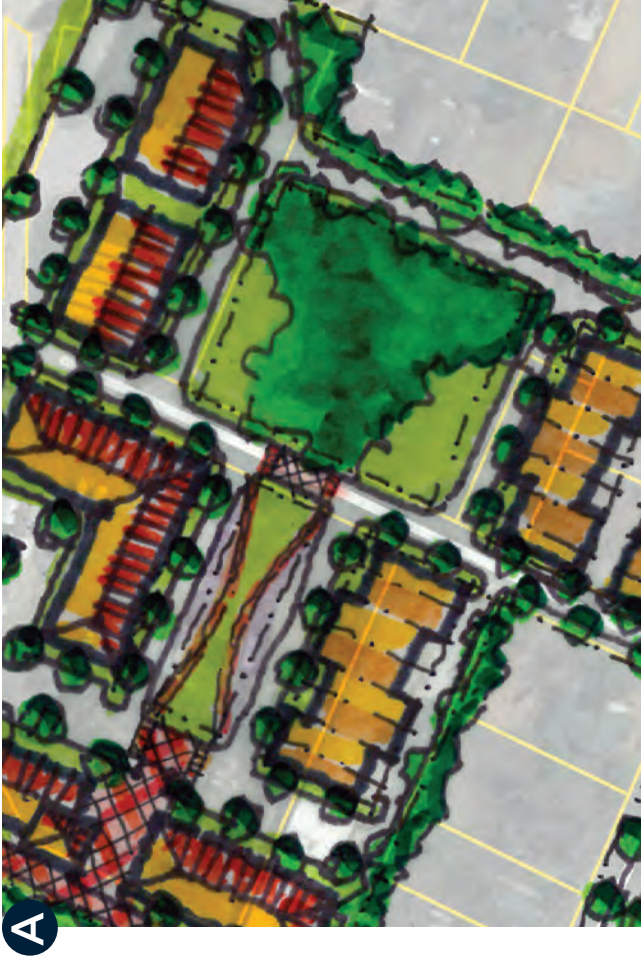
The street edges can serve as public gathering spaces in close proximity to the station.



Pedestrian-oriented Streets like this one in Burlington, VT can provide unique opportunities to create a public gathering place when closed for special events while maintaining daily parking and circulation needs.



The street should be well-designed with lighting and shade trees to improve safety and comfort for pedestrians.



Catalytic TOD Sites

Opportunity Sites

Seven sites within the Apex station area have been identified as strong candidates for supporting TOD. These sites are not listed in priority order.

A

Hunter Street Park-1250 Ambergate Station

This 12.3 acre, publicly-owned complex includes a small parking lot, baseball field, soccer field, skate park, small playground, and dog park. It is bordered by a large storage facility to the north and is surrounded by rail lines on both sides, with the S-Line on its east end. These border areas surrounding the recreational amenities are vacant and the building to land value ratio is 0.25. Due to its location and potential usage, Hunter St provides strong opportunity for added development.

Parcel numbers: 0742534216; 0742531455

B

Apex Village-548 E Williams St

This 5.7 acre, privately owned site contains seven standalone retail spaces surrounded by a lot of underutilized parking. It is located at a fork between two major roads (James St and E Williams St) and is proximate to a middle school, two single family neighborhoods, a church, and additional retail. Two bus stops connect the site to transit and, while it is a bit further from downtown and contains multiple open businesses, the Town has expressed interest in repositioning the site to support higher-density development.

Parcel number: 0741582328

C

Jordan Oil-311 N Hughes St

This 2.3 acre, privately-owned site sits between Hughes and Elm Streets just southwest of the Apex Town Hall/Government Center. The parcel includes Jordan Oil offices and storage facilities/tanks. Adjacent to this site is the CSX storage yard, which could be repurposed for development if a new site is found for these tracks. These combined sites will benefit from improved roadway connections to Center Street via the proposed North Elm Street extension and create an opportunity for new investment near downtown. Additional adjacent properties along North Hughes Street could also be assembled to expand the site footprint and potential development options.

Parcel number: 0742511722

D

308 N Salem St

The privately owned, 0.6-acre site sits at the corner of N Salem and Center Streets and faces the S-Line to the east. It contains two small used car dealerships and a CSX office, but is mostly covered by underutilized parking and undeveloped space. It has been highlighted as a catalytic site by the Town of Apex due to the potential Center Street connection to the new Elm Street Multimodal Connection across the train tracks, but a major factor in spurring redevelopment will be relocating the CSX offices to a new site.

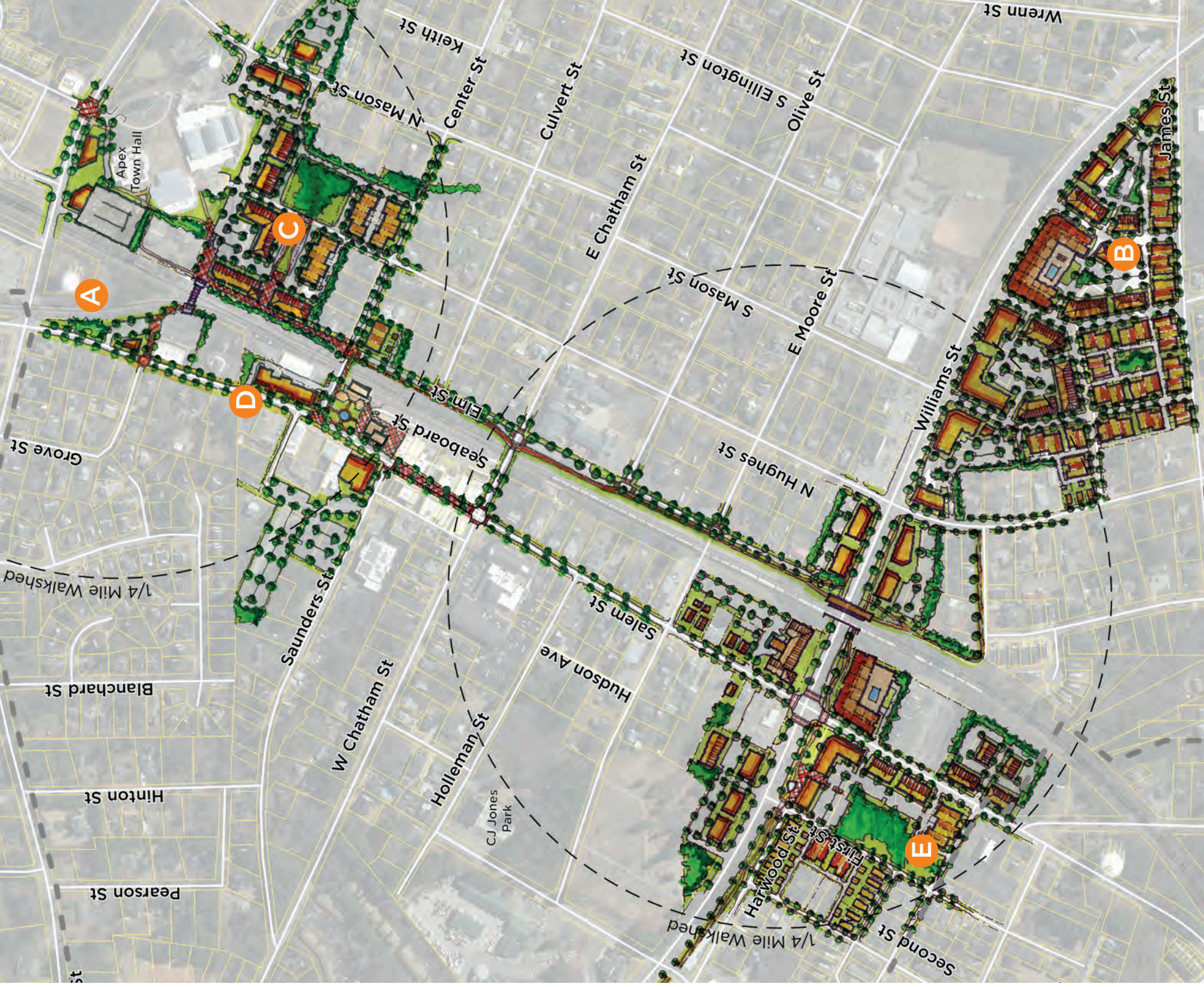
Parcel number: 0742416729

E

West Street Park

The 1.3 acre publicly owned site sits on three parcels bordered by West Street and First Street.. The site currently contains a smaller park with a playground but is mostly undeveloped and covered by trees. It is a block away from two churches to its east and a single-family residential neighborhood to its west. The park's expansion is seen by the Town as a potential growth opportunity and future community anchor. The park also provides an opportunity for reimagined residential development, with new multi-family development already in the pipeline just northeast of the site.

Parcel numbers: 70741297107; 0741296138; 0741298308



In 2019, Apex adopted its Downtown Master Plan. The implementation strategies in this playbook for downtown Apex continue to build off of the recommendations of the plan, primarily to attract desired retail tenants and incentivize mixed-use TOD in the mobility hub's limited infill development sites.

Near-Term (12-18 months)

- Building on the recommendations outlined in the Apex Downtown Master Plan (2019), ensure that zoning provisions within the station area are able to support the Town's desired TOD typologies and uses.
- Continue discussions with Jordan Oil Property and other private landowners in the downtown core to identify relocation needs, timeline and begin land acquisition negotiations.
- Conduct feasibility study to explore the redevelopment potential of remaining publicly owned properties in downtown Apex, such as the Fire Station site.
- Establish retail tenaning strategic plan to identify existing retail gaps in the market and identify strategies to attract desired retail tenants and expand the presence of local businesses.

Mid-Term (2-5 years)

- Investigate implementing a business improvement or municipal service district in the downtown area to help fund streetscaping and preservation efforts in the downtown area. Organizations such as the Apex Downtown Business Association can serve as stewards for these districts.
- Begin to market publicly owned sites and other key private sites, such as the Jordan Oil site, to engage private developers and leverage existing local incentives.
- Develop a suite of innovative financing and regulatory tools to incentivize private development in the downtown core.
 - Financing tools, such as bonds, grants, loans, and tax abatements, can offsetting predevelopment costs, as well as establish permanent financing for TOD.
 - Regulatory tools, such as reduction in parking minimums and expedited permitting, can be leveraged to support affordable housing and commercial uses in downtown Apex.

Long-Term (5+ years)

- Launch additional financing tools to supplement existing menu of incentives.
- Continue to monitor market conditions in order to reposition underutilized Town-owned sites to attract TOD-supportive uses and development typologies, such as multifamily rental and office.

Priority Infrastructure Projects

1

Salem Pedestrian Street

This project, which is currently in design, will reconstruct the central business portion of Salem Street to prioritize pedestrian and bicycle travel while allowing for vehicular circulation to access businesses and the potential mobility hub. The street design allows for increased space for pedestrians, and ample parking for businesses.

2

Jordan Oil New Roadway Connections

Access points across the potential development site are critical to circulation within the community and to connect to the station. This project will improve safety and comfortable experience for pedestrians, cyclists, and drivers by providing wider sidewalks, ADA ramps, street trees, and bicycle facilities. Key intersection enhancements - notably at Center Street and the cross streets of Hughes St, Elm St, and Mason St

3

Elm Pedestrian Street and Safety Improvements

This project is critical to potential station access and will construct Elm Street east of the CSX ROW to prioritize pedestrian and bicycle travel while allowing for vehicular circulation to access new businesses and the potential mobility hub.

4

Elm Street Multimodal Connection

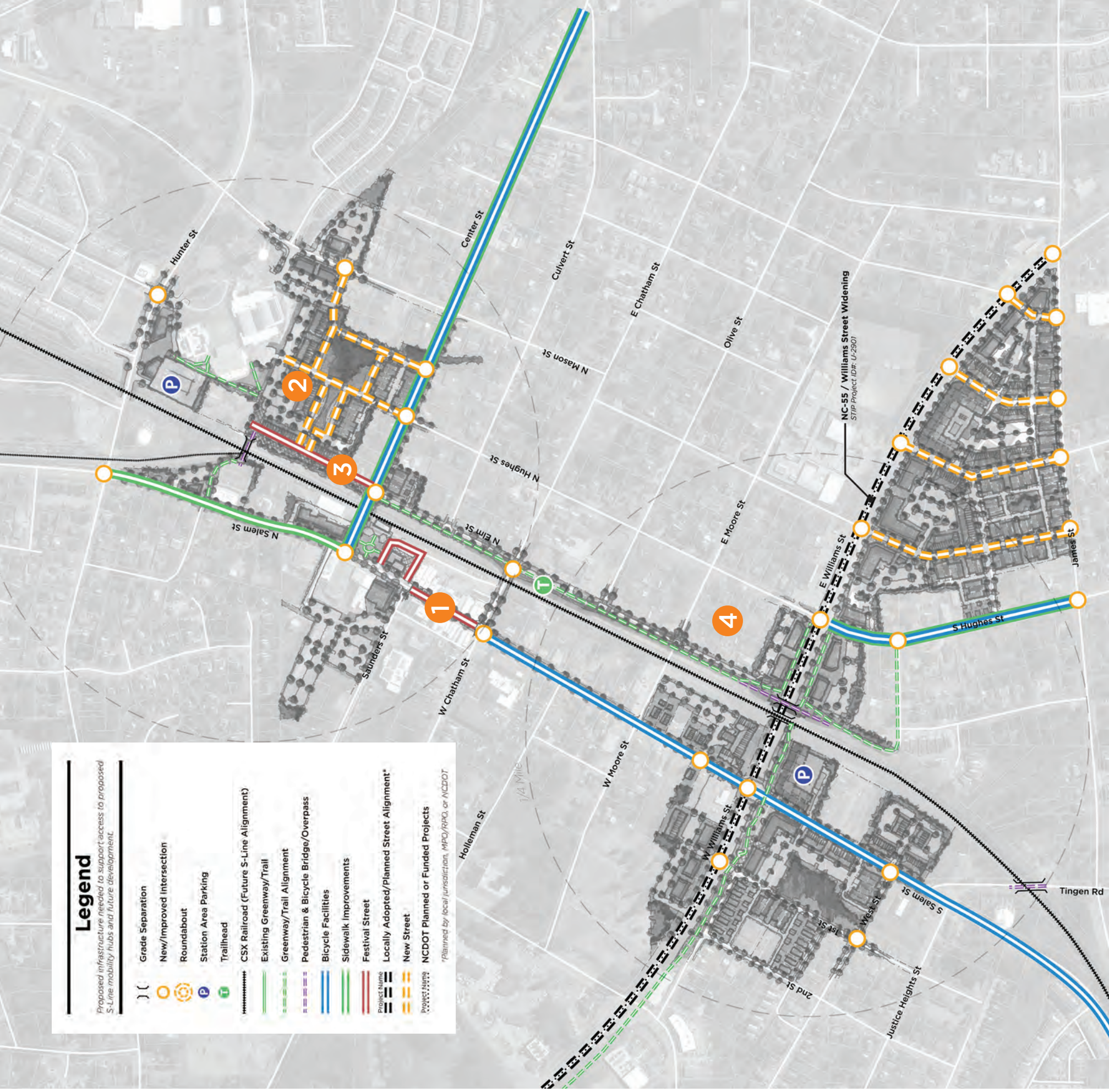
This project will install off-street shared-use path along Elm Street and make intersection improvements at Chatham Street to provide access into downtown for pedestrians and cyclists. The connection shown across East Williams Street is proposed to be a grade-separated bicycle and pedestrian connection only.

Legend

Proposed infrastructure needed to support access to proposed S-Line mobility hubs and future development.

- Grade Separation
- New/Improved Intersection
- Roundabout
- Station Area Parking
- Trailhead
- CSX Railroad (Future S-Line Alignment)
- Existing Greenway/Trail
- Greenway/Trail Alignment
- Pedestrian & Bicycle Bridge/Overpass
- Bicycle Facilities
- Sidewalk Improvements
- Festival Street
- Locally Adopted/Planned Street Alignment*
- New Street
- NCDOT Planned or Funded Projects

*Planned by local jurisdiction, MPO/RPO, or NCDOT.



Grant Funding Database

Federal

- Federal Historic Preservation Tax Incentives Program
- Opportunity Zone
- Community Development Block Grants (CDBG) (includes Building Demolition funds)
- INFRA Grants program
- Federal Historic Tax Credits

State

- State Rural Grants - Building Reuse (includes Vacant Building and Existing Building grants)
- State Transportation Improvement Program (STIP)
- Historic Preservation Tax Credits

Local

- Obligation Bond
- Capital Reserve
- Powell Bill



View the *Eligible Grant Dashboard* online
<----- (click here)

Apex Policy Recommendations

1. Amend the UDO to include policies for building placement, heights, and parking to support transit-oriented development in the downtown area, specifically near designated transit station areas.
2. Consider designating the station area as a mixed-use activity center in the Comprehensive Plan and Future Land Use Map, given future TOD potential.
 - Amend the UDO to allow for building heights up to 5 stories on a case-by-case basis around designated transit station areas.
3. Amend the UDO and Transportation Plan to:
 - Consider shared and consolidated driveway access.
 - Include spaces for additional modes of transportation (in addition to bicycle parking) in the vicinity of the mobility hub areas.
 - Plan for a future “festival street” along Elm Street.
4. Adopt policies that support existing, small, local businesses in the TOD areas.



N.C. Department of Transportation

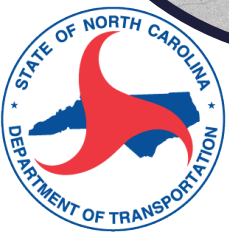
S-LINE

TRANSIT-ORIENTED
DEVELOPMENT STUDY

S-Line TOD Study Final Report

EXECUTIVE SUMMARY

JULY 2023



Integrated Mobility Division
N.C. DEPARTMENT OF TRANSPORTATION

WHAT IS THE S-LINE?

Imagine being able to travel from Raleigh to Washington, DC by train in 4 hours. The S-Line rail corridor is a key missing link within the larger vision for passenger rail service in the Southeast Corridor. This corridor has the opportunity to introduce new passenger rail service to the existing freight corridor.

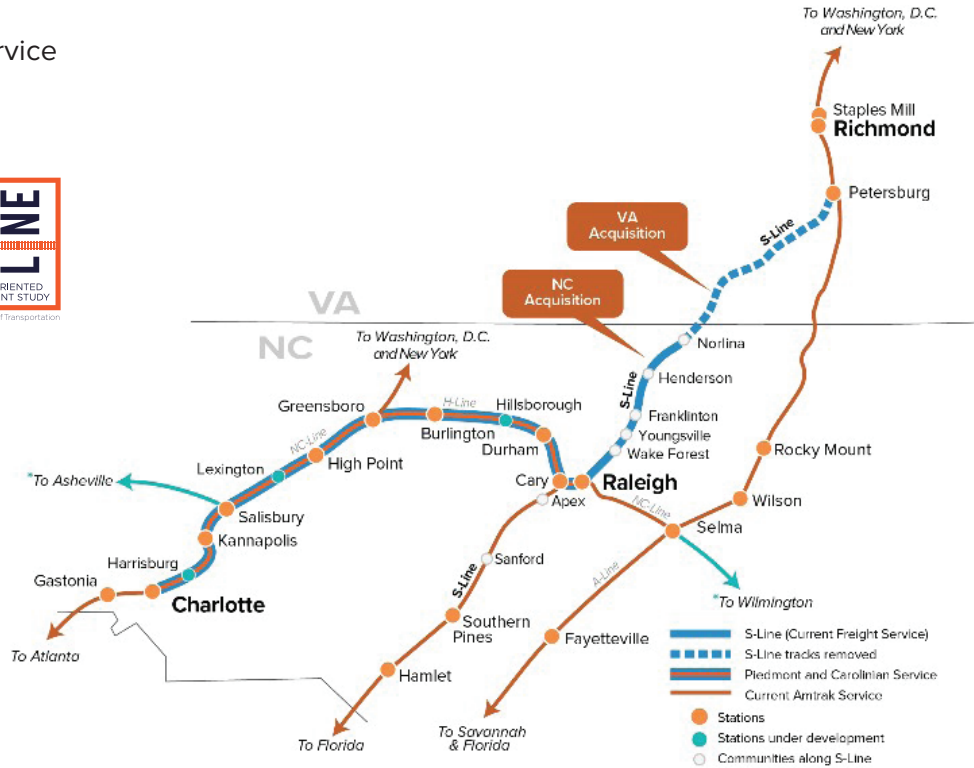
S-Line Passenger Rail

The S-Line is exploring passenger rail service options, as opposed to light rail.

Inter-city service generally travels longer distances with fewer stops and less frequent trains, connecting large metropolitan areas and cities in between.

Commuter service generally connects suburban areas to a central city core, with trains serving riders traveling to and from work during morning and afternoon rush hours.

Light rail service generally operates within metropolitan areas as part of a regional rapid transit network, with more closely spaced stops and more frequent trains.



The S-Line Corridor also tells a complex story of different needs and opportunities across its communities' unique contexts. It connects regional economic engines to each other and areas of the state that have seen substantial residential growth. It is also a diverse corridor with the opportunity to provide passenger rail service to a mix of populations who will benefit from the service directly as well as the intangible, quality-of-life benefits that come from additional infrastructure and amenities being built through new development leveraging the transit investment.



JOB CORRIDOR

With almost 440,000 jobs, the S-Line corridor is an economic engine for the region.



POPULATION GROWTH

More than 888,000 residents live along the corridor today. Over the past two decades, the corridor has experienced rapid growth, seeing a 61% growth rate (336,000 new residents) between 2000 and 2020.



DIVERSE CORRIDOR

- 42% of residents identify as a racial minority.
- 14% of residents are 65-years old and older.
- 14% of residents live in low-income households.

Why is the S-Line important?

For S-Line communities, passenger rail service is an important part of their past. Many of these communities were born and grew around a historic station. The potential of passenger rail service could enhance the expected growth and development in these communities by connecting them to regional hubs.

The overall vision for the S-Line program is to leverage the transportation connectivity benefits of rail service to improve access, mobility, quality of life and economic vitality in each community. This makes the corridor ripe for Transit-Oriented Development (TOD) opportunities, which would center new development and transportation infrastructure towards the mobility hub in a way that supports walkable, vibrant communities.

VISION FOR REGIONAL MOBILITY

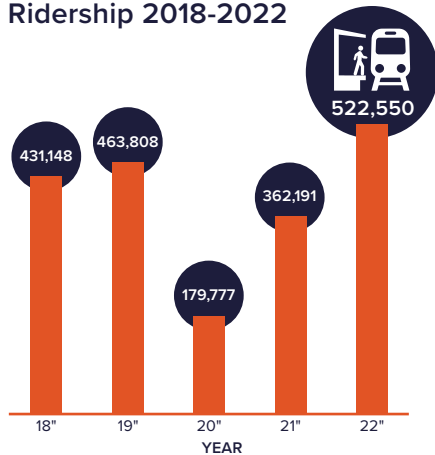
The vision for Transit-Oriented Development (TOD) along the S-Line developed through this study provides context-sensitive guidance for future TOD development and infrastructure. The visions respond to the unique context of each S-Line community and study area. **The development and infrastructure associated with each vision seeks to support the communities' individual goals around achieving the key outcomes defined to the right.**

KEY OUTCOMES OF TRANSIT-ORIENTED DEVELOPMENT (TOD)

	1 Improve Mobility & Access: Maintain or improve multimodal access and infrastructure within the study area.
	2 Increase and diversify housing: Provide for a variety of housing typologies based on the local context and market within each community.
	3 Support downtown vibrancy: Support or create vibrant, walkable station areas that enhance local business opportunities, especially in downtown environments.
	4 Create workforce opportunities: Support development scenarios that support new business opportunities in study areas.
	5 Maintain equitable access to opportunities: Consider how existing communities will be able to access new development and employment opportunities created by the S-Line.
	6 Support opportunities for upward mobility: Develop scenarios that support access to employment and minimize involuntary displacement.

NC INTERCITY PASSENGER RAIL SERVICE

Ridership 2018-2022



Highest ridership in 32-year history

STATE RAIL PROJECTS ACROSS NORTH CAROLINA



What is Transit-Oriented Development?

"TRANSIT-ORIENTED DEVELOPMENT (TOD) CREATES COMPACT, MIXED-USE COMMUNITIES NEAR TRANSIT WHERE PEOPLE ENJOY EASY ACCESS TO JOBS AND SERVICES." (USDOT/FTA)

TOD is centered around mobility hubs, like transit stations, that offer connections to multiple modes of transportation. Mobility hubs are a place of connectivity where different travel options come together. TOD typically includes a mix of housing, office space, retail, civic spaces, and neighborhood amenities within walking distance of a mobility hub.

TOD offers a broad range of health, environmental and economic benefits. It allows for more transportation choices, reduces the need for driving and preserves rural/natural areas by supporting more compact, walkable communities.

Successful TOD also improves quality of life for all people, regardless of age, ability, race, gender, income, and background. When implemented with thoughtful supporting strategies, mobility hubs and associated TOD can provide affordable and equitable access to opportunity for all kinds of communities. Supporting strategies for equitable TOD typically include:

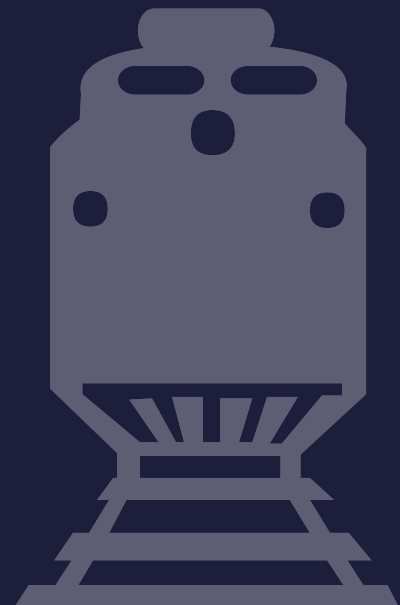
- Tailoring TOD to meet varying community needs, from metropolitan centers to historic small-towns (see inset, at right).
- Investing in multimodal connections to mobility hubs/transit stations.
- Preserving housing affordability and minimize displacement of legacy residents.
- Acknowledging, preserving and integrating community history and culture.
- Ensuring that marginalized groups have input and ownership in decision-making processes.

TAILORING TOD TO MEET COMMUNITY NEEDS

Transit-oriented development looks different in different places.

The character, urban context, land use, and TOD potential along the S-Line corridor varies significantly between the 13 study areas. Some study areas are located in dense, urban, metropolitan settings; others are set within historic small-town centers; still others occupy industrial/warehouse and highway commercial areas.

TOD along the 95-mile S-Line corridor requires a deep understanding of the different contexts and values of each community. These factors shape each partner community's goals. High-density development may be an appropriate tool to achieve TOD goals in some areas, but not appropriate or desired in other areas. For many areas, preserving the small-town feel and character is vital. Other areas may have priorities like protecting rural areas, celebrating history, supporting dense urban cores, or transforming underutilized or industrial sites. By tailoring goals and recommendations to individual communities, this plan provides a community-driven vision for TOD.



PURPOSE OF THE STUDY

The S-Line corridor is ready for transit-oriented development (TOD). To better prepare communities along the S-Line for the possibility of future rail service, this study evaluated potential TOD opportunities in Sanford, Apex, Raleigh, Wake Forest, Franklinton, Henderson, and Norlina. The S-Line TOD Planning Study evaluated market conditions, affordable housing considerations, multi-modal transportation opportunities, and regulatory conditions in the various jurisdictions. The study delivers a vision for future TOD that is responsive to the communities' individual needs and contexts.



7 engaged and excited NC communities

- Norlina
- Henderson
- Franklinton
- Wake Forest
- Raleigh
- Apex
- Sanford



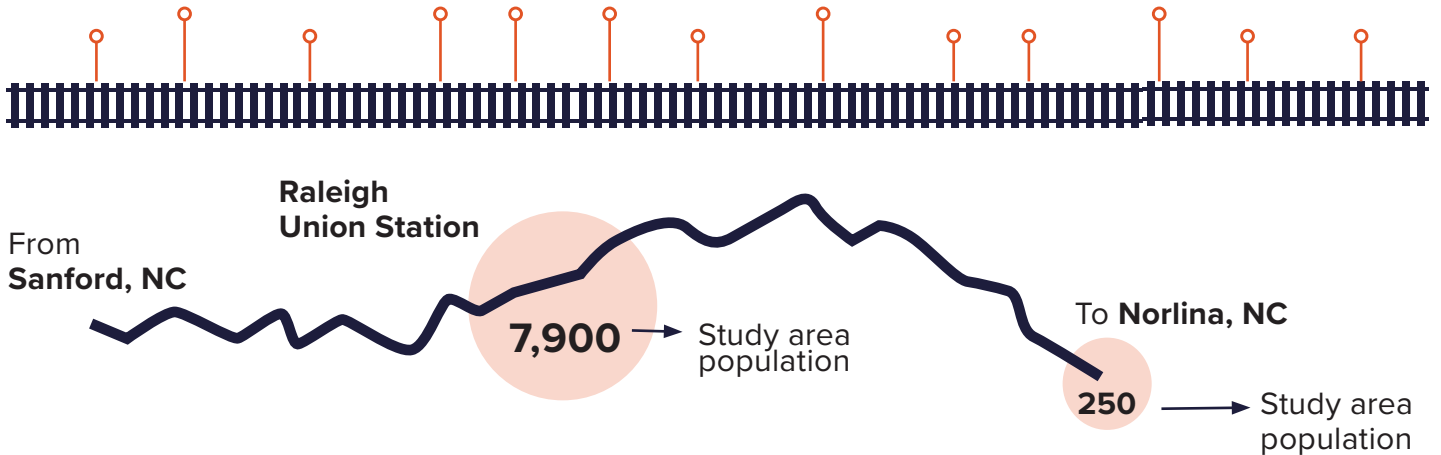
2021 Community Engagement:
450 in-person interactions

1,402 survey responses



“TRANSIT-ORIENTED DEVELOPMENT (TOD) CREATES COMPACT, MIXED-USE COMMUNITIES NEAR TRANSIT WHERE PEOPLE ENJOY EASY ACCESS TO JOBS AND SERVICES.”
USDOT/FTA

13 unique TOD study areas



The S-Line corridor is an economic engine

TODAY: **888,000** residents*



439,000 jobs*



**2020 pop. and 2019 jobs within 5-miles of the Norlina-to-Sanford study corridor*

Future Development Potential in the TOD Study Areas



175,000

Sq. ft. of new retail



over
3,500

new multifamily residential units



1.4M sq. ft.

of new office development

These are aggregate market projections of new development that may occur over the next 20 years within the 13 TOD study areas as a result of the S-Line. These are projections for additional development that may occur, on top of anticipated trendline development.

“OUR COMMUNITY IS READY FOR RAIL, AND WE’RE THRILLED THAT NCDOT IS WORKING TO MAKE THAT A REALITY ON THE S-LINE.”

VIVIAN JONES-MAYOR, TOWN OF WAKE FOREST

Implementation

IMPLEMENTATION FRAMEWORK

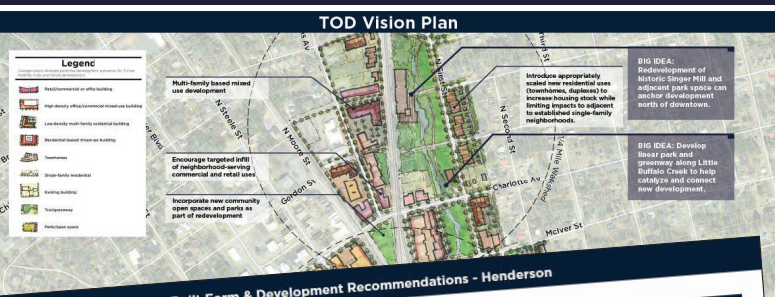
There are many components to implementing the S-Line passenger rail project and TOD vision. The table below summarizes the key elements to implementation and NCDOT's and the communities' expected roles in the partnership.

		NCDOT	COMMUNITY
Development around station and along S-Line	• Plan and implement Public-Private Partnership (P3) opportunities on NCDOT properties	Lead	Partner
	• Guide developments along S-Line to be transit supportive and align with S-Line Vision	Partner	Lead
	• Negotiate and coordinate with developers; review development plans	Partner	Lead
Station and Station Area	• Plan, design, and construct station platform and Mobility Hub	Lead	Partner
	• Plan, design, and construct station platform amenities (waiting area, landscaping, public space, etc.)	Lead	Partner
	• Plan, design, and construct station building and/or TOD (uses and amenities beyond the platform)	Partner	Lead
Operations & Maintenance	• Operate and maintain rail corridor, including station platforms and amenities	Lead	Partner
	• Operate and maintain mobility hub and station building (beyond station platform)	Partner	Lead
	• Identify/coordinate transit service/future passenger rail service	Lead	Partner
Multimodal Infrastructure	• Design and construct S-Line rail and station platforms	Lead	Partner
	• Advance multimodal infrastructure on state facilities connecting to stations in alignment with S-Line TOD vision	Lead	Partner
	• Advance multimodal infrastructure on local facilities connecting to stations in alignment with S-Line TOD vision	Partner	Lead
Policy Refinements	• Develop and implement complete streets policies on State roads	Lead	Partner
	• Develop and implement complete streets policies on local roads	Partner	Lead
	• Update land use plans, zoning codes, and land development regulations to support transit and TOD	Partner	Lead
	• Develop and implement affordable housing strategies and policies	Partner	Lead
Securing Funding	• Secure grants & funding to implement S-Line rail and station platforms	Lead	Partner
	• Secure grants and funding to implement S-Line TOD	Partner	Lead
	• Provide grant administration support for TOD grants available to local partners	Lead	Partner
	• Fund capital improvements for local infrastructure	Partner	Lead
Outreach & Communication	• Initial organization of S-Line Coalition	Lead	Partner
	• Provide dedicated, leadership participation to the “S-Line Coalition”	Partner	Lead
	• Continued championing and community engagement along S-Line communities	Partner	Lead

BUILDING AN S-LINE COALITION

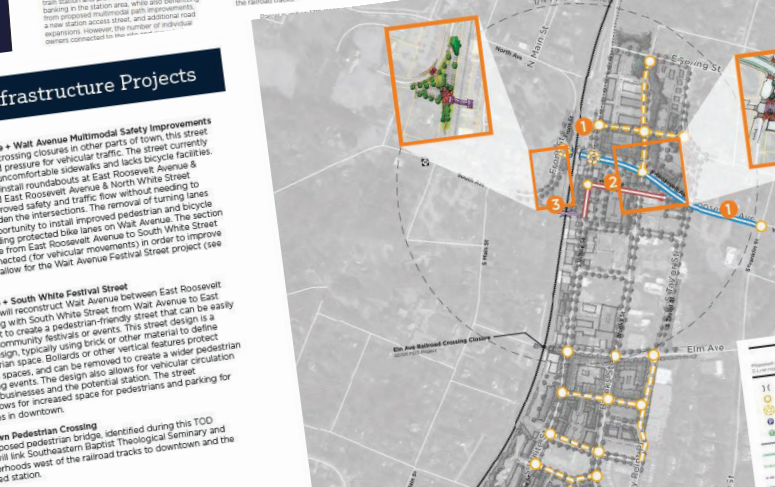
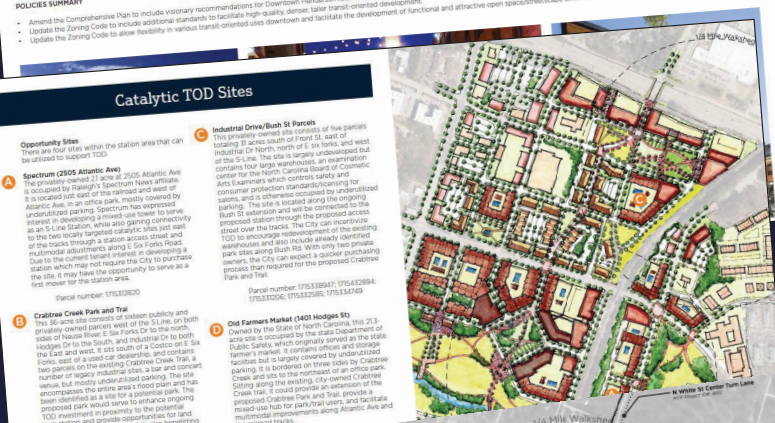
As part of the implementation framework, it is recommended that a multi-agency and multi-jurisdictional S-Line coalition is developed among the communities and NCDOT to continue the momentum started with this Study and to facilitate the continuous partnership and communication needed for implementation. The Coalition would be formed to have an organized body that has the following characteristics and charges:

- Act as an avenue for future coordination and outreach.
- Create a more seamless communication channel between NCDOT and the participating communities.
- Include a body of members that is empowered to provide updates on the S-Line program to its communities.



Built Form & Development Recommendations - Henderson

Built Form Needs	Recommendations & Parking	Status	Policy Recommendation/Action Item
Provide an efficient, secure parking or storage in the vicinity of the mobility hub, specifically along current street, Warehouse Street, Montgomery Street, and other east-west aligned streets.	Introduce appropriately scaled new residential use (townhomes, duplexes) to increase housing stock while limiting impacts to adjacent established single-family neighborhoods.	✓	Update Zoning Code guidelines
Provide an efficient, secure parking or storage in the vicinity of the mobility hub, specifically along current street, Warehouse Street, Montgomery Street, and other east-west aligned streets.	Introduce appropriately scaled new residential use (townhomes, duplexes) to increase housing stock while limiting impacts to adjacent established single-family neighborhoods.	✓	Update Zoning Code guidelines
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COMMUNITY PLAYBOOKS

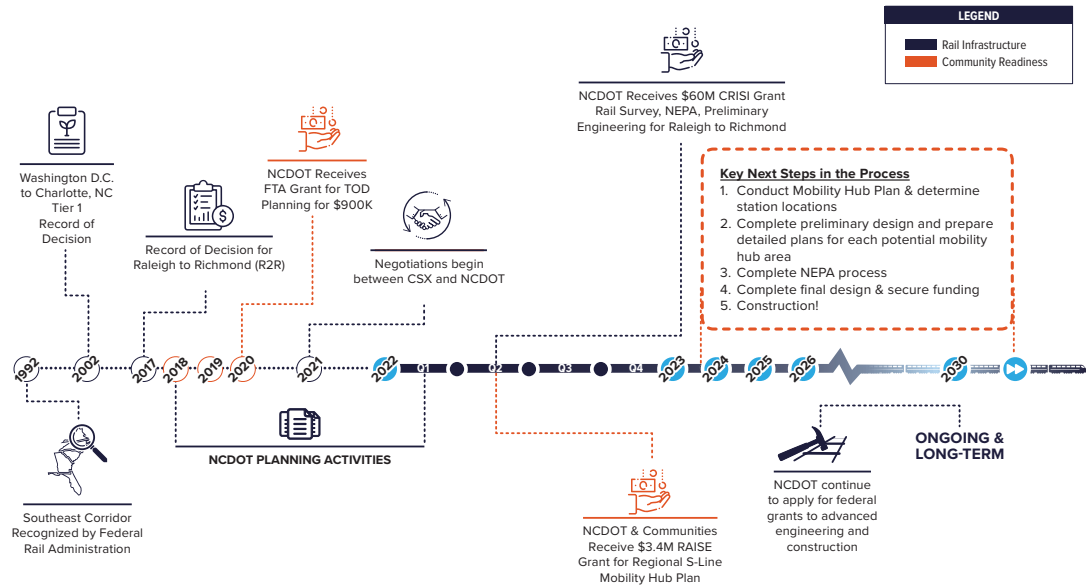
To assist with executing the proposed implementation framework for the TOD elements, a community playbook for the TOD vision plan was prepared for each community to provide detailed guidance on immediate and long-term implementation of:

- New or modified policies that impact the potential for development outlined in the vision.
- Potential sites for catalytic TOD opportunities and actions to promote and catalyze that development.
- Critical infrastructure projects to support future TOD and a future S-Line Mobility Hub.

These playbooks provide guiding principles and detailed action items that the communities can start to implement at the conclusion of the study. These recommendations were vetted through a collaborative process between NCDOT staff and technical staff at the implementing agencies within the participating communities.

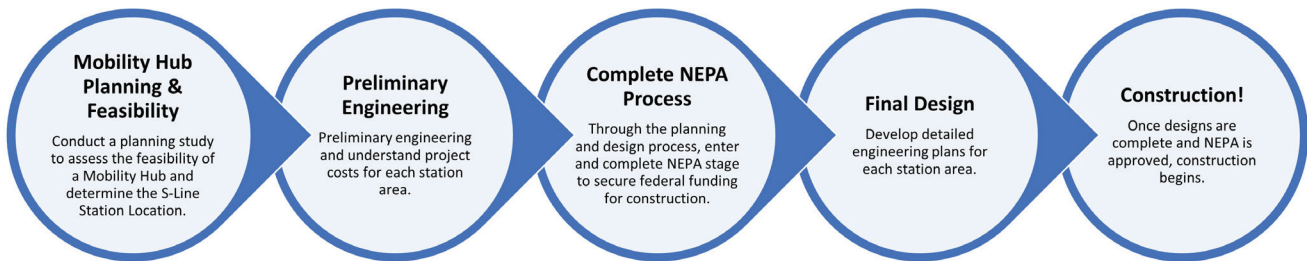
Future of the S-Line

With over 30 years of planning work complete, the S-Line is in prime position to maximize the opportunities for unprecedented federal funding levels available for passenger rail. As the TOD study is complete, the collaboration and partnership between NCDOT and the local communities is anticipated to continue through the implementation framework.

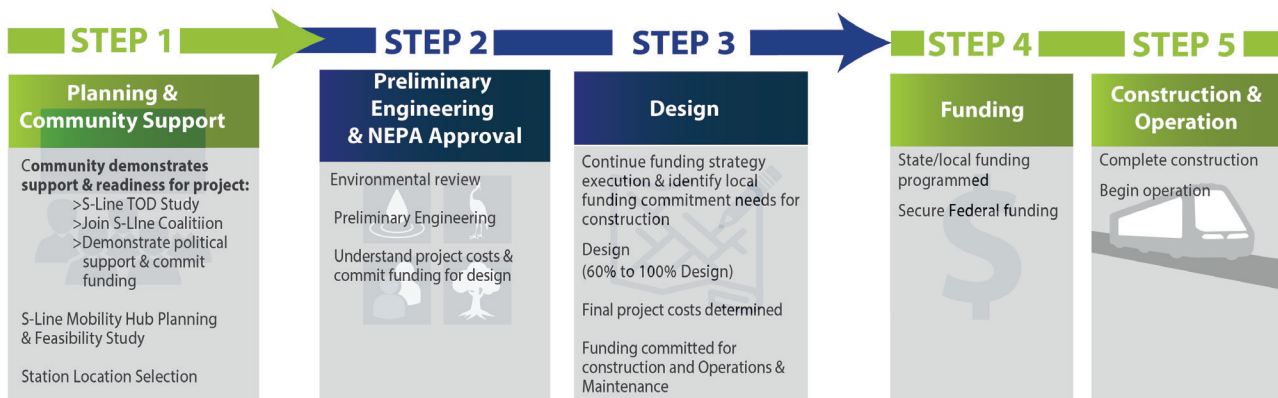


As the program moves forward towards passenger rail service, the immediate next steps include building on the TOD visions through the Mobility Hub Plan and further refining station locations through the design process.

Process for Planning, Designing and Constructing Mobility Hubs & S-Line Stations



NCDOT will work with local municipalities and jurisdictions to engage in the project process and determine if, when and how the rail corridor and mobility hub along the S-Line will be constructed and service will be provided. The below process outlines how implementation of an S-Line Mobility Hub, along with rail infrastructure and service planning, is executed towards construction and how communities can enter and contribute to the process of successfully implementing passenger rail and TOD along the S-Line.





NORTH CAROLINA
Department of Transportation

Asheville to Salisbury Corridor

History and Current Progress

Jason S. Myers
Rail Programs Manager

July 29, 2024

Connecting people, products and places safely and efficiently with customer focus, accountability and environmental sensitivity to enhance the economy and vitality of North Carolina

NC Corridor ID Program Opportunities

New Conventional Rail

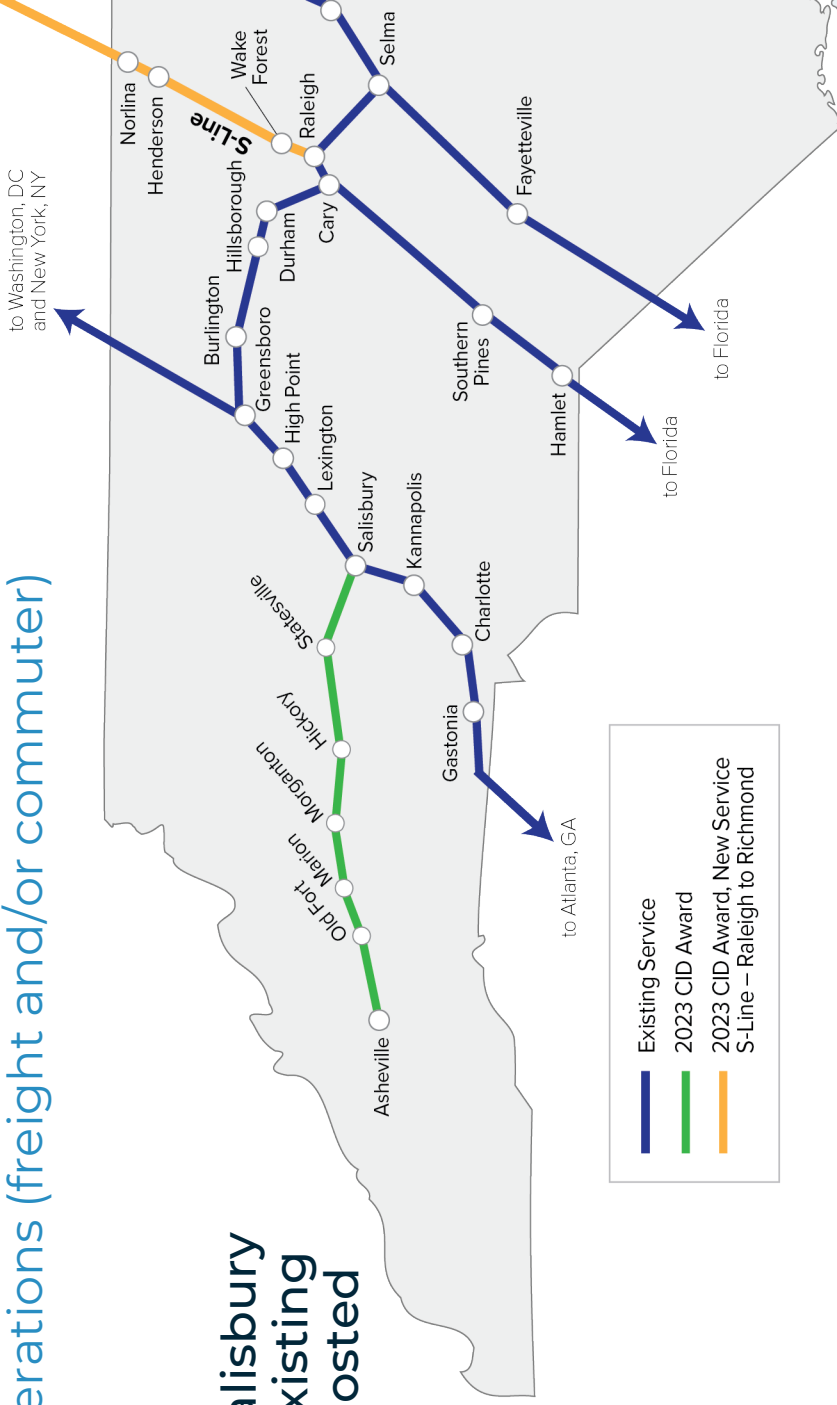


Services generally planned

to operate at speeds of up to 79-125 mph, and primarily on existing rail alignments shared with other railroad operations (freight and/or commuter)

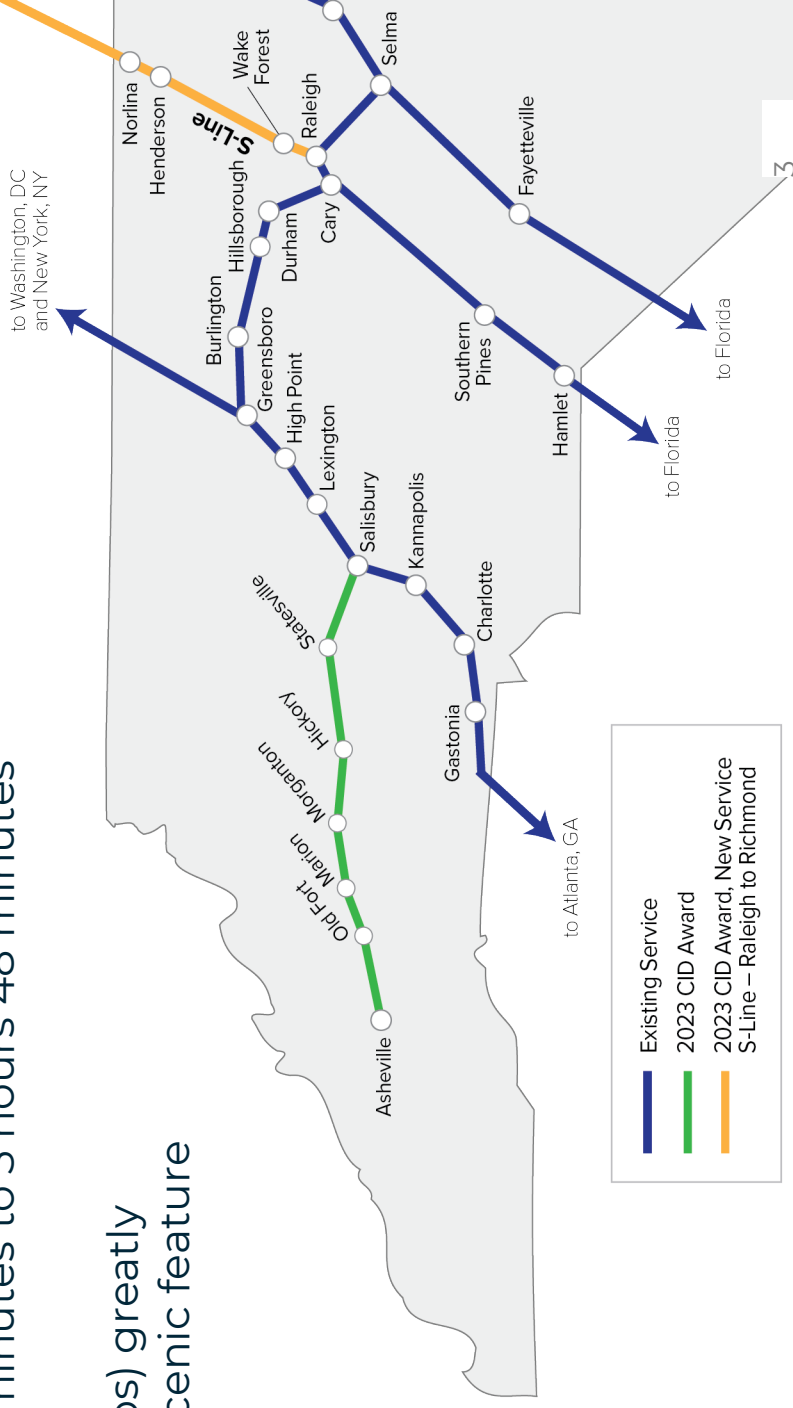
✓ Salisbury to Asheville

- Proposed new service will connect Salisbury to Asheville with new service on an existing alignment, following a line that last hosted passenger trains in 1975
- Corridor has entered Step 1 to develop a scope, schedule, and cost estimate for preparing, completing, or documenting its service development plan



Salisbury to Asheville Feasibility Study

- Connects WNC communities with the Piedmont and Carolinian in Salisbury
- Study assumes base three round trips per day (6 trains) on 139-mile route between Salisbury and Asheville
- Estimated travel times range from 3 hours 25 minutes to 3 hours 48 minutes based on number of intermediate stops
- Curvature and grades west of Marion (the loops) greatly influence on travel time but are also a major scenic feature
- 2045 Target Ridership Analysis:
 - Approx. 100k local trips on new corridor
 - Approx. 225k-450k connecting trips (Piedmont and S-Line connections are important)
- \$665M estimated capital cost including equipment and infrastructure; \$5-10M estimated annual operating cost



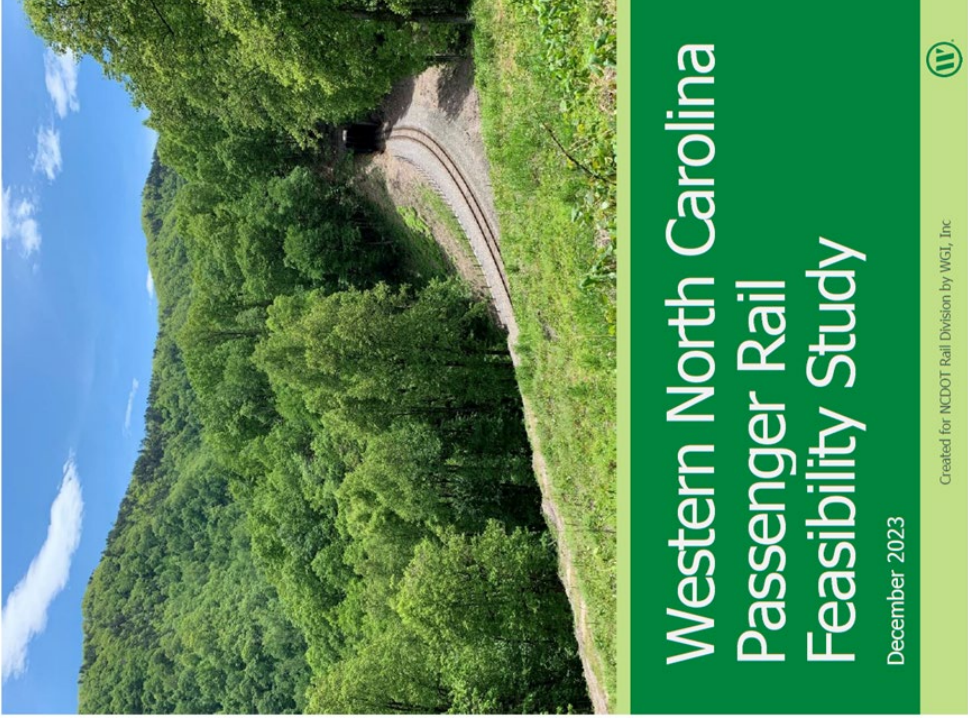
Salisbury to Asheville Feasibility Study

Table 6-1. Conceptual Capital Costs

Item Description	Cost (2023 Dollars)
Track Infrastructure and Class of Track Improvements	\$119M ¹
Grade Crossing and Grade Crossing Signal Upgrades	\$169M ¹
Rail Signal Infrastructure (excluding PTC)	\$35M ¹
Positive Train Control (PTC)	\$45M ¹
Stations	\$81M ^{1, 2}
Equipment (3 Train Sets)	\$160M ¹
Maintenance Facility	\$55M ¹
Total WNC Capital Costs	\$665M

¹The conceptual costs shown include 10% project administration costs, 10% for engineering, 5% for mobilization, bonds, and insurance, and 35% for contingencies.

²Station costs include those for the Biltmore Village site alternative, Salisbury, and seven intermediate locations. Additional costs associated with a station alternative in the River Arts District are described in the report.



Appendix A

Salisbury to Asheville Feasibility Study

Proposed Infrastructure Improvements

Project Identifier	Project Description	Milepost		
L1	Salisbury Station Trackage	0.0	L14	Construct Siding at Morganton 81.0 – 83.2
L3	Construct Siding at Fiberton	8.8 - 10.3	L15	Rehabilitate Siding at Bridgewater 89.0 – 90.4
L4	Extend North Siding & Convert to Mainline at Barber Junction	11.6 - 13.2	L16	Rehabilitate Siding at Clinchcross 95.2 – 97.4
L5	Construct new mainline (M/L) (old M/L becomes Siding) at Elmwood	20.1 - 22.2	L19	Siding Modifications at Old Fort 109.6 – 111.0
L7	Rehabilitate Siding at Eufola	32.3 - 33.8	L20	Rehabilitate Siding at Coleman 118.5 – 119.7
L9	Rehabilitate Siding at Clarrmont	40.0 - 42.6	L22	Rehabilitate Siding at Grovestone 126.5 – 127.9
L10	Extend Siding & Convert to M/L at Oyama	52.8 – 55.0	L24-A¹	Construct Biltmore Village Station Track 138.7 – 138.9
L11	Rehabilitate Siding at Connelly Springs	65.7 – 68.2	L24-B¹	Construct River Arts District Station Track 141.6 – 141.8

¹Projects L24-A and L24B are two alternatives for potential station infrastructure improvements in the vicinity of Asheville. Only one project of this alternative set is likely to be selected.

FRA Corridor ID: Tool to Expand Passenger Rail in NC

FRA Corridor ID Program Overview



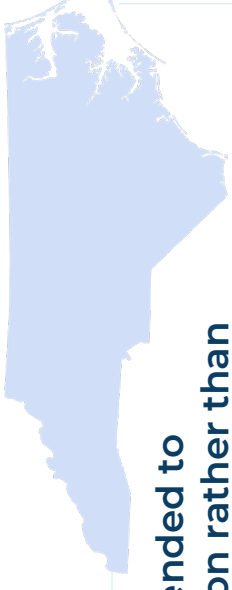
Build the foundation for a long-term rail program



Bring world-class passenger rail service to regions across the country



Grow a safer, cleaner, more equitable rail system



North Carolina's corridors are intended to operate as a system; in cooperation rather than in competition.

FRA Corridor ID creates a foundational framework for identifying and developing new or improved intercity passenger rail (IRP) services.

Under the program, FRA will:

Solicit proposal for implementing new or improving existing IRP services

Select corridors for development

Partner with corridor sponsor to prepare (or update) a Service Development Plan (SDP)

SDP includes a "corridor project inventory"

Corridor project inventories populate a prioritized "pipeline" of projects

Projects in the Corridor ID Pipeline are eligible for funding under FRA's financial assistance programs

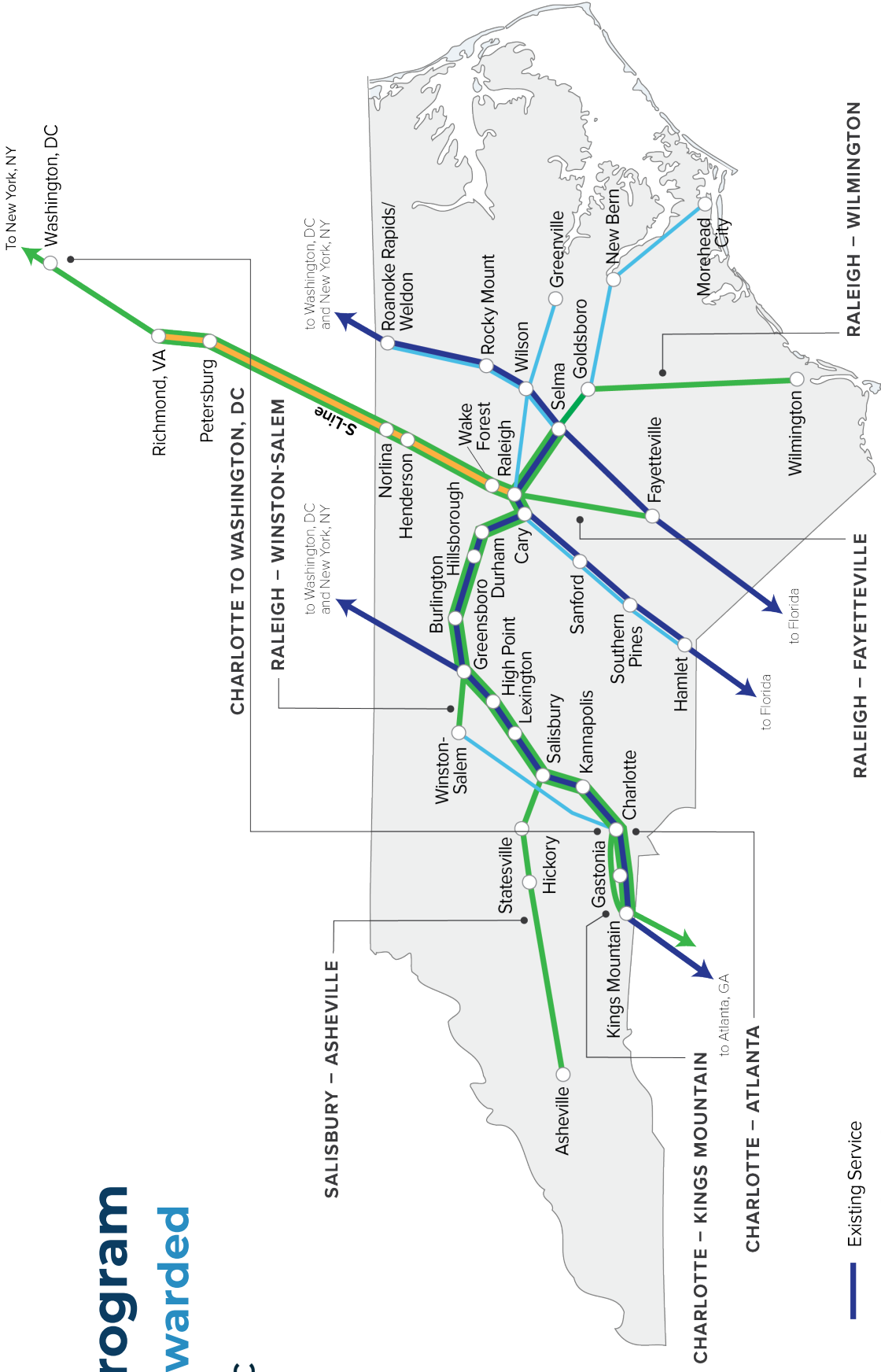
FRA Corridor ID Program

Seven NC Corridors Awarded

- ✓ Charlotte to Washington, DC
- ✓ Salisbury to Asheville
- ✓ Raleigh to Wilmington
- ✓ Charlotte to Kings Mountain
- ✓ Raleigh to Fayetteville
- ✓ Raleigh to Winston-Salem
- ✓ Charlotte to Atlanta

Future CID Applications:

- Raleigh to Greenville
- Raleigh to Hamlet
- Raleigh to Morehead City
- Winston-Salem to Charlotte
- Raleigh to Weldon

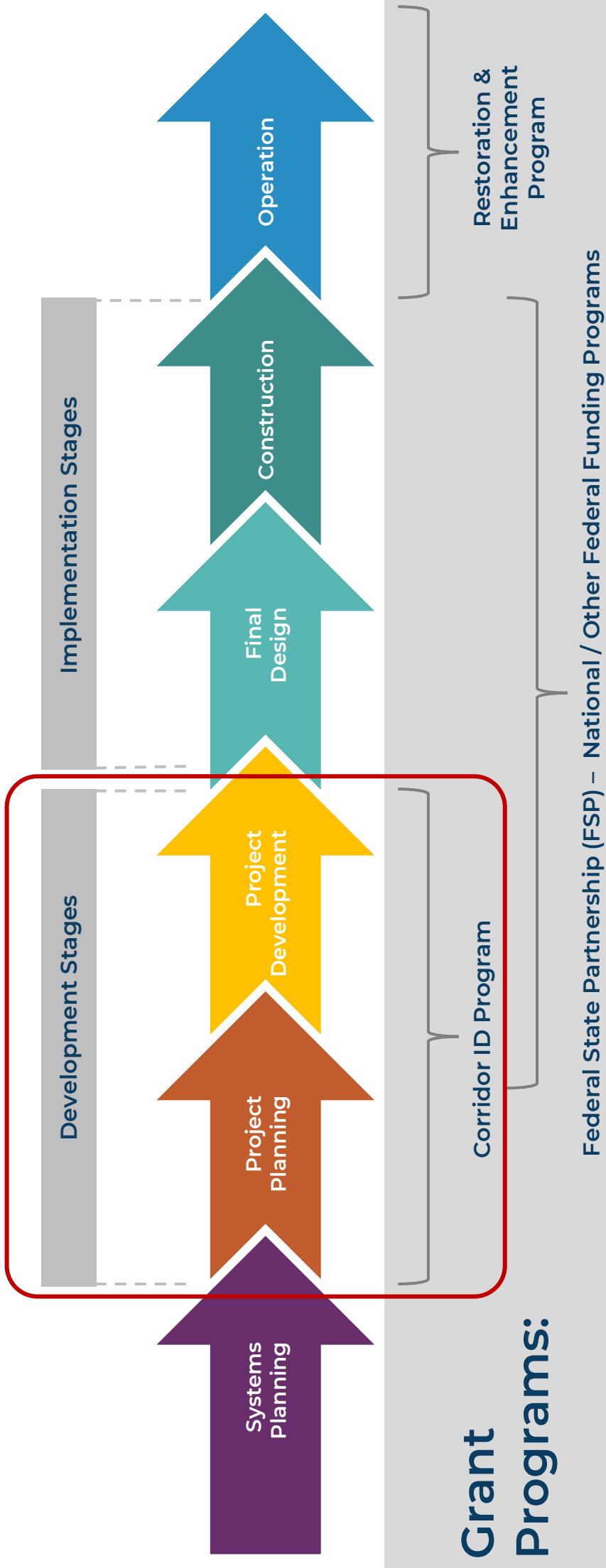


- Existing Service
- New Service, S-Line – Raleigh to Richmond
- 2023 CID Awards
- Future CID Application

Towns shown are for geographical reference only and do not represent station locations.

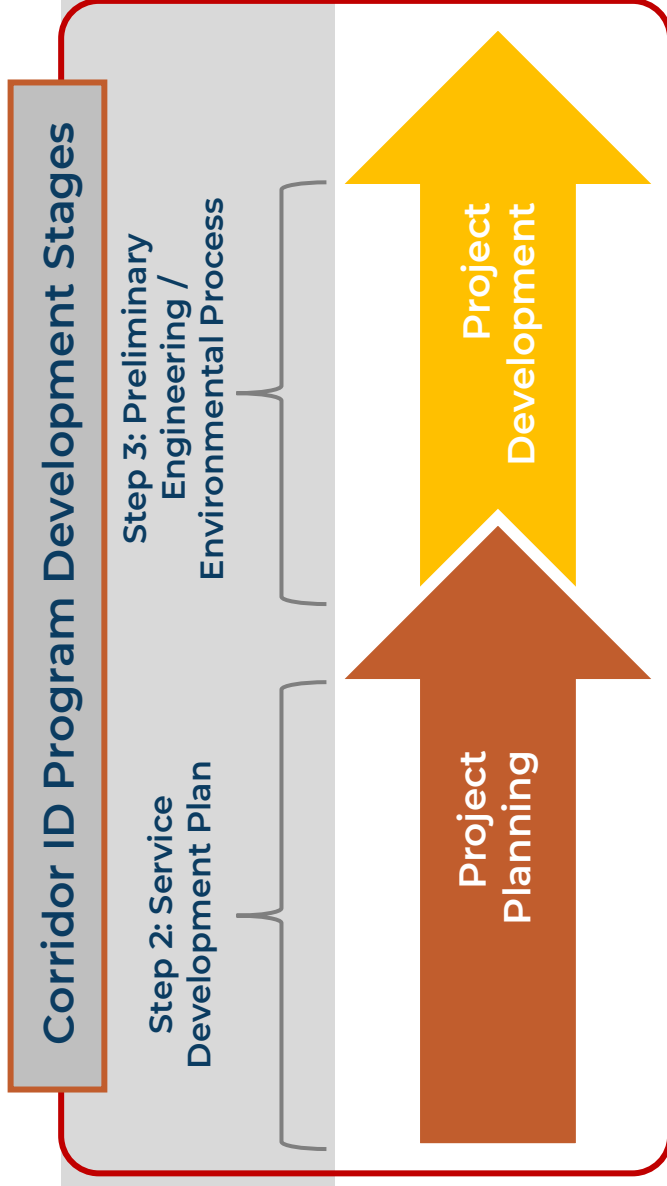
Corridor ID Process

FRA Project Lifecycle Stages and Corresponding FRA Funding Programs



FRA Corridor ID Process

Each Step will have a separate grant agreement



Step 1

\$500K funding
\$0 match required for CID grants

Step 2

\$1.5M – \$4M Cost range*
10% Match required
\$150K – \$400K Match range*

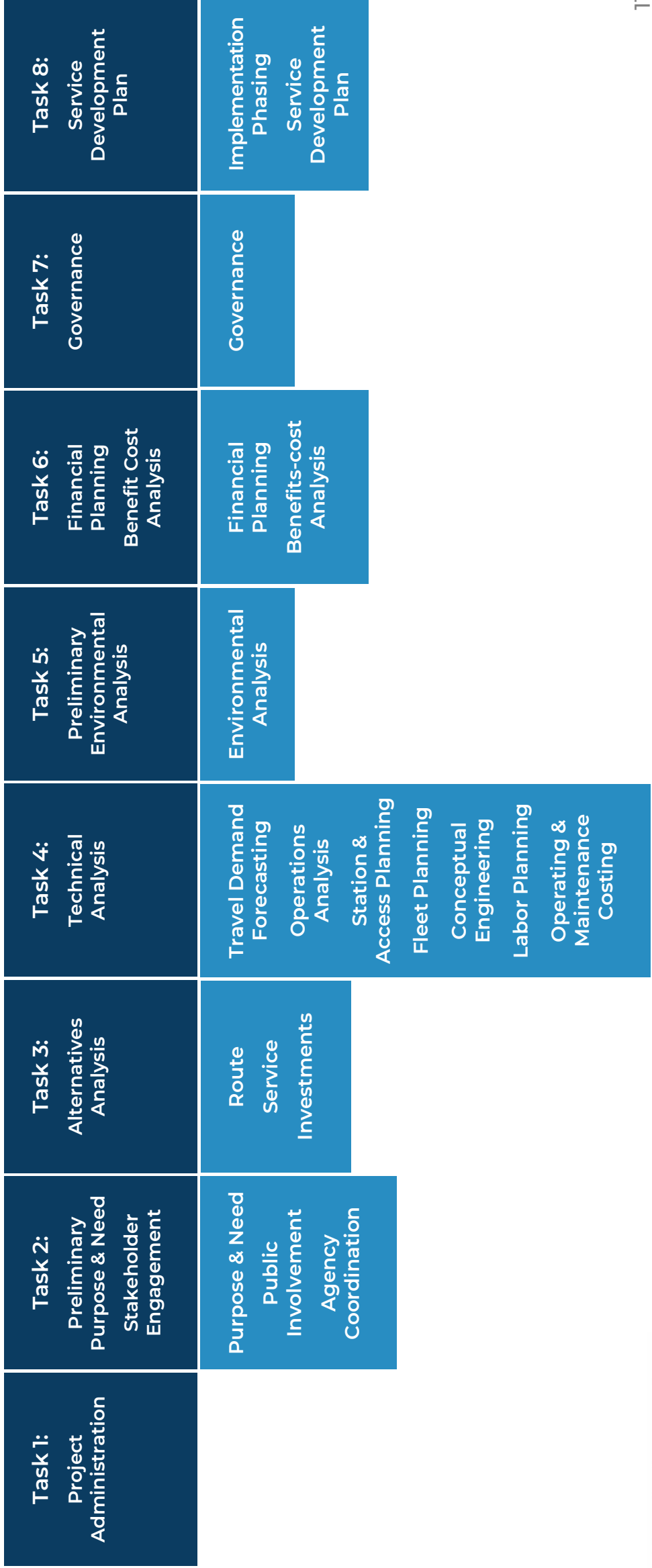
Step 3

TBD Cost Range*
20% Match required

**Dependent on corridor complexity.*

Corridor ID Projects

Typical Service Development Plan Process



Service Development Plan (SDP) Outcomes

Results of Study

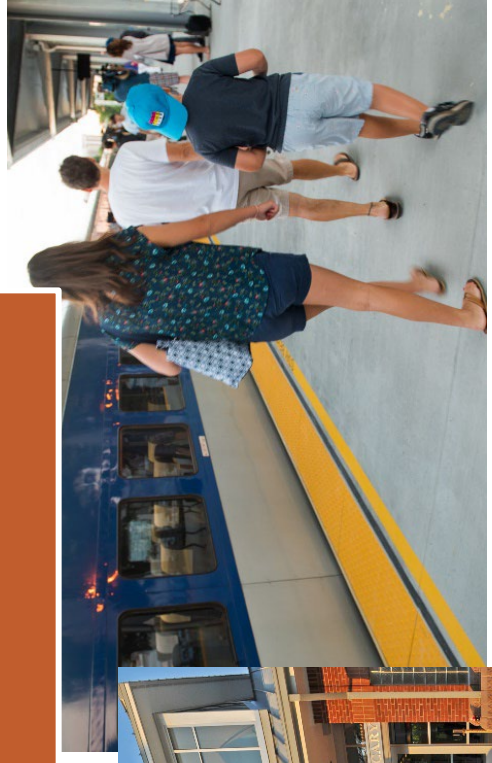
Operational Plans
for how
service works

List of projects
that must be built

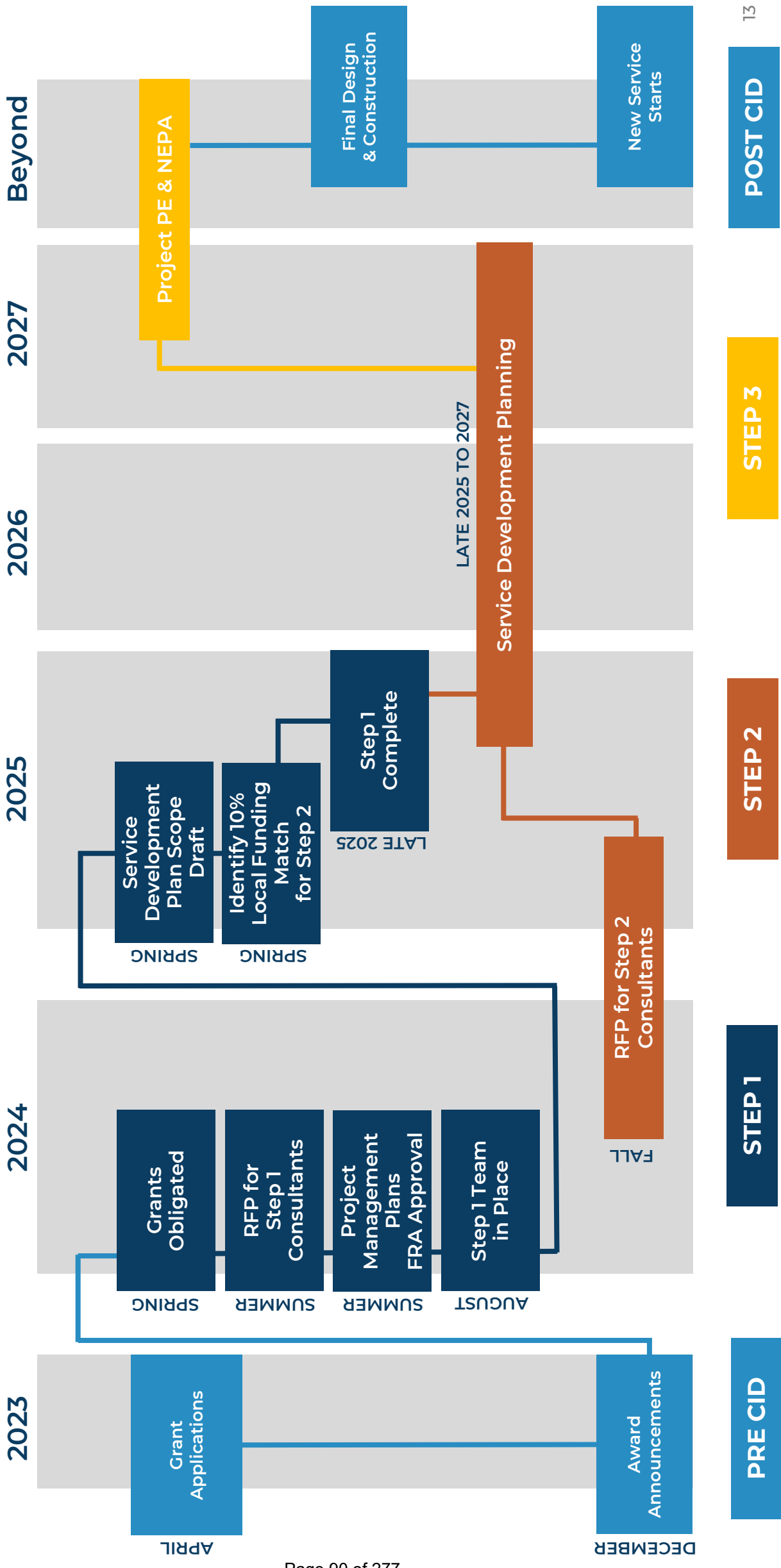
Feeds the next
steps for NEPA



List of projects and
cost estimates



Timeline



When will the trains run?

- **FRA Guidance**
 - 7-12 years for new service
 - Later for higher levels of service and more complex corridors needing more investment
- **Sources of uncertainty**
 - Federal Funding
 - Local Funding Match
 - Results of the Planning Process
 - Federal Policy
 - State Policy
 - Nature of competition from other states

Corridors Not Yet in CID Pipeline

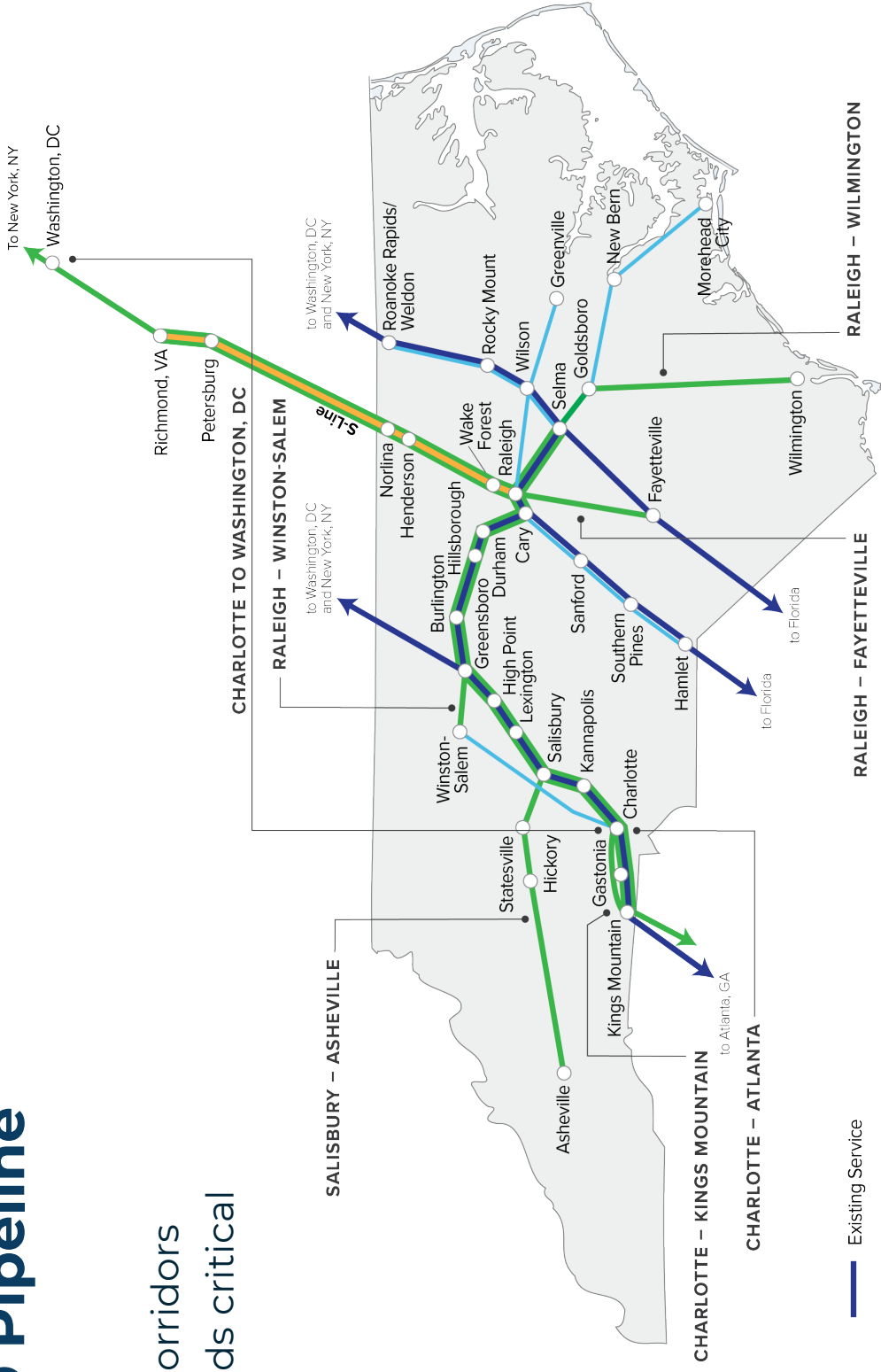
- **Considerations**
 - Focus on lower volume freight corridors
 - Coordination with freight railroads critical
 - Large trip attracting endpoint

• Next Five

- Greenville
- Hamlet
- Morehead City
- Winston-Salem to Charlotte
- Weldon

• Next Steps

- Feasibility studies
- Coordination with VA and SC
- Resubmit next chance



Towns shown are for geographical reference only and do not represent station locations.

Contact Us

Jason S. Myers

jmyers1@NCDOT.gov

919-707-4739



ncbytrain.org



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[View All Channels](#)

Thank you!



Types of Passenger Rail Service

- Intercity Passenger Rail (Typically FRA supported)

 - **NCDOT NC By Train Service operated by Amtrak in North Carolina**

 - Connecting the centers of cities and towns
 - Longer distances between stations
 - Longer trip durations
 - Baggage and food service typical

- Commuter Rail (Typically FTA supported)

 - Connecting outlying areas and urban centers
 - Peak hour service is historically typical
 - Closer station spacing
 - Shorter trip durations

- Light Rail (Typically FTA supported)

 - Urban area
 - Separate rail system (not part of national rail network)



Existing NC Intercity Passenger Rail Service



Piedmont – Trains 71, 72, 73, 74, 75, 76, 77, 78
Raleigh – Charlotte

Carolinian – Trains 79, 80
Charlotte – New York



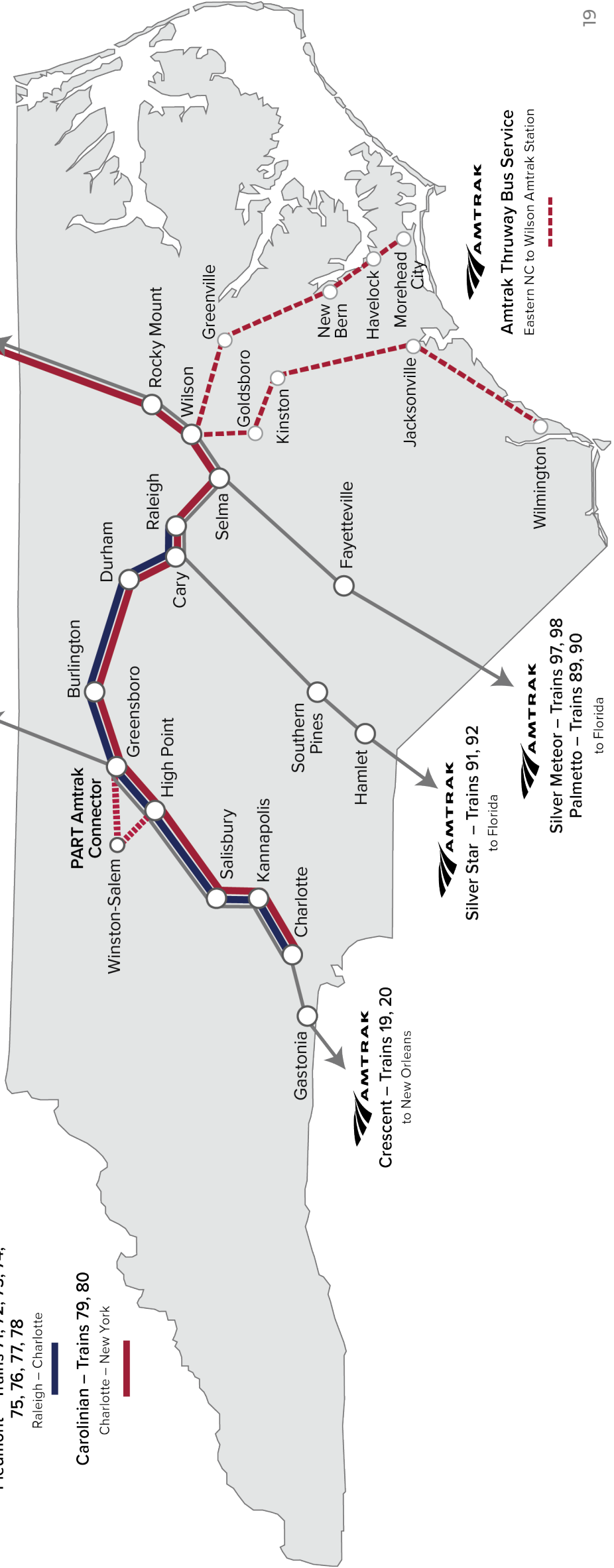
Crescent – Trains 19, 20
to Washington, DC and New York



Carolinian – Trains 79, 80
to Washington, DC and New York

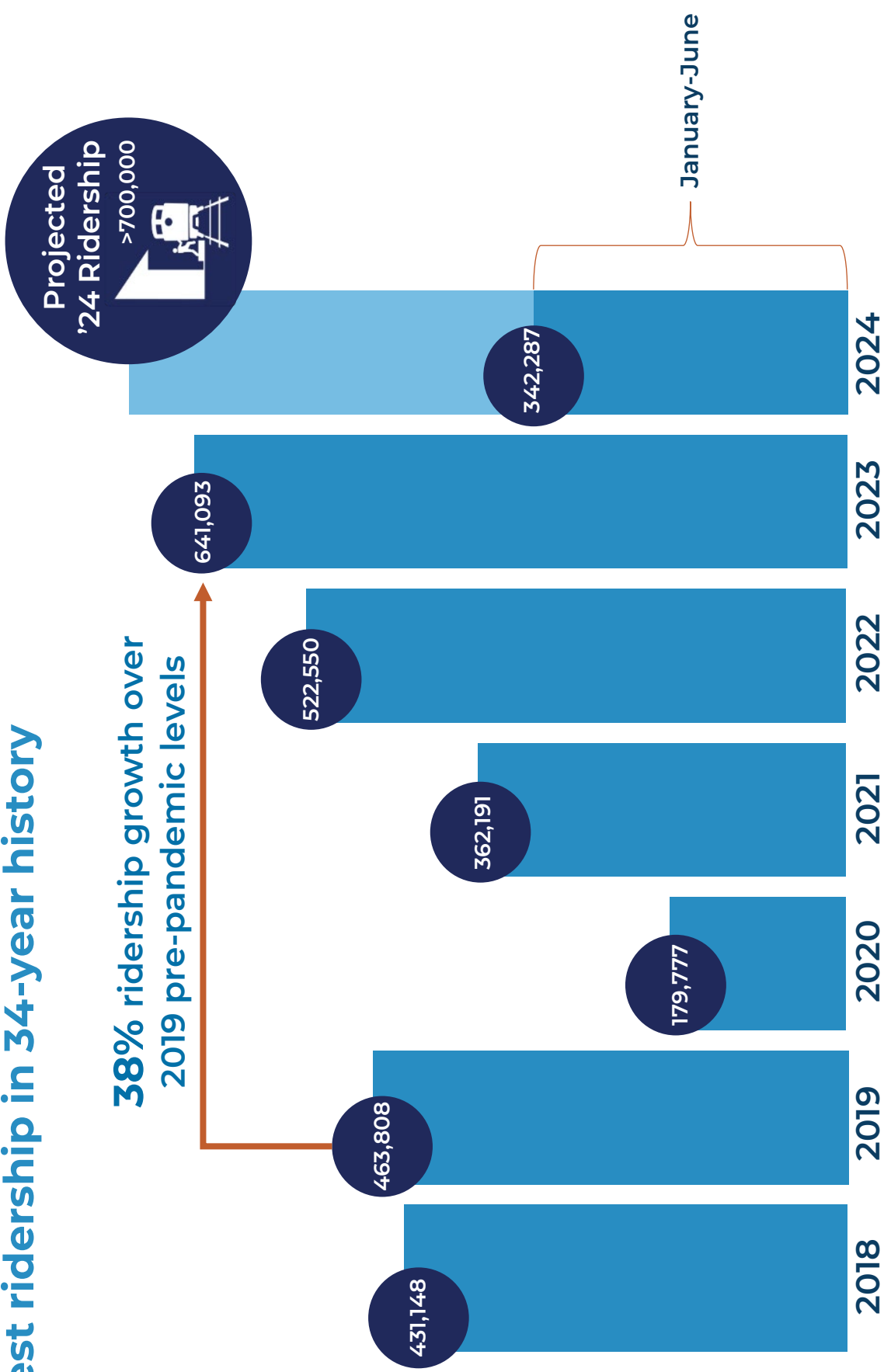


Palmetto – Trains 89, 90
Silver Star – Trains 91, 92
Silver Meteor – Trains 97, 98
to Washington, DC and New York



NC Intercity Passenger Rail Service

Highest ridership in 34-year history

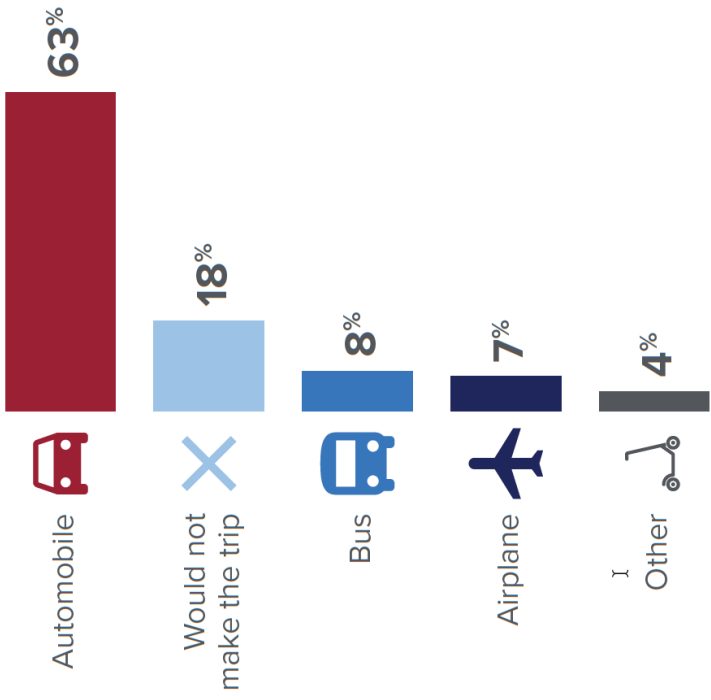


Some insights from the 2023 NCByTrain rider survey

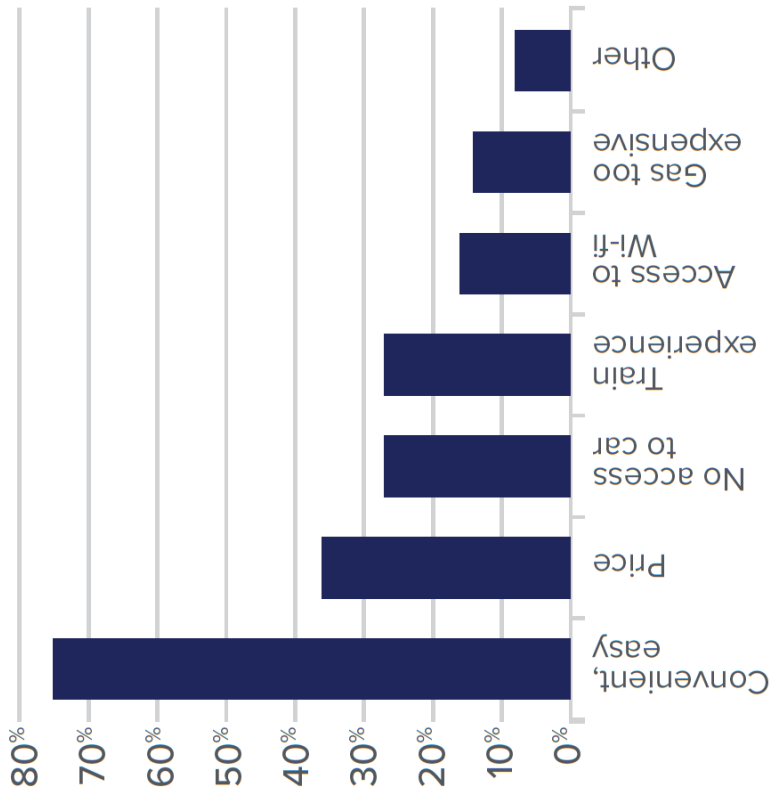
Impact on people's lives

- **Diverse Riders**
 - Age
 - Ethnicity
 - Income
 - Employment Status
- **Diverse Trip Purposes**
 - Many visiting friends and family
 - Students going to school
 - Commuting
 - Business travel

Mode if Train Service Were Not Available

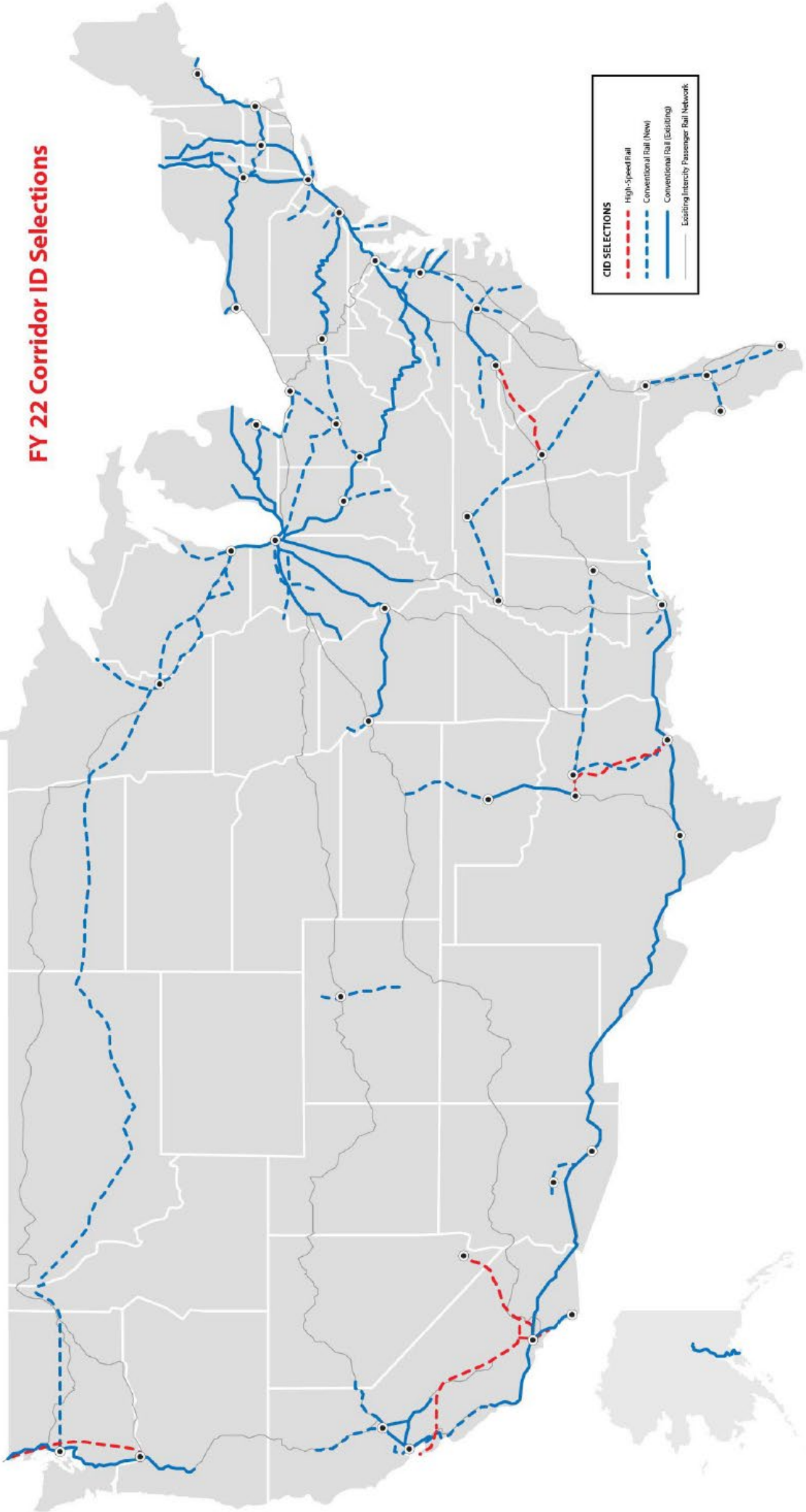


Most Important Factors for Choosing the Train

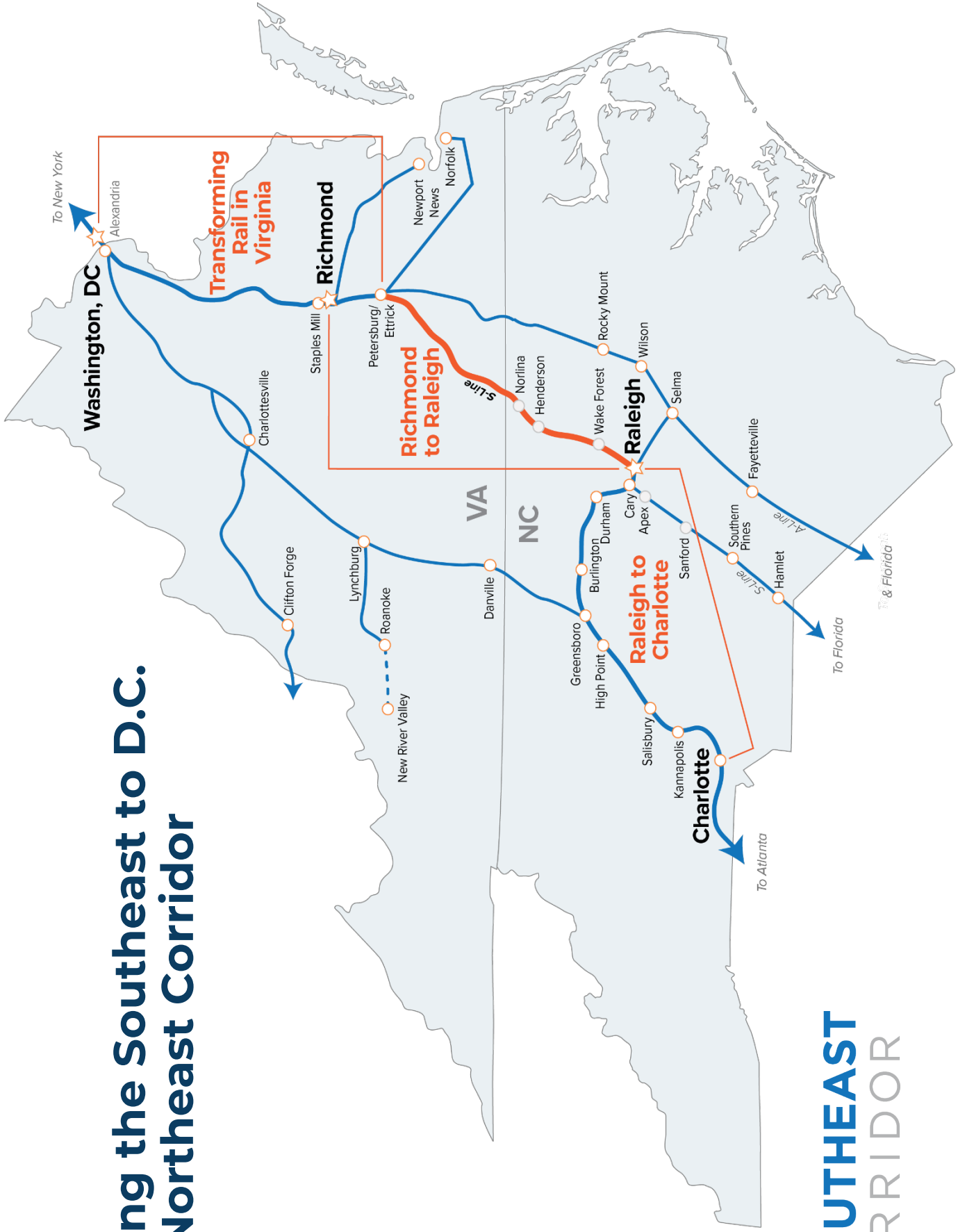


Investments to Enhance Intercity Passenger Rail

Laying the foundation for world-class rail in America



Connecting the Southeast to D.C. and the Northeast Corridor



WNC Passenger Rail Non-Federal Match Cost Distribution for Service Development Plan			
PRELIMINARY MPO/RPO Project Cost (est. \$400,000.00 total)			
County	Population	Estimated Cost Hybrid Model*	Cost Per Capita (Hybrid)
Burke (GHMPO)	89,078	\$33,774.47	\$0.38
Catawba (GHMPO)	164,642	\$45,459.22	\$0.28
McDowell (FHRPO)	44,369	\$26,860.95	\$0.61
Buncombe (FBRMPO)	273,403	\$200,000.00	\$0.73
Iredell (CRTPO)	197,886	\$50,599.87	\$0.26
Rowan (CRMPO)	150,714	\$43,305.48	\$0.29
Total Population	646,689		

Notes:

* Half of cost evenly divided among all counties except Buncombe and half distributed based on population. Payments would be spread across FY26 and FY27 and the total cost may be less than \$400,000.

Buncombe County population is removed from the population totals since they are paying a flat rate of \$200,000.00.

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Richard Griggs, Director of Recreation and Economic Vitality
DATE: 4/24/2026 11:46 AM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving Budget Amendment #2026-23 to accept a \$5,000 grant award from the North Carolina Amateur Youth Sports organization.

1. Summary of Information:

The Recreation & Economic Vitality Department has been awarded a \$5,000 North Carolina Amateur Sports Youth Sports Grant that we applied for back in October.

The grant is focused on innovation and accessibility in youth sports, and our plan is to use the funds for iPads, live-streaming cameras, and related tech to modernize how we run our athletic programs. This would allow us to live stream some games for families who can't attend, improve overall access and engagement, and also give us recorded footage to help train and evaluate coaches and officials. It should help with consistency, safety, and overall program quality while making things more efficient on the operations side.

There is no match required from the City.

We request that the grant be accepted and the funds placed in our operating budget to purchase the equipment to initiate the program.

2. Previous Council or Relevant Actions:

Council has previously approved numerous grant awards to improve operations

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: Expand access to enriching cultural, recreational, and open space amenities.

Strategic Plan Values: We value Quality and Creativity

This project supports the goal of expanding access to recreational opportunities by making our programs more accessible and easier for families to stay connected to. Live-streaming games allows those who can't attend in person to still be involved, which helps remove some of the common barriers we see with youth sports participation.

At the same time, the technology gives us better tools to train and evaluate coaches and officials, which

should lead to more consistent, safe, and higher-quality programming overall. It also helps us run things more efficiently on the operations side.

Overall, this is a practical way to both improve the quality of what we offer and expand access to it.

4. Budget/Funding Implications:

Total budgeted revenues and expenditures will be increased by \$5,000 so there is no adverse funding implication.

5. Consequences for Not Acting:

A missed opportunity to implement these technology upgrades at no cost. This would limit our ability to expand access to youth sports programming through live-streaming and reduce opportunities to improve training and evaluation for coaches and officials.

Without these resources, programs would continue operating under current conditions, which may impact efficiency, consistency, and overall program quality compared to what could be achieved with the proposed enhancements.

6. Department Recommendation:

Staff recommends approving the request to accept the grant award.

7. Manager Comments:

Recommend for approval.

8. Next Steps:

Approve the grant award and have the funds placed in our operating supply or IT lines. Recreation staff would then work with IT on purchasing equipment and implementing the program.

9. Attachments:

1. BA Form Acceptance of Donation for Youth Athletic Programs 2026-23

CITY OF STATESVILLE
BUDGET AMENDMENT #2026-23

April 24, 2026
 FISCAL YEAR 2025-2026

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
General Fund					
010.0000.380.16.00	Revenue	Donations	70,000	5,000	75,000
Total Revenues			<u>70,000</u>	<u>5,000</u>	<u>75,000</u>
010.6210.33.01	Expenditure	Supplies-General	91,811	5,000	96,811
Total Expenditures			<u>91,811</u>	<u>5,000</u>	<u>96,811</u>

DESCRIPTION: Accepting a \$5,000 donation to support equipment purchases for youth athletic programs.

 Budget Officer

APPROVED BY CITY COUNCIL:

 City Clerk

Jina Lawrence
 Chief Finance Officer

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: W. E. Vaughan, DPA, PE
DATE: 6/4/2026 9:53 AM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct a public hearing and consider adoption of a new System Development Fee schedule per NCGS § 162A-209 [b].

1. Summary of Information:

NCGS § 162A-203 allows local governments to charge System Development Fees (SDFs) to help pay for water and sewer system expansion needed because of new development. These fees must be based on a written study that follows state-approved methods and includes credits to make sure costs are not charged twice.

The City's rules for SDFs are listed in City Code § 23-259(b). State law, NCGS § 162A-209(c), also requires cities to update their SDF study at least every five years. The City of Statesville last updated its fees in 2021. Approving the proposed FY 2026-2027 SDF schedule will keep the City in compliance with state law.

The updated SDF study was prepared by Raftelis Financial Consultants, Inc. in accordance with state requirements. On April 14, 2025, the Public Utilities Director approved the company's scope of work for the study. Public Utilities staff worked closely with Raftelis and provided the financial information needed to complete the update.

The proposed update includes a 9.6% increase to water system development fees and an 11.9% increase to wastewater system development fees.

2. Previous Council or Relevant Actions:

Last SDF fee schedule was updated in FY 21.

Council set public hearing date for new SDF schedule at the May 11, 2026 meeting.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: Invest in services and critical public infrastructure to align with land use plan goals and accommodate future growth citywide.

Connecting Our Communities: N/A

Strategic Plan Values: We value Engagement.

4. Budget/Funding Implications:

System development fees are charges collected from new development projects to help pay for water and sewer system improvements needed to serve growth. Under NCGS § 162A-201(9), these fees may be used to help recover the cost of existing infrastructure and pay for future capital improvements related to new development. In other words, SDFs help support the cost of City-owned water and sewer infrastructure and provide funding for the water and sewer enterprise fund.

5. Consequences for Not Acting:

The city will be in violation of state statute requiring the updating of SDF fees every five years.

6. Department Recommendation:

Adopt the revised SDF schedule.

7. Manager Comments:

I recommend for approval.

8. Next Steps:

Publish the new SDF schedule in the FY 27 budget.

9. Attachments:

1. Statesville_Report - 4-23-2026 - DRAFT
2. SDF 2022 v. 2027 Comparison

April 24, 2026

Mr. William Vaughan, DPA, PE
Public Utilities Director
City of Statesville

Subject: Water and Wastewater System Development Fees for FY 2026 DRAFT

Dear Mr. Vaughan:

Raftelis Financial Consultants, Inc. (“Raftelis”) has completed an evaluation to develop cost-justified water and wastewater system development fees for fiscal year (“FY”) 2026 for consideration by the City of Statesville (“City”). This report documents the results of the analysis, which was based on an approach for establishing system development fees set forth in North Carolina General Statute 162A Article 8 – “System Development Fees.” The purpose of this report is to summarize Raftelis’ conclusion related to cost justified water and wastewater system development fees.

The preparation of this report was developed by Raftelis for the City based on a specific scope of work agreed to by both parties. The scope of Raftelis’ work consisted of completing a calculation of cost justified water and wastewater system development fees using common industry practices and industry standards. We provide no opinion on the legality of the system development fees implemented by the City. It is the responsibility of the City to ensure compliance of the system development fees with North Carolina General Statute 162A Article 8 – “System Development Fees.”. The scope of work did not include any additional work other than the calculation associated with the system development fees, such as opinions or recommendations on the administration of these fees, the timing and use application of revenues from the collection of these fees, etc., as that is the responsibility of the City.

In developing the conclusions contained within this report, Raftelis has relied on certain assumptions and information provided by the City, who is most knowledgeable of the water and wastewater system, its finances, etc. Raftelis has not independently verified the accuracy of the information provided by the City. We believe such sources are reliable and the information obtained to be reasonable and appropriate for the analysis undertaken and the conclusions reached. The conclusions contained in this report are as of the stated date, for a specific use and purpose, and made under specific assumptions and limiting conditions. The reader is cautioned and reminded that the conclusions presented in this report apply only as to the effective date indicated. Raftelis makes no warranty, expressed or implied, with respect to the opinions and conclusions contained in this report. Any statement in this report involving estimates or matters of opinion, whether or not specifically designated, are intended as such, and not as representation of fact.

Background

System development fees are one-time charges assessed to new water and/or wastewater customers for their use of system capacity and serve as an equitable method by which to recover up-front system capacity costs from those using the capacity. North Carolina General Statute 162A Article 8 (“Article 8”) provides for the uniform authority to implement system development fees for public water and wastewater systems in North

Carolina and was passed by the North Carolina General Assembly and signed into law on July 20, 2017, and has been modified since adoption. According to the statute, system development fees are required to be adopted in accordance with the conditions and limitations of Article 8, and the fees are required to conform to the requirements set forth in the Article. In addition, the system development fees must also be prepared by a financial professional or licensed professional engineer, qualified by experience and training or education, who, according to the Article, shall:

- Document in reasonable detail the facts and data used in the analysis and their sufficiency and reliability.
- Employ generally accepted accounting, engineering, and planning methodologies, including the buy-in, incremental cost or marginal cost, and combined cost methods for each service, setting forth appropriate analysis to the consideration and selection of an approach appropriate to the circumstances and adapted as necessary to satisfy all requirements of the Article.
- Document and demonstrate the reliable application of the methodologies to the facts and data, including all reasoning, analysis, and interim calculations underlying each identifiable component of the system development fee and the aggregate thereof.
- Identify all assumptions and limiting conditions affecting the analysis and demonstrate that they do not materially undermine the reliability of conclusions reached.
- Calculate a final system development fee per service unit of new development and include an equivalency or conversion table for use in determining the fees applicable for various categories of demand.
- Consider a planning horizon of not less than five years, nor more than 20 years.
- Use the gallons per day per service unit that the local government unit applies to its water or wastewater system engineering for planning purposes for water or wastewater, as appropriate, in calculating the system development fee.

This letter report documents the results of the calculation of water and wastewater system development fees for FY 2026 in accordance with these requirements. In general, system development fees are calculated based on (1) a cost analysis of the existing or planned infrastructure that is in place, or will be constructed, to serve new capacity demands, and (2) the existing or additional capacity associated with these assets. Article 8 is relatively explicit in the identification of infrastructure assets that may be included as part of the system development fee calculation, as the Article defines allowable assets to include the following types, as provided in Section 201: *“A water supply, treatment, storage, or distribution facility, or a wastewater collection, treatment, or disposal facility providing a general benefit to the area that facility serves and is owned or operated, or to be owned or operated, by a local governmental unit. This shall include facilities for the reuse or reclamation of water and any land associated with the facility.”*

Therefore, the method used to calculate system development fees for the City included system facility assets that satisfied this definition.

Article 8 references three methodologies that can be used to calculate system development fees. These include the buy-in method, the incremental cost method, and the combined cost method. A description of each of these methods is included in the following paragraphs:

Capacity Buy-In Method:

Under the Capacity Buy-In Method, a system development fee is calculated based on the proportional cost of each user's share of existing system capacity. This approach is typically used when existing facilities can provide adequate capacity to accommodate future growth. The cost of capacity is derived by dividing the estimated value of existing facilities by the current capacity provided by existing facilities.

Adjustments to the value of existing facilities are made for developer contributed assets, grant funds, and outstanding debt.

Incremental Cost Method:

Under the Incremental Cost (or Marginal Cost) Method, a system development fee is calculated based on a new customer's proportional share of the incremental future cost of system capacity. This approach is typically used when existing facilities have limited or no capacity to accommodate future growth. The cost of capacity is calculated by dividing the total cost of growth-related capital investments by the additional capacity provided as a result of the investments.

Combined Method:

Under the Combined Method, a system development fee is calculated based on the blended value of both the existing and expanded system capacity. As such, it is a combination of the Capacity Buy-In and Incremental Cost methods. This method is typically used when existing facilities provide adequate capacity to accommodate a portion of the capacity needs of new customers, but where significant investment in new facilities to address a portion of the capacity needs of future growth is also anticipated, or where some capacity is available in parts of the existing system, but incremental capacity will be needed for other parts of the system to serve new customers at some point in the future.

The *Buy-In* approach was used to calculate the water system development fee for the City, since there are no significant capacity-adding water projects planned in the Town's 10-year capital improvement plan (CIP). Based on a review of the data and discussions with City staff, the City's two wastewater treatment plants *in total* have capacity to accommodate future growth, but in order to utilize the total existing capacity in both wastewater treatment plants, capital improvement projects are needed to accommodate growth in the interim (as explained in more detail later in this report). As such, it was determined the most appropriate methodology to use for the wastewater system development fee is the *Combined* approach. The steps used to calculate the system development fees are provided below.

Fee Calculation – Existing System Value (Buy-In)

Step 1 – Estimate the Replacement Value of System Facilities and Apply Adjustments

A listing of fixed assets and newly purchased or constructed assets was provided by the City. Each item was reviewed and categorized into one of the categories shown in Table 1.

Table 1. Fixed Asset Categories

System Assets
Land & Easement
Treatment Plants
Lines
Equipment
Pumps & Tanks
Vehicles

Assets related to vehicles and other “non-core assets” were excluded from the calculation of system value as these assets were not specifically identified as allowable under Article 8. Excluded assets included those relating to vehicles and various types of equipment.

Next, the replacement value of existing assets in allowable categories was estimated. Each asset’s net book value was escalated to 2025 dollars based on the year the asset was purchased and the corresponding escalation factor for that year, resulting in the replacement cost new less depreciation (“RCNLD”) value of the system. Escalation factors for each year were developed using the Handy-Whitman index, which is an industry accepted method by which to value system facilities. The estimated RCNLD values for the water and wastewater systems assets allowable under Article 8 are summarized in Tables 2.

Table 2. Water and Wastewater System Value (RCNLD)

Descriptions	Water System	Wastewater System
Land & Easement	\$1,089,638	\$422,574
Treatment Plants	41,660,977	43,861,606
Lines	18,395,510	21,821,600
Pumps & Tanks	100,359	113,167
Total	\$61,246,483	\$66,218,947

As shown in Table 2, the RCNLD value of the water and wastewater systems were estimated to be approximately \$61.2 million and \$66.2 million, respectively. Several additional adjustments were made to the estimated RCNLD values in accordance with Article 8, as described below.

Developer Contributed/Grant Funded Assets:

The listing of fixed assets was reviewed to identify assets that were contributed or paid for by developers or funded by grants, and these assets were subtracted from the RCNLD value, as they do not represent an investment in system capacity by the City. The City’s fixed asset listing did not identify contributed or grant funded assets on an individual asset basis, except for the I-77 project. In order to identify contributed or grant funded assets two sources were used. Historical comprehensive annual financial reports were obtained and contributed capital was identified. In addition, newly constructed infrastructure was reviewed with City staff most familiar with the infrastructure since the last system development fee study to identify contributed and grant funded assets. This information was used to estimate the portion of RCNLD related to contributed and grant funded assets. In addition, City staff

identified recent grant funded assets associated with the I-77 wastewater project. The total RCNLD value of contributed and grant funded water and wastewater system assets was estimated to be \$6,987,128 and \$6,826,609, respectively.

Debt Credit:

A credit was applied to the RCNLD value to reflect that a portion of the outstanding debt associated with system facilities may be repaid with water and wastewater monthly user charges. The amount of the credit was calculated by estimating the amount of existing outstanding debt attributable to both the water and wastewater systems. The City’s outstanding debt is comprised of several State Revolving Loans and loans from the City’s electric fund. As of June 30, 2025, the total outstanding debt principal was \$19,706,196, of which \$4,151,029 is related to the water system and \$15,555,166 is related to the wastewater system.

The resulting adjustments to the water and wastewater RCNLD values are summarized in Table 3.

Table 3. Calculation of Existing Water System Value

Description	Water Amount	Wastewater Amount
<u>System Values:</u>		
System Facilities RCNLD	\$61,246,483	\$66,218,947
Less: Contributed/Grant Funded Assets	(6,987,128)	(6,826,609)
Less: Outstanding Debt Principal	(4,151,029)	(15,555,166)
Net Water System Value	\$50,108,326	\$43,837,172

Step 2 – Calculate the Unit Cost of System Capacity

The cost per unit of system capacity was calculated by dividing the adjusted RCNLD values (derived in Step 1) by the water and wastewater system capacities. The City of Statesville currently has a total water treatment capacity of 15 MGD. Therefore, the cost per unit of system capacity for the existing water system was calculated to be \$3.34 per gallon, per day (\$50.1 million ÷ 15 MGD). The City currently has a total wastewater treatment capacity of 12 MGD. Therefore, the cost per unit of system capacity for the existing wastewater system was calculated to be \$3.65 per gallon, per day (\$43.8 million ÷ 12 MGD), summarized in Table 4.

Table 4. Cost per Unit of Existing System Capacity (GPD) – Buy-In Approach

Existing System	Water Amount	Wastewater Amount
Net System Value	\$50,108,326	\$43,837,172
System Capacity (MGD)	15.00	12.00
Unit Cost of Capacity (\$ / gallon per day)	\$3.34	\$3.65

Fee Calculation – Combined Approach (Wastewater System)

Step 1 – Identify Value of System Facilities that will Serve New Growth and Apply Adjustments

The City has two wastewater treatment plants – the 3rd Creek wastewater treatment plant (WWTP) and the 4th Creek wastewater treatment plant. Each plant has a capacity of 6 MGD. The 4th Creek WWTP is near capacity and will need to be expanded to facilitate growth which is occurring in the proximity of this wastewater treatment plant. However, the 3rd Creek WWTP is operating well below capacity. To delay the need for the 4th Creek WWTP expansion, the City’s capital improvement plan over the next 10 years identifies several projects to build infrastructure to divert flow from the 4th Creek WWTP to the 3rd Creek WWTP so that more capacity at the 3rd Creek WWTP can be utilized and allow the 4th Creek WWTP to accommodate growth in the interim. The cost of the capital improvement projects to connect these two plants to accommodate growth in the interim is \$23.4 million, as shown in Table 5. The City does not anticipate any Grant Funding for these future projects, the only adjustment made to the projects is a “Debt Credit” as discussed below and shown in Table 5.

Section 207 of Article 8 states “In applying the incremental cost or marginal cost, or the combined cost, method to calculate a system development fee with respect to capital improvements, the system development fee analysis must include as part of that methodology a credit against the projected aggregate cost of capital improvements. That credit shall be determined based upon generally accepted calculations and shall reflect a deduction of either the outstanding debt principal or the present value of projected water and wastewater revenues received by the local governmental unit for the capital improvements necessitated by and attributable to such new development, anticipated over the course of the planning horizon. In no case shall the credit be less than twenty-five percent (25%) of the aggregate cost of capital improvements”.

The City anticipates that the wastewater treatment projects to facilitate growth will be fully funded through debt¹. Therefore, the net present value of future principal debt payments for the growth related projects was deducted in the wastewater calculation. The debt credit for the wastewater capital projects can be seen in Table 5 below.

Step 2 – Calculate the Unit Cost of System Capacity

Wastewater capital projects identified in the 10-year CIP will allow the City to accommodate growth by diverting flow to better utilize the City’s existing capacity in total but will not add any additional wastewater treatment plant capacity. Because the Marginal Incremental Approach is based on total treatment capacity of the City’s system, the total capacity used for the Marginal Incremental Approach remains at 12.0 MGD for the wastewater system. The cost per unit of system capacity for the wastewater system was calculated by dividing the net wastewater system value by the wastewater system capacity. Therefore, the cost per unit of system capacity for the wastewater system under the Marginal Incremental Approach was calculated to be \$0.78 per gallon, per day (\$9.4 million ÷ 12.0 MGD). Since the Combined Approach was chosen for calculating the wastewater system development fees, the cost per unit of future capacity, was added to the cost per unit of existing capacity, shown in Table 4. The Combined cost per unit of capacity therefore is calculated to be \$4.44 per gallon (\$3.65 gpd + \$0.78 gpd).

¹\$23.4 million assumed to be funded over 25 years at 5.00% interest rate.

Table 5. Cost per Unit of Existing System Capacity (GPD) – Combined Approach

Description	Amount
Net Wastewater System Value from Buy-In Approach (includes outstanding debt credit)	\$43,837,172
Wastewater System Value of Growth-Related Projects over 10 Years	\$23,430,000
Less: Debt Credit	<u>-\$14,020,246</u>
Net Wastewater System Value of Growth-Related Projects over 10 Years	\$9,409,754
Net Wastewater System Value - Combined	\$53,246,926
Total Treatment Capacity (MGD)	12.00
Unit Cost of Capacity (\$ / gallon per day)	\$4.44

Step 3 – Estimate the Amount of Capacity Per Service Unit of New Development

Section 205 of Article 8 states that the system development fee calculation “...use the gallons per day per service unit that the local governmental unit applies to its water or wastewater system engineering for planning purposes for water or wastewater, as appropriate, in calculating the system development fee.” The City uses the State of North Carolina Department of Environmental Quality (“NCDEQ”) 15A NCAC 02T .0114 for planning and engineering design purposes and utilizes these planning numbers for both the water and wastewater system, with one exception. The City has obtained sewer permitting flow reduction for the 4th Creek WWTP of 102 gallons per bedroom. Current census data for the City of Statesville indicates the average number of bedrooms for a single-family dwelling is three bedrooms. To determine the residential ERU for the City’s total service area, the ERU is weighted as shown in Table 6, resulting in an ERU for single-family customers of 333 gallons per day for both the water and wastewater systems.

Table 6. Single-Family ERU Calculation

Wastewater Treatment	Gallons per Bedroom	Total MGD Capacity	% Weighting	Weighted Gallons per Bedroom	Number of Bedrooms	ERU Single-Family (gallons per bedroom)
3 rd Creek	120	6	50%	60		
4 th Creek	102	6	50%	<u>51</u>		
Total				111	3	333

Step 4 – Calculate the System Development Fee for One ERU

The system development fee for one ERU was calculated by multiplying the unit cost of capacity from Step 2 by the capacity demanded by one ERU from Step 3. The calculations are provided in Table 7.

Table 7. Calculation of Water and Wastewater System Development Fees for One Single-Family ERU

System Development Fee Calculation	Water	Wastewater
Weighted Average	<i>Buy-In Approach</i>	<i>Combined Approach</i>
System Buy-In	\$3.34	n/a
Combined Costs (GPD)	n/a	\$4.44
Gallons per Day per ERU (GPD)	333	333
System Development Fee per ERU	\$1,112	\$1,478

Step 5 – Scale the System Development Fees for Various Categories of Demand

The system development fees for various categories of demand were scaled using water meter capacity ratios. The scaling factors were based on rated meter capacities for each meter size, as published by the American Water Works Association in Principles of Water Rates, Fees, and Charges, as shown in Table 8.²

Table 8. Water and Wastewater System Development Fees by Meter Size for Single-Family Customers, Multi-Family Customers with Master Meters, and Non-Residential Customers

Meter Size	Rated Meter Capacity (gpm*)	Scaling Factor
5/8" or 3/4" Displacement	20	1.00
1" Displacement	50	1.67
1-1/2" Displacement	100	3.33
2" Displacement	160	5.33
3" Singlejet	320	10.67
3" Compound, Class I	320	10.67
3" Turbine, Class I	350	11.67
4" Singlejet	500	16.67
4" Compound, Class I	500	16.67
4" Turbine, Class I	630	21.00
6" Singlejet	1,000	33.33
6" Compound, Class I	1,000	33.33
6" Turbine, Class I	1,300	43.33
8" Compound, Class I	1,600	53.33
8" Turbine, Class II	2,800	93.33
10" Turbine, Class II	4,200	140.00
12" Turbine, Class II	5,300	176.67

² Manual of Water Supply Practices (M1), Principles of Water Rates, Fees, and Charges, American Water Works Association, 7th Edition, Table VII.2-5 on p. 338.

gpm = Gallons per minute

Maximum Cost Justified System Development Fees by Meter Size

The calculated water system development fee under the Buy-In Approach is \$1,112 and the calculated wastewater system development fee under the Combined Approach is \$1,478. As mentioned previously, the system development fees for various categories of demand are scaled by applying the water meter capacity ratios shown in Table 8. The resulting water and wastewater system development fees shown in Table 9 and Table 10 represent the maximum cost justified level of system development fees that can be assessed by the City of Statesville per Article 8. If the City chooses to assess fees that are less than those shown in the table, the adjusted fee amounts should still reflect the scaling factors by meter size, as shown in Table 8, and proportionally in Tables 9 and 10.

Table 9. Water and Wastewater System Development Fees by Meter Size

Meter Size	Water Fee	Wastewater Fee
5/8" or 3/4" Displacement	\$ 1,112	\$ 1,478
1" Displacement	\$ 1,854	\$ 2,463
1-1/2" Displacement	\$ 3,708	\$ 4,925
2" Displacement	\$ 5,933	\$ 7,881
3" Singlejet	\$ 11,866	\$ 15,761
3" Compound, Class I	\$ 11,866	\$ 15,761
3" Turbine, Class I	\$ 12,978	\$ 17,239
4" Singlejet	\$ 18,540	\$ 24,627
4" Compound, Class I	\$ 18,540	\$ 24,627
4" Turbine, Class I	\$ 23,361	\$ 31,030
6" Singlejet	\$ 37,080	\$ 49,253
6" Compound, Class I	\$ 37,080	\$ 49,253
6" Turbine, Class I	\$ 48,204	\$ 64,029
8" Compound, Class I	\$ 59,328	\$ 78,805
8" Turbine, Class II	\$ 103,824	\$ 137,910
10" Turbine, Class II	\$ 155,737	\$ 206,864
12" Turbine, Class II	\$ 196,525	\$ 261,043

The system development fee for the 5/8" meter shown above will be adjusted for multi-family customers with *individual* meters per unit and with less than 3 bedrooms per unit. The adjustment will be based on the proportion of gallons per day for the multi-family unit in relation to the single-family ERU of 333 gallons per day, as shown in Table 10. The gallons per day for a multi-family unit is based on Session Law 2023-137³.

³ Source: December 13, 2023 letter from Michael Montebello, Supervisor NPDES Branch Chief regarding Session Law 2023-137 – Changes to Wastewater Design Flow Rates in 15A NCAC 02T.0114(b)

Table 10. Water and Wastewater System Development Fees for Multi-Family Customers with an Individual 5/8" Meter per Unit and Less than 3 Bedrooms per Unit

Number of Bedrooms	Gallons per Day	% of Single Family ERU	Water Fee per Unit	Wastewater Fee per Unit
1 Bedroom	75	23% (75/333)	\$251	\$333
2 Bedrooms	150	45% (150/333)	\$501	\$666

We appreciate the opportunity to assist the City of Statesville with the calculation of its water and wastewater system development fees. Should you have questions or need any additional information, please do not hesitate to contact me at 704-936-4436.

Sincerely,

RAFTELIS FINANCIAL CONSULTANTS, INC.

Elaine Conti,
Executive Vice President

City of Statesville Proposed System Development Fees

Meter Size	Water Fee			Wastewater Fee		
	2022	2027	% change	2022	2027	% change
5/8" or 3/4" Displacement	\$1,006	\$1,112	9.6%	\$1,301	\$1,478	11.9%
1" Displacement	\$1,676	\$1,854	9.6%	\$2,169	\$2,463	11.9%
1-1/2" Displacement	\$3,353	\$3,708	9.6%	\$4,337	\$4,925	11.9%
2" Displacement	\$5,364	\$5,933	9.6%	\$6,940	\$7,881	11.9%
3" Singlejet	\$10,728	\$11,866	9.6%	\$13,880	\$15,761	11.9%
3" Compound, Class I	\$10,728	\$11,866	9.6%	\$13,880	\$15,761	11.9%
3" Turbine, Class I	\$11,734	\$12,978	9.6%	\$15,181	\$17,239	11.9%
4" Singlejet	\$16,763	\$18,540	9.6%	\$21,687	\$24,627	11.9%
4" Compound, Class I	\$16,763	\$18,540	9.6%	\$21,687	\$24,627	11.9%
4" Turbine, Class I	\$21,122	\$23,361	9.6%	\$27,326	\$31,030	11.9%
6" Singlejet	\$33,526	\$37,080	9.6%	\$43,375	\$49,253	11.9%
6" Compound, Class I	\$33,526	\$37,080	9.6%	\$43,375	\$49,253	11.9%
6" Turbine, Class I	\$43,584	\$48,204	9.6%	\$56,387	\$64,029	11.9%
8" Compound, Class I	\$53,642	\$59,328	9.6%	\$69,400	\$78,805	11.9%
8" Turbine, Class II	\$93,874	\$103,824	9.6%	\$121,450	\$137,910	11.9%
10" Turbine, Class II	\$140,811	\$155,737	9.6%	\$182,175	\$206,864	11.9%
12" Turbine, Class II	\$177,690	\$196,525	9.6%	\$229,887	\$261,043	11.9%

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Matt Kirkendall, Senior Planner
DATE: 6/3/2026 5:10 PM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct a public hearing and consider passing the first reading of rezoning request ZC26-03 Moose Club Road (Kingdom Townhomes) Subdivision, filed by Mr. Hezekiah Walker of Love Fellowship Tabernacle Inc., for two parcels located at 185 Moose Club Road.

1. Summary of Information:

This is a conditional rezoning, so the project will be tied to the concept plan (see attached), along with any conditions agreed upon by the Applicant and City Council. The properties are not located within the city limits; therefore, the Applicant has submitted an annexation petition concurrently. The proposed project site is approximately 12 acres located at 185 Moose Club Road. The applicant is applying to conditionally rezone the properties to build 32 townhomes and 9 single-family detached homes.

A community input meeting was held on January 21, 2026, and attended by two (2) members of the community that had concerns whether the project would be section 8 housing.

The site is currently outside of the City's 2045 Land Development Plan however the property is located north of the annexation agreement boundary with the Town of Troutman. Per Troutman's Long-Range Plan, the property is shown as Medium-Density Residential. This is 2-3 units per acre for single-family homes. The townhomes could be seen as complimentary to the development at Wakefield.

The project requires a 15ft wide (Type C) vegetative buffers along the perimeter of the site, and an 8ft street yard along Moose Club Road. In addition, there will also be sidewalks, curbs, and gutters as well as street trees along both sides of all streets. The concept plan shows 3.21 acres of total open space, including active open space that includes but is not limited to the following amenities: a clubhouse, playground/picnic area, dog park, and a community greenway.

The property surrounding is zoned residentially within Troutman's jurisdiction and across Moose Club Road is the Wakefield (Barium Springs) Project that is zoned Troutman MU (Mixed Use).

2. Previous Council or Relevant Actions:

City Council will conduct the public hearing and consider passing the first reading of the annexation request zoning (AX26-03) on June 15, 2026. The Planning Board recommended Option 1 – Approval with a 4-2 split vote at their May 19, 2026, meeting.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A
Connecting Our City: N/A

Connecting Our Communities: Promote the development of a range of housing types throughout our community and housing stability for residents.

Strategic Plan Values: N/A

4. Budget/Funding Implications:

The current tax value of the parcel is \$405,250. The estimated tax value at full buildout is estimated to be \$11,620,000.

5. Consequences for Not Acting:

The property owner(s) could pursue by-right development.

6. Department Recommendation:

The 2045 Land Development Plan does not include this area.

Therefore, staff recommends Option 3 – Denial as the site would represent an expansion that is inconsistent with the long-range planning objectives and efficient provision of public services.

7. Manager Comments:

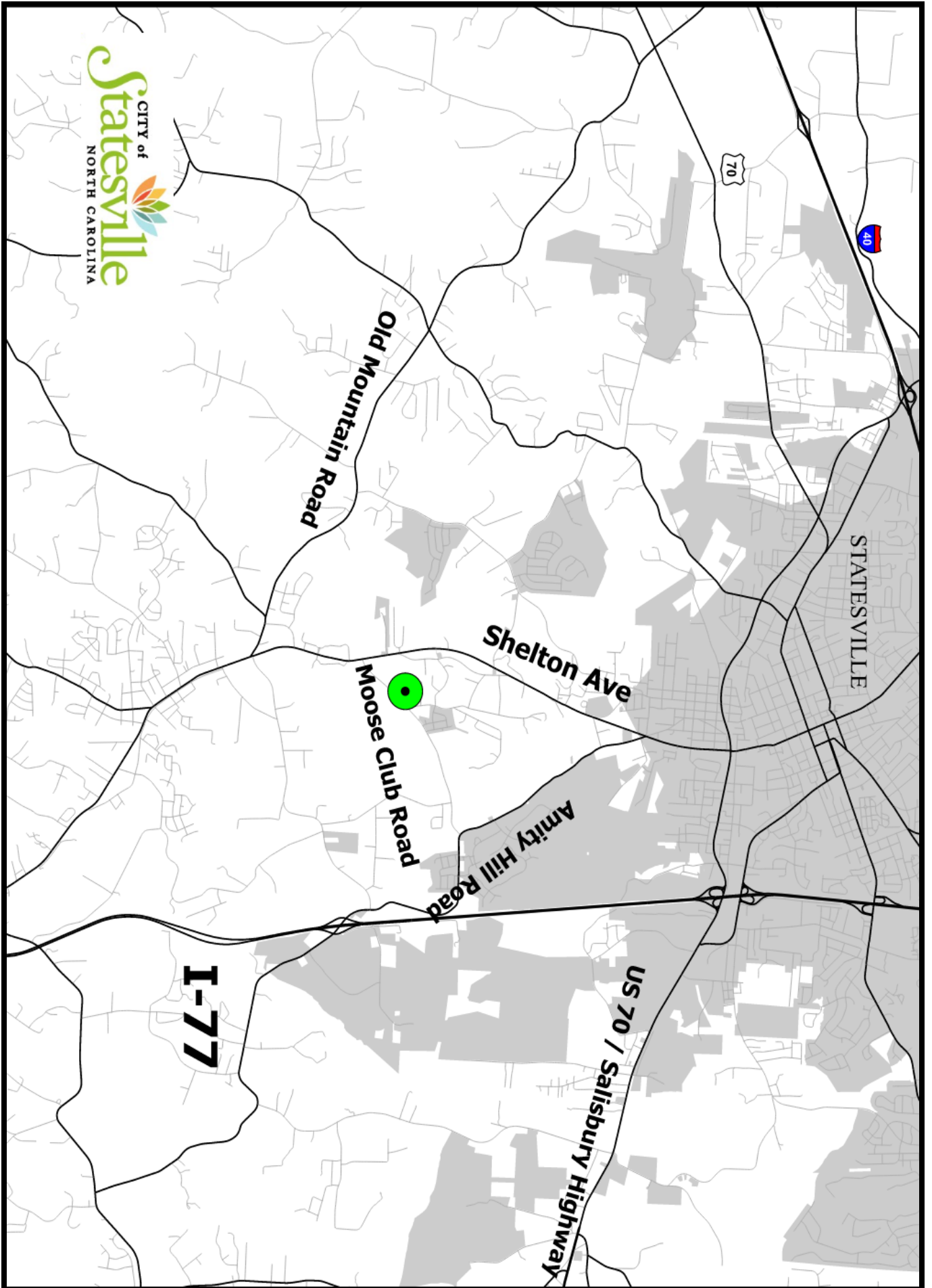
Concur with the department recommendation.

8. Next Steps:

If approved, the second reading will be July 13, 2026.

9. Attachments:

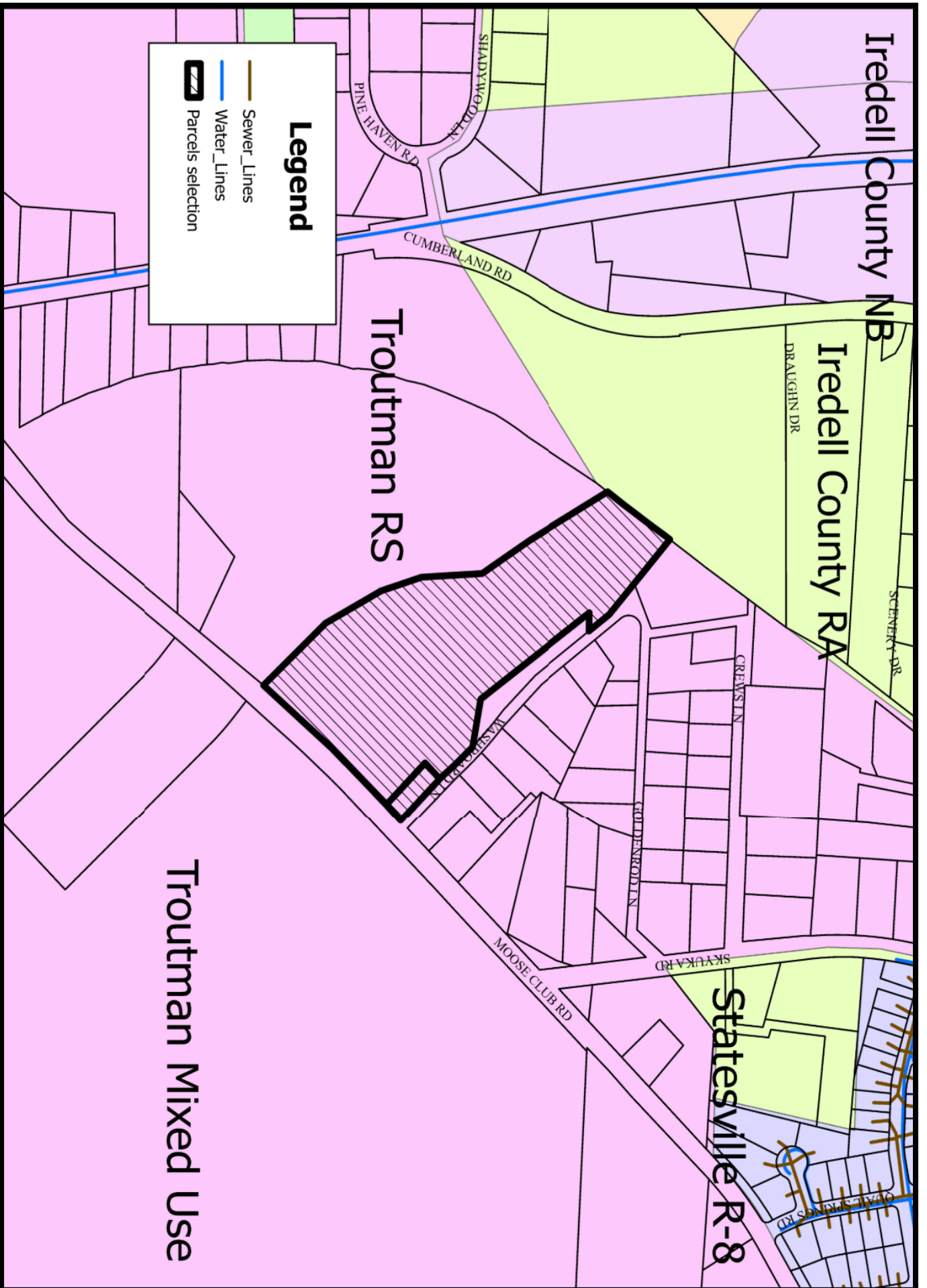
1. Packet Maps ZC26-03 Moose Club
2. Concept Plan and Elevations ZC26-03 Moose Club Kingdom Townhomes
3. Ordinance - ZC26-03 Moose Club Kingdom Townhomes
4. Consistency Statements for CC ZC26-03 Moose Club Kingdom Townhomes 1

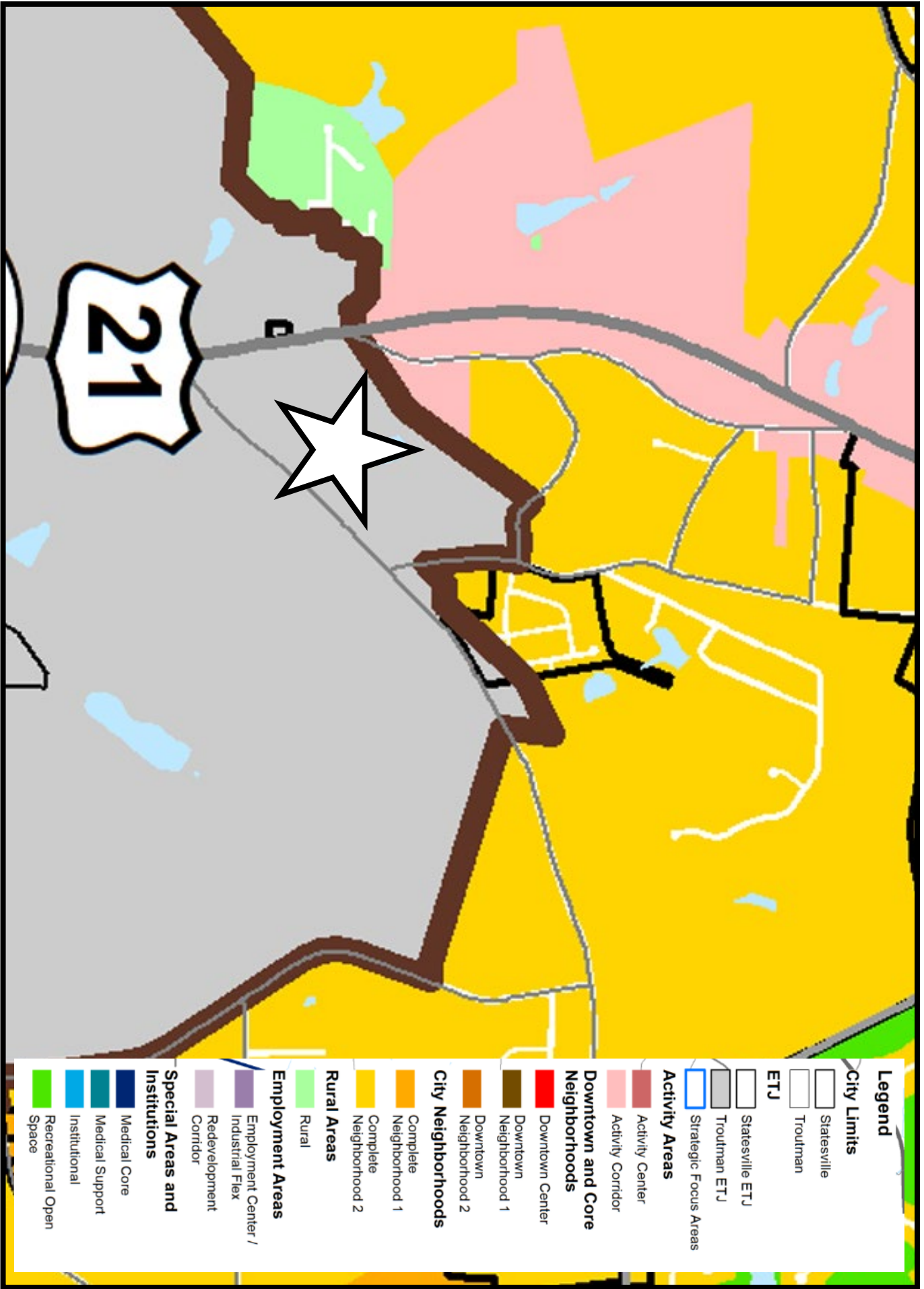






Site Photo ZC26-03 Moose Club Road Kingdom Townhomes







32 TOWNHOMES

- **2-3 BEDROOM**
- **2.5 BATHROOM**
- **REAR GARAGES**
- **HARDIE PLANK AND STONE**



Presentations are tools
that can be used as
lectures.

9 SINGLE FAMILY RESIDENCE



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE DESCRIBED PROPERTIES FROM TOWN OF TROUTMAN RS (SUBURBAN RESIDENTIAL) TO THE CITY OF STATESVILLE R-5MF CZ (HIGH-DENSITY MULTI-FAMILY) CONDITIONAL ZONING DISTRICT

**Case No. ZC26-03 Moose Club Road (Kingdom Townhomes)
Parcel #'s 4732-86-2838 and 4732-86-6764**

WHEREAS, A NOTICE TO THE GENERAL PUBLIC AND PARTICULARLY THE CITIZENS OF THE CITY OF STATESVILLE'S PLANNING JURISDICTION WAS DULY GIVEN, notifying them of a public hearing to be held on June 15, 2026 at 6:00 p.m. in the Council Chambers at City Hall, 227 South Center Street, Statesville, North Carolina, for the purpose of considering a proposed ordinance to change the zoning classification of the after described properties from the Town of Troutman RS (Suburban Residential) to City of Statesville R-5MF CZ (High-Density Multi-Family) Conditional Zoning District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on June 4 and 11, 2026, all in accordance with the procedure set forth in N.C.G.S. 160D-601; and

WHEREAS, said public hearing was duly held in accordance with law, and all persons present were given an opportunity to be heard on said proposed ordinance prior to any action being taken thereon by the City Council;

NOW, THEREFORE, BE IT ORDAINED, that the zoning classification of the after described properties be changed as particularly set out below, said property being more particularly described as follows:

1. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.
2. Dedicate 40' of ROW from centerline along Moose Club Road.
3. The development will include a maximum of 41 dwelling units. A reduction in units up to 10% may occur due to engineering and/or other factors; such a decrease will be approved by staff
4. The following amenities shall be included: a clubhouse playground / picnic area, dog park, and a community (HOA maintained) greenway.

Legal Description

BEGINNING at a point in the center of the old Charlotte Road East of the overhead bridge at Barium Springs, said point of Beginning being in the center of the old Charlotte Road at its intersection with a dirt road leading to the North into the Cloaninger property, formerly Litaker property; thence running with the center of said road as follows: North 41 deg. 50 min, West 301 feet; thence North 28 deg. West 200 feet; thence North 17 deg. West 134.6 feet; thence North 1 deg. 30 min. West 200 feet; thence North 36 deg. 35 min. West 150 feet to a stake in the North edge of the road near the dam; thence North 28 deg. 25 min. West 312 feet to an iron stake in the center of the Southern Railway track; thence with the center of the Southern Railway track, North 36 deg. 40 min. East 61 feet to a stake; thence continuing with the center of said road, North 36 deg. 46 min. East 183.1 feet to an iron stake, Cloaninger's new corner; thence with the Cloaninger new line, South 50 deg. 5 min. East 303.5 feet to an iron stake in the center of the road East of the dam; thence South 36 deg. 40 min, East 98.8 feet to an iron stake in the Annie Adams line; thence with the Adams line, North 88 deg. 38 min. West 74 feet to an iron stake in the North edge of the gully; thence continuing with the Adams line, South 37 deg. 10 min. East 439.6 feet to an iron stake and South 80 deg. East 133 feet to an iron stake, Cloaninger's new corner in the Adams line; thence with Cloaninger's new line South 46 deg. 35 min. East 158 feet and South 47 deg. West 67.9 feet and South 43 deg. East 210 feet passing through an iron stake in the margin of the old Charlotte Road to a point in the center of said road; thence with the center of the old Charlotte dirt road, South 46 deg. 30 min. West 211.8 feet to an iron stake and South 41 deg. 15 min. West 343.4 feet to the Beginning, containing 12 acres, more or less. In addition to the lands hereinabove conveyed and the easements hereinafter reserved, the party of the first part gives, grants and conveys unto the parties of the second part, their heirs and assigns, all of its interest, if any, in an easement in the property hereinafter described for the sole

purpose of parking automobiles, and none other, the said land to be so used being more particularly described as follows: BEGINNING at a stake in the center of the road passing the dam; thence with Cloaninger 's line, South 36 deg. 40 min. East 98.8 feet to a stake in Annie Adams line; thence with Annie Adams' line South 86 deg. 38 min. East 200 feet to a stake in Annie Adams thence in a Northwesterly direction to the point of intersection of Crews and Goldenrod Streets ; thence with the street which crosses the dam, to the Beginning .

THERE IS ALSO INCLUDED IN THIS CONVEYANCE all rights of the party of the first part in a 40 -foot roadway easement along the South margin of the above-described property.
For back reference see Deed Book 297, page 36, Iredell County Registry. The above property is subject to any other easement rights as may exist on said property.

Being all of Lots One (1), Two (2), and Three (3) Oak Springs Park, Section II, as shown upon a plat of same recorded in Plat Book 6, Page 25, in the Office of the Register of Deeds of Iredell County, North Carolina, and being the same property described in deed made February 20, 1959, by E.C. Cloaninger and wife, Annie L. Cloaninger, to the party of the first part and recorded in Deed Book 314, Page 134, Iredell County Register.

The Ordinance was introduced by a first reading by Councilmember _____, seconded by Councilmember _____, and carried on the 15th day of June 2026.

AYES:

NAYES:

The second and final reading of this ordinance was heard on the 13th day of July 2026 and upon motion of Councilmember _____, seconded by Councilmember _____, and unanimously carried, was adopted.

AYES:

NAYES:

The Ordinance to be in full force and effect from and after the 13th day of July 2026.

City of Statesville

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



To: Statesville City Council

From: Matthew Kirkendall, Senior Planner

Date: June 15, 2026

Subject: Rezoning

Case: ZC26-03 Moose Club Road (Kingdom Townhomes Subdivision)

Address: Properties located at 185 Moose Club Road.

Option 1: Approve with update to 2045 (Planning Board Recommendation)

The zoning amendment is **hereby approved** with the agreed upon conditions even though it is inconsistent with the City's comprehensive land use plan. As part of this action, it is recommended that the 2045 Future Land Use Plan be updated to designate this property as Complete Neighborhood 2, which includes residential uses.

Option 2: Denial (Staff Recommendation)

The zoning amendment is **hereby denied** because it is inconsistent with the City's comprehensive land plan. Specifically, the site was not envisioned to be part of Statesville in the next 20 years and therefore, does not have a future land use designation in the 2045 Land Use Plan. The request is not reasonable, nor in the public interest, because approval at this location would represent an expansion pattern that is inconsistent with the City's long-range planning objectives.

Date: Doug Hendrix, Mayor

Date: Matthew Kirkendall, Senior Planner

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Matthew Kirkendall, Senior Planner
DATE: 6/4/2026 8:34 AM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct a public hearing and consider passing the first reading of annexation request AX26-03 Moose Club Road (Kingdom Townhomes) Subdivision, filed by Mr. Hezekiah Walker of Love Fellowship Tabernacle Inc., for two parcels located at 185 Moose Club Road.

1. Summary of Information:

The parcels are approximately 12 acres located at the 185 Moose Club Road. The applicant is requesting the annexation of the properties concurrently with a conditional rezoning request to build a new subdivision with up to 32 townhomes and 11 single-family detached homes.

- **Planning:** The city adopted the annexation boundary agreement with the Town of Troutman in 2023. However, the site is outside of the tiered growth map.
- **Fire:** Station 1 response time would be 7-8 minutes.
- **Police:** No concerns at this time, additional staffing will be requested as population rises.
- **Water/Sewer:**
 - **COS water.** i. 2,000 ft +/- NE at Wildewood S/D (6-in); or ii. 1,900 ft +/- SW at Shelton Ave (8-in), w/ railroad crossing. Note: possible future waterline extension in Moose Club Road servicing Wakefield development.
 - **COS sewer.** i. 1,900 to 2,200 ft +/- (depending on routing) to sewer in Wildewood S/D (8-in) with follow on lift station.
- **Electricity:** The site would be served by Duke Energy.
- **Stormwater:** Post-construction stormwater controls will be required.
- **Ward:** The site is closest to voting Ward 1.

2. Previous Council or Relevant Actions:

City Council will conduct the public hearing and consider passing the first reading of the conditional rezoning (ZC26-03) at this meeting.

3. Strategic Initiatives Supported/Impacted: Developing Our City: N/A

Connecting Our City: N/A
Connecting Our Communities: N/A
Strategic Plan Values: N/A

4. Budget/Funding Implications:

The current tax value of the parcel is \$405,250.

5. Consequences for Not Acting:

The property owner(s) could pursue by-right development.

6. Department Recommendation:

The site meets the statutory requirements for annexation.

7. Manager Comments:

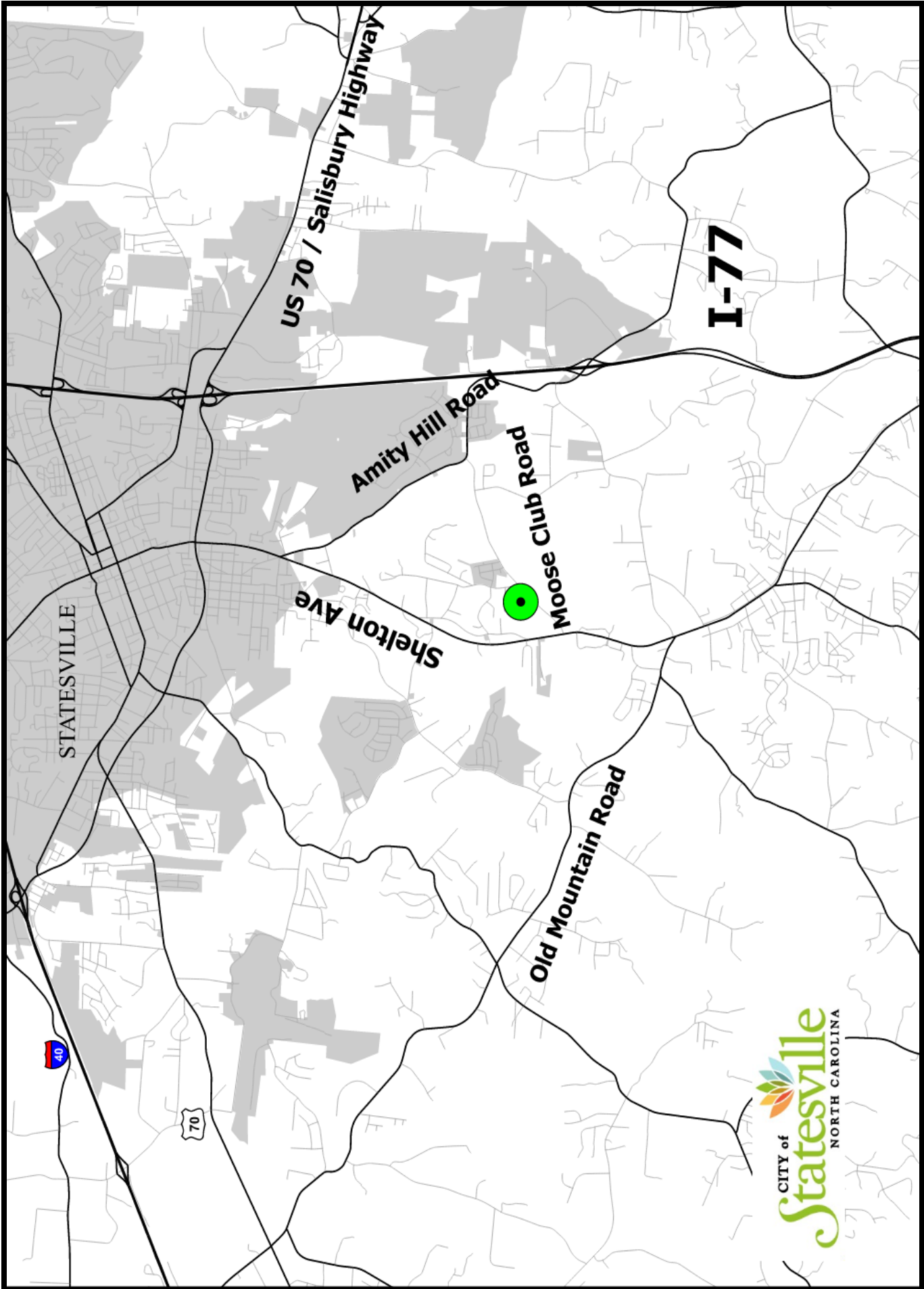
This annexation request is directly tied to the rezoning of the property. If the Council approves the rezoning, then the annexation should also be approved. There is, however, a staff recommendation to deny the rezoning.

8. Next Steps:

If approved, the second reading will be July 13, 2026.

9. Attachments:

1. Packet Maps ZC26-03 Moose Club (1)
2. Ordinance - AX26-03 Moose Club Kingdom Townhomes



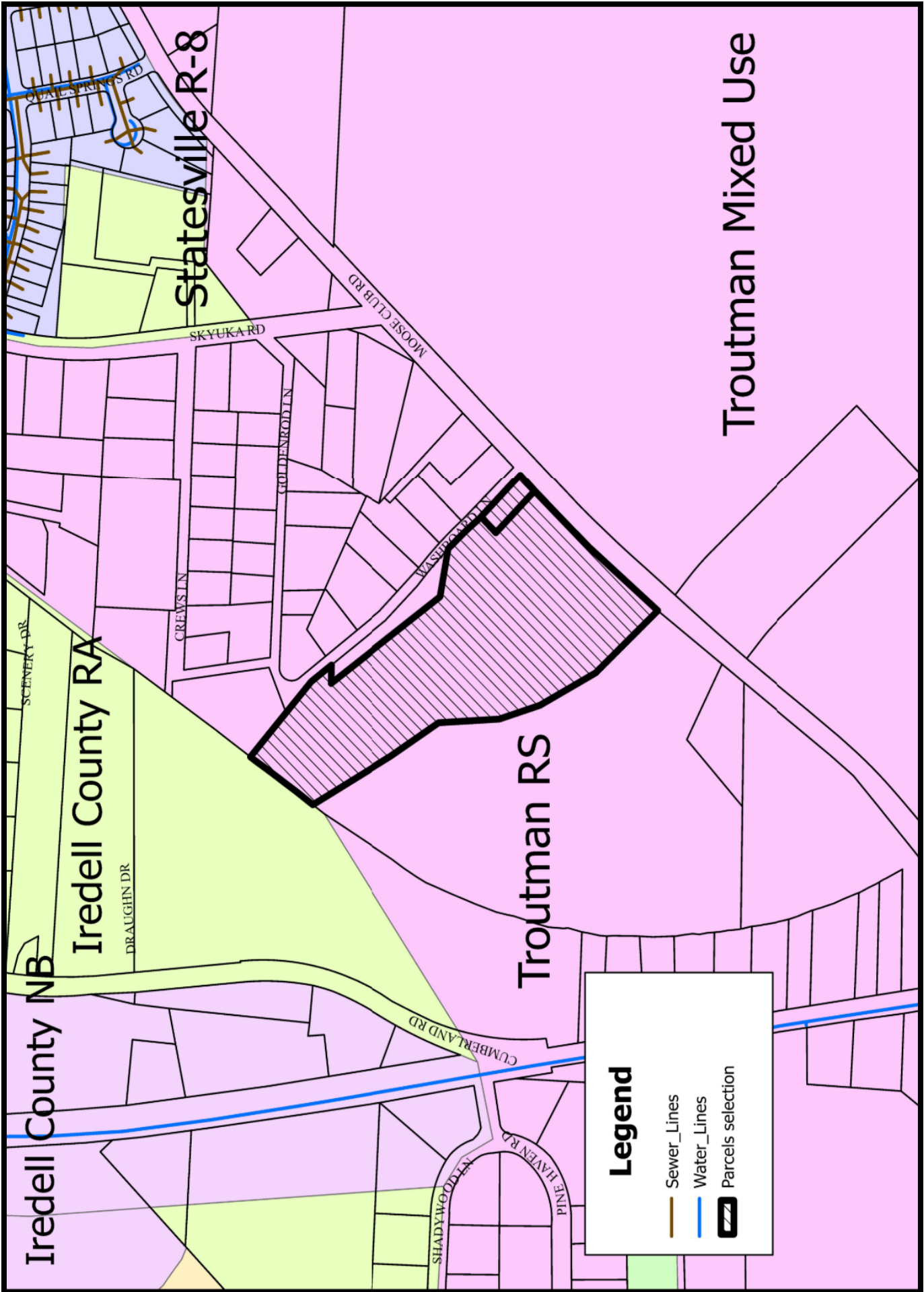
Location Map ZC26-03 Moose Club Road Kingdom Townhomes

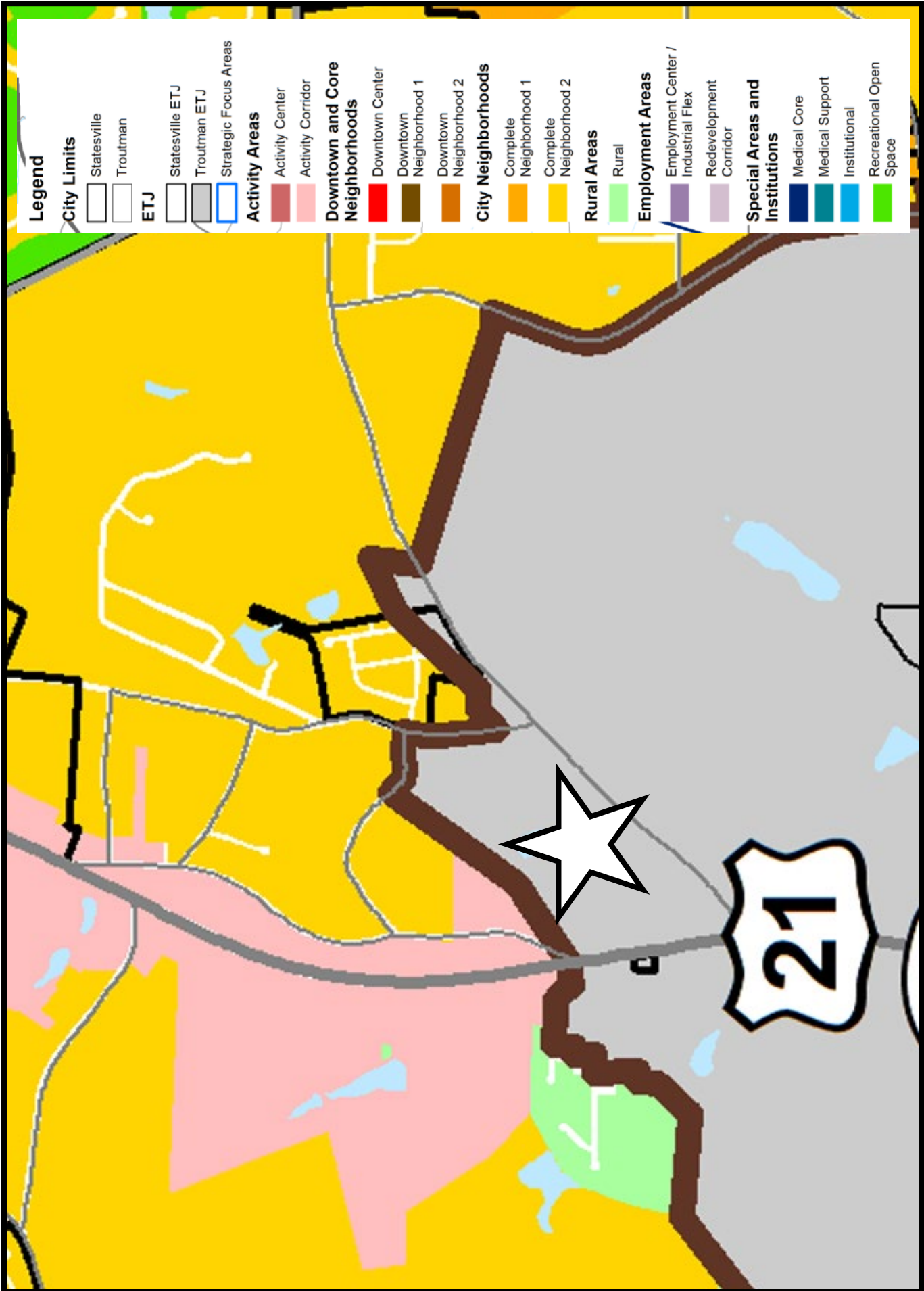


Aerial Photo ZC26-03 Moose Club Road Kingdom Townhomes



Site Photo ZC26-03 Moose Club Road Kingdom Townhomes





ORDINANCE NO. _____

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF STATESVILLE,
NORTH CAROLINA**

**Case No. AX26-03 Moose Club Road (Kingdom Townhomes)
Parcel #'s 4732-86-2838 and 4732-86-6764**

WHEREAS, the Statesville City Council has petitioned under G.S. 160A-58.1, to annex the non-contiguous area described below; and

WHEREAS, the Statesville City Council has by resolution directed the Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Statesville City Hall at 6:00 o'clock p.m. on the 15th day of June 2026 after due notice by publication on the 4th day of June 2026; and

WHEREAS, the Statesville City Council finds that the petition meets the requirements of G.S. 160A-58.1:

WHEREAS, the Statesville City Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Statesville City Council further finds that the petition is otherwise valid, and that the public health, safety, and welfare of the City and of the area proposed for annexation will be best served by annexing the area described.

NOW, THEREFORE, BE IT ORDAINED BY the Statesville City Council of the City of Statesville, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.1, the following described satellite territory is hereby annexed and made part of the City of Statesville, as of July 31, 2026, at 11:59 p.m.

BEGINNING at a point in the center of the old Charlotte Road East of the overhead bridge at Barium Springs, said point of Beginning being in the center of the old Charlotte Road at its intersection with a dirt road leading to the North into the Cloaninger property, formerly Litaker property; thence running with the center of said road as follows: North 41 deg. 50 min, West 301 feet; thence North 28 deg. West 200 feet; thence North 17 deg. West 134.6 feet; thence North 1 deg. 30 min. West 200 feet; thence North 36 deg. 35 min. West 150.5 feet to a stake in the North edge of the road near the dam; thence North 28 deg. 25 min. West 312 feet to an iron stake in the center of the Southern Railway track; thence with the center of the Southern Railway track, North 36 deg. 40 min. East 61 feet to a stake; thence continuing with the center of said road, North 36 deg . 46 min. East 183. 1 feet to an iron stake, Cloaninger 's new corner; thence with the Cloaninger new line, South 50 deg. 5 min. East 303.5 feet to an iron stake in the center of the road East of the dam; thence South 36 deg. 40 min, East 98 .8 feet to an iron stake in the Annie Adams line; thence with the Adams line, North 88 deg. 38 min. West 74 feet to an iron stake in the North edge of the gully; thence continuing with the Adams line, South 37 deg. 10 min. East 439.6 feet to an iron stake and South 80 deg . East 133 feet to an iron stake, Cloaninger 's new corner in the Adams line; thence with Cloaninger's new liner South 46 deg. 35 min. East 158 feet

and South 47 deg. West 67.9 feet and South 43 deg. East 210 feet passing through an iron stake in the margin of the old Charlotte Road to a point in the center of said road; thence with the center of the old Charlotte dirt road, South 46 deg. 30 min. West 211.8 feet to an iron stake and South 41 deg. 15 min. West 343.4 feet to the Beginning, containing 12 acres, more or less.

In addition to the lands hereinabove conveyed and the easements hereinafter reserved, the party of the first part gives, grants and conveys unto the parties of the second part, their heirs and assigns, all of its interest, if any, in an easement in the property hereinafter described for the sole purpose of parking automobiles, and none other, the said land to be so used being more particularly described as follows :

BEGINNING at a stake in the center of the road passing the dam; thence with Cloaninger 's line, South 36 deg. 40 min. East 98.8 feet to a stake in Annie Adams line; thence with Annie Adams' line South 86 deg. 38 min. East 200 feet to a stake in Annie Adams thence in a Northwesterly direction to the point of intersection of Crews and Goldenrod Streets ; thence with the street which crosses the dam, to the Beginning .

THERE IS ALSO INCLUDED IN THIS CONVEYANCE all rights of the party of the first part in a 40 -foot roadway easement along the South margin of the above-described property.

For back reference see Deed Book 297, page 36, Iredell County

Registry. The above property is subject to any other easement rights as may exist on said property.

Being all of Lots One (1), Two (2), and Three (3) Oak Springs Park, Section II, as shown upon a plat of same recoded in Plat Book 6, Page 25, in the Office of the Register of Deeds of Iredell County, North Carolina, and being the same property described in deed made February 20, 1959, by E.C. Cloaninger and wife, Annie L. Cloaninger, to the party of the first part and recorded in Deed Book 314, Page 134, Iredell County Register.

Section 2. Upon and after July 31, 2026, at 11:59 p.m., the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Statesville and shall be entitled to the same privileges and benefits as other parts of the City of Statesville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.1.

Section 3. The Mayor of the City of Statesville shall cause to be recorded in the office of the Register of Deeds of Iredell County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Iredell County Board of Elections, as required by G.S. 163-288.1.

The Ordinance was introduced by a first reading by Councilmember _____, seconded by Councilmember _____, and carried on the 15th day of June 2026.

AYES:

NAYES:

The second and final reading of this ordinance was heard on the 13th day of July 2026 and upon motion of Councilmember _____, seconded by Councilmember _____, and unanimously carried, was adopted.

AYES:

NAYES:

The Ordinance to be in full force and effect from and after the 31st day of July 2026 at 11:59 p.m.

City of Statesville

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Joseph Campbell, Planner II
DATE: 6/4/2026 9:43 AM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct a public hearing and consider passing the first reading of an ordinance to annex AX26-08: 114 Bristol Drive, filed by Mr. Jorge Valdez on behalf of the property owner The Painter's Personal Touch LLC, for approximately 0.36 acres located at the corner of Bristol Drive and Garner Bagnal Boulevard.

1. Summary of Information:

The property is two parcels, approximately 0.36 acres located along D Street and Bristol Drive. The applicant is requesting voluntary annexation for public utility access.

- **Ward:** If annexed into the City, this property should be designated as Ward 3.
- **Stormwater:** No concerns currently.
- **Planning:** The site is currently located within the City's extraterritorial zoning jurisdiction (ETJ) and would be a contiguous annexation.
- **Fire:** The site is within a 4-minute response from Station 2, and there are no concerns from fire.
- **Police:** No concerns at this time, additional staffing will be requested as population rises.
- **Water/Sewer:** 12 inch water line, and 8 inch sewer line along Bristol Drive.
- **Public Works:** Sanitation can service this site.
- **Electricity:** The site is in Statesville's Public Power and is currently being served.

2. Previous Council or Relevant Actions:

N/A

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: We value and encourage Opportunity

These parcels are in the Tier 1 Growth Area of the 2045 Land Development Plan.

4. Budget/Funding Implications:

The current tax value of the parcel is \$33,540.

5. Consequences for Not Acting:

N/A

6. Department Recommendation:

The site meets the statutory requirements for contiguous annexation.

7. Manager Comments:

Recommend approving this annexation.

8. Next Steps:

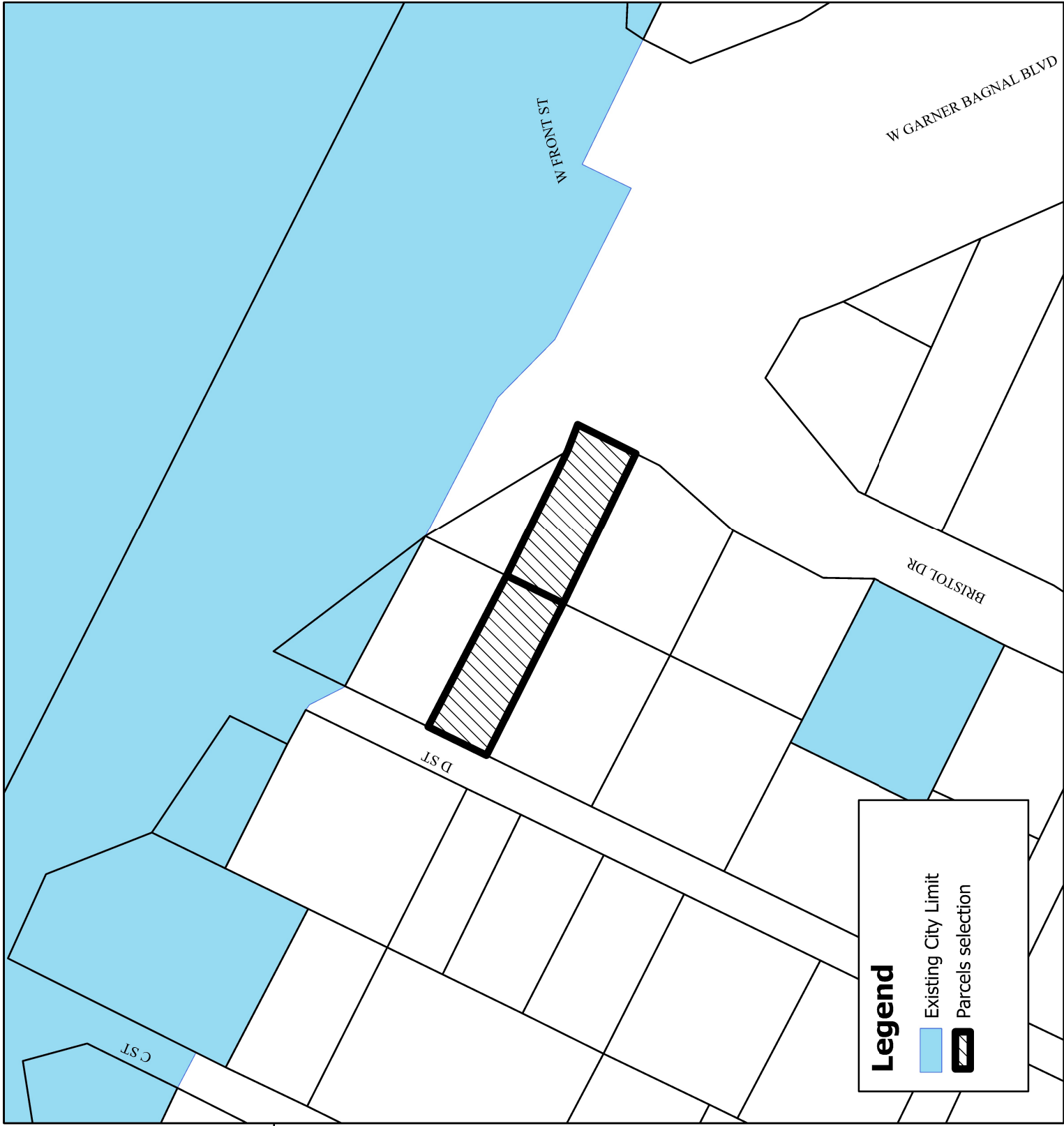
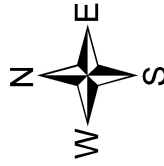
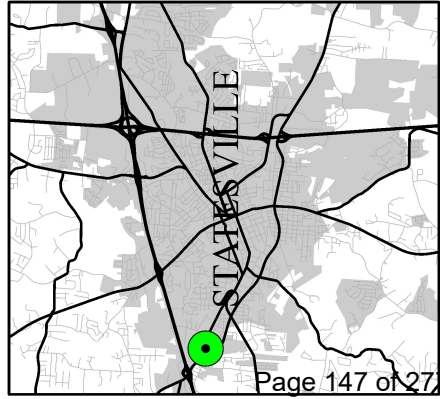
If approved, the second reading will be July 13th, 2026.

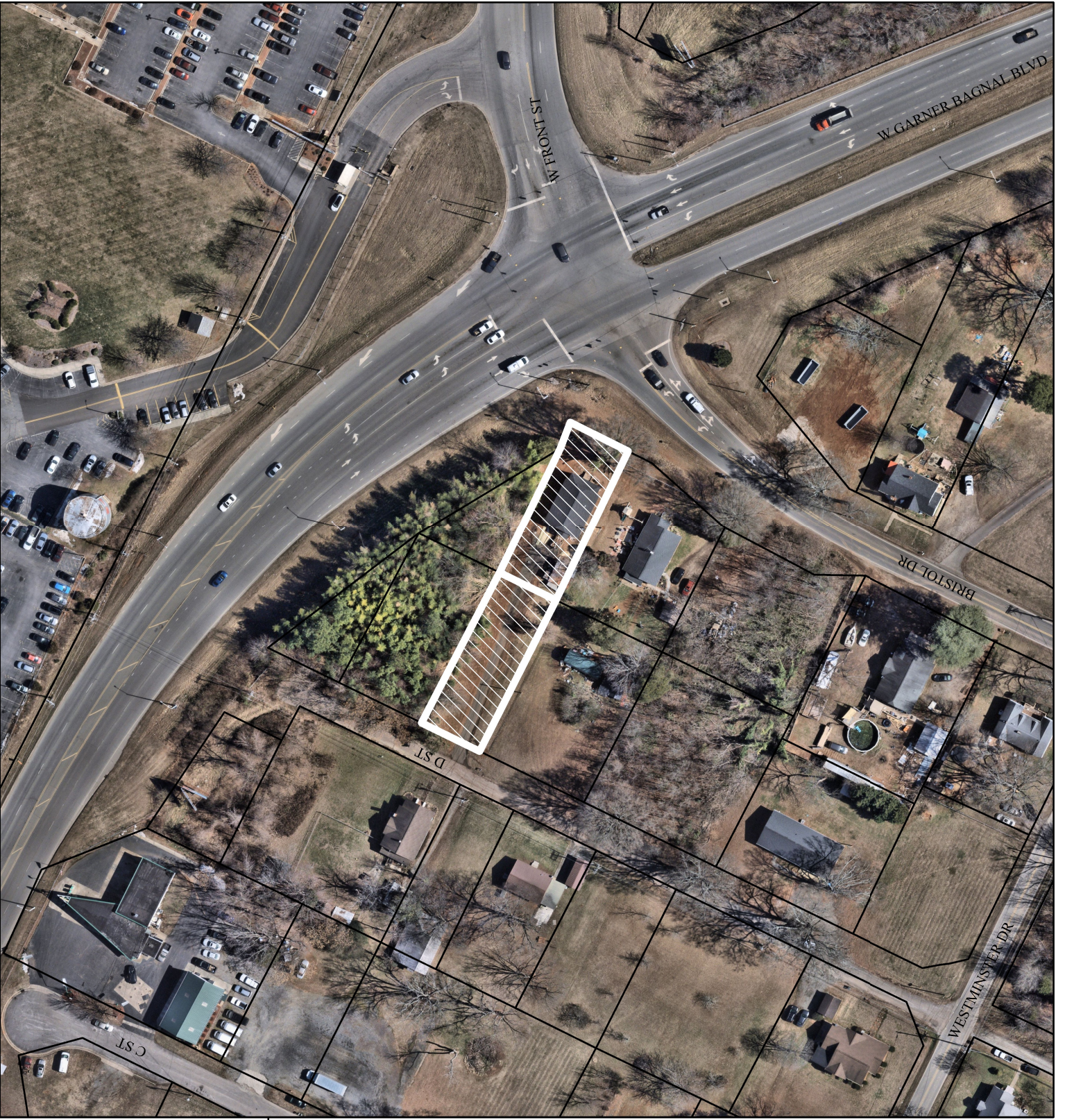
9. Attachments:

1. AX26-08 114 Bristol Drive - CAR PH Attachments

**City of Statesville
Planning Department**

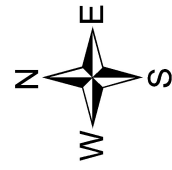
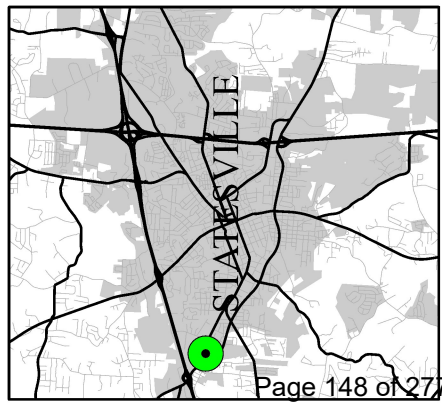
AX26-08
114 Bristol Drive
4724-68-6792 & 4724-68-5778





**City of Statesville
Planning Department**

AX26-08
114 Bristol Drive
4724-68-6792 & 4724-68-5778





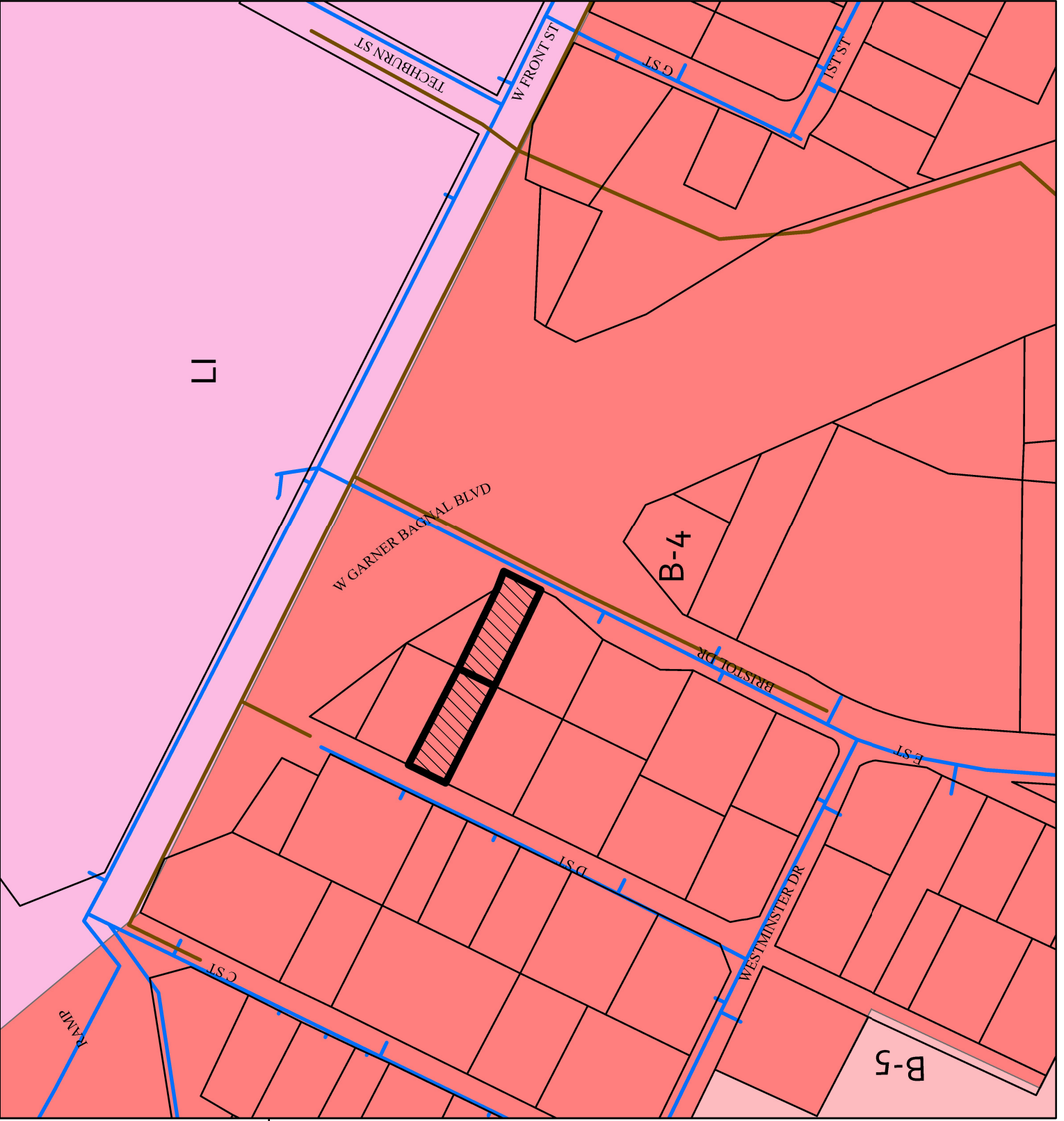
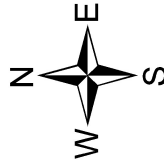
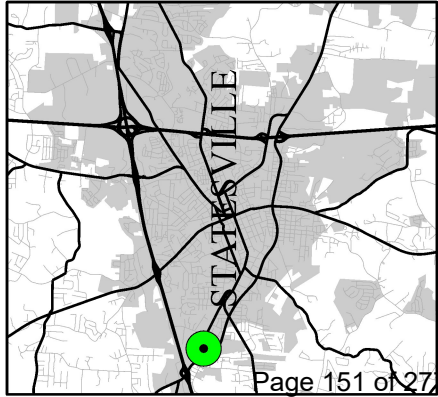
SAX26-08 114 Bristol Drive – Site Photo (From Garner Bargnal Blvd)

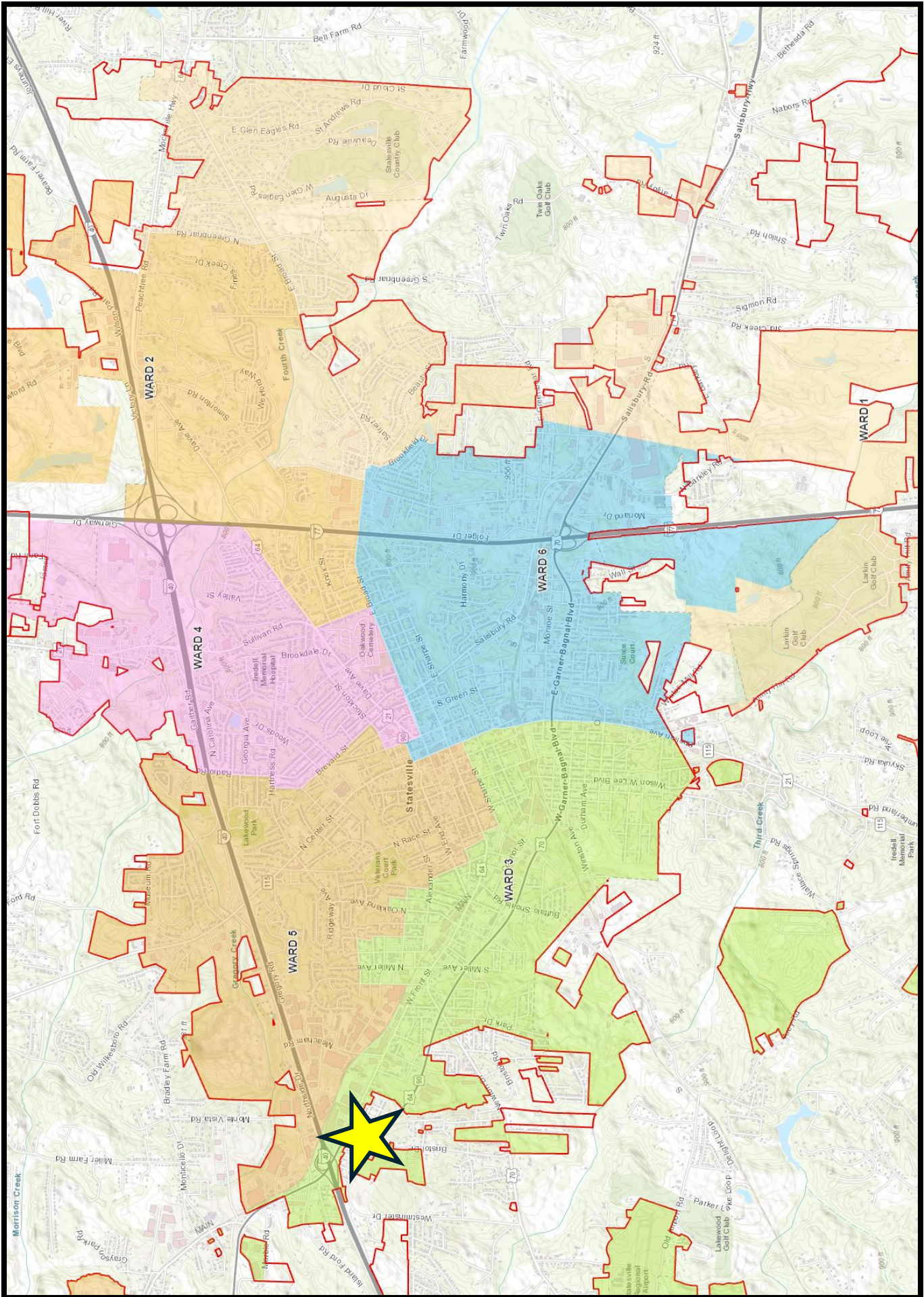


AX26-08 114 Bristol Drive – Site Photo (From D Street)

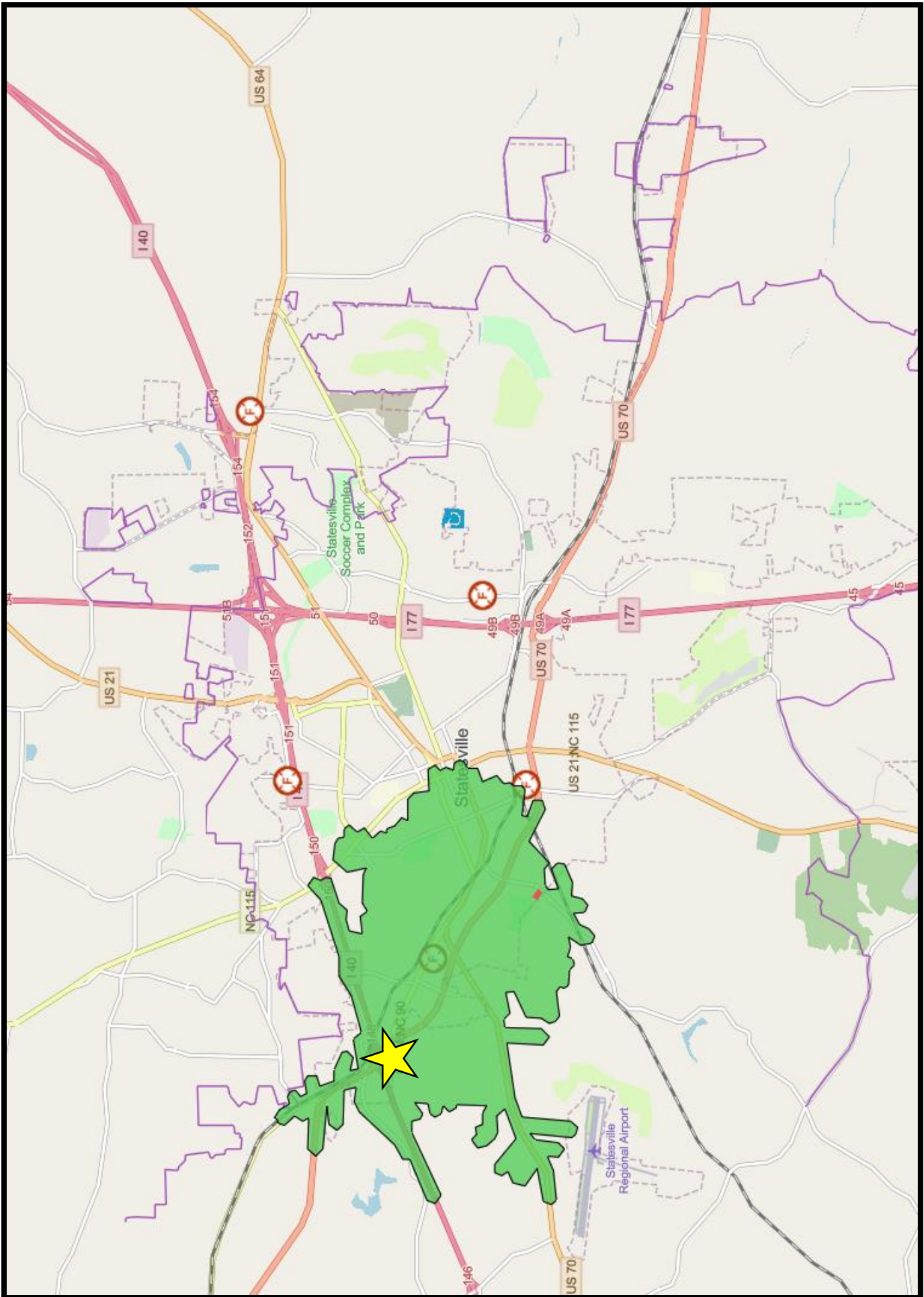
**City of Statesville
Planning Department**

AX26-08
114 Bristol Drive
4724-68-6792 & 4724-68-5778





Location Map (Wards) AX26-08 114 Bristol Drive



ORDINANCE NO. _____

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF STATESVILLE, NORTH CAROLINA

Case No. AX26-08 114 Bristol Drive Parcel # 4724-68-6792 & 4724-68-5778

WHEREAS, the Statesville City Council has petitioned under G.S. 160A-31, to annex the area described below; and

WHEREAS, the Statesville City Council has by resolution directed the Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Statesville City Hall at 6:00 o'clock p.m. on the 15th day of June 2026 after due notice by publication on the 4th and 11th day of June 2026; and

WHEREAS, the Statesville City Council finds that the petition meets the requirements of G.S. 160A-31:

WHEREAS, the Statesville City Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Statesville City Council further finds that the petition is otherwise valid, and that the public health, safety, and welfare of the City and of the area proposed for annexation will be best served by annexing the area described.

NOW, THEREFORE, BE IT ORDAINED BY the Statesville City Council of the City of Statesville, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described contiguous territory is hereby annexed and made part of the City of Statesville, as of July 31, 2026, at 11:59 p.m.

Description:

LEGAL DESCRIPTION

BEING ALL OF LOTS NOS. 266 and 267 on E Street, of the J.W. Sherrill Property, as the same is platted in Plat Book 1, pages 93A-93B, Iredell County Registry.

PIN: 4724-68-6792 & 4724-68-5778

The Ordinance was introduced by a first reading by Councilmember _____, seconded by Councilmember _____, and carried on the 15th day of June 2026.

AYES:

NAYES:

The second and final reading of this ordinance was heard on the 13th day of July 2026 and upon motion of Councilmember _____, seconded by Councilmember _____, and unanimously carried, was

adopted. AYES:

NAYES:

The Ordinance to be in full force and effect from and after the 31st day of July 2026 at 11:59 p.m.

City of Statesville

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Tamira Weeks, Transportation Planner
DATE: 6/4/2026 8:36 AM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving a resolution to cancel Brookdale Connector project from Charlotte Regional Transportation Planning Organization's (CRTPO) Transportation Improvement Plan (TIP) and NCDOT's State Transportation Improvement Plan (STIP).

1. Summary of Information:

The goal of the Brookdale Connector project (U-6054) was to build a new road connecting Brookdale Drive and US 21/Sullivan Rd to provide relief from the diverging diamond interchange at I-40. In 2016, CRTPO approved Surface Transportation Block Grant Direct Attributable funds (STBG-DA) for U-6054 on 0.09 mi of roadway. Project U-6054 was also submitted to CRTPO's TIP and NCDOT's 2026-2035 STIP.

The project has been designed and engineered, and the City was in the process of right-of-way acquisition. The project was set to begin construction in 2026. The project was shifted south to allow for a signalized intersection. This new path would significantly affect the Brookdale Lake dam and increased construction costs. The increased construction costs no longer made the project financially feasible. CRTPO is requesting an official resolution (instead of a letter) to cancel the project and allow for the formal return of funding currently allocated for the project.

2. Previous Council or Relevant Actions:

City Council passed a motion to stop the Sullivan Road project during the Winter Council Retreat on February 13th, 2025. On February 26, 2025, Ron Smith, City Manager, notified Jennifer Stafford (CRTPO) of the council's decision to return the STBG-DA funds.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A
Connecting Our City: N/A
Connecting Our Communities: N/A
Strategic Plan Values: N/A

4. Budget/Funding Implications:

NCDOT has charges roughly \$9,000 for the project. The City may be billed 20% of NCDOT charges to the project, however, it is likely that NCDOT will absorb their review time.

5. Consequences for Not Acting:

Regional CRTPO funds will remain allocated for a defunct project.

6. Department Recommendation:

Approve the cancellation of project U-6054 (Brookdale Connector).

7. Manager Comments:

This project was previously "cancelled" by a former iteration of City Council. CRTPO has requested a resolution instead of the letter we previously submitted. Cancellation will free up approximately \$900,000 that can be used for other projects.

8. Next Steps:

City Staff will present the resolution to CRTPO Technical Coordinating Committee for formal removal from all applicable documents.

9. Attachments:

1. Resolution to Cancel U-6054

Resolution _____

**RESOLUTION TO CANCEL BROOKDALE CONNECTOR (U-6054) FROM CRTPO'S
TRANSPORTATION IMPROVEMENT PROGRAM (TIP) and NCDOT'S STATE
TRANSPORTATION IMPROVEMENT PROGRAM (STIP)**

WHEREAS, the Charlotte Regional Transportation Planning Organization's (CRTPO) Transportation Improvement Program (TIP) project U-6054 consists of preliminary engineering to build a new road and connect Brookdale Dr. and US 21/Sullivan Rd; and

WHEREAS, Project U-6054 was included in the North Carolina Department of Transportation's (NCDOT) Prioritization Process and is currently part of the 2026-2035 STIP with construction anticipated in 2026; and

WHEREAS, CRTPO approved funding for this project on July 22, 2016, with preliminary engineering for 0.09 miles of roadway; and

WHEREAS, the preliminary engineering (PE) phase of the project has been completed and the City had begun exploring right-of-way acquisition; and

WHEREAS, the City of Statesville has determined that the impact to Brookdale Lake dam is not cost-effective or efficient for completing the roadway project; and

WHEREAS, removing this project from the TIP would allow federal transportation funds to be reallocated to other regional transportation priorities.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the City of Statesville that the Project U-6054 be removed from CRTPO and NCDOT's Transportation Improvement Programs.

Adopted on the 15th of June 2026.

CITY OF STATESVILLE

Doug Hendrix, Mayor

Attest:

Emily Kurfees, City Clerk

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Scott Harrell, Assistant City Manager
DATE: 6/4/2026 2:43 PM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider authorizing the City Manager to execute an estoppel certificate on behalf of The Keith Corp regarding the Larkin Regional Commerce Park development agreement.

1. Summary of Information:

In 2019 the City entered into a development agreement with GS Green Land, LLC for the Larkin Regional Commerce Park. The Keith Corp (TKC Land Development II, LLC) has a purchase agreement with GS Green Land for the Larkin Commerce Park and has requested the City execute the estoppel certificate, which certifies the current status of the development agreement and its provisions.

The estoppel certificate and the 2019 development agreement are attached for reference.

2. Previous Council or Relevant Actions:

In 2019 the City entered into a development agreement with GS Green Land, LLC for the Larkin Regional Commerce Park.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: N/A

4. Budget/Funding Implications:

None. The City has fulfilled its financial obligations described in the development agreement.

5. Consequences for Not Acting:

Purchase of the Larkin Regional Commerce Park by The Keith Corp will be delayed.

6. Department Recommendation:

Staff recommends approving the estoppel certificate.

7. Manager Comments:

Recommend moving forward with this item.

8. Next Steps:

If approved, the City Manager will execute the estoppel certificate.

9. Attachments:

1. Development Agreement Estoppel
2. Larkin DA ORD 30-19 2019-10-07

ESTOPPEL CERTIFICATE

_____, 2026

RE: Development Agreement for Larkin Regional Commerce Park dated October 7, 2019, a Notice of which was recorded May 12, 2025 in Book 3134, Page 957 of the Iredell County Register of Deeds, North Carolina (the “**Development Agreement**”) by and among (collectively, the “**Parties**”) GS Statesville Green Land, LLC, a Delaware limited liability company (“**Developer**”), Kevin E. and Bethel K. Tucker, individual residents of Iredell County, North Carolina (collectively, “**Tucker**”), and the City of Statesville, a North Carolina municipal corporation (“**City**”)

This Estoppel Certificate is delivered in connection with the pending sale pursuant to the Purchase and Sale Agreement between Developer and TKC Land Development II, LLC, a North Carolina limited liability company (the “**Buyer**”) dated December 23, 2025, as amended (the “**Purchase Agreement**”), which provides for the purchase by Buyer of fee title to all of Developer’s property located in the business park commonly known as Larkin Regional Commerce Park, in the City of Statesville, Iredell County, State of North Carolina (aka all of the property in Larkin Regional Commerce Park except for Parcel L as shown on that certain plat recorded in Map Book 78, Page 38 of the Iredell County Public Registry (“**Parcel L**”), which Parcel L is now owned by Bel Statesville Limited Partnership, a Delaware limited partnership (“**Parcel L Owner**”) (the “**Developer’s Property**”) pursuant to the terms and conditions set forth therein. The undersigned understands that Buyer and Buyer’s lender will be relying on this Estoppel Certificate. Each capitalized term or phrase used herein and not defined herein shall have the meaning set forth in the Development Agreement. The undersigned hereby certifies to Buyer, as of the date hereof, that:

1. To the actual knowledge of the undersigned, the Development Agreement is presently in full force and effect, and has not been modified, amended or supplemented.
2. To the actual knowledge of the undersigned, neither the Property nor any of the parties to the Development Agreement are in violation of or default under any of the covenants, conditions, restrictions or obligations set forth in the Development Agreement. The undersigned is not aware of any event, condition or circumstance which, with the giving of notice or the passage of time or both, would constitute a violation of or default by the Property or by any of the parties to the Development Agreement of any of the covenants, conditions, restrictions or obligations set forth in the Development Agreement.
3. The Developer contributed to the City the sum of \$375,000.00 as described in, and for the purposes set forth in, Section 6 of the Development Agreement.
4. The City **has** constructed an emergency service center to service the Business Park (“**ESC**”) as defined and described in Section 6 of the Development Agreement.

5. The property on which the City **has constructed** the ESC is located at **837 Wilson W. Lee Blvd. and bears Iredell County Tax Parcel No. 4734913885.**
6. Developer **has not** paid to the City the additional sum of \$125,000.00 as described in Section 6 of the Development Agreement.
7. The External Water Lines (as defined in Section 7 of the Development Agreement) have been completed in accordance with the Development Agreement.
8. The Internal Water and Sewer Lines which have been constructed and/or installed to date, and those currently under construction and/or installation, are in compliance with the Development Agreement and all applicable laws, codes and ordinances.
9. The internal roads (including without limitation the north/south parkway), and the multi-use paths, and the greenway easements, which have been constructed and/or installed to date, and those currently under construction and/or installation, are in compliance with the Development Agreement and **were designed and permitted in accordance with all applicable laws, codes and ordinances. Final approval of these facilities and acceptance by the City for maintenance is subject to request by Developer or Buyer and inspection by City personnel.**
10. The undersigned acknowledges that simultaneously with Developer's sale of Developer's Property to Buyer, Developer will assign its rights under the Development Agreement to Buyer.
11. The undersigned, and the person or persons executing this certificate on behalf of the undersigned, have the power and authority to execute this certificate.

To the extent Buyer (or any affiliate of Buyer that has served or is serving in a development manager or comparable role with respect to the Property (a "Buyer's Development Affiliate")) has or acquires actual knowledge prior to the date hereof that any of the certifications set forth herein are inaccurate, untrue or incorrect in any way, then such certifications shall be deemed modified to reflect Buyer's or Buyer's Development Affiliate's actual knowledge.

[Remainder of page intentionally blank; signatures on next pages]

Subject to the foregoing, Buyer and Buyer's lender, and their respective successors and assigns, may rely upon the truth and accuracy of the certifications contained herein, and said certifications shall be binding upon the undersigned and its respective successors and assigns.

CITY:

THE CITY OF STATESVILLE

By: _____

Print Name: _____

Title: City Manager

ORDINANCE NO. 30-19

AN ORDINANCE APPROVING THE DEVELOPERS AGREEMENT FOR THE LARKIN REGIONAL COMMERCE PARK

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

DEVELOPMENT AGREEMENT

This Development Agreement (the "Agreement") is made and entered into this 7th day of October, 2019, 2020 by and between GS Statesville Green Land, LLC, a Delaware limited liability company ("Developer"), Kevin E. and Bethel K. Tucker, individual residents of Iredell County, North Carolina ("Tucker") and the City of Statesville, a North Carolina municipal corporation ("City").

WITNESSETH:

WHEREAS, Section 160A-400.20(a)(1) of the North Carolina General Statutes provides that "large-scale development projects often occur in multiple phases extending over a period of years, requiring a long-term commitment of both public and private resources."

WHEREAS, Section 160A-400.20(a)(3) of the North Carolina General Statutes provides that "because of their scale and duration, such large-scale projects often require careful integration between public capital facilities planning, financing, and construction schedules and the phasing of the private development."

WHEREAS, Section 160A-400.20(a)(4) of the North Carolina General Statutes provides that "because of their scale and duration, such large-scale projects involve substantial commitments of private capital by developers, which developers are usually unwilling to risk without sufficient assurances that development standards will remain stable through the extended period of development."

WHEREAS, Section 160A-400.20(a)(5) of the North Carolina General Statutes provides that "because of their size and duration, such developments often permit communities and developers to experiment with different or nontraditional types of development concepts and standards, while still managing impacts on the surrounding areas."

WHEREAS, Section 160A-400.20(a)(6) of the North Carolina General Statutes provides that "to better structure and manage development approvals for such large-scale developments and ensure their proper integration into local capital facilities programs, local governments need the flexibility in negotiating such developments."

WHEREAS, In view of the foregoing, Section 160A-400.20(b) and 160A-400.22 of the North Carolina General Statutes expressly authorizes local governments and agencies to enter into development agreements with developers pursuant to the procedures and requirements of Sections 160A-400.20 through 160A-400.32 of the North Carolina General Statutes, which procedures and requirements include approval of the development agreement by the governing body of the local government by ordinance after a duly noticed public hearing.

WHEREAS, Section 160A-400.23 of the North Carolina General Statutes permits local governments to enter "into a development agreement with a developer for ... developable property of any size...." G.S. 160A-400.23 further provides that "development agreements shall be of a reasonable term specified in the agreement."

WHEREAS, Developer is the owner of a certain parcel of land containing 1004.571 acres, more or less, located generally in the County of Iredell, North Carolina (the "Property"), such Property being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

WHEREAS, Tucker is the owner of those certain parcels of real property containing a total of approximately 5.33 acres, located in the County of Iredell, North Carolina and being all of Iredell County Tax PIN Numbers 4742942361.000 and 4742941466.000 (the "Tucker Property"). The Tucker Property is included in the definition of the Property for purposes of this Agreement.

WHEREAS, Developer desires to develop a commercial, industrial, and retail business park (the "Business Park") on the Property in accordance with the terms, conditions and provisions of this Agreement and containing high quality design standards and materials similar to other industrial, commercial and retail projects of similar size and scope in the Charlotte Metropolitan Statistical Area in order to create on the Property a first class commercial, industrial and retail project.

Accordingly, the City and Developer desire to enter into this Agreement for the purposes of coordinating the construction of infrastructure and other facilities to serve the Property and community at large.

NOW, THEREFORE, be it ordained that based upon recitals hereinabove, the terms and conditions set forth herein and in consideration of the mutual promises and assurances provided herein, the parties do hereby agree as follows:

1. Public Hearing. Pursuant to Section 160A-400.24 and Section 160A-364 of the North Carolina General Statutes, City conducted a public hearing on September 16, 2019, to consider the approval and execution of this Agreement in accordance with the procedures set out in G.S. 160A-24. The notice of public hearing specified, among other things, the location of the Property subject to this Agreement, the development uses proposed on the Property and a place where a copy of the Agreement can be obtained. The City Council approved this Agreement and the City executed the same.
2. Conceptual Plan. The Developer intends to develop the Business Park similarly to that shown on the approved preliminary concept plan which is attached hereto as Exhibit B and incorporated herein by reference (the "Site Plan") pursuant to the UDO. The Site Plan indicates a potential concept of development with regard to the arrangement of entrance points, parking, circulation and buildings. However, variations to the arrangement of such improvements may occur based on final specific design layouts and actual construction site conditions so long as the ~~general intent of the plan is not compromised and the development otherwise complies with the~~ UDO.

3. Term. The term of this Agreement shall commence on the date that all parties hereto have executed the Agreement and it shall terminate twenty (20) years thereafter unless sooner terminated by the mutual consent of the parties hereto or their successors in interest, or unless extended by the mutual consent of the parties hereto or their successors in interest.

4. Permitted Uses/Maximum Density. The Property may be devoted to retail/commercial (up to approximately 1 million square feet within the B-4 (Highway Business) Zoning District portion of the Property) (the "Commercial Area"), and industrial uses (up to approximately 6 million square feet within the HI (Heavy Industrial) Zoning District portion of the Property) (the "Industrial Area") together with any incidental or accessory uses associated therewith which are permitted under the UDO in the Highway Business (B-4) and, except for the uses listed on Exhibit C attached hereto and incorporated herein by reference, Heavy Industrial (HI) Zoning, as applicable. Square footage may not be transferred from the Commercial Area to the Industrial Area or vice versa without obtaining a rezoning.

5. Development of the Property. The Property and the Business Park may be developed in accordance with the Site Plan and the terms of this Agreement, and the size, placement and configuration of the lots, common open space, streets, sidewalks and other improvements planned for the Business Park shall be developed in accordance with the UDO. The number and locations of buildings, parking areas, truck courts, and interior drives may vary from those shown on the approved Site Plan, and may be modified accordingly in size, orientation, or location during the design/development phases. Further, parking layouts may be modified to accommodate final building locations and ancillary facilities and building and parking envelopes may be modified during design development stages so long as the general intent of the plan is not compromised in any material matter. All development within the Property shall comply with the UDO including but not limited to with respect to building standards, signage, parking, buffers and screening.

6. Acquisition of Emergency Service Center. The City has acquired certain property outside of the Business Park and may construct on such property an emergency service center to service the Business Park (the "ESC") as City funds allow. Prior to the date of this Agreement, Developer has contributed to the City the sum of \$375,000.00 for the purpose of assisting in the possible acquisition and construction of the ESC. Should the City build an ESC on the acquired tract, Developer shall pay the additional sum of \$125,000.00 to the City on or before a building permit is issued for any building beyond those proposed in Phase 1 as depicted in Exhibit E, and provided the "ESC" has been constructed. Developer understands and agrees that the City is not committing through this Agreement to guarantee the acquisition and construction of the ESC, and agrees such failure to build the ESC by the City will not result in a breach of this Development Agreement. Developer further waives any rights to enforce this clause through specific performance, and would waive any damages, including but not limited to incidental, consequential, attorney's fees, punitive damages, equitable remedies, and costs associated therewith, for any claimed breach relating to the ESC building only. Developer would further waive any damages related to the initial payment of \$375,000.00 to the City. The parties agree that in no event shall Tucker have any obligation to contribute any funds for the construction of the ESC.

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7. Water and Sewer Lines. Developer, at its sole cost and expense, shall engineer, design, permit, construct and install the water and sewer lines to be located within and contiguous to the Business Park (the "Internal Water and Sewer Lines"). The Internal Water and Sewer Lines shall be engineered, designed, constructed and installed in accordance with all applicable federal, state and local laws, regulations and policies. The Internal Water and Sewer Lines shall be permitted with the City as the applicant and transferred to City for ownership and maintenance after they have been constructed, installed and approved. Upon approval, the City shall accept the Internal Water and Sewer Lines for public maintenance. The construction, dedication and acceptance of the Business Park Roads and Utilities may occur in phases as same are constructed. The parties agree that in no event shall Tucker be obligated to perform or pay for the construction of the Internal Water and Sewer Lines.

The City, at its cost and expense, shall engineer, design, permit, construct and install the water lines necessary to extend the City's water system to (Phase 1 of) the Business Park (the "External Water Lines"). It is generally understood that the connection of the Internal Water Lines to the External Water Lines will be located adjacent to Dover Road. The installation schedule for the External Water Lines shall be so as to coincide with the development schedule for Phase 1 of the Business Park.

8. Water and Sewer Capacity Reservation. The City shall reserve sufficient water treatment capacity and sewer capacity within its water and sewer system to adequately supply the Business Park. Water and sewer treatment capacity shall be allocated at the beginning of each phase of development. The City agrees to reserve sufficient water and sewer treatment capacity to serve Phase 1 of the Business Park, which is proposed to include 1,606,260 sq. ft. of industrial space, with an anticipated water and sewer demand of 55,000 gallons per day (gpd). This reserved flow volume will be reviewed and revised, upon the mutual consent of the City and Developer, at five-year intervals from the date of this agreement or when actual Phase 1 demand reaches 80% of the reserved capacity (44,000 gpd), whichever date is sooner. Should Phase 1 of the Business Park reach full development without requiring the allocated water and sewer treatment capacity, the Developer shall release the unused portion of the allocation back to the City, or request that it be applied toward a subsequent phase of the Business Park. Consideration of the release or reallocation of treatment capacity to a subsequent phase shall be based upon actual consumption; similar considerations may be repeated after each subsequent phase of Business Park development.

9. Connection to City's Water and Sewer System. Upon the request of Developer, City agrees to permit the physical connection of the Business Park to City's water and sewer system subject to the terms and conditions of this Agreement and applicable federal, state and local laws, and the City's agreements with the Town of Troutman. It is generally understood that sewer service for Phase 1 shall be provided by the Town of Troutman in accordance with agreements between the City and the Town. If Tucker proceeds with the development of the Tucker Property as allowed hereunder, then Tucker may request and the City shall provide, connection to the City's water and sewer system for the use of the Tucker Property provided that water and sewer lines have otherwise been extended to the Tucker Property pursuant to a separate agreement between Developer and Tucker and sufficient capacity exists for the proposed development on the Tucker Property.

10. Business Park Streets. Unless otherwise provided in this Agreement, the roads constructed within the Business Park shall conform to the cross sections set out in Exhibit F and the application filed by Developer in connection with the Rezoning. Street construction, testing, and materials shall comply with section 9 of the UDO. All street trees shall be within the right of way of the internal roads and will be maintained and replaced, as needed, by an owner's association, to be formed, for the development.

All internal roads constructed in accordance with this Agreement shall be dedicated to the City for public use and maintenance. City Staff shall recommend to the City Council that the internal roads be accepted into the City's street system upon receipt of Engineer's certification and Developer's warranty of the street construction. The warranty shall extend a period of one year from the date of acceptance.

11. Open Space/Greenways, Multi-Purpose Path. The north/south parkway should include a multi-use path on one side and traffic calming devices along the length of the parkway connector road.

11a. At the request of the City of Statesville, Petitioner agrees for an amount of one dollar (1.00) and other valuable considerations to convey such open space to the City, such conveyance to occur at a point in time as the Larkin project has reached 85% completion. The 85% completion threshold shall apply independently to the development on the south side and north side of Third Creek. Until such point in time or in perpetuity in the event the City does not elect to request conveyance, Petitioner agrees to provide such legal rights to the City as may be required to allow ingress and egress to said open spaces for the purpose of providing police security and other appropriate City Services.

11b. 1. Common open space will be owned and maintained by a Property Owner's Association (POA), or subject to the City's request, may be granted through easements to the City and the city shall accept maintenance responsibility for the public open space. Open Spaces may include trails and /or greenways.

2. A multi-use path shall be provided on one side of the proposed north/south parkway connector. This path shall be a minimum of 10 feet in width inside a 20 foot all purpose easement or dedicated right-of-way.

3. Greenway(s) easements shall be provided along Third Creek and I-L Creek. Easements shall be all purpose and a minimum of 20 feet in width.

12. Local Development Permits. In accordance with G.S. 160A-400.25(6), the following is a description or list of the local development permits approved or needed to be approved for the development of the Business Park:

- (a) Erosion and Sediment Control Permit (Iredell County).
- (b) Water Extension Permit (NCDENR)
- (c) Sewer Extension Permit (NCDENR)

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- (d) NCDOT Encroachment Permit
- (e) NCDOT Entrance Permit
- (f) City of Statesville Entrance/Driveway Permit
- (g) Building Permits
- (h) All other local, state or federal permits required for this development

The failure of this Agreement to address a particular permit, condition, term or restriction does not relieve Developer of the necessity of complying the law governing federal, any state or local jurisdiction the local permitting requirements, conditions, terms or restrictions.

13. Development Standards. The Property and the Business Park shall be developed in accordance with the development standards of the UDO except as modified in Exhibit D attached hereto and incorporated herein by reference.

14. Development Schedule. The timing and expenditure as set forth below is a planning and forecasting tool only, and shall not be interpreted as mandating the development pace initially forecasted or from preventing a faster pace if market and weather conditions support a faster pace. The fact that the actual development may take place at a different pace, based on future market and weather forces, is expected and shall not be considered a default hereunder. Development activity may occur faster or slower than expected, as a matter of right, depending upon market and weather conditions. Furthermore, periodic inspections may result in adjustments to the development schedule which may be submitted unilaterally by Owner/Developer in the future shall not be considered a material amendment or breach of the agreement. Phase I includes three (3) buildings and infrastructure totaling approximately 1,606,260 sq. ft. with an estimated value of \$107,500,000.00. Subject to the closing and relocation of Dover road, the market conditions and weather, the anticipated start date is between December 2019 and March 2020. The initial development of Phase I contemplates a 408,240 sq. ft. building with an estimated value of \$25,000,000.00 and \$7,500,000.00 worth of infrastructure.

The Developer shall obtain and provide to the City a Traffic Impact Analysis for the particular phase being proposed for development, with full consideration of previous development. A Traffic Impact Analysis shall be completed for the entire Larkin project prior to any building permit being issued on that portion of the site north of Third Creek. Compliance is required by GS160A-400.27 including a 12 month (annual) review by the Zoning Administrator.

The parties hereby agree that nothing contained in this Agreement shall prevent Tucker from developing the Tucker Property, independently from the remainder of the Property, subject to the terms of this Agreement and the development of all or portions of the Business Park are not a precondition or requirement for development of the Tucker Property. In the event Developer has not commenced the development of the Commercial Area, Tucker acknowledges that if he elects to develop the Tucker Property, he will be required to obtain a Traffic Impact Analysis for his planned development and any such development shall be in compliance with the UDO. No obligations agreed to by Developer contained herein shall be binding upon Tucker or the Tucker

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Property, unless specifically set forth in this Agreement. The defined term "Developer" shall not be deemed to include Tucker unless such inclusion is specifically indicated herein.

15. Law in Effect at Time of the Agreement Governs the Development of the Business Park. Developer shall have a vested right to develop the Property and the Business Park in accordance with the terms of this Agreement and the terms of the City of Statesville's Unified Development Ordinance ("UDO") as it may exist as of the date hereof during the entire term of this Agreement. Accordingly, Developer and its successors in interest shall have vested rights to develop the Property in accordance with the Site Plan, the terms of this Agreement and any applicable laws and regulations as they exist as of the date hereof during the entire term of this Agreement. Pursuant to G.S. 160A-400.26 and except as provided in G.S. 160A-385.1, City may not apply subsequently adopted ordinances or development policies to the Property or the Business Park during the term of this Agreement without the written consent of Developer or its successors in interest. This Agreement does not abrogate any rights preserved by G.S. 160A-385 or G.S. 160A-385.1, or that may vest pursuant to common law or otherwise in the absence of this Agreement; provided that any additional requirements placed on the development of the Business Park or the Property shall not materially alter the allowable type or intensity of uses granted to Developer or any successor, as such rights were originally contemplated under the approved Site Plan or the approved zoning application. If the UDO is modified after the date of this Agreement, Developer reserves the right to modify its Site Plan to comply with the modified UDO as it pertains to the B-4 and HI Zoning Districts.

16. Amendment. The terms of this Agreement may be amended by the mutual consent of the parties hereto or their successors in interest. A major modification of the terms of this Agreement shall follow the same procedures as required for the initial approval of this Agreement.

17. Recordation/Binding Effect. Within fourteen (14) days after City enters into this Agreement, Developer shall record this Agreement in the Iredell County Public Registry. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties hereto.

18. Notices. Any notice, demand, request, consent, approval or communication which a signatory party is required to or may give to another signatory party hereunder shall be in writing and shall be delivered or addressed to the other at the address below set forth or to such other address as such party may from time to time direct by written notice given in the manner herein prescribed, and such notice or communication shall be deemed to have been given or made when communicated by personal delivery or by independent courier service or by facsimile or if by mail on the fifth (5th) business day after the deposit thereof in the United States Mail, postage prepaid, registered or certified, addressed as hereinafter provided. All notices, demands, requests, consents, approvals or communications to the parties shall be addressed to:

City at: City Manager
City of Statesville
PO Box 1111
Statesville, North Carolina 28687

Developer at: Attn: Mr. Jeff Usas
Managing Director
1530 Wilson Blvd. Suite 450
Arlington, VA 22209

Attn: Barry P. Marcus
Senior Vice President
2 Post Road West
Westport, CT 06880

To Tucker at:

Kevin E. Tucker
177 Shiloh Rd.
Statesville, NC 28677

Bethel K. Tucker
177 Shiloh Rd.
Statesville, NC 28677

19. Entire Agreement. This Agreement sets forth, and incorporates by reference all of the agreements, conditions and understandings between City and Developer relative to the Property and the Business Park and there are no promises, agreements, conditions or understandings, oral or written, expressed or implied, among these parties relative to the matters addressed herein other than as set forth or as referred to herein.

20. Construction. The parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendments or exhibits hereto.

21. Assignment. After notice to City, either Developer or Tucker may assign its rights and responsibilities hereunder to subsequent land owners of all or any portion of the Property and upon the transfer of a portion of the Property such subsequent owner shall be deemed to have assumed the obligations of the Developer or Tucker, as applicable, hereunder. Upon any such transfer, the Developer or Tucker, as applicable, shall be deemed to be relieved of all obligations arising hereunder after the date of such transfer, provided that no assignment as to a portion of the Property will relieve Developer or Tucker of responsibility with respect to any portion of the Property Developer or Tucker continues to own, without the written consent of City, which consent shall not be unreasonably withheld conditioned or delayed.

22. Governing Law. This Agreement shall be governed by the laws of the State of North Carolina.

~~23. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute one and the same instrument.~~

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24. Agreement to Cooperate. In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the parties hereby agree to cooperate in defending such action; provided, however, each party shall retain the right to pursue its own independent legal defense.

25. Agreements to Run with the Land. This Agreement shall be recorded in the Iredell County Registry. The Agreements, covenants and restrictions contained herein shall be deemed to be a lien upon, binding upon and run with the land and shall be binding upon and an obligation of all successors in the ownership of the Property beyond the term hereof in perpetuity.

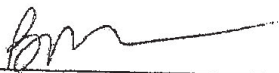
26. Rezoning. Developer has petitioned to rezone the Property from a PUD (Planned Unit Development) to B-4 (Highway Business) and HI (Heavy Industrial) (the "Rezoning"). Approval of the Rezoning is a condition precedent to the Developer's and the City's obligation to perform provisions of this Agreement.

27. Estoppel Certificate. At any time and from time to time, Developer or Tucker, by written notice to City, may request that City certify in writing: (1) that this Agreement is in full force and effect; (2) that this Agreement has not been amended or modified, or if so amended, identifying the amendments; and (3) whether, to the knowledge of the City, the Developer or Tucker is in default or claimed default in the performance of its obligation under this Agreement, and, if so, describing the nature and amount, if any, of any such default or claimed default; and (4) whether, to the knowledge of the City, any event has occurred or failed to occur which, with the passage of time or the giving of notice, or both, would constitute default, and, if so, specifying each such event.

IN WITNESS WHEREOF, the parties hereby set their hands and seals, effective the date first above written.

Developer:

GS STATESVILLE GREEN LAND, LLC

By: 

Print Name: Barry Marcus

Title: Vice President *Senior Vice President*

City:

THE CITY OF STATESVILLE

By: _____

Print Name: _____

Title: _____

By: _____

Print Name: Kevin E. Tucker

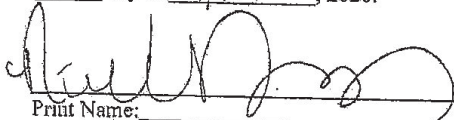
By: _____

Print Name: Bethel K. Tucker

CONNECTICUT
Fairfield COUNTY

I, a Notary Public of the County and State aforesaid, ^{Senior} certify that Barry Marcus personally came before me this day and acknowledged that he/she is Vice President of GS Statesville Green Land, LLC, a Delaware limited liability company, and that he/she, as Vice President, being authorized to do so, executed the foregoing on behalf of the company. _{Senior}

Witness my hand and official seal this the 29 day of April, 2020.



Print Name: _____
NOTARY PUBLIC Nicole Lamoreaux
My commission expires: _____ NOTARY PUBLIC
State of Connecticut
My Commission Expires 5/31/23

NORTH CAROLINA
IREDELL COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____, personally came before me this day and acknowledged that he/she is City Manager of the City of Statesville, and that he/she, as City Manager, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this _____ day of _____, 2020.

Print Name: _____
NOTARY PUBLIC
My commission expires: _____

CHAR22270808v3

IN WITNESS WHEREOF, the parties hereby set their hands and seals, effective the date first above written.

Developer:

GS STATESVILLE GREEN LAND, LLC

By: _____
Print Name: _____
Title: _____

City:

THE CITY OF STATESVILLE

By: Ron Smith
Print Name: Ron Smith
Title: City Manager

By: _____
Print Name: Kevin E. Tucker

By: _____
Print Name: Bethel K. Tucker

NORTH CAROLINA

_____ COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he/she is _____ of GS Statesville Green Land, LLC, a Delaware limited liability company, and that he/she, as _____, being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and official seal this the _____ day of _____, 2019.

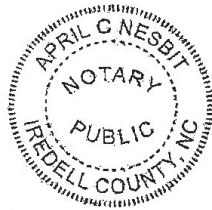
Print Name: _____
NOTARY PUBLIC
My commission expires: _____

NORTH CAROLINA

IREDELL COUNTY

I, a Notary Public of the County and State aforesaid, certify that Ron Smith, personally came before me this day and acknowledged that he/she is City Manager of the City of Statesville, and that he/she, as City Manager, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this 30th day of April, 2019.



April C. Nesbit
Print Name: April C. Nesbit
NOTARY PUBLIC
My commission expires: 7-23-2022

IN WITNESS WHEREOF, the parties hereby set their hands and seals, effective the date first above written.

Developer:

GS STATESVILLE GREEN LAND, LLC

By: _____
Print Name: Barry Marcus
Title: Vice President

City:

THE CITY OF STATESVILLE

By: _____
Print Name: _____
Title: _____

By: Kevin E. Tucker
Print Name: Kevin E. Tucker

By: Bethel K. Tucker
Print Name: Bethel K. Tucker

12/15/17

NORTH CAROLINA NOTARY ACKNOWLEDGMENT

NORTH CAROLINA

COUNTY OF Iredell

I, MARY S RAPPAGER, Notary Public, do hereby certify that Kevin E. Tucker personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 29 day of April, 2020.

Mary S Rappager
Notary Public Signature

Print MARY S RAPPAGER



My commission expires: 5/26/2021

NORTH CAROLINA

COUNTY OF Iredell

I, MARY S RAPPAGER, Notary Public, do hereby certify that Bethel K. Tucker personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 29 day of April, 2020.

Mary S Rappager
Notary Public Signature

Print MARY S RAPPAGER



My commission expires: 5/26/2021

KT BT

EXHIBIT A

Property Description

PARCEL 1 – Deed Book 1867, Page 217

TRACTS 1, 2 & 5:

BEING all of that certain real property containing approximately 264.590 acres and located in Chambersburg Township, Iredell County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pin marking the southwest corner of the property now or formerly owned by Sandler @ Wakefield, LLC (as recorded in Deed Book 1711 at Page 2337 of the Iredell County Public Registry, all references hereinafter to "DB" and "Page" numbers being made with reference to said Registry) (the "Sandler @ Wakefield Property") and located in the eastern margin of the right-of-way of Amity Hill Road (SR #2342, 34' Public R/W per State Highway Project B-2580), said existing iron pin being located South 46-37-00 East 470.65 feet from North Carolina Grid Monument "Amity Hill" (N: 724,078.075; E: 1,448,691.929; CGF: 0.999864246) and having grid coordinates of N: 723,754.79 and E: 1,449,033.98; THENCE, from said point and place of BEGINNING with the eastern margin of the right-of-way of Amity Hill Road, the following three (3) courses and distances: (1) North 19-02-12 West 65.78 feet to a point; (2) THENCE, North 17-56-09 West 77.96 feet to a point; (3) THENCE, with the arc of a circular curve to the left having a radius of 467.74 feet, a chord bearing and distance of North 04-31-27 East 113.86 feet, and an arc length of 114.15 feet to an existing iron pin; THENCE, leaving the eastern margin of the right-of-way of Amity Hill Road and with the common line of the property now or formerly owned by Donald F. Tucker (DB 1800, Page 1000) ("Donald Tucker Property") the following three (3) courses and distances: (1) North 50-40-15 East 715.85 feet to an existing iron pin; (2) THENCE, North 32-23-17 West 173.00 feet to an existing iron pin; (3) THENCE, South 54-45-29 West 24.94 feet to an existing iron pin; THENCE, leaving the common line of the Donald F. Tucker property and continuing with the common line of the property now or formerly owned by Kevin E. Tucker (DB 1048, Page 755) ("Kevin Tucker Property") the following two (2) courses and distances: (1) North 45-07-11 West 124.57 feet to an existing iron pin; (2) THENCE, South 62-05-26 West 519.47 feet to a point; THENCE, with the eastern margin of the right-of-way of Amity Hill Road the following three (3) courses and distances: (1) North 25-49-15 West 250.10 feet to a point; (2) THENCE, with the arc of a circular curve to the right having a radius of 837.07 feet, a chord bearing and distance of North 15-40-17 West 342.64 feet, and an arc length of 345.08 feet to a point; (3) THENCE, North 04-17-35 West 543.08 feet to a point; THENCE with the southern margin of the right-of-way of Dover Road (SR #2351, 60' Public R/W per DB 617, Pages 356, 357, 364, 370 & 371), the following two (2) courses and distances: (1) with the arc of a circular curve to the right having a radius of 197.56 feet, a chord bearing and distance of North 43-01-08 East 211.50 feet, and an arc length of 223.18 feet to a point; (2) THENCE, North 72-02-47 East 235.51 feet to an existing iron pin; THENCE, leaving the southern margin of the right-of-way of Dover Road and with the common line of the property now or formerly owned by Terry W. and Cindy M. Mills (DB 1178, Page 238) ("Mills Property") the following three (3) courses and distances: (1) South 06-31-39 East 269.89 feet to an existing iron pin; (2) THENCE, North 83-38-35 East 476.38 feet to an

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existing iron pin; (3) THENCE, North 08-18-40 West 365.46 feet to an existing iron pin; THENCE, leaving the common line of Mills Property and with the southern margin of the right-of-way of Dover Road, the following six (6) courses and distances: (1) with the arc of a circular curve to the right having a radius of 619.07 feet, a chord bearing and distance of North 80 degrees 12-59 East 189.71 feet, and an arc length of 190.46 feet to an existing iron pin; (2) South 88-25-10 East 1462.51 feet to an existing iron pin; (3) South 89-31-41 East 822.67 feet to an existing iron pin; (4) with the arc of a circular curve to the left having a radius of 388.49 feet, a chord bearing and distance of North 67-08-39 East 246.61 feet, and an arc length of 250.95 feet to an existing iron pin; (5) North 49-40-47 East 98.95 feet to an existing iron pin; and (6) North 49-08-53 East 359.62 feet to an existing iron pin; THENCE, leaving the southern margin of the right-of-way of Dover Rd. and with the common line of the property now or formerly owned by the Iredell County Fraternal Order of Police (DB 633, Page 912) ("FOP Property") the following four (4) courses and distances: (1) South 07-01-35 West 382.19 feet to an existing stone, (2) South 06-29-33 West 1397.49 feet to an existing iron pin, (3) South 05-20-41 West 165.00 feet to an existing iron pin, (4) South 51-39-19 East 363.00 feet to a point in the centerline of 'IL Creek'; THENCE, with the centerline of 'IL Creek' and the common line of the property now or formerly owned by Leonard D. Plyler (DB 449, Page 208) ("Leonard Plyler Property") South 01-48-40 West 110.88 feet to a point; THENCE, continuing with the centerline of 'IL Creek' and with the common line of the property now or formerly owned by Randall T. Hooks (DB 913, Page 1631) ("Hooks Property") the following nine (9) courses and distances: (1) South 40-38-25 West 114.59 feet to a point; (2) THENCE, South 21-55-25 West 218.11 feet to a point; (3) THENCE, South 33-47-43 West 146.92 feet to a point; (4) THENCE South 41-28-50 West 89.86 feet to a point; (5) THENCE, South 33-40-07 West 167.53 feet to a point; (6) THENCE South 53-33-21 West 68.42 feet to a point; (7) THENCE, South 56-43-50 West 233.60 feet to a point; (8) THENCE North 88-06-11 West 79.91 feet to a point; (9) THENCE, South 36-15-30 West 140.90 feet to a point; THENCE with the common line of the property now or formerly owned by Cecil B. Tucker, Jr. (DB 1282, Page 2849) ("Cecil Tucker Property") the following three (3) courses and distances: (1) South 04-52-28 East 45.63 feet to a point; (2) THENCE, South 41-47-27 West 228.78 feet to a point; (3) THENCE South 38-12-29 West 416.71 feet to an existing iron pin; THENCE, with the common line of the property now or formerly owned by Cecil B. Tucker, Jr. (DB 1282, Page 2489) ("Second Cecil Tucker Property"), South 24-05-16 West 293.50 feet to an existing iron pin; THENCE, continuing with the common line of the Second Cecil Tucker Property and with the common line of the Bass Property South 22-20-16 West 401.60 feet to an existing iron pin; THENCE, leaving the common line of the Second Cecil Tucker Property and continuing and the common line of the property now or formerly owned by Thomas H. Bass (DB 702, Page 124) ("Bass Property"), the following three (3) courses and distances: (1) South 21-20-16 West 446.50 feet to an existing iron pin, (2) South 36-05-16 West 269.00 feet to an iron pin set, and (3) South 27-20-16 West 327.56 feet to an existing iron pin; THENCE, leaving the common line of the Bass Property, the following four (4) courses and distances: (1) North 32-06-49 West 71.83 feet to a concrete monument, (2) North 32-21-41 West 183.67 feet to an existing iron pin, (3) North 53-24-05 West 139.25 feet to a concrete monument, and (4) South 57-37-18 West 12.16 feet to a concrete monument set in the eastern margin of the right-of-way of Amity Hill Road; THENCE, with the eastern margin of the right-of-way of Amity Hill Road, the following four (4) courses and distances: (1) North 31-23-36 West 200.09 feet to an existing iron pin; (2) with the arc of a circular curve to the right having a radius of 1359.87 feet, a chord bearing and distance of North 23-01-09 West 312.33 feet, and an arc length

of 313.02 feet to a concrete monument; (3) North 18-02-17 West 256.07 feet to a point; (4) North 18-41-42 West 198.93 feet to an iron pin set; THENCE, leaving the eastern margin of the right-of-way of Amity Hill Road and with the common line of the property now or formerly owned by South Yadkin Baptist Association (DB 962, Page 1474) (SYBA Property) the following three (3) courses and distances: (1) North 56-50-17 East 427.17 feet to an existing iron pin, (2) North 33-09-21 West 319.77 feet to an existing iron pin set, and (3) South 56-50-17 West 374.95 feet to an existing iron pin in the eastern margin of the right-of-way of Amity Hill Road; THENCE, leaving the common line of the SYBA Property and with the eastern margin of the right-of-way of Amity Hill Road the following five (5) courses and distances: (1) with the arc of a circular curve to the left having a radius of 1729.59 feet, a chord bearing and distance of North 32-33-13 West 199.13 feet, and an arc length of 199.24 feet to an existing iron pin; (2) North 33-50-12 West 136.35 feet to an existing iron pin; (3) North 33-50-12 West 1046.06 feet to an existing iron pin; (4) North 48-54-26 East 11.13 feet to an existing iron pin; and (5) North 33-50-39 West 128.50 feet to the point and place of BEGINNING.

The foregoing legal description was derived from that certain survey entitled "Composite ALTA/ACSM Survey for GS Statesville Green Land, LLC, City of Statesville, Iredell County, North Carolina" dated July 10, 2007, drawn by LandDesign Surveying, David B. Boyles (NCPLS L-3135), said survey being used in aid of the foregoing legal description.

TRACT 3:

BEING all of that certain real property containing approximately 575.684 acres and located in Chambersburg Township, Iredell County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pin marking the southwest corner of the property now or formerly owned by Michael C. Lail (as recorded in Deed Book 93E at Page 285 of the Iredell County Public Registry, all references hereinafter to "DB" and "Page" numbers being made with reference to said Registry) ("Lail Property") and located in the northern margin of the right-of-way of Dover Road (SR #2351, 60' R/W per DB 617, Pages 356, 357, 364, 370 & 371), THENCE, from said point and place of BEGINNING, with the northern margin of the right of way of Dover Road South 72-02-47 West 593.96 feet to a point; THENCE, with the arc of a circular curve to the left having a radius of 257.56 feet, a chord bearing and distance of South 56-25-30 West 163.81 feet, and an arc length of 166.70 feet to a point; THENCE, with the eastern margin of the right-of-way of Interstate 77 (having a variable right-of-way) the following three (3) courses and distances: (1) North 04-17-35 West 16.73 feet to a an existing iron pin; (2) THENCE, South 72-12-07 West 73.31 feet to a an existing iron pin; (3) THENCE, North 03-28-19 West 237.58 feet to an existing iron pin; THENCE, with the common line of the property now or formerly owned by Ralph E. Brown (DB 946, Page 672) ("Ralph Brown Property") the following four (4) courses and distances: (1) North 75-24-44 East 378.39 feet to an existing iron pin; (2) THENCE, North 00-35-02 West 644.27 feet to an existing iron pin; (3) THENCE, South 89-58-38 East 335.53 feet to an existing iron pin; (4) THENCE, North 00-05-06 West 199.10 feet to an existing iron pin, THENCE, with the common line of the property now or formerly owned by Larry & Helen M. Brown (DB 622, Page 893) ("Brown Property") South 89-58-15 West 205.27 feet to an existing iron pin; THENCE, leaving the common line of the Brown

Property and with the common line of the property now or formerly owned by Larry & Helen M. Brown (DB 1599, Page 212) ("Second Brown Property") the following seven (7) courses and distances: (1) North 32-53-07 East 1334.39 feet to an existing iron pin, (2) North 85-07-10 West 549.80 feet to an existing iron pin, (3) North 59-41-49 West 78.27 feet to an existing iron pin, (4) North 62-04-42 West 53.30 feet to an existing iron pin, (5) North 60-50-47 West 51.40 feet to an existing iron pin, and (6) North 21-13-01 West 178.21 feet to an iron pin set, and (7) North 36-44-37 West 18.49 feet to an iron pin set; THENCE, leaving the common line of the Second Brown Property and with the common line of the property now or formerly owned by Theodore Templeton Jr. (DB 253, Page 247) ("Templeton Property") North 03-32-08 West 764.10 feet to an existing iron pin; THENCE, leaving the common line of the Templeton Property and with the common line of the property now or formerly owned by Nomarie C. Templeton (DB 404, Page 335) ("Nomarie Templeton Property") North 03-30-23 West 151.87 feet to an existing iron pin; THENCE, leaving the common line of the Nomarie Templeton Property and with the common line of the property now or formerly owned by Joseph A. Hess (DB 948, Page 1392) ("Hess Property") North 82-31-50 East 335.41 feet to an existing iron pin; THENCE, leaving the common line of the Hess Property and with the common line of the property now or formerly owned by Sandra S.P. Cain, et al (DB 857, Page 464) ("Cain Property") the following five (5) courses and distances: (1) South 89-06-15 East 349.99 feet to an existing iron pin, (2) South 89-06-31 East 349.85 feet to an existing iron pin, (3) North 01-54-53 East 250.63 feet to an existing iron pin, (4) North 89-11-32 West 350.01 feet to an existing iron pin, and (5) North 89-09-16 West 349.85 feet to an existing iron pin; THENCE, leaving the common line of the Cain Property and with the common line of the Hess Property South 82-59-05 West 359.61 feet to an existing iron pin; THENCE, leaving the common line of the Hess Property and with the common line of the property now or formerly owned by Thomas M. Speaks, Trustee (DB 1763, Page 680) ("Speaks Property") South 82-56-39 West 136.37 feet to an existing iron pin; THENCE, leaving the common line of the Speaks Property and with the common line of the property now or formerly owned by James S. and Joyce Haithcock (DB 700, Page 162) ("Haithcock Property") and the common line of the property now or formerly owned by Cindy H. Elmwood (DB 1628, Page 1586) ("Elmwood Property") North 02-36-07 East 411.13 feet to an existing iron pin; THENCE, leaving the common line of the Haithcock Property and continuing with the common line of the Elmwood Property South 85-52-04 West 441.63 feet to an existing iron pin in the eastern margin of the right-of-way of Hugo Lane (SR #2435); thence with the eastern margin of the right-of-way of Hugo Lane the following three (3) courses and distances: (1) North 04-09-45 West 275.90 feet to an existing concrete monument, (2) North 18-14-27 West 312.09 feet to an existing concrete monument, and (3) North 03-49-15 West 530.84 feet to an existing iron pin; THENCE, leaving the eastern margin of the right of way of Hugo Lane, North 23-39-05 East 643.84 feet to an existing iron pin in the southern boundary of the property now or formerly owned by Iredell County (DB 1293, Page 2124) ("Iredell County Property"); THENCE, with the common line of the Iredell County Property the following twelve (12) courses and distances: (1) South 78-12-36 East 66.40 feet to an existing iron pin, (2) South 69-53-14 East 76.16 feet to an existing iron pin, (3) North 83-40-12 East 57.51 feet to an existing iron pin, (4) South 88-09-25 East 104.18 feet to an existing iron pin, (5) South 77-44-12 East 62.05 feet to an existing iron pin, (6) South 82-25-41 East 152.25 feet to an iron pin set, (7) South 72-11-25 East 80.05 feet to an existing iron pin, (8) South 66-31-45 East 95.30 feet to an existing iron pin, (9) South 56-39-54 East 70.14 feet to an iron pin set, (10) South 83-46-23 East 74.18 feet to an iron pin set, (11) South 63-32-24 East 88.23 feet to an iron pin set, (12) South 62-27-13 East 131.47 feet to an iron

pin set; thence continuing with the common line of the Iredell County Property and with the common line of the property now or formerly owned by Iredell Statesville Schools (DB 1235, Page 1595) ("I. S. Schools Property") North 11-50-24 East 2246.16 feet to an existing iron pin; THENCE, continuing with the common line of the I. S. Schools Property the following two (2) courses and distances: (1) North 00-39-28 West 1070.85 feet to an existing iron pin, and (2) North 00-42-16 West 829.17 feet to an existing iron pin in the southern margin of the right-of-way of E. Barkley Road (SR # 2475, 60' R/W per Deed Book 455, Page 140); THENCE, leaving the common line of the I. S. Schools Property and with the southern margin of the right-of-way of E. Barkley Road, the following three (3) courses and distances: (1) with the arc of a circular curve to the right having a radius of 389.03 feet, a chord bearing and distance of North 65-12-31 East 311.94 feet, and a chord length of 320.96 feet to an existing iron pin; (2) North 85-26-10 East 819.59 feet to an existing iron pin; and (3) with the arc of circular curve to the left having a radius of 675.00, a chord bearing and distance of North 67-39-02 East 412.36 feet, and an arc length of 419.06 feet to an existing iron pin; thence leaving the southern margin of the right-of-way of E. Barkley Road and with the common line of the property now or formerly owned by James L. Lentz (DB 1185, Page 1483) ("Lentz Property") the following five (5) courses and distances: (1) South 00-31-56 West 507.37 feet to an existing iron pin, (2) South 13-39-59 West 409.50 feet to an existing iron pin, (3) South 67-58-53 East 306.79 feet to an existing iron pin, (4) South 67-52-30 East 296.94 feet to an existing iron pin, and (5) South 67-41-37 East 232.53 feet to an existing iron pin; thence continuing with the common line of the Lentz Property and with the common line of the property now or formerly owned by James L. Lentz (DB 1760, Page 1273) ("Second Lentz Property") South 83-00-48 East 385.02 feet to an existing iron pin; THENCE, leaving the common line of the Lentz Property and continuing with the common line of the Second Lentz Property South 82-57-01 East 148.79 feet to an existing iron pin; THENCE, leaving the common line of the Second Lentz Property and with the common line of the property now or formerly owned by City of Statesville (DB 461, Page 121) ("City of Statesville Property") South 22-28-24 West 1287.25 feet to a stone; THENCE, continuing with the common line of the City of Statesville Property and with the common line of the property now or formerly owned by James S. Lentz (DB 843, Page 888) ("J.S. Lentz Property") South 08-02-46 West 2475.00 feet to an existing iron pin; THENCE, leaving the common line of the City of Statesville Property and continuing with the common line of the J.S. Lentz Property, the following four (4) courses and distances: (1) South 30-57-14 East 313.50 feet to an existing iron pin, (2) South 15-02-46 West 519.75 feet to an existing iron pin, (3) South 85-02-46 West 66.00 feet to an existing iron pin, and (4) South 34-21-04 West 156.46 feet to an existing iron pin; THENCE, leaving the common line of the J.S. Lentz Property and with the common line of the property now or formerly owned by Ray N. Hunt (DB 1487, Page 1144) ("Hunt Property") the following fifteen (15) courses and distances: (1) North 24-04-52 West 88.35 feet to an existing iron pin, (2) North 68-50-12 West 115.98 feet to an existing iron pin, (3) North 77-55-08 West 144.86 feet to an existing iron pin, (4) North 77-15-00 West 127.94 feet to an iron pin set, (5) North 72-16-59 West 117.69 feet to an iron pin set, (6) North 32-53-38 West 235.07 feet to an iron pin set, (7) North 28-46-28 West 363.95 feet to an iron pin set, (8) North 43-50-06 West 22.08 feet to an existing iron pin, (9) North 36-05-13 West 163.31 feet to an existing iron pin, (10) North 24-31-16 West 72.42 feet to an existing iron pin, (11) North 01-13-26-E 73.35 feet to an iron pin set, (12) North 38-39-50 West 88.74 feet to an existing iron pin, (13) North 70-12-47 West 68.17 feet to an existing iron pin, (14) South 02-59-26 West 1483.51 feet to an existing iron pin, and (15) South 89-03-32 East 1088.50 feet to an existing iron pin; THENCE, leaving the common line of

the Hunt Property and with the common line of the J.S. Lentz Property the following three (3) courses and distances: (1) South 00-32-11 West 434.28 feet to an existing iron pin, (2) South 82-11-35 East 1097.13 feet to an existing iron pin, and (3) North 09-54-48 West 103.78 feet to an iron pin set in the southern boundary of the City of Statesville Property; thence with the common line of the City of Statesville Property South 66-35-22 East 305.60 feet to an iron pin set; THENCE, leaving the common line of the City of Statesville Property and with the common line of the property now or formerly owned by Melvin R. & Nancy Tucker (DB 1393, Page 975) ("Melvin Tucker Property") South 01-58-56 West 1287.05 feet to an existing iron pin; thence leaving the common line of the Melvin Tucker Property and with the common line of the Property now or formerly owned by Ralph M. Tucker (DB 854, Page 2030) ("Ralph Tucker Property") the following two (2) courses and distances: (1) North 87-16-22 West 475.75 feet to an existing iron pin, and (2) South 03-39-53 East 745.44 feet to an existing iron pin; THENCE, leaving the common line of the Ralph Tucker Property and with the common line of the property now or formerly owned by James C. & Deborah Sherrill (DB 667, Page 802) ("Sherrill Property") the following three (3) course and distances: (1) North 88-59-46 West 199.82 feet to an existing iron pin, (2) South 03-43-05 East 224.85 feet to an existing iron pin, and (3) South 89-52-41 East 23.09 feet to an existing iron pin; THENCE, continuing with the common line of the Sherrill Property and with the common line of the Ralph Tucker Property South 88-36-31 East 297.07 feet to an existing iron pin; THENCE, leaving the common line of the Ralph Tucker Property South 07-01-35 West 220.44 feet to an existing iron pin in the northern margin of the right-of-way of Dover Road; thence with the northern margin of the right-of-way of Dover Road the following four (4) courses and distances: (1) South 49-04-54 West 426.21 feet to an existing iron pin; (2) South 49-43-29 West 96.94 feet to an existing iron pin; (3) with the arc of a circular curve to the right having a radius of 328.49 feet, a chord bearing and distance of South 66-41-58 West 209.04 feet, and a chord length of 212.74 feet to an existing iron pin; and (4) North 89-31-38 West 675.82 feet to an existing iron pin; THENCE, leaving the northern margin of the right-of-way of Dover Road and with common line of the property now or formerly owned by Melvin R. & Nancy Tucker (DB 925, Page 1548) ("Second Melvin Tucker Property") the following five (5) courses and distances: (1) North 08-05-40 East 319.37 feet to an existing iron pin, (2) North 84-16-33 West 352.29 feet to an existing iron pin, (3) South 08-05-44 West 110.00 feet to an existing iron pin, (4) South 84-15-33 East 327.29 feet to an existing iron pin, and (5) South 08-05-40 West 211.59 feet to an existing iron pin in the northern margin of the right-of-way of Dover Road; THENCE, leaving the common line of the Second Melvin Tucker Property and with the northern margin of the right-of-way of Dover Road the following two (2) courses and distances: (1) North 89-31-38 West 118.67 feet to a point, and (2) North 88-25-09 West 835.02 feet to an existing iron pin; THENCE, leaving the northern margin of the right-of-way of Dover Road and with the common line of the property now or formerly owned by Don R. Mills (DB 772, Page 244) ("Don Mills Property") the following two (2) courses and distances: (1) North 08-05-46 East 666.33 feet to an existing iron pin, and (2) North 88-38-30 West 623.85 feet to an existing iron pin; THENCE, leaving the common line of the Don Mills Property and with the common line of the property now or formerly owned by Michael C. Lail (DB 93E, Page 285) the following two (2) courses an distances: (1) North 88-23-31 West 307.78 feet to an existing axle; (2) THENCE, South 08-05-27 West 743.61 feet to the point and place of BEGINNING.

The foregoing legal description was derived from that certain survey entitled "Composite ALTA/ACSM Survey for GS Statesville Green Land, LLC, City of Statesville, Iredell County,

North Carolina" dated July 10, 2007, drawn by LandDesign Surveying, David B. Boyles (NCPLS L-3135), said survey being used in aid of the foregoing legal description.

TRACT 4:

BEING all of that certain real property containing approximately 33.959 acres and located in Chambersburg Township, Iredell County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pin marking the northeast corner of the property now or formerly owned by Ruth D. Barkley Heirs (as recorded in Deed Book 564 at Page 150 of the Iredell County Public Registry, all references hereinafter to "DB" and "Page" numbers being made with reference to said Registry) ("Barkley Heirs Property"); THENCE, from said point and place of BEGINNING proceed with the common line of the property now or formerly owned by Joe T. & Alice Sellers (DB 952, Page 927) ("Sellers Property") the following two (2) courses and distances: (1) North 85-41-53 East 355.42 feet to an existing iron pin, and (2) North 85-37-07 East 717.08 feet to an existing iron pin; THENCE, leaving the common line of the Sellers Property and with the common line of the property now or formerly owned by Beatrice E. McCoy et al (DB 1185, Page 1483) ("McCoy Property") the following five (5) courses and distances: (1) South 01-59-31 East 844.28 feet to an existing iron pin, (2) South 33-28-06 East 134.25 feet to an existing iron pin, (3) South 09-02-33 West 368.60 feet to an existing iron pin, (4) South 88-31-31 West 97.26 feet to an existing iron pin, and (5) South 00-44-42 East 227.55 feet to an existing iron pin in the northern margin of the right-of-way of E. Barkley Road (SR #2475, 60' R/W per Deed Book 455, Page 140); THENCE, leaving the common line of the of the McCoy Property and with the northern margin of the right-of-way of E. Barkley Road the following three (3) courses and distances: (1) South 85-26-10 West 734.35 feet to an existing iron pin; (2) with the arc of a circular curve to the left having a radius of 449.28 feet, a chord bearing and distance of South 82-36-22 West 93.93 feet, and a chord length of 94.10 feet to an existing iron pin; and (3) with the arc of a circular curve to the right having a radius of 30.00 feet, a chord bearing and distance of North 64-50-24 West 37.40 feet, and a chord length of 40.38 feet to an existing iron pin set in the eastern margin of the right-of-way of N. Barkley Road (SR # 2352); THENCE, leaving the northern margin of the right-of-way of E. Barkley Road and with the eastern margin of the right-of-way of N. Barkley Road North 26-16-51 West 111.88 feet to an existing iron pin; THENCE, leaving the eastern margin of the right-of-way of N. Barkley Road and with the common line of the property now or formerly owned by Carlos D. & Mary J. Chambliss (DB 1664, Page 2089) ("Chambliss Property") the following four (4) courses and distances: (1) North 68-19-12 East 135.39 feet to an existing iron pin, (2) North 06-34-48 West 138.75 feet to an existing iron pin, (3) North 89-34-01 West 48.81 feet to an existing iron pin, and (4) South 75-41-36 West 141.20 feet to an existing iron pin; THENCE, leaving the common line of the Chambliss Property and with the eastern margin of the right-of-way of N. Barkley Road, the following two (2) courses and distances: (1) North 23-50-37 West 39.41 feet to an existing iron pin, and (2) North 31-28-38 West 21.35 feet to an existing iron pin; THENCE, leaving the eastern margin of the right-of-way of N. Barkley Road and with the common line of the property now or formerly owned by Allen L. & Sue Crouch (DB 759, Page 759) ("Crouch Property") the following three (3) courses and distances: (1) North 00-17-43 West 60.16 feet to an existing iron pin, (2) South 89-30-38 East 84.29 feet to an existing iron pin, and (3) North 00-

22-06 West 269.19 feet to an existing iron pin; THENCE, leaving the common line of the Crouch Property and with the common line of the property now or formerly owned by Coy A. & Evon R. Merrell (DB 779, Page 911) ("Merrell Property") North 00-10-37 West 91.85 feet to an existing iron pin; THENCE, leaving the common line of the Merrell Property and with the common line of the property now or formerly owned by Andre R. & Marguerit Versmessen (DB 703, Page 718) ("Versmessen Property") the following three (3) courses and distances: (1) North 89-39-18 East 355.05 feet to an existing iron pin, (2) North 00-24-10 West 273.13 feet to an existing iron pin, and (3) South 89-34-01 West 439.97 feet to an existing iron pin in the eastern boundary of the Barkley Heirs Property; THENCE, leaving the common line of the Versmessen Property and with the common line of the Barkley Heirs Property North 00-28-40 West 522.70 feet to the point and place of BEGINNING.

The foregoing legal description was derived from that certain survey entitled "Composite ALTA/ACSM Survey for GS Statesville Green Land, LLC, City of Statesville, Iredell County, North Carolina" dated July 10, 2007, drawn by LandDesign Surveying, David B. Boyles (NCPLS L-3135), said survey being used in aid of the foregoing legal description.

PARCEL 2 – Deed Book 1895, Page 2053

BEING all of that certain real property containing approximately 34.604 acres and located in Chambersburg Township, Iredell County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron pin set located in the common line of the property now or formerly owned by Statesville 45, L.L.C. (as recorded in Deed Book 1711 at Page 2337 of the Iredell County Public Registry) (the "Statesville 45 Property") and being located North 85-38-19 East 3,612.56 feet from NCGS Monument "Amity Hill" (N: 724,078.07485; E: 1,448,691.92867; CGF: 0.999864246) and having grid coordinates of N: 724,352.80 & E: 1,452,294.03, said iron pin being the Beginning Point; thence from said Beginning Point with the common line of the Statesville 45 Property North 05-20-41 East 165.00 feet to an existing stone; thence with the common line of the property now or formerly owned by Statesville 45, L.L.C. (Deed Book 1639, Page 1902) North 06-29-33 East 1397.49 feet to a 1" rebar; thence with the common line of the property now or formerly owned by Marsha Ray Tucker (Deed Book 1096, Page 950) North 07-01-35 East 359.36 feet to an iron pin set; thence with the common line of the property now or formerly owned by Marty A. & Michael Tucker (Deed Book 972, Page 1927) and the property now or formerly owned by Marty A. Tucker (Deed Book 972, Page 1637) the following ten (10) courses and distances: (1) North 84-30-06 East 144.21 feet to a calculated point, (2) South 80-38-54 East 100.00 feet to a calculated point, (3) South 62-18-54 East 100.00 feet to a calculated point, (4) South 47-17-54 East 100.00 feet to a calculated point, (5) South 37-27-54 East 155.00 feet to a calculated point, (6) South 14-53-54 East 100.00 feet to a calculated point, (7) South 02-43-54 East 328.35 feet to a calculated point, (8) South 25-51-06 East 78.80 feet to a calculated point, (9) South 31-38-53 East 378.20 feet to a calculated point, and (10) South 42-47-25 East 209.45 feet to a calculated point; thence with the common line of the property now or formerly owned by Leonard D. Plyler (Deed Book 449, Page 203) following the meander of IL Creek the following seventeen (17) courses and distances: (1) South 03-18-28 West 89.40 feet to a

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calculated point, (2) South 10-14-28 East 90.61 feet to a calculated point, (3) South 56-48-58 West 68.82 feet to a calculated point, (4) South 34-23-34 West 129.58 feet to a calculated point, (5) South 38-53-43 West 138.86 feet to a calculated point, (6) South 54-44-17 West 32.21 feet to a calculated point, (7) South 23-06-37 West 54.41 feet to a calculated point, (8) South 36-52-50 West 111.24 feet to a calculated point, (9) South 49-04-04 West 109.03 feet to a calculated point, (10) South 62-32-10 West 67.59 feet to a calculated point, (11) South 48-43-49 West 72.84 feet to a calculated point, (12) North 76-19-33 West 62.23 feet to a calculated point, (13) South 79-14-08 West 68.71 feet to a calculated point, (14) South 74-46-51 West 48.02 feet to a calculated point, (15) South 32-52-42 West 81.88 feet to a calculated point, (16) South 52-39-11 West 115.61 feet to a calculated point, and (17) South 27-57-05 West 39.37 feet to a calculated point; thence with the common line of the Statesville 45 Property North 51-39-19 West 363.00 feet to the point and place of BEGINNING.

The foregoing legal description was derived from that certain survey entitled "ALTA/ACSM Survey for Statesville 45, LLC, Chambersburg Township, Iredell County, North Carolina" dated May 22, 2006, drawn by LandDesign Surveying, David B. Boyles (NCPLS L-3135), said survey being used in aid of the foregoing legal description.

PARCEL 3 – Deed Book 1951, Page 2238

BEGINNING at a 7/8-inch pipe found in place, said 7/8-inch pipe being the southeast corner of the property of Mooresville Poultry Company, Inc. from Deed recorded in Book 422 at Page 5 of the Iredell County Registry, said existing 7/8-inch pipe also being a common corner with the property of J. W. Moose as shown by Deed recorded in Book 929 at Page 316 of the Iredell County Registry, said 7/8-inch pipe also being located in the northern boundary line of a 44.64 acre tract conveyed to Marty Alan Tucker, Michael Thomas Tucker and Ralph M. Tucker by Deeds recorded in Book 972 at Page 1927 and Book 970 at Page 748 of the Iredell County Registry; thence from said 7/8-inch pipe so located South 82 degrees 27 minutes 53 seconds East 231.05 feet to an existing 1-1/2 inch pipe found in place, said 1-1/2 inch pipe being the northeast corner of said 44.64 acre tract; thence with the common boundary line with J. W. Moose as the property of Moose is shown by Deed recorded in Book 929 at Page 316 of the Iredell County Registry, South 42 degrees 00 minutes 02 seconds West 393.06 feet to an existing 1-inch pipe found in place; thence with the western boundary line with Conrad L. Brown, Jr. from Deeds recorded in Book 710 at Page 961 and Book 617 at Page 976 of the Iredell County Registry, South 41 degrees 59 minutes 34 seconds West 358.99 feet to a 1/2-inch rebar found in place; thence continuing with the common boundary line with Conrad L. Brown, Jr., South 41 degrees 36 minutes 23 seconds West 218.07 feet to a new iron set; thence a new line North 89 degrees 4 minutes 9 seconds West 856.39 feet to an existing 1-1/2 inch angle iron, said 1-1/2 inch angle iron being the northeastern corner of Marty A. Tucker from Deed recorded in Book 927 at Page 1637 of the Iredell County Registry; thence with the northern boundary line of Marty A. Tucker North 83 degrees 25 minutes 21 seconds West passing through a new iron set at a distance of 437.69 feet, a total distance of 467.69 feet to a computed point in the gravel drive; thence the next five (5) calls and distances with the gravel drive, North 37 degrees 27 minutes 53 seconds West 26.16 feet, North 47 degrees 17 minutes 53 seconds West 100 feet, North 62 degrees 18 minutes 53 seconds West 100 feet, North 80 degrees 38 minutes 53 seconds West 100 feet and South 84 degrees 55 minutes 8 seconds West 144.20 feet to an existing 5/8-inch rebar found in place; thence North 7 degrees 35 minutes 47 seconds East 21.80 feet to a computed point; thence with the eastern right-of-way of Dover Road, SR 2351, the next two (2) calls and distances, North 48 degrees 30 minutes 54 seconds East 113.51 feet to a computed point and North 46 degrees 33 minutes 12 seconds East 50.72 feet to a new iron set; thence leaving the road South 75 degrees 5 minutes 53 seconds East 495.92 feet to a new iron set; thence South 83 degrees 25 minutes 21 seconds East 464.14 feet to a new iron set; thence North 61 degrees 28 minutes 14 seconds East 1246.36 feet to a 7/8-inch rebar, the point and place of BEGINNING, containing 13.33 acres and being identified as Tract 2 on survey of Wesley G. Fox, Professional Land Surveyor, for Marty A. Tucker, Michael T. Tucker and Ralph M. Tucker dated May-12, 2008.

FOR BACK TITLE see Deeds recorded in Book 972 at Page 1927 and Book 970 at Page 748 of the Iredell County

Registry.

FOR FURTHER BACK TITLE see Deed recorded in Book 1949 at Page 900 of the Iredell County Registry.

PARCEL 4 - Deed Book 1951, Page 2242

TRACT 1:

BEGINNING at an existing iron pin, said existing iron pin being located North 46 degrees 31 minutes 37 seconds East 5,067.83 feet from North Carolina Grid Monument "Amity Hill" having coordinates of N: 724,078.07485 E: 1,448,691.92867 CGF: 0.999864246 and being the northwestern corner of the property conveyed to Ralph Milton Tucker by deed recorded in Book 854 at Page 2030 of the Iredell County Registry, said existing iron pin also being a common corner with the property of GS Statesville Green Land LLC from deed recorded in Book 1867 at Page 217 of the Iredell County Registry; thence from said existing iron pin so located, South 87 degrees 16 minutes 22 seconds East 475.75 feet to an existing iron pin found in place, said existing iron pin being located in the western boundary line of Melvin R. Tucker as shown by Deed recorded in Book 1393 at Page 975 of the Iredell County Registry; thence the next four (4) calls and distances with the western boundary line of Melvin R. Tucker: South 39 degrees 10 minutes 14 seconds West 97.80 feet to an existing axle found in place, South 3 degrees 36 minutes 32 seconds West 273.65 feet to an iron pin set, South 10 degrees 52 minutes 28 seconds East 270.31 feet to an iron pin set, and South 26 degrees 31 minutes 58 seconds East 43.71 feet to an iron pin set; thence with the northern terminus of Dover Road, SR 2351, North 81 degrees 45 minutes 15 seconds West 21.28 feet to an iron pin set; thence with the western right-of-way margin of Dover Road, SR 2351, the next four (4) calls and distances: South 8 degrees 14 minutes 45 seconds West 173.84 feet to an iron; thence with a curve to the right, said curve having a chord bearing of North 25 degrees 27 minutes 18 seconds East, a radius of 276.71 feet, a chord distance of 163.73 feet and a length of 166.22 feet to an iron pin; thence South 42 degrees 39 minutes 51 seconds West 113.60 feet; thence with a curve to the right, said curve having a chord bearing of North 45 degrees 51 minutes 57 seconds East, a radius of 1470.01 feet, a chord distance of 164.21 feet, and a length of 164.29 feet to an existing iron pin; thence leaving Dover Road, SR 2351, and with the common boundary line with GS Statesville Green Land LLC as the property of GS Statesville Green Land LLC is shown by Deed recorded in Book 1867 Page 217 of the Iredell County Registry, North 7 degrees 1 minute 35 seconds East 220.44 feet to an existing iron pin and North 88 degrees 36 minutes 31 seconds West passing through another existing iron pin at a distance of 2.22 feet, a total distance of 120.09 feet to an iron pin set; thence with the eastern boundary line of the property of James and Debra Sherrill as the property of Sherrill is shown by Deed recorded in Book 667 at Page 802 of the Iredell County Registry, North 3 degrees 45 minutes 35 seconds West 225.71 feet to an existing iron pin; thence with the common boundary line with GS Statesville Green Land LLC as shown by Deed recorded in Book 1867 at Page 217 Iredell County Registry, North 3 degrees 39 minutes 53 seconds West 745.44 feet to an existing iron pin, the point and place of BEGINNING, containing 9.052 acres according to survey of David B. Boyles, Professional Land Surveyor with LandDesign Surveying dated December 12, 2007.

FOR BACK TITLE see Deed recorded in Book 854 at Page 2030 of the Iredell County Registry.

TRACT 2:

BEGINNING at an existing 1-3/4 inch pipe found in place, said existing 1-3/4 inch pipe being the northwestern corner of a 44.64 acre tract conveyed to Marty Alan Tucker, Michael Thomas Tucker, and Ralph Milton Tucker by Deeds recorded in Book 972 at Page 1927 and Book 970 at Page 748 of the Iredell County Registry, said existing 1-3/4 inch pipe also being the northeastern corner of the property of Daniel T. Pyler as the property of Pyler is shown by Deed recorded in Book 1411 at Page 488 of the Iredell County Registry; thence with the southern boundary line of Melvin R. Tucker as the property of Tucker is shown by Deed recorded in Book 1393 at Page 975 of the Iredell County Registry and with the southern boundary line of the property of Mooresville Poultry Company, Inc. as shown in Deeds recorded in Book 518 at Page 313 and Book 422 at Page 5 of the Iredell County Registry, South 86 degrees 51 minutes 53 seconds East 1,093.97 feet to an existing 7/8-inch pipe found in place, said existing 7/8-inch pipe being the southeast corner of the property of Mooresville Poultry Company, Inc. from Deed recorded in Book 422 at Page 5 and the southwest corner of J. W. Moose from Deed recorded in Book 929 at Page 316 of the Iredell

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County Registry; thence a new line South 61 degrees 28 minutes 14 seconds West 1,246.36 feet to a new iron set; thence another new line North 83 degrees 25 minutes 21 seconds West 464.14 feet to a new iron set; thence another new line North 75 degrees 5 minutes 53 seconds West 495.92 feet to a new iron set in the eastern right-of-way of Dover Road, SR 2351; thence with the eastern right-of-way of Dover Road North 44 degrees 29 minutes 2 seconds East 51.52 feet, North 42 degrees 10 minutes 50 seconds East 104.92 feet, and North 40 degrees 46 minutes 32 seconds East 29.85 feet to a new iron set; thence leaving Dover Road and with the southern boundary line of Daniel T. Pylar from Book 1411 at Page 488, South 88 degrees 51 minutes 43 seconds East 775.91 feet to an existing 1-inch rebar found in place; thence with the eastern boundary line of Daniel T. Pylar, North 6 degrees 39 minutes 52 seconds East 355.11 feet to a 1-3/4 inch pipe, the point and place of BEGINNING, containing 13.32 acres and being shown as Tract 1 on survey of Wesley G. Fox, Professional Land Surveyor, for Marty A. Tucker, Michael T. Tucker and Ralph M. Tucker dated May 12, 2008.

FOR BACK TITLE see Deeds recorded in Book 972 at Page 1927 and Book 970 at Page 748 and Book 1949 at Page 948 of the Iredell County Registry.

PARCEL 5 – Deed Book 1951, Page 2246

BEGINNING at an existing 1-1/2 inch angle iron found in place, said 1-1/2 inch angle iron being the northeastern corner of the property of Marty A. Tucker as shown by Deed recorded in Book 927 at Page 1637 of the Iredell County Registry; thence a new line South 89 degrees 4 minutes 9 seconds East 856.39 feet to a new iron set in the common boundary line with Conrad L. Brown, Jr. as the property of Conrad L. Brown, Jr. is shown by Deeds recorded in Book 710 at Page 961 and Book 617 at Page 976 of the Iredell County Registry; thence the next six (6) calls and distances with the western boundary line of Conrad L. Brown, Jr. as hereinabove referred to and the property of Leonard D. Pylar, et. al., from Book 1832 at Page 2280 of the Iredell County Registry, South 41 degrees 36 minutes 23 seconds West 127.26 feet to an existing 1-3/4 inch pipe, South 41 degrees 36 minutes 23 seconds West 301.70 feet to an existing 2-1/2 inch pipe, South 41 degrees 36 minutes 23 seconds West 296.98 feet to an existing 1-1/4 inch pipe, South 41 degrees 36 minutes 23 seconds West 180.68 feet to a new iron set, South 29 degrees 23 minutes 32 seconds West 285.50 feet to a new iron set, and South 46 degrees 37 minutes 36 seconds West 115.50 feet to a computed point; thence the next five (5) calls and distances with the eastern boundary line of the property of GS Statesville Green Land LLC from Deed recorded in Book 1895 at Page 2053 of the Iredell County Registry, North 42 degrees 47 minutes 24 seconds West 209.45 feet to an existing 1-inch pipe, North 44 degrees 5 minutes 7 seconds West 18.25 feet to a Double Sweet Gum Tree, North 31 degrees 34 minutes 36 seconds West 379.04 feet to a 1-1/2 inch pipe, North 26 degrees 8 minutes 1 second West 77.92 feet to a computed point, and North 2 degrees 43 minutes 53 seconds West 140.63 feet to a computed point, said computed point being the southwestern corner of the property of Marty A. Tucker from Deed recorded in Book 927 at Page 1637 of the Iredell County Registry; thence the next two (2) calls and distances with the common boundary line of Marty A. Tucker from Deed recorded in Book 927 at Page 1637, South 84 degrees 54 minutes 48 seconds East passing through a new iron set at a distance of 30 feet, a total distance of 323.09 feet to a new iron set, and North 4 degrees 42 minutes 27 seconds East 362.70 feet to an existing 1-1/2 inch angle iron found in place, the point and place of BEGINNING, containing 13.32 acres and being shown as all of Tract 3 on survey of Wesley G. Fox, Professional Land Surveyor, for Marty A. Tucker, Michael T. Tucker and Ralph M. Tucker dated May 12, 2008.

FOR BACK TITLE see Deeds recorded in Book 972 at Page 1927 and Book 970 at Page 748 and Book 1949 at Page 912 of the Iredell County Registry.

PARCEL 6 – Deed Book 1951, Page 2249

BEGINNING at a new iron set in the northern terminus of the paved portion of Dover Road, SR 2351; thence North 26 degrees 31 minutes 58 seconds West 43.71 feet to a graveled drive to a new iron set; thence North 10 degrees 52 minutes 28 seconds West 189.46 feet to a new iron set; thence South 85 degrees 00 minutes 09 seconds East 235.92 feet to a new iron set; thence South 04 degrees 59 minutes 51 seconds West 248.03 feet to a new iron set; thence North 81 degrees 45 minutes 15 seconds West 123.89 feet to a new iron set; thence North 08 degrees 14 minutes 45 seconds East 19.35 feet to a new iron set; thence North 81 degrees 45 minutes 15 seconds West 38.72 feet to a new iron set, the point and place of BEGINNING, containing 1.10 acres being identified as Tract 1 on survey of Wesley

G. Fox, Professional Land Surveyor, for Melvin R. Tucker dated May 14, 2008 and being the same property as shown as Tract 1, 1.10 acres, recorded in Plat Book 54 at Page 65 of the Iredell County Registry.

FOR BACK TITLE see Deed recorded in Book 1393 at Page 975 of the Iredell County Registry, this being a portion of the property therein conveyed. The hereinabove described property contains the residence of Melvin R. Tucker.

PARCEL 7 -- Deed Book 1951, Page 2255

BEGINNING at an existing axle found in place, said existing axle being located North 50 degrees 22 minutes 6 seconds East 5,312.03 feet from North Carolina Grid Monument "Amity Hill" having coordinates of N:72407807485 E:1,448,691.92867 CGF:0999864246, said existing axle also being located South 39 degrees 10 minutes 14 seconds West 97.80 feet from the northeastern corner of a 9.052 acre tract of Ralph Milton Tucker as shown by Deed recorded in Book 854 at Page 2030 of the Iredell County Registry; thence from said axle so located and with the common boundary line with Ralph Milton Tucker, North 39 degrees 10 minutes 14 seconds East 97.80 feet to an existing 1/2-inch iron pin found in place; thence with the common boundary line with GS Statesville Green Land LLC as shown by Deed recorded in Book 1867 at Page 217 of the Iredell County Registry, North 1 degree 58 minutes 56 seconds East passing through an iron pin set at a distance of 1237.05 feet, a total distance of 1287.05 feet to a point; thence with the centerline of Third Creek the next two (2) calls and distances: South 79 degrees 11 minutes 36 seconds East 303.50 feet to a point and South 74 degrees 21 minutes 44 seconds East 369.86 feet to a point; thence the next three (3) calls and distances with Mooresville Poultry Co. Inc., from Deed recorded in Book 422 at Page 5 of the Iredell County Registry: South 2 degrees 23 minutes 29 seconds West passing through an iron pin set at a distance of 50 feet, a total distance of 155.18 feet to an iron pin set, South 72 degrees 6 minutes 31 seconds East 453.75 feet to an iron pin set and South 11 degrees 23 minutes 29 seconds West 165 feet to an existing T-bar found in place; thence with the northern boundary line of Mooresville Poultry Co. Inc., from Deed recorded in Book 518 at Page 1313 of the Iredell County Registry, South 00 degrees 49 minutes 34 seconds West 1365.28 feet to an iron pin set; thence with the northern boundary line of Marty Tucker, Michael Tucker and Ralph Milton Tucker from Deed recorded in Book 972 at Page 1927 of the Iredell County Registry, North 86 degrees 51 minutes 58 seconds West 338.33 feet to an existing iron pin; thence the next three (3) calls and distances with the common boundary line with Daniel T. Plyler, et. al., as shown by Deed recorded in Book 1411 at Page 488 of the Iredell County Registry, North 87 degrees 32 minutes 2 seconds West 500 feet to an iron pin set, South 13 degrees 16 minutes 50 seconds West 315.32 feet to an iron pin set and North 89 degrees 6 minutes 46 seconds West 201.32 feet to an iron pin set in the eastern right-of-way margin of Dover Road; thence with the eastern right-of-way margin of Dover Road the next two (2) calls and distances: first with a curve to the left, said curve having a chord bearing of North 19 degrees 32 minutes 38 seconds East, a radius of 336.71 feet, a chord distance of 131.93 feet and length of 132.79 feet to an iron pin set; thence continuing with the eastern margin of the road, North 8 degrees 14 minutes 45 seconds East 173.84 feet to an iron pin set in the northern terminus of Dover Road, SR 2351; thence with the northern terminus of Dover Road, North 81 degrees 45 minutes 15 seconds west 38.72 feet to an iron pin set; thence the remaining three (3) calls and distances with the eastern boundary line of Ralph Milton Tucker from Deed recorded in Book 854 at Page 2030 of the Iredell County Registry, North 26 degrees 31 minutes 58 seconds West 43.71 feet to an iron pin set, North 10 degrees 52 minutes 28 seconds West 270.31 feet to an iron pin set and North 3 degrees 36 minutes 32 seconds East 273.65 feet to an axle found in place, the point and place of BEGINNING, containing 45.757 acres according to survey of David B. Boyles, Professional Land Surveyor with LandDesign Surveying dated December 12, 2007.

FOR BACK TITLE see Deed recorded in Book 1393 at Page 975 of the Iredell County Registry.

THERE IS EXCEPTED from the above-described 45.757 acres a 1.10 acre tract of real estate as the same is described as follows: BEGINNING at a new iron set in the northern terminus of the paved portion of Dover Road, SR 2351; thence North 26 degrees 31 minutes 58 seconds West 43.71 feet to a graveled drive to a new iron set; thence North 10 degrees 52 minutes 28 seconds West 189.46 feet to a new iron set; thence South 85 degrees 00 minutes 09 seconds East 235.92 feet to a new iron set; thence South 04 degrees 59 minutes 51 seconds West 248.03 feet to a new iron set; thence North 81 degrees 45 minutes 15 seconds West 123.89 feet to a new iron set; thence North 08 degrees 14 minutes 45 seconds East 19.35 feet to a new iron set; thence North 81 degrees 45 minutes 15 seconds West 38.72 feet to a new iron set, the point and place of BEGINNING, containing 1.10 acres being

identified as Tract 1 on survey of Wesley G. Fox, Professional Land Surveyor, for Melvin R. Tucker dated May 14, 2008 and being the same property as shown as Tract 1, 1.10 acres, recorded in Plat Book 54 at Page 65 of the Iredell County Registry.

FOR BACK TITLE see Deed recorded in Book 1393 at Page 975 of the Iredell County Registry, this being a portion of the property therein conveyed. The hereinabove described property contains the residence of Melvin R. Tucker

PARCEL 8 – Deed Book 1951, Page 2262

BEGINNING at a stake located 110 feet South 8 degrees 45 minutes West from the southeast corner of Donald Franklin Tucker's tract described in Deed Book 925 at Page 1471, in the Iredell County Registry, also being a corner of Boyce Cecil Tucker, and running thence with the line of Boyce Cecil Tucker North 83 degrees 34 minutes 01 seconds West 352.29 feet to a point in the line of Boyce Cecil Tucker; thence continuing with the line of Boyce Cecil Tucker South 8 degrees 45 minutes West 110 feet to a point, a new corner of Ralph F. Tucker; thence with the new lines of Ralph F. Tucker South 83 degrees 34 minutes 01 seconds East 327.29 feet to a point, and South 8 degrees 45 minutes West 231.16 feet to a point in the North margin of Dover Road, SR 2434; thence with the North margin of said road South 88 degrees 10 minutes 40 seconds East 25 feet to a stake, a corner of Donald Franklin Tucker; thence with the line of Donald Franklin Tucker North 8 degrees 45 minutes East 341.16 feet to the BEGINNING, being a portion of Lot No. 3 on an unrecorded plat of the division of lands of R.F. Tucker, dated May 1, 1972, and drawn by T.L. Brotherton, Registered Surveyor, and being a portion of that property conveyed to Ralph F. Tucker and wife, Catheline Tucker (aka Kathalene Tucker) by deed of A.A. Hoover and wife, Mary I. Hoover, dated April 4, 1945, and recorded in Deed Book 181 at Page 220 Iredell County Registry.

FOR BACK TITLE see Deed recorded in Book 925 at Page 1546 Iredell County Registry.

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EXHIBIT C

Prohibited Uses

Animal Hospitals Large, Animal Husbandry, Asphalt, Cement, Concrete, Gypsum, Plaster manufacturing/mixing plants, Auction Houses, Used Auto Sales on less than three acres, Bio-fuel Plants, Cemetery, Animal, Circus, Carnival, and Fairs, Contractor's Office with yard maintenance and outside storage, Correctional Facilities, Distillation of Bones, Drive-in Theatre, Explosives, Fireworks Manufacturing, Extraction of Earth Products, Farm and Heavy Equipment sales and rental, Fat Rendering, Fertilizer Manufacturing, Flea Markets, Flour and Feed Mills, Glue (animal) Manufacturing, Hatcheries, Hazardous Waste, Jails, Junk Yard, Kennels, Landfills, Livestock Sales, Manufactured or Mobile Home Sales, Recreational Vehicle Sales as primary use of Property (allowed as accessory use), Mines/Quarries, Primary Outdoor Storage uses, Petroleum Refining, Race Track, Refineries, Salvage Yard, Outdoor Sawmills/Wood Processing, Slaughterhouse/Stock Yards, Smelting, Taxi Stands, Farm and Heavy Equipment Sales and Service, Vet Clinics, Wrecker/Tow Service, Yard Sales and Zoos.

EXHIBIT D

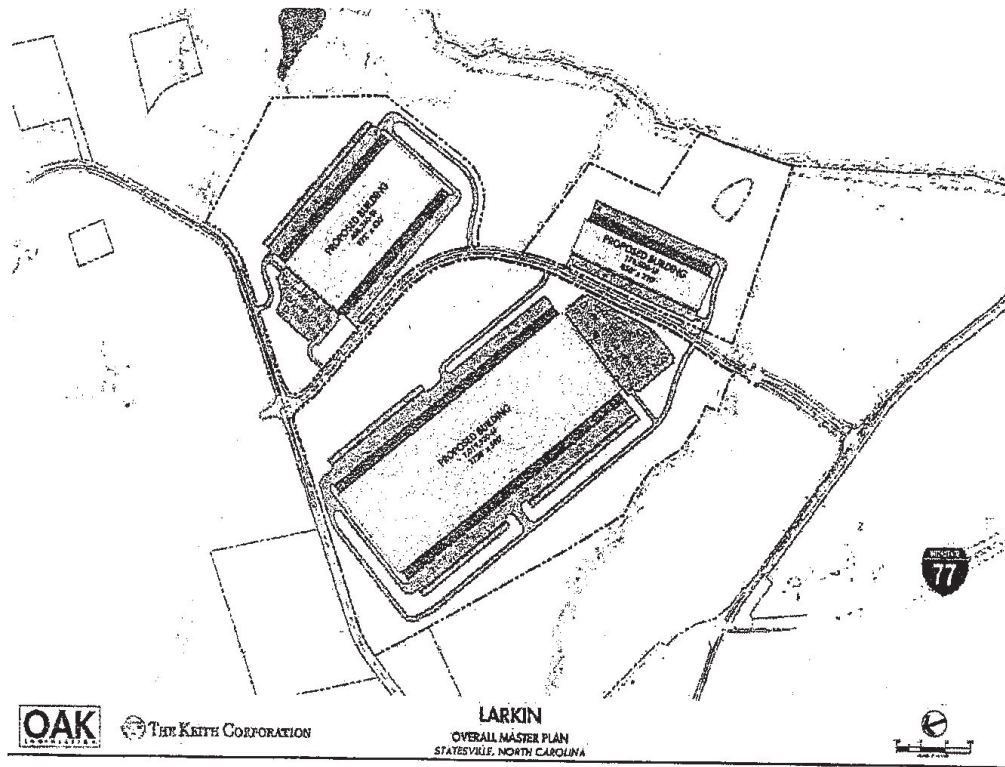
Development Standards

1. Exterior siding of structures must be tilt up or pre-cast concrete, or other approved masonry products. Utilitarian metal, such as corrugated metal panels manufactured by Butler, Varco Pruden, and the like, is not permitted as an exterior siding. Flat, painted metal "sandwich panels" may be considered for expansion walls, freezer/cooler facilities, and some specialized manufacturing uses. Architectural metal may be used as accent materials and awnings. Building materials for guard houses shall be selected to accommodate security features including exterior wall materials, glass, view corridors, etc. The structure should maintain color features and accent trim colors of the main facility or its office area.
2. The City of Statesville will provide standard street lighting at no cost to the developer. Standard street lighting includes an underground feed to a wooden pole, mast arm and LED lighting. Upgrades in the type of poles may be negotiated.

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EXHIBIT E

**Phase 1
Larkin Regional Commerce Park**



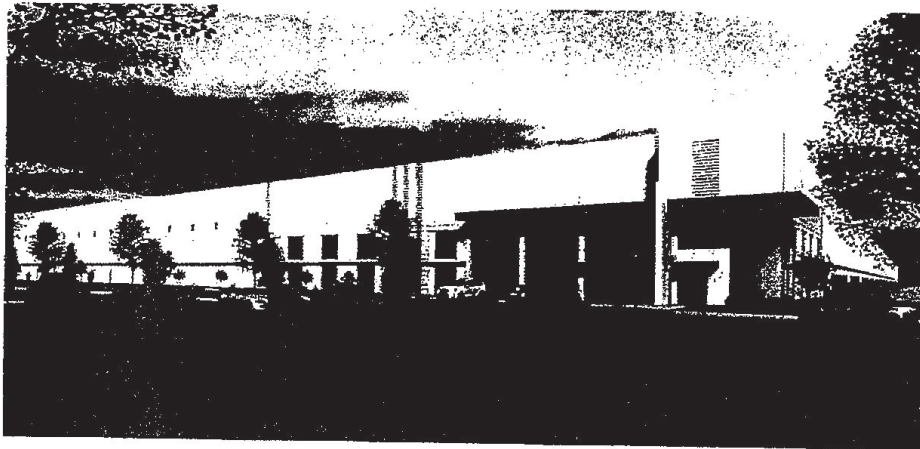
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EXHIBIT G

Project Description - Property Owners/Developer

Project Description - Property Owners/Developer

LARKIN REGIONAL COMMERCE PARK

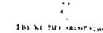


FAIRBOW STREET



LARKIN
Regional Commerce Park
Statesville, NC
Architectural Elevation 07-07-2017 LDM#1016273

SDG



QUICK FACTS:

- 1,025 acres
- 5 million square feet of industrial
- 750,000 square feet of commercial/retail
- \$650 million estimated market value
- \$37 million estimated infrastructure development
- Estimated 3,400 jobs created

Plans for the 1,025-acre Larkin Regional Commerce Park feature 5 million square feet of commercial space and 750,000 square feet of retail space at a major supply chain hub strategically located within reach of the intersection of I-77 and I-40 in Statesville, North Carolina. The commerce park will host industrial and advanced manufacturing and e-commerce with a retail/commercial space featuring retail, restaurants, hotel and supporting amenities. It is estimated that 3,400 jobs will be created.

The park itself will be architecturally controlled with the illustration above being representative of the planned architecture. The project will have an estimated market value of \$650 million and will feature an estimated \$37 million of infrastructure development.

At over 1,000 acres and over 5 million square feet of industrial development potential, Larkin will become one of the largest concentrations of Class A industrial development in North Carolina and the Southeast.

LARKIN REGIONAL COMMERCE PARK

GREENFIELD PARTNERS

Greenfield Partners is a privately held investment management firm founded in 1997 by Eugene A. Gorab. Greenfield is based in Westport, Connecticut with additional offices in Chicago, Illinois, Austin, Texas and Arlington, Virginia. Greenfield has sponsored numerous investment funds that have been focused largely on U.S. Real Estate, and have invested in office properties, industrial properties, hotel properties, retail properties, student housing facilities, senior housing facilities, rental and for-sale multi-family properties, and land. Greenfield Partners has approximately \$3.6 billion in gross real estate assets under management.

greenfieldpartners.com

**B A R R O W
S T R E E T**

Founded in 1997, Barrow Street Capital LLC is an investment management firm based in Stamford, Connecticut. Since its inception, Barrow Street and its affiliates have invested over \$500 million in value-oriented private equity strategies. The firm serves pension funds, sovereign funds, endowments, foundations, family offices and high net worth individuals. Nicholas Chermeyeff and Robert Greenhill, Jr. are the Co-Chief Executive Officers of the Barrow Street Real Estate Funds.

barrowstreetcapital.com

THE KEITH CORPORATION

The Keith Corporation (TKC) is a full service commercial real estate firm headquartered in Charlotte, North Carolina. TKC was founded by Graeme M. Keith Sr. and Graeme (Greg) M. Keith Jr. in 1989 as a single-tenant, net lease development company. Since then, TKC has completed over \$2 billion worth of development consisting of 300+ projects in 31 states and 4 countries. TKC's philosophy has always been to cultivate trust, build long-lasting relationships with clients and leverage development expertise so that clients can focus on their core competencies.

thekeithcorp.com

KT MT

This ordinance was introduced for first reading by Council member S. Johnson, seconded by Council member M. Johnson, and carried on the 16th day of September, 2019.

Ayes: M. Johnson, Morgan, Williams, West, S. Johnson, J. Johnson, Allison
Nayes: Staford

The second and final reading of this ordinance was heard on the 7th day of October, 2019 and upon motion of Council member J. Johnson, seconded by Council member Allison, and unanimously carried, was adopted.

Ayes: J. Johnson, Allison, M. Johnson, S. Johnson, Morgan, Williams, West
Nayes: Staford

This ordinance is to be in full force and effect from and after the 8th day of October, 2019.



CITY OF STATESVILLE

Constantine H. Kutteh

Constantine H. Kutteh, Mayor

APPROVED AS TO FORM:

By: *Leah Gaines Messick*
City Attorney

Leah Gaines Messick, City Attorney

ATTEST:

Brenda Fugett
City Clerk
Brenda Fugett, City Clerk

KT ST

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: John Ferguson, Airport Director
DATE: 6/4/2026 8:55 AM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider appointing two members to the Statesville Regional Airport Commission.

1. Summary of Information:

The following two positions on the Commission have reached their terms and are up for consideration.

1. David Stamey - would like to be considered for reappointment.
2. Martin Gottholm - expressed a desire to not be reappointed.

Currently, we have received applications from

1. Steve Johnson
2. John Gorman
3. Raymond Hoffman
4. Tyler Myers
5. Justin Clark
6. Mark Ezell

2. Previous Council or Relevant Actions:

Two positions on the Commission come up for appointment or renewal every June.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: Attract and retain a talented, engaged workforce responsive to the needs of our growing community.

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: We value and encourage Opportunity

Airport Commissioners help promote and develop the airport.

4. Budget/Funding Implications:

N/a

5. Consequences for Not Acting:

Current members serve until replaced.

6. Department Recommendation:

N/A

7. Manager Comments:

No comments.

8. Next Steps:

New members would start at the July Commission meeting.

9. Attachments:

1. CAR June 15 Council

**APPLICATION FOR APPOINTMENT
TO A BOARD, COMMITTEE OR COMMISSION
FOR THE CITY OF STATESVILLE, NC**

The City of Statesville appreciates your interest in serving on a Board, Committee or Commission and requests that you complete the following application. The application will provide general information based on your interest in serving for the Mayor and City Council to consider in making appointments. All members of the City of Statesville Boards, Committees and Commissions are appointed by either the City Council or the Mayor. **Please print legibly.**

Name: David Stamey Date of Application: 5 / 2 0 / 2 0 2 6

Home Address: 516 Sullivan Road, Statesville, NC 28677 WARD: 4

Email Address: david@stameycattle.com Contact Phone No: 704-930-8776

Do you reside in the City of Statesville? Yes Y Life No Length of Residence: _____
Years Months

Occupation: Cattle Exporter Employer: Self Employed

Available for Daytime Meetings: Yes Yes No Currently Serving on Another Board: Yes No

Education: West Iredell High School 1998, Furman University cum laude economics 1992, Iberoamericana University marketing diploma

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 1 / 2 3 / 7 0 Male: Male Female: Race: Caucasian

Please provide a brief statement outlining why you wish to serve:

I have been honored to serve on the Airport Commission for the past several years. Our airport has

seen tremendous growth the addition of Weststar Aviation, the new terminal and the future

southwest parallel taxiway. I am passionate about my service to the airport and the broader community.

Please list current and previous service to the community, civic clubs, activities, and talents:

Society of International Business Fellows, Livestock Exporters of the USA, Airport Commission, Iredell County Sports Hall of Fame, West Iredell Ruritan Club, Iredell Economic Development Corporation, Statesville Chamber of Commerce

Please list any areas of expertise, interests, and skills:

As a cattle exporter, I have full and partial chartered Boeing 747s, 777s, 767s and other cargo planes shipping cattle around the world to clients in Qatar, Peru, Vietnam, Barbados and many others. Traveling to more than 40 countries and almost every state, I have been in and out of airports of all types and sizes, offering a global perspective to the Airport Commission.

The City of Statesville sincerely appreciates the interest of all citizens in serving their City. If you need more information about a board or the responsibilities, please contact the City Manager's Office at 704-878-3583. The application must be returned to the City Manager's Office to be considered for appointment via one of the methods listed below. The volunteer application will remain on file for three (3) years from the date received.

1. Upload via the [City website](#) (fillable PDF available online)
2. Email to ekurfees@statesvillenc.net
3. Mail to Emily Kurfees, City Manager's Office, PO Box 1111, Statesville, NC 28687

City of Statesville Boards, Committees and Commissions

Please indicate your preferences by number starting with one (1) and choose no more than three (3).

_____ **ABC Board**

Meets on the 4th Tuesday of each month at 11:00 AM. Members are appointed by City Council for 3-year terms. The board consists of a chairman and two (2) other members, all of whom must be residents of the city and well known for their character, ability, and business acumen.

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_____ **Board of Adjustment**

Meets as needed on the 1st Tuesday at 12:30 PM. Members are appointed by City Council for 3-year terms. The board consists of five (5) members who are citizens and residents of the City who will be appointed by the City Council, and one (1) member who is a citizen of Iredell County and resides outside the City, but within the extraterritorial jurisdiction of the City, and who will be appointed by the Board of Commissioners of Iredell County.

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_____ **Convention & Visitors Bureau**

Meets on the 3rd Tuesday of each month at 9:00 AM. The board consists of nine (9) members appointed by the City Council for 3-year terms as follows: three (3) individuals who own or operate a hotel or motel in the City of Statesville; four (4) individuals who are currently active in the promotion of travel and tourism in the City of Statesville; two (2) of whom are active in the Statesville community and interested in the promotion of travel and tourism (and is also a resident of the City of Statesville).

_____ **Community Appearance Commission**

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_____ **Design Review Committee**

Meets on the 2nd Thursday of each month at 2:00 PM. The committee is composed of five (5) members appointed by the City Council for 3-year terms. Four (4) members are residents of the City's planning and zoning jurisdiction or own a business with the same. One (1) member is an active member on the DSDC Board of Directors.

_____ **Historic Preservation Commission**

Meets on the 4th Thursday of each month at 7:00 PM. It is a nine-member Commission appointed by the City Council for 3-year terms. A majority of the members of the Commission will demonstrated special interest, experience or education in history, architecture, archaeology, or related fields, and all members shall reside within the zoning jurisdiction of the City.

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_____ **Statesville Housing Authority**

Meets on the 4th Tuesday of each month at 5:30 PM. Members are appointed by the Mayor for 5-year terms.

_____ **Stormwater Advisory Commission**

Meets quarterly on the 3rd Thursday at 12:00 PM. Members are appointed by Council for 3-year terms. The Commission is made up of eight to ten voting members who either live in Statesville or who have significant business interests in the City. All should be subject to paying a stormwater management fee.

APPLICATION FOR APPOINTMENT
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Name: Steve Johnson Date of Application: 5 / 26 / 26
Home Address: 139 Columbine Dr WARD: 1
Email Address: johnsonspartsupply@gmail.com Contact Phone No: 704-902-3167
Do you reside in the City of Statesville? Yes No Length of Residence: 34 4
Years Months
Occupation: Self employed Employer: Johnson Parts Supply
Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No
Education: BS Business Economics

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 3 / 29 / 54 Male: Female: Race: W

Please provide a brief statement outlining why you wish to serve:

I have spent about 30 years on Airport Commission and helped in grow into a thriving enterprise. Wish to see it continue to grow

Please list current and previous service to the community, civic clubs, activities, and talents:

County Commissioner 1994-2016, City Council 2012-2025

Health board, Rec. board, JEDC, Mental health board.

Jail TASK Force, Court facilities, Various other committees

Please list any areas of expertise, interests, and skills:

Business, Experience with engineers, design, regulations, go government officials appointed & elected

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City of Statesville Boards, Committees and Commissions

Please indicate your preferences by number starting with one (1) and choose no more than three (3).

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Meets on the 2nd Wednesday of each month at 12:00 PM and members are appointed by City Council for 3-year terms. The commission is composed of seven (7) voting members. Five (5) of the members are appointed by the City Council. One (1) member of the City Council will be appointed by the Mayor. One (1) member of the County Commission will be appointed by the County Commissioners. No more than three (3) of the seven (7) appointed members may live out of the city limits.

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Design Review Committee

Meets on the 2nd Thursday of each month at 2:00 PM. The committee is composed of five (5) members appointed by the City Council for 3-year terms. Four (4) members are residents of the City's planning and zoning jurisdiction or own a business with the same. One (1) member is an active member on the DSDC Board of Directors.

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Statesville Housing Authority

Meets on the 4th Tuesday of each month at 5:30 PM. Members are appointed by the Mayor for 5-year terms.

Stormwater Advisory Commission

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Zip Code: 28677

State: NC

City: Statesville

Street Address: 176 Charis Lane

WARD:: ?

Phone Number: 7044646800

Email: rhoffman@hna-engineering.com

First Name: Raymond

Last Name: Hoffman

Date of Application:: April 14th, 2025 13:01

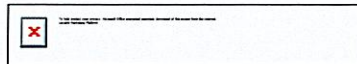
You can choose which emails to receive and select the frequency in which you want to receive emails by updating these settings in your Locable account.

Together We're Building Main Street for the 21st Century™

Emily Kurfees

From: Locable <help@locable.com>
Sent: Monday, April 14, 2025 4:22 PM
To: Emily Kurfees
Subject: New Submission from your Boards + Commissions Volunteer Application Form in your City of Statesville account at Locable

[NOTICE: This message originated outside of the City of Statesville mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]



You have a new submission from your Boards + Commissions Volunteer Application Form!

You can view this and other submissions in your [Locable account](#).

Please choose which board, committee, and commission you are interested in serving on: Airport Commission

Please list any areas of expertise, interests, and skills: As a civil engineer, I've been involved with many types of infrastructure projects, most recently with solid waste, landfills and recycling facilities.

Please list current and previous service to the community, civic clubs, activities, and talents: : Volunteer fire fighter and served on grand jury for 1 year.

Please provide a brief statement outlining why you wish to serve: I recently completed the Statesville Leadership course and would like to continue to contribute to the Statesville and surrounding area communities.

Race: Caucasian

Sex: Male

Date of Birth: June 22nd, 1972 16:21

Education: BS

Currently serving on another board?: No

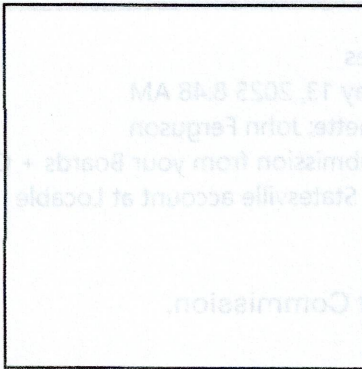
Available for daytime meetings?: Yes

Employer: HNA Engineering

Occupation: Civil Engineer

Length of Residence (Please include years and months.): 13 years, 0 months (approx)

Do you reside in the City of Statesville?: Yes



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Please choose which board, committee, and commission you are interested in serving on: Airport Commission

Please list any areas of expertise, interests, and skills: Licensed pilot, licensed realtor, 20 years of experience in financial services leading teams of varying skills.

Please list current and previous service to the community, civic clubs, activities, and talents: : None.

Please provide a brief statement outlining why you wish to serve: I live close to the airport, have a plane based at the airport and love working with the people there. Id love to apply some of my corporate strategical experience to an area in so passionate about in aviation.

Sex: Male

Date of Birth: September 28th, 1982 21:34

Education: Bachelor of Arts - Criminology from NCSU 2005

Currently serving on another board?: No

Available for daytime meetings?: Yes

Employer: AmplifAI

Occupation: Vice President - Head of Financial Services

Length of Residence (Please include years and months.): 9 years 2 min hs

Do you reside in the City of Statesville?: No

Zip Code: 28677

State: NC

City: Statesville

Street Address: 442 Carriage Road

WARD:: Statesville

Phone Number: 4803411538

Email: Marke08@gmail.com

First Name: Stephen

Last Name: Ezzell

Date of Application:: May 12th, 2025 21:31

You can choose which emails to receive and select the frequency in which you want to receive emails
by [updating these settings in your Locable account](#).

Together We're Building Main Street for the 21st Century™

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TO A BOARD, COMMITTEE OR COMMISSION
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Name: James Tyler Myers Date of Application: 04 / 04 / 2025

Home Address: 148 Olive Tea Lane WARD: 01

Email Address: jamestylermyers@gmail.com Contact Phone No: (336) 244-9566

Do you reside in the City of Statesville? Yes No Length of Residence: 0 Years 6 Months

Occupation: Airline Pilot Employer: American Airlines

Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No

Education: Master of Business Administration (MBA), UNCW.

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: JAN / 09 / 1990 Male: Female: Race: White

Please provide a brief statement outlining why you wish to serve:

~~The key to a growing community is the citizens giving back to the community. Volunteers serving on a city appointed board is the key to the growth of a city. I am wanting to serve the residents of this city by volunteering on a board that could use my assistance.~~

~~I may be a new resident of Statesville, but I grew up in neighboring Wilkes County. I recently moved back to NC for my career. I chose to move to Statesville because I believe this is city has a bright~~

Please list current and previous service to the community, civic clubs, activities, and talents:

Scouting America (Boy Scouts) Volunteer, Civil Air Patrol Volunteer, YMCA.

Please list any areas of expertise, interests, and skills:

Networking, outreach, organization.

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Name: _____ Date of Application: _____ / _____ / _____

Home Address: _____ WARD: _____

Email Address: _____ Contact Phone No: _____

Do you reside in the City of Statesville? **Yes** _____ **No** _____ Length of Residence: 7 2
Years Months

Occupation: _____ Employer: _____

Available for Daytime Meetings: **Yes** _____ **No** _____ Currently Serving on Another Board: **Yes** _____ **No** X

Education: _____

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: _____ / _____ / _____ Male: _____ Female: _____ Race: _____

Please provide a brief statement outlining why you wish to serve:

Please list current and previous service to the community, civic clubs, activities, and talents:

Please list any areas of expertise, interests, and skills:

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2. Email to ekurfees@statesvillenc.net
3. Mail to Emily Kurfees, City Manager's Office, PO Box 1111, Statesville, NC 28687

City of Statesville Boards, Committees and Commissions

Please indicate your preferences by number starting with one (1) and choose no more than three (3).

ABC Board

Meets on the 4th Tuesday of each month at 11:00 AM. Members are appointed by City Council for 3-year terms. The board consists of a chairman and two (2) other members, all of whom must be residents of the city and well known for their character, ability, and business acumen.

Airport Commission

Meets on the 2nd Wednesday of each month at 12:00 PM and members are appointed by City Council for 3-year terms. The commission is composed of seven (7) voting members. Five (5) of the members are appointed by the City Council. One (1) member of the City Council will be appointed by the Mayor. One (1) member of the County Commission will be appointed by the County Commissioners. No more than three (3) of the seven (7) appointed members may live out of the city limits.

Board of Adjustment

Meets as needed on the 1st Tuesday at 12:30 PM. Members are appointed by City Council for 3-year terms. The board consists of five (5) members who are citizens and residents of the City who will be appointed by the City Council, and one (1) member who is a citizen of Iredell County and resides outside the City, but within the extraterritorial jurisdiction of the City, and who will be appointed by the Board of Commissioners of Iredell County.

Civil Service Board

Meets as needed, no set day or time. Members are appointed by Senior Resident Judge of the Superior Court for one 3-year term. The civil service board consists of five (5) members.

Convention & Visitors Bureau

Meets on the 3rd Tuesday of each month at 9:00 AM. The board consists of nine (9) members appointed by the City Council for 3-year terms as follows: three (3) individuals who own or operate a hotel or motel in the City of Statesville; four (4) individuals who are currently active in the promotion of travel and tourism in the City of Statesville; two (2) of whom are active in the Statesville community and interested in the promotion of travel and tourism (and is also a resident of the City of Statesville).

Community Appearance Commission

Meets on the 2nd Tuesday of each month at 12:00 PM. The commission is composed of eleven (11) members appointed by the Mayor for 3-year terms. All members should be residents of the City's planning and zoning jurisdiction at the time of appointment. Where possible, appointments will be made in such a manner as to maintain on the commission at all times a majority of members who have had special training or experience in a design field, such as architecture, landscape architecture, horticulture, arboriculture, city planning or a closely related field.

Design Review Committee

Meets on the 2nd Thursday of each month at 2:00 PM. The committee is composed of five (5) members appointed by the City Council for 3-year terms. Four (4) members are residents of the City's planning and zoning jurisdiction or own a business with the same. One (1) member is an active member on the DSDC Board of Directors.

Historic Preservation Commission

Meets on the 4th Thursday of each month at 7:00 PM. It is a nine-member Commission appointed by the City Council for 3-year terms. A majority of the members of the Commission will demonstrated special interest, experience or education in history, architecture, archaeology, or related fields, and all members shall reside within the zoning jurisdiction of the City.

2

Planning Board

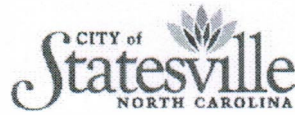
Meets on the 4th Tuesday of each month at 7:00 PM. The Planning Board consists of six (8) members who are citizens and residents of the City who are appointed by the City Council for 3-year terms. One (1) member who is a citizen of Iredell County and resides outside the City, but within the extraterritorial jurisdiction of the City, and is appointed by the Board of Commissioners of Iredell County.

Statesville Housing Authority

Meets on the 4th Tuesday of each month at 5:30 PM. Members are appointed by the Mayor for 5-year terms.

Stormwater Advisory Commission

Meets quarterly on the 3rd Thursday at 12:00 PM. Members are appointed by Council for 3-year terms. The Commission is made up of eight to ten voting members who either live in Statesville or who have significant business interests in the City. All should be subject to paying a stormwater management fee.



STATESVILLE CITY GOVERNMENT extends an invitation for all interested citizens of Statesville (and those residing in the extraterritorial planning jurisdiction) to volunteer their services to any of a number of boards and commissions which are appointed.

A list of these boards and commissions appears below. From time to time, the mayor also appoints special citizen study committees and tasks force to deal with specific issues. Please fill out this Volunteer Information and Interest Sheet if you're interested in volunteering. If you have questions about any of these boards, please call 704-878-3583. Your opinions are valued, your help is needed and Statesville welcomes your interest!

BOARDS/COMMISSIONS

- | | | |
|-------------------------------|----------------------------------|-------------------------|
| ABC Board | Airport Commission | Board of Adjustment |
| Civil Service Board | Community Appearance Commission | Design Review Committee |
| Convention & Visitors Bureau | Historic Preservation Commission | Planning Board |
| Statesville Housing Authority | Stormwater Advisory Commission | |

Names of boards, commission or committee in which you are interested. Please list in order of priority:

Airport Commission

Name: John J Gorman III Home Phone: 404-964-5855

Home Address: 411 Davie Ave Statesville NC Zip Code: 28677

Ward: 4th

Occupation: Chief Pilot

Business Phone: Same Email: jjgormaniii@gmail.com

Place of Employment: Keselowski Transportion LLC Available for Daytime Meeting: Yes No

Race: _____ Sex: Male Age: 55

Equal Opportunity Information: City government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The information requested will in no way affect the interest you have expressed in serving the City of Statesville. Its sole use will be to see how well our appointment efforts are reaching all segments of the population.

Education: High School.

Business and Civic Experience: 18 years Airline Pilot(part 121), 2 years Chief Pilot (part 135), One year Chief Pilot (part 91). Instructor, check airman, simulator instructor.

Areas of Expertise, interest, skills: Managerial, aeronautical, instructional.

Why do you want to serve? To represent the users, customers and employers of the Statesville Airport.

Date January 12, 2023

Signature: 

The Statesville City Council sincerely appreciates the interest of all citizens in serving their City. For more information on the responsibilities of various boards, you may contact the City Manager's Office at 704-878-3583. Return form to the Deputy City Clerk, City Manager's Office, City of Statesville, PO Box 1111, Statesville, NC 28687-1111 or at anesbit@statesvillenc.net.

This form will remain active until THREE years after date received.

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Tip Nicholson, ABC Store General Manager
DATE: 6/4/2026 9:50 AM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider appointing one member to the ABC Board.

1. Summary of Information:

The ABC Board has all the powers and duties imposed by state law on county boards of alcoholic control, are subject to the authority of the state board of alcoholic control to the same extent as are county boards of alcoholic control.

The board consists of a chairman and two (2) other members, all of whom must be residents of the city and well known for their character, ability, and business acumen. Members are appointed by City Council for 3-year terms.

Ron Matthew's seat on the ABC Board is up in October 2026. He is asking to be reappointed. There are two other applications on file: John Koppelmeyer and Clayton Speaks.

2. Previous Council or Relevant Actions:

Council reappointed Michelle Rokes in October 2025

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: We value Integrity

Members of the ABC Board must be residents of the city and well known for their character, ability, and business acumen.

4. Budget/Funding Implications:

N/A

5. Consequences for Not Acting:

The board will only have two members as of October 2026.

6. Department Recommendation:

N/A

7. Manager Comments:

No comments.

8. Next Steps:

The Clerk will send a letter to the appointed board member.

9. Attachments:

1. ABC Board Members
2. Matthews, Ron
3. Koppelmeyer, John
4. Speaks, Clayton

ABC Board Members:

David Pope	Chairman
Michelle Rokes	Member
Ron Matthews	Member
Amy Lawton	Council Liaison

**APPLICATION FOR APPOINTMENT
TO A BOARD, COMMITTEE OR COMMISSION
FOR THE CITY OF STATESVILLE, NC**

The City of Statesville appreciates your interest in serving on a Board, Committee or Commission and requests that you complete the following application. The application will provide general information based on your interest in serving for the Mayor and City Council to consider in making appointments. All members of the City of Statesville Boards, Committees and Commissions are appointed by either the City Council or the Mayor. **Please print legibly.**

Name: Ron Matthews Date of Application: 5 / 11 / 26

Home Address: 754 Ferndale Drive Statesville WARD: 5

Email Address: rcmatthews754@gmail.com Contact Phone No: 704.880.5746

Do you reside in the City of Statesville? Yes No Length of Residence: _____
Years Months

Occupation: Owner/Johnson Greenhouses Employer: Retired

Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No

Education: Masters - Education Appalachian State University

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 6 / 5 / 54 Male: Female: Race: W

Please provide a brief statement outlining why you wish to serve:

I am requesting a reappointment. I currently serve as Chair of our Statesville ABC Board and also ~~Chair of the NC ABC Education and Public Relations Committee. I have made application to the NC ABC Commission to become a member of Board of Directors when we hold our State meeting this fall. I have served on our local Board with an emphasis on Education and allocation of funds to worthy organizations within our Community.~~

Please list current and previous service to the community, civic clubs, activities, and talents:

~~Greater Statesville Chamber of Commerce - Board Chair; Volunteer service with: Rescue Ranch, Hospice, Fifth Street Ministries, United Way, Iredell Statesville Schools (retired Mathematics teacher).~~

Please list any areas of expertise, interests, and skills:

Business, Mathematics, Florals/plants
Interests: family/Grandchildren, Gardening, Travel, Fly fishing

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City of Statesville Boards, Committees and Commissions

Please indicate your preferences by number starting with one (1) and choose no more than three (3).

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Airport Commission

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Board of Adjustment

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Civil Service Board

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Planning Board

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**APPLICATION FOR APPOINTMENT
TO A BOARD, COMMITTEE OR COMMISSION
FOR THE CITY OF STATESVILLE, NC**

The City of Statesville appreciates your interest in serving on a Board, Committee or Commission and requests that you complete the following application. The application will provide general information based on your interest in serving for the Mayor and City Council to consider in making appointments. All members of the City of Statesville Boards, Committees and Commissions are appointed by either the City Council or the Mayor. **Please print legibly.**

Name: John Koppelmeyer Date of Application: 1 / 22 / 26

Home Address: 803 Stockton Street WARD: 4

Email Address: jkoppelmeyer@gmail.com Contact Phone No: 704-880-2101

Do you reside in the City of Statesville? **Yes** **No** Length of Residence: _____
Years Months

Occupation: business owner Employer: Koppelmeyer LLC

Available for Daytime Meetings: **Yes** **No** Currently Serving on Another Board: **Yes** **No**
Masters of Social Work, University of South Carolina

Education: _____

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 9 / 27 / 61 Male: Female: Race: white

Please provide a brief statement outlining why you wish to serve:

I have always been involved with Statesville organizations in volunteer roles. Now that I'm retired ~~and running my own business I am interested in continuing my involvement with the community by~~ serving on the ABC Board

Please list current and previous service to the community, civic clubs, activities, and talents:

~~Past Chair of Statesville Chamber of Commerce, Past Vice-Chair of the Iredell County Economic Development Corporation. Former Executive Director of the Iredell Arts Council, Former CEO of Children's Hope Alliance.~~

Please list any areas of expertise, interests, and skills:

~~I've been on numerous boards including leadership roles. I have strong connection in the statesville Community. I have skills in team building, fundraising, marketing, leading groups of people.~~

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City of Statesville Boards, Committees and Commissions

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_____ **Design Review Committee**

Meets on the 2nd Thursday of each month at 2:00 PM. The committee is composed of five (5) members appointed by the City Council for 3-year terms. Four (4) members are residents of the City's planning and zoning jurisdiction or own a business with the same. One (1) member is an active member on the DSDC Board of Directors.

_____ **Historic Preservation Commission**

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_____ **Statesville Housing Authority**

Meets on the 4th Tuesday of each month at 5:30 PM. Members are appointed by the Mayor for 5-year terms.

_____ **Stormwater Advisory Commission**

Meets quarterly on the 3rd Thursday at 12:00 PM. Members are appointed by Council for 3-year terms. The Commission is made up of eight to ten voting members who either live in Statesville or who have significant business interests in the City. All should be subject to paying a stormwater management fee.

City: Statesville
Street Address: 529 Carroll St
WARD:: 5
Phone Number: 7046825711
Email: cspeaks@prattindustries.com
First Name: Clayton
Last Name: Speaks
Date of Application:: October 14th, 2024 16:23

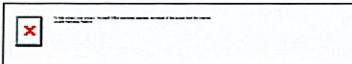
You can choose which emails to receive and select the frequency in which you want to receive emails by [updating these settings in your Locable account.](#)

Together We're Building Main Street for the 21st Century™

Emily Kurfees

From: Locable <help@locable.com>
Sent: Monday, October 14, 2024 4:36 PM
To: Emily Kurfees
Subject: New Submission from your Boards + Commissions Volunteer Application Form in your City of Statesville account at Locable

[NOTICE: This message originated outside of the City of Statesville mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]



You have a new submission from your Boards + Commissions Volunteer Application Form!

You can view this and other submissions in your [Locable account](#).

Please choose which board, committee, and commission you are interested in serving on: ABC Board

Please list any areas of expertise, interests, and skills: Sales Professional

Please list current and previous service to the community, civic clubs, activities, and talents: : Greater Statesville Rotary Club Session Member at FPC Statesville Missions Committee FPC

Please provide a brief statement outlining why you wish to serve: I would like to serve on the ABC board.

Race: Caucasian

Sex: Male

Date of Birth: July 29th, 1982 08:35

Education: UNC Charlotte

Currently serving on another board?: No

Available for daytime meetings?: Yes

Employer: Pratt Industries

Occupation: Sales

Length of Residence (Please include years and months.): 42 years, 2 months

Do you reside in the City of Statesville?: Yes

Zip Code: 28677

State: NC

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Christopher Hooper, Planner II
DATE: 6/4/2026 8:41 AM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider appointing one regular member to the Board of Adjustment to fill one expiring term ending on June 30, 2026.

1. Summary of Information:

The 3-year terms for one regular member position is expiring on June 30, 2026; and City Council may reappoint existing members and/or appoint new members from the active applications on file with the City Clerk's office.

Proposed Applicants:

The following individuals are already serving on the Board of Adjustment. Their application is attached for your review, as well as the current roster.

1. Jed Pidcock - Would like to be reappointed to the Board of Adjustment.

Other Applicants:

1. Justin Clark – Has an active application since 2024. However, staff has attempted to contact this applicant and has been unable to get in touch with them.

The Unified Development Code requires the Board of Adjustment to consist of the following:

- Five regular members who reside within city limits;
- One regular member who resides within the ETJ (who is appointed by the Iredell County Commissioners);
- Two alternates, and;
- It is also recommended (not required) that the Iredell County Commissioners appoint one additional alternate member who resides within the ETJ to serve in the place of the regular ETJ member during his/her absence.

The regular member position on the Board of Adjustment from the Extraterritorial Jurisdiction (ETJ) has been vacant since June 2021. The County has been asked for a new member, and the City's Public Affairs Director has placed several requests for interested residents of the ETJ in the City's media outlets. However, no applicants have been received.

2. Previous Council or Relevant Actions:

City Council annually appoints members to fill expiring or vacant seats on the Board of Adjustment.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: We value Integrity

N/A

4. Budget/Funding Implications:

Members for each board are paid \$20 per meeting. These costs are accommodated in the Planning Department's budget.

5. Consequences for Not Acting:

Not appointing representatives to these boards will result in vacancies on the Board of Adjustment which would prevent them from maintaining a quorum to adequately conduct business.

6. Department Recommendation:

Staff recommends that City Council reappoint and/or appoint one regular member to the Board of Adjustment.

7. Manager Comments:

No comments.

8. Next Steps:

If appointed, notify appointees, and provide training materials as necessary.

9. Attachments:

1. Pidcock App May 2026

2. Justin Clark Application

3. BOA Member List - 7-1-2025 v2

**APPLICATION FOR APPOINTMENT
TO A BOARD, COMMITTEE OR COMMISSION
FOR THE CITY OF STATESVILLE, NC**

The City of Statesville appreciates your interest in serving on a Board, Committee or Commission and requests that you complete the following application. The application will provide general information based on your interest in serving for the Mayor and City Council to consider in making appointments. All members of the City of Statesville Boards, Committees and Commissions are appointed by either the City Council or the Mayor. **Please print legibly.**

Name: Jed Pidcock Date of Application: 05 / 08 / 2026

Home Address: 819 Radio Rd WARD: 5

Email Address: jedpidcock@gmail.com Contact Phone No: 740-707-3366

Do you reside in the City of Statesville? Yes No Length of Residence: 8 Years 0 Months

Occupation: Director Patient Experience Employer: Iredell Health System

Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No

Education: MBA - Healthcare, FACHE

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 10 / 12 / 76 Male: Female: Race: _____

Please provide a brief statement outlining why you wish to serve:
I wish to continue serving on the Board of Adjustments as a way for me to give back to the

community and participate in the growth and development of Statesville.

Please list current and previous service to the community, civic clubs, activities, and talents:
Currently serve on the Board of Adjustments. June will be the completion of my second term.

Please list any areas of expertise, interests, and skills:
Healthcare Administration, Finance, Quality Improvement, Organizational Growth and Development

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City of Statesville Boards, Committees and Commissions

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_____ **Design Review Committee**

Meets on the 2nd Thursday of each month at 2:00 PM. The committee is composed of five (5) members appointed by the City Council for 3-year terms. Four (4) members are residents of the City's planning and zoning jurisdiction or own a business with the same. One (1) member is an active member on the DSDC Board of Directors.

_____ **Historic Preservation Commission**

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**APPLICATION FOR APPOINTMENT
TO A BOARD, COMMITTEE OR COMMISSION
FOR THE CITY OF STATESVILLE, NC**

The City of Statesville appreciates your interest in serving on a Board, Committee or Commission and requests that you complete the following application. The application will provide general information based on your interest in serving for the Mayor and City Council to consider in making appointments. All members of the City of Statesville Boards, Committees and Commissions are appointed by either the City Council or the Mayor. **Please print legibly.**

Name: Justin Matthew Clark Date of Application: 1 1 / 1 0 / 2 0 2 4

Home Address: 831 Wood Street WARD: Ward 6

Email Address: justin.his.service@gmail.com Contact Phone No: (812) 262-8995

Do you reside in the City of Statesville? Yes No Length of Residence: Years Months

Occupation: Manufacturing Engineer / Logistics / Inventory Control Employer: Doosan-Bobcat

Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No

Education: BS in Industrial Engineering from ECU, Currently working on MS in Industrial Project Management from ECU along with Lean Six Sigma Black Belt

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 0 9 / 2 7 / 1 9 Male: Female: Race: Caucasian

Please provide a brief statement outlining why you wish to serve:

I have always enjoyed serving others and my community, and am looking for ways to serve my "new" city and it's members. As a member of this years Statesville Leadership class, i recently learned of new ways that I can be involved, and am looking to help out wherever I can. Thank you for the opportunity to become involved and to serve once again.

Please list current and previous service to the community, civic clubs, activities, and talents:

Being a former missionary, serving in Haiti, Honduras and on many short-term trips overseas, has developed my love for helping others. In a previous job as an office worker for my church, I became involved in many outreach opportunities, within the community and surrounding areas.

Please list any areas of expertise, interests, and skills:

I have a strong mind for maintenance (electrical, plumbing) problems, and enjoy critical thinking, looking for new solutions to old problems. I have always had a place in my heart for aircraft, at one time desiring to be a pilot. I speak and understand Spanish moderately well, and have a heart for serving others.

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2. Email to ekurfees@statesvillenc.net
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Please indicate your preferences by number starting with one (1) and choose no more than three (3).

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2

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City of Statesville Board of Adjustment

3 Year Terms, City Code 22-43, G.S. 160A-388 City Council Appointment

Meets 1st Tuesday of Month

Jeremy Kauffman (C) 704-929-8101 6/30/2028
324 West End Ave jeremykauffman.jk@gmail.com
Statesville, NC 28677

Gurney Wike (Vice Chair) (H) 704.928.8327 6/30/2027
150 Columbine Dr gurneywike@gmail.com
Statesville, NC 28625

Scott Zanotti 828.855.4194 6/30/2028
2714 Idlewood Lane scott@neillinc.com
Statesville, NC 28625

George Simon (Chair) (H) 704-872-0639 6/30/2027
3313 Camden Road (C) 704-880-3157
Statesville, NC 28625 gsimonsez@att.net

Jed Pidcock (B) 704-878-4524 daytime 6/30/2026
819 Radio Road (C) 740-707-3366
Statesville, NC 28677 jedpidcock@gmail.com
jedpidcock@protonmail.com

Pamela Miller (ETJ Rep) (H)704-873-5953 8/31/2028
190 Monticello Road (C) 704-880-8516
Statesville, NC 28625 pjdmfnp@aol.com

Alternates:

James (Jim) Dobson (C) 336-413-2711 6/30/2028
415 Japul Road jim4jets@aol.com
Statesville, NC 28625

James (Jay) Smith (C) 828-409-3918 6/30/2028
817 N Race Street jaybsmith91@icloud.com
Statesville, NC 28677

Other Important Contacts

Erika Martin, Planning Director
(B) 704.878.3539
emartin@statesvillenc.net

Emily Kurfees, City Clerk
(B) 704.878.3583
ekurfees@statesvillenc.net

Leah Messick, City Attorney
Winthrop & Gaines Messick
706 Hartness Road
Statesville, NC 28677
(B) 704.873.2172
leah@winthrop-law.com

Matthew Kirkendall, Senior
Planner
(B) 704.768.5595
mkirkendall@statesvillenc.net

Jenn Stecker, Paralegal
Winthrop & Gaines Messick
706 Hartness Road
Statesville, NC 28677
jenn@winthrop-law.com

Christopher Hooper, Planner II
(B) 704-878-3560
chooper@statesvillenc.net

Herman Caulder, Assistant
Planning Director
(B) 704.878.3577
hcaulder@statesvillenc.net

April Nesbit, Public Information Officer
(B) 704.878.3586
anesbit@statesvillenc.net

Lori Deal, Office Manager
(B) 704-878-3574
ldeal@statesvillenc.net

David Jones, City Council Representative
Statesville, NC 28687

davidjones@clr-properties.com *

*use this email address for correspondence (request 5/7/2024)

djones@statesvillenc.net

Full Mailing List

Full Agenda Packet (Postal)

Jed Pidcock
George Simon
Gurney Wike
ETJ Representative
Leah Gaines Messick (City Atty)

Email Full Packet

Board of Adjustment Members
David Jones (Council Liaison)
Erika Martin (Planning Director)
Herman Caulder (Assistant Planning Director)
Leah Gaines Messick (City Attorney)
April Nesbit (Public Information Officer)
Emily Kurfees (City Clerk)
Vacant (BOA Clerk)

Email Agenda Only

WAME Radio billybuckblevins@gmail.com
WSIC Radio margaret@wsicweb.com
R&L bgibson@statesville.com
Free News svlfreenews@gmail.com
The County News production@countynews4you.com

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Joseph Campbell, Planner II
DATE: 6/4/2026 8:54 AM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider appointing two regular members to the Design Review Committee.

1. Summary of Information:

Currently, two Design Review Committee (DRC) members' appointments are available due to the expiration of their terms on June 30, 2026. One member, Mr. Chuck Goode, is not seeking reappointment to the DRC. Another member, Mr. Bryan George, is seeking to serve another term.

Proposed Applicants:

The following individuals have applied for a position on the Design Review Committee. Their applications are attached for your review, as well as the current roster.

1. Bryan George – Current Chair, would like to be reappointed to the committee.
2. Todd Lange – Would like to be appointed to the committee.
3. Jeff Nichols – Would like to be appointed to the committee.
4. Kelsie Millsaps – Would like to be appointed to the committee.
5. Scott Zanotti – Has a current application on file to serve on the Design Review Committee and has stated he would like to be considered for appointment since he served on the committee from July 2021 through June 2024. However, Mr. Zanotti is currently serving on Statesville's Board of Adjustment.
6. Steve Haber – Has a current application on file to serve on the Design Review Committee and has stated he would like to be considered for appointment. However, Mr. Harber is currently serving on Statesville's Historic Preservation Commission and the Stormwater Advisory Commission.

The Unified Development Code requires the Design Review Committee to consist of the following:

- Four members who reside or own a business within the city's planning jurisdiction;
- One member of the DSDC board of directors;
- Two ex officio members comprised of the DSDC executive director or designee, and the planning director or designee.

2. Previous Council or Relevant Actions:

City Council appoints members to the Design Review Committee on an annual basis for staggered terms. All members shall be residents of the city's planning and zoning jurisdiction or own a business within the same. The Design Review Committee is comprised of five members who specialize or have related experience in architecture design, construction, landscape architecture, city planning or has a commitment to the redevelopment of downtown.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: We value Integrity

4. Budget/Funding Implications:

Design Review Committee members are paid \$20 per meeting. These costs are accommodated in the Planning Department's budget.

5. Consequences for Not Acting:

There would be two empty seats on the committee, including the Chair position currently held by Mr. George.

6. Department Recommendation:

Staff recommends appointing two positions on the Design Review Committee.

7. Manager Comments:

No comments.

8. Next Steps:

If appointed, staff will notify appointees, and provide training materials as necessary.

9. Attachments:

1. DRC Appointment Applications 2026

2. Design Review Committee_February 2026

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Name: BRYAN K GEORGE Date of Application: 20 / MAY / 2026

Home Address: 515 CARROLL STREET WARD: 5

Email Address: BRYAN@BYGEORGECONSTRUCTION.COM Contact Phone No: 764.437.0355

Do you reside in the City of Statesville? Yes No Length of Residence: 57
Years Months

Occupation: CONTRACTOR - RENOVATIONS Employer: BY GEORGE CONSTRUCTION

Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No

Education: BA - UNC CHAPEL HILL STATESVILLE HIGH SCHOOL

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are **voluntary**:

Date of Birth: 11 / 30 / 1967 Male: Female: Race: WHITE

Please provide a brief statement outlining why you wish to serve:

MY EXPERIENCE WITH CONSTRUCTION, PROPERTY MANAGEMENT, REAL ESTATE, HISTORIC PROPERTIES AND DOWNTOWN DEVELOPMENT GIVES ME A UNIQUE AND VALUABLE PERSPECTIVE.

Please list current and previous service to the community, civic clubs, activities, and talents:

FORMER OSDC EXEC DIRECTOR

Please list any areas of expertise, interests, and skills:

GENERAL CONTRACTOR, REAL ESTATE BROKER, EXTENSIVE EXPERIENCE WITH HISTORIC PROPERTIES - COMMERCIAL AND RESIDENTIAL

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Name: Todd Lange Date of Application: 06/03/2024

Home Address: 222 N Mulberry Street, Statesville, NC 28677 WARD: 5

Email Address: ctlange2@roadrunner.com Contact Phone No: 704-965-8763

Do you reside in the City of Statesville? Yes No Length of Residence: 16 Years 0 Months

Occupation: Real Estate Broker Employer: Allen Tate Real Estate LLC

Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No
Political Science, Public Policy and Administration, University of Wisconsin, Whitewater

Education: _____

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 11/09/1960 Male: Female: Race: Caucasian

Please provide a brief statement outlining why you wish to serve:
As a 16 year city resident who has been involved with the evolution of Statesville,
I hope to continue in some capacity during the next phase of growth. Specifically
we are going into an ordinance re-write and will to need to codify and implement the 2045 LDP

Please list current and previous service to the community, civic clubs, activities, and talents:
Current Chair, City of Statesville Planning Board, Former Board Member, Statesville Historic Preservation Committee
Member of City of Statesville 2045 Land Use Planning Committee, Member of Statesville Chamber of Commerce

Please list any areas of expertise, interests, and skills:
Prior experience with Association Boards, Charlotte Transit Advisory Group, Vice-Chair, City of Huntersville PB
Commercial/Residential Real Estate Sales and Development, Finance/Budgeting, City Ordinance Development/Review

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Name: Jeff Nichols Date of Application: 5 / 19 / 2026

Home Address: 260 Treebark Road WARD: _____

Email Address: jeffn@design-aa.com Contact Phone No: 704-754-6830

Do you reside in the City of Statesville? Yes _____ No Length of Residence: _____
Years Months

Occupation: Architect Employer: Design Associates Architecture

Available for Daytime Meetings: Yes No _____ Currently Serving on Another Board: Yes _____ No

Education: Bachelor's of Architecture

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 8 / 25 / 19 Male: Female: _____ Race: _____

Please provide a brief statement outlining why you wish to serve:

I live just north of the City limits and am an owner at Design Associates, a long-time Statesville business. I have 29 years experience in architecture. Beyond a love of architecture, I want to use that experience to benefit the community in which I live and work.

Please list current and previous service to the community, civic clubs, activities, and talents:

Please list any areas of expertise, interests, and skills:

Architecture / construction / history

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2. Email to ekurfees@statesvillenc.net
3. Mail to Emily Kurfees, City Manager's Office, PO Box 1111, Statesville, NC 28687

City of Statesville Boards, Committees and Commissions

Please indicate your preferences by number starting with one (1) and choose no more than three (3).

- _____ **ABC Board**
Meets on the 4th Tuesday of each month at 11:00 AM. Members are appointed by City Council for 3-year terms. The board consists of a chairman and two (2) other members, all of whom must be residents of the city and well known for their character, ability, and business acumen.
- _____ **Airport Commission**
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- X _____ **Design Review Committee**
Meets on the 2nd Thursday of each month at 2:00 PM. The committee is composed of five (5) members appointed by the City Council for 3-year terms. Four (4) members are residents of the City's planning and zoning jurisdiction or own a business with the same. One (1) member is an active member on the DSDC Board of Directors.
- _____ **Historic Preservation Commission**
Meets on the 4th Thursday of each month at 7:00 PM. It is a nine-member Commission appointed by the City Council for 3-year terms. A majority of the members of the Commission will demonstrated special interest, experience or education in history, architecture, archaeology, or related fields, and all members shall reside within the zoning jurisdiction of the City.
- _____ **Planning Board**
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- _____ **Statesville Housing Authority**
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TO A BOARD, COMMITTEE OR COMMISSION
FOR THE CITY OF STATESVILLE, NC**

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Name: Kelsey Millsaps Date of Application: 03 / 9 / 2026

Home Address: 130 Brentwood drive WARD: _____

Email Address: Kelsey Millsaps 4@gmail Contact Phone No: 704-775-5534

Do you reside in the City of Statesville? Yes No _____ Length of Residence: _____
Years Months

Occupation: PDS manager Employer: Flow Honda

Available for Daytime Meetings: Yes No _____ Currently Serving on Another Board: Yes _____ No

Education: Highschool diploma, currently @ mitchell for realestate

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 01 / 28 / 1995 Male: _____ Female: Female Race: _____

Please provide a brief statement outlining why you wish to serve:

I wish to join the City of Statesville planning Board because i am starting a career in real estate & i want to better understand / contribute to the growth & development of our community.

Please list current and previous service to the community, civic clubs, activities, and talents:

I have not previously served in a official community role, but i am eager to become involved & contribute my time.

Please list any areas of expertise, interests, and skills:

I have interest in community & community planning. I'm great with people, business minded, a good social media presence, and great with sales.

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✓ _____ Design Review Committee

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Name: Michael Scott Zanotti Date of Application: 05 / 28 / 24
Home Address: 2714 Idlewood Lane Statesville, NC 28625 WARD: 01
Email Address: scott@neillinc.com Contact Phone No: 828-855-4194
Do you reside in the City of Statesville? Yes No Length of Residence: 18 4
Years Months
Occupation: Vice President / Construction Estimator Employer: Neill Grading and Construction Co. Inc.
Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No
Education: Vernon Twp. HS - NJ; attended NJIT - Civil Eng
City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:
Date of Birth: 12 / 08 / 75 Male: Female: Race: Caucasian

Please provide a brief statement outlining why you wish to serve:

Want to give back to the City and use my knowledge and experience
where possible

Please list current and previous service to the community, civic clubs, activities, and talents:

Session and Property Chairman - First Presbyterian of Statesville - 7 years
Coordinator - Masonic Comm. Blood Drive; Member Statesville Masonic Lodge #27 and Oasis Shriners

Please list any areas of expertise, interests, and skills:

Sitework and utility construction, plan review, estimating, planning and zoning

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2. Email to anesbit@statesvillenc.net
3. Mail to April Nesbit, City Manager's Office, PO Box 1111, Statesville, NC 28687

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X

Design Review Committee

Meets on the 2nd Thursday of each month at 2:00 PM. The committee is composed of five (5) members appointed by the City Council for 3-year terms. Four (4) members are residents of the City's planning and zoning jurisdiction or own a business with the same. One (1) member is an active member on the DSDC Board of Directors.

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Name: STEVEN A. HABER Date of Application: 07 / 11 / 2025
 Home Address: 188 WHITE APPLE WAY WARD: STATESVILLE, NC
28625
 Email Address: SAH.1911@PM.ME Contact Phone No: 561-836-1002

Do you reside in the City of Statesville? Yes No Length of Residence: 1 6
 Years Months

Occupation: RETIRED - PLANNER / LA Employer: MUNICIPAL GOVERNMENT

Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No

Education: AAS. - SUNY COPLAND APPLIED SCIENCE FORESTRY SCIENCE
B.S. SYRACUSE B.S. ES&F

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 03 / 22 / 53 Male: Female: Race: _____

Please provide a brief statement outlining why you wish to serve:

40 YEARS EXPERIENCE IN PLANNING WITH 31 YEARS IN CIVIL
SERVICE, 4 YEARS IN CORPORATE REAL ESTATE
INVOLVING SITE PLAN REVIEW, SUBDIVISIONS, ARCH REVIEW

Please list current and previous service to the community, civic clubs, activities, and talents:

10 YEARS AS TRUSTEE SMITHTOWN HISTORICAL SOCIETY
5 YEARS WILDLIFE REHAB, LANDSCAPE ARCH.

Please list any areas of expertise, interests, and skills:

GIS, HISTORY, WOODWORKING, BACKPACKING
ANTIQUES, METAL DETECTING, DUE DILIGENCE.

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City of Statesville
Design Review Commission
3 Year Terms, City Code Appendix A, Article II, Section 20.16
Meets 2nd Thursday of Month
Appointed by City Council

Name	Address	Phone	Email	Appointed	Expiration
Chuck Goode	327 Augusta Drive Statesville, NC 28625	704-929-8150 (C)	justchuck97@yahoo.com	6/15/2023	6/30/2026
Bryan George - Chairman By George Homes, Inc.	515 Carroll Street Statesville, NC 28677	704-878-6887(H) 704-437-0355 (C)	bryan@bygeorgeconstruction.com	6/15/2023	6/30/2026
John Marshall - Vice-Chairman Statesville Jewelry & Loan	232 Oakhurst Road Statesville, NC 28677	704-872-7203 (H) 704-873-7948 (W) 704-929-0118 (C)	jem@silco.com	6/16/2025	6/30/2028
John Furlow	159 Park Street Statesville, NC 28677	352-428-2611	furlowjr622@gmail.com	6/17/2024	6/30/2027
Elena Sollazzo	412 Davie Avenue Statesville, NC 28677	631-334-4707	e.s.sollazzo@gmail.com	6/16/2025	6/30/2028
Doris Allison (Council)		704-873-6177	allisondoris2@gmail.com		
Joseph Campbell (Staff)		704-768-5501	jocampbell@statesvillenc.net		
Lori Deal (Staff)		704-878-3574	ldeal@statesvillenc.net		
Matthew Pierce DSDC Director	P. O. Box 205 Statesville, NC 28687	704-832-3852	mpierce@statesvillenc.net		
Email Agenda:					
Jane Feller			fellerjh@bellsouth.net		
Brittney Johnson			brittney.johnson@wsoc-tv.com		
Nina Mastandrea			nmastandrea@statesville.com		
Statesville Free News			svlfreenews@gmail.com		

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Joseph Campbell, Planner II
DATE: 6/4/2026 8:55 AM

ACTION NEEDED ON: June 15, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider appointing two regular member to the Planning Board.

1. Summary of Information:

Currently, two Planning Board members' appointments are available due to the expiration of their terms on June 30, 2026.

Proposed Applicants:

The following individuals are already serving on the Planning Board. Their applications are attached for your review, as well as the current roster.

1. Alisha Cordle – Current Chair. Would like to be reappointed to the Planning Board.
2. Bernard Robertson – Current Co-Chair. Would like to be reappointed to the Planning Board.

Other Applicants:

1. Ron Dayton – Would like to be appointed to the Planning Board.
2. Tammy Wyatt – Would like to be appointed to the Planning Board.

The Unified Development Code requires the Planning Board to consist of the following:

- Six members who are citizens and residents of the city within the city's planning jurisdiction;
- One member of the Planning Board who is a citizen of Iredell County and to be appointed by the Iredell County Commissioners;
- Two alternate members to serve on the board in the absence of any regular members.

2. Previous Council or Relevant Actions:

The Planning Board shall consist of seven (7) members who proportionally represent the population of the City's corporate limit and the extraterritorial jurisdiction (ETJ). The City Council shall appoint citizens who reside inside the City in accordance with NCGS 160D-310; and the Board of Commissioners of Iredell County shall appoint the members who reside outside the City but within the ETJ in accordance with NCGS 160D-307. The population estimates for this calculation shall be updated no less frequently than after each decennial census.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A
Connecting Our City: N/A
Connecting Our Communities: N/A
Strategic Plan Values: We value Integrity

4. Budget/Funding Implications:

Planning Board members are paid \$20 per meeting. These costs are accommodated in the Planning Department's budget.

5. Consequences for Not Acting:

There would be two empty seats on the committee, including the Chair and co-chair positions.

6. Department Recommendation:

Staff will work with all appointed members.

7. Manager Comments:

No comments.

8. Next Steps:

If appointed, notify appointees, and provide training materials as necessary.

9. Attachments:

1. Planning Board CAR Attachments

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Name: Alisha Cordle Date of Application: 0 5 / 2 7 / 2 0 2 6

Home Address: 102 Clegg St Statesville NC 28677 WARD: 6

Email Address: alisha0cordle@gmail.com Contact Phone No: 704 253 3828

Do you reside in the City of Statesville? Yes No Length of Residence: 6 5
Years Months

Occupation: Care Manager Employer: Partners BHM

Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No
History BA Lenior Rhyne University

Education: _____

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 0 3 / 2 0 / 8 7 Male: Female: Race: White

Please provide a brief statement outlining why you wish to serve:

I currently serve as the Chairperson for the City of Statesville Planning Board. I wish to continue to serve this board. I have a passion for public service and local government.

Please list current and previous service to the community, civic clubs, activities, and talents:

Statesville Woman's Club, Iredell County Special Olympics volunteer, Storm Water Advisory Board, and various volunteer activities in the community.

Please list any areas of expertise, interests, and skills:

I have an interest in sustainable growth and development. I am skilled in leading public forums.

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_____ **Board of Adjustment**

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_____ **Design Review Committee**

Meets on the 2nd Thursday of each month at 2:00 PM. The committee is composed of five (5) members appointed by the City Council for 3-year terms. Four (4) members are residents of the City's planning and zoning jurisdiction or own a business with the same. One (1) member is an active member on the DSDC Board of Directors.

_____ **Historic Preservation Commission**

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X

_____ **Planning Board**

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**APPLICATION FOR APPOINTMENT
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FOR THE CITY OF STATESVILLE, NC**

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Name: Bernard Robertson Date of Application: 6 13 2026

Home Address: 531 West Front St WARD: 5

Email Address: bernardrobertson57@yahoo.com Contact Phone No: _____

Do you reside in the City of Statesville? Yes No _____ Length of Residence: 27
Years Months

Occupation: retired Employer: _____

Available for Daytime Meetings: Yes No _____ Currently Serving on Another Board: Yes No _____

Education: A.A. Mitchell College BA Catawba College

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 11 / 12 / 1951 Male: Female: _____ Race: Black

Please provide a brief statement outlining why you wish to serve:

I enjoy serving on this board & get to learn something at every meeting which helps me answer questions that come from the community citizens

Please list current and previous service to the community, civic clubs, activities, and talents:

I serve on the Fredell sports Hall of fame

Please list any areas of expertise, interests, and skills:

I enjoy talking to people about Statesville, particularly when its come from and the direction it is headed

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City of Statesville Boards, Committees and Commissions

Please indicate your preferences by number starting with one (1) and choose no more than three (3).

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Name: Ron Dayton Date of Application: 08 / 01 / 2023

Home Address: 140 Tenth Green Ct Statesville, NC 28677 WARD: Inside Statesville Township

Email Address: rdayton140@gmail.com Contact Phone No: 704.903.2887

Do you reside in the City of Statesville? Yes No Length of Residence: 6 7
Years Months

Occupation: Sales Engineer Employer: COBRA America, LLC

Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No

Education: _____

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 12 / 06 / 55 Male: Female: Race: White

Please provide a brief statement outlining why you wish to serve:

My goal is to be involved in the community in which I live. I am at a time now where I can give the attention needed for a board position. I have served at two different churches as Finance Chair and Board Chair, one where we executed an expansion plan along with raising the funds through the finance committee.

Please list current and previous service to the community, civic clubs, activities, and talents:

Previous NC State Chair for the Asheville Jaycees and helped launch the Bele Chere Festival
Most recently served on the Archeticultural Review Committee for Fox Den @ Larkin

Please list any areas of expertise, interests, and skills:

Professional sales background traveling the world in support of heavy mining and material handling projects

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Name: Tammy Wyatt Date of Application: 6/16/2025
 Home Address: 2519 Heritage Circle WARD: _____
 Email Address: tammypswestconstruction.com Contact Phone No: 704-880-6509
 Do you reside in the City of Statesville? Yes No Length of Residence: 11 2
 Years Months
 Occupation: Business Owner Employer: PS West Construction
 Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No
 Education: College, Real Estate, Broker In Charge,
City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:
 Date of Birth: 08/17/1963 Male: Female: Race: White

Please provide a brief statement outlining why you wish to serve:

It has been a privilege serving on this board for the last several years, its a great team of folks. I appreciate the opportunity to serve the community & contribute to local gov't.

Please list current and previous service to the community, civic clubs, activities, and talents:

Volunteer for Downtown Statesville, Chamber member & volunteer, Treasurer for Downtown Merchants Association, Real Estate & Construction Experience

Please list any areas of expertise, interests, and skills:

Construction Management & Development
Real Estate Firm License

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Statesville Planning Board

Meets 4th Tuesday of each month at City Hall

3-year terms, City Code Sec. 2-42, GS 160A-361,362

City Council Appointment Only, County members appointed by County Commissioners

<u>Name</u>		<u># of</u>	
		<u>Terms</u>	<u>Term Expires</u>
Mark Tart	(M) 704-902-0948	7	6/30/28
305 Oakhurst Road	(H) (701-872-7800		
Statesville, NC 28677	mtart@glwilson.com		
Bernard Robertson			
Vice Chair	(H) 704-873-1858	7	6/30/26
531 W Front Street	(C) 980-362-5083		
Statesville, NC 28677	bernardrobertson57@yahoo.com		
Alisha Cordle			
Chair	(M) 704-253-3828	3	6/30/26
102 Clegg Street	alisha0cordle@gmail.com		
Statesville, NC 28677			
Joel Mashburn	(H) 704-838-6250	1	6/30/27
3201 Lancaster Drive	hallburn@aol.com		
Statesville, NC 28677			
Darrin Rucker	(H)704-310-0100	1	6/30/28
321 S. Oakwood Dr.			
Statesville, NC 28625	rucamazn@yahoo.com		
Roger Bejcek	336-215-2670	1	6/30/28
920 Argyle Court	roger@rogerbejcek.com		
Statesville NC 28677			

Amended as of 07/24/2024

County (Extraterritorial Jurisdiction)

Vacant

Alternate

Corina Iyob	(C)704-928-5939	1	6/30/27
412 Armfield St.			
Statesville, NC 28677	rcorinaiyob@gmail.com		

Cory Sloan	(H) 704-450-7660	1	6/30/28
423 Saint Andrews Road			
Statesville, NC 28625	corysloan2@gmail.com		

Staff: Herman Caulder

Council Rep: Amy Lawton

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**Statesville ABC Board
Minutes**

Monday April 27, 2026 11:00am

Meeting in the Board Room of the Statesville ABC Board

I. Call to order

The meeting was called to order by Chairperson Ron Matthews. In attendance were board members David Pope and Michelle Rokes; General Manager Tip Nicholson and Assistant General Manager Paulette Inscoe.

II. Statement of Potential Conflicts of Interest

Does any board member have any known conflict of interest or appearance of conflict with respect to any matters coming before the Board today? If so, please identify the conflict or appearance of conflict and refrain from any undue participation in the particular matter involved.

Mr. Pope disclosed that his son works for Statesville Roofing and that a discussion on roofing is on the agenda. He further disclosed that he has no other personal relationship with Statesville Roofing.

III. Approval of minutes from Tuesday March 24, 2026 meeting

The minutes upon a motion by Mr. Pope were unanimously approved.

IV. Reports

- Reports from the NCAABC and ABC Commission

Ms. Rokes shared a document from lobbyists from the NC Association of ABC Boards regarding House Bill 921 (ABC & Gamin Omnibus Bill). A copy is attached.

- Store reports from staff

Ms. Inscoe reported that staffing is going well with the new employees at store 2. She is hopeful that April sales will improve over March sales. Every effort is being made to weed out slow selling products and getting allocated a popular products on the shelves as soon as possible.

- Financial Report

Monthly Sales Figures

March	% Compared to Last Year	% Fiscal Year to Date
Store #1	-6.86	-5.91
Store #2	-6.54	0.43
Total	-6.74	-3.31
NC Total	-3.85	-1.20

V. Old & New Business

- Technology updates at both stores



Mr. Nicholson shared updates on the internet, phone and television systems at both stores. He also shared the need for upgraded technology in our point of sale systems in the new fiscal year.

- Downtown store roof

Mr. Nicholson indicated that he planned to put the roof replacement into the new fiscal year budget. The current roof is almost 37 years old and is in need of replacement. The roof replacement, along with the technology updates will definitely affect distributions in the next fiscal year.

VI. Other business

Next scheduled meeting date is Tuesday May 26, 2026 at 11am (Public Hearing on FYE27 Budget)

Adjournment

The meeting was adjourned at 11:55am.

Ron Matthews

David Pope

Michelle Rokes

Three handwritten signatures are written over three horizontal lines. The first signature is for Ron Matthews, the second is for David Pope, and the third is for Michelle Rokes. The signatures are written in black ink.

To: Legislators
Re: HB 921 (ABC & Gaming Omnibus Bill)
From: Jon Carr and Jason Joyner, lobbyists, NC Association of ABC Boards
Date: April 2026

The House ABC Committee chairs released a new version of this bill and held a stakeholder meeting on April 7, 2026. This memo provides comments from the NC Association of ABC Boards on HB 921 (PCS – CSTQxf-45 [v.6] dated March 20, 2026).

The Association **supports** many provisions of this bill including Section 1 (allowing NC products to alternatively be displayed on a shelf), Section 2 (clarifying the mobile bar service permit) and Section 5 (ABC Board initiated local option Sunday sales).

The Association **opposes** removal of premixed cocktails from ABC Stores and the privatization of those products to be sold and distributed like beer/wine (Section 22) and **opposes** Section 4 which would allow mixed beverage permittees to purchase from any ABC store in the state (currently can purchase from any ABC store in their county).

The Association **requests changes** on two sections of this bill: Section 4 (mixed beverage purchase from any ABC store in the state), and Section 7 (lottery notice to permittees).

The Association **does not support** Section 16 (tax relief for small breweries and microdistilleries), even though ABC boards would benefit from the increased income to distribute locally, as reductions in the General Fund at this time are contrary to our primary objective which is a new ABC warehouse.

SECTION 4 -- ALLOW MIXED BEVERAGE PERMITTEES TO PURCHASE SPIRITUOUS LIQUOR FROM ANY DESIGNATED ABC STORE IN THE STATE

Under current law that allows a permittee to purchase liquor from any ABC Board in their county, the Association recognizes that some permittees may not have a choice in ABC Boards and agrees to compromise the extension of that authority to the permittees' adjacent counties. However, the Association **opposes** extending "same county" authority to "statewide" authority, and there is no cause for such a drastic extension. The Association requests this provision (i) be limited to an adjacent county, (ii) be modified to state that there is no requirement to deliver outside of the local board's jurisdiction, (iii) be modified to state that ABC Boards shall make available delivery service (as to "offer" such a service over multiple counties and jurisdictions is burdensome and not necessary), and (iv) to add an ABC Board "non-solicitation" clause.

SECTION 4.(a) G.S. 18B-404 reads as rewritten:

"§ 18B-404. Additional provisions for purchase and transportation by mixed beverage permittees.

...

(c) Designated Store. – A mixed beverage permittee may purchase spirituous liquor from ~~an~~ any ABC store that is designated as a mixed beverage ABC store operated by any local board operating in the same county or any adjacent county as the permittee.

...

- Allowing non-ABC store sales of these products results in reduced consumer foot traffic in ABC stores and also losses of ancillary sales of other liquor products. -
- Premixed cocktails are attractive to youth. ABC Boards are responsible sellers of liquor products. Private retailers could offer premixed cocktails as a loss leader.
- Advocates to allow premixed cocktails to be sold like beer and wine want an excise tax rate for these products that is less than the tax rate for liquor, which reduces revenue to the State. Premixed cocktails should be subject to the same excise tax rate for any retailer authorized to sell the products.

The Association respectfully requests that the General Assembly retain the current system of distribution and sales of premixed cocktails.

SECTION 7 – PROVIDE MIXED BEVERAGES PERMITTEES WITH PRIOR NOTICE OF APPORTIONED PRODUCT LOTTERY

This section requires ABC boards to provide mixed beverage permittees with at least 30 days advance notice prior to lotteries or drawings for allocated spirituous liquor products to “customers” of an ABC store. The Association **requests that this section be changed** to define “customers” to be “mixed beverage permittee customers.” ABC boards already allocate allocated product and limited distribution products between permittees and retail customers before making those products available to each distinct group of customers. Unless changed, this section provides opportunities for permittees to participate in lotteries for products that have been allocated by the ABC Board for sales to retail customers.

Planning Board Meeting Minutes
City Hall Council Chambers – 227 S. Center Street
May 19, 2026 – 6:00 p.m.

Members Present: Bernard Robertson, Roger Bejcek, Mark Tart, Corina Iyob, Joel Mashburn, Darrin Rucker

Members Absent: Alisha Cordle, Cory Sloan

Staff: Herman Caulder, Matthew Kirkendall, Lori Deal, City Attorney Leah Messick, Joseph Campbell

Vice-Chairperson Robertson called the meeting to order.

Approval of Minutes

Bejcek made a motion to approve the March 24, 2026 and April 28, 2026 Planning Board minutes. Seconded by Iyob. The motion carried unanimously.

Review proposed Planning Board Rules of Procedure (ROP).

Matthew Kirkendall stated the rules of procedure were updated in 2022. The updates clarify the purpose and duties of the Planning Board, detail procedures are added for the alternate members, Quasi-judicial matters are no longer handled by the Planning Board so it has been removed, and update language like chairperson instead of chairman.

Kirkendall stated there are four questions to be answered by the board:

- Should special meeting notice remain at 7 days or change to 48 hours?
- Should the Vice-Chairperson position be formally added to the UDC?
- Should the Secretary role remain if Planning Staff handles minutes?
- Should speaking time for applicants be specified?

Leah Messick, City Attorney, stated these changes are to align the rules of procedure with the UDC. The UDC does not provide a Vice-Chairperson so that is why it is not in the rules of procedure. The Secretary role was once needed, but those duties are handled by Planning Staff, so her recommendation is to remove the Secretary position and add the Vice-Chairperson position.

Kirkendall asked if the board wanted to specify a speaking time limit for the applicant and Tart stated there should be a 10 to 15 minute time limit for the presentation. Messick stated there should be a provision that the applicant can request to waive the time limit if there is a complicated application or a reason why more time is needed. Messick clarified that questions from the board do not count against the applicant's time limit. There was discussion regarding who grants the additional time and Kirkendall stated it will be granted by the Chairperson. Iyob asked how the applicant will know the time limit and Messick stated the rules will be posted on the website and Kirkendall stated the time limit will be made available at the preliminary meeting with the Planning Department.

Kirkendall asked if the board wanted to reduce the special meeting notice from 7 days in the UDC to 48 hours as required by the state and Messick stated this is an effort align the UDC with the state standards and the time can be more than the state standard but not less.

Vice-Chairperson Robertson asked for a motion.

Tart made a motion to approve the proposed Planning Board Rules of Procedure (ROP) to change the special meeting notice to a minimum of 48 hours, the Vice-Chairperson position will be added and the Secretary will be removed, and add a speaking time limit of 10 minutes for the applicant with the provision additional time can be requested and awarded at the discretion of the board, Seconded by Bejcek.

The vote on the motion was as follows:

Ayes: Bejcek, Rucker, Robertson, Tart, Iyob

Nays: Mashburn

Motion Carried 5 to 1

Conduct a courtesy hearing and make a recommendation to City Council for rezoning case ZC26-03 Moose Club Road – Kingdom Townhomes Major Subdivision.

Matthew Kirkendall introduced the case to conduct a courtesy hearing for a rezoning request, initiated by Mr. Hezekiah Walker, of Love Fellowship Tabernacle Inc. to rezone two parcels (approximately 12 acres) located at 185 Moose Club Road from the Town of Troutman's Zoning Jurisdiction to the City of Statesville's R-5MF CZ (High Density Multi-Family) Conditional Zoning District

Summary of Information

This is a conditional rezoning, so the project will be tied to the concept plan (see attached), along with any conditions agreed upon by the Applicant and City Council. The properties are not located within the city limits; therefore, the Applicant has submitted an annexation petition concurrently. The proposed project site is approximately 12 acres located at 185 Moose Club Road. The applicant is applying to conditionally rezone the properties to build 32 townhomes and 9 single-family detached homes. A community input meeting was held on January 21, 2026, and attended by two (2) members of the community that had concerns whether the project would be section 8 housing.

The site is currently outside of the City's 2045 Land Development Plan however the property is located north of the annexation agreement boundary with the Town of Troutman. Per Troutman's Long-Range Plan, the property is shown as Medium-Density Residential. This is 2-3 units per acre for single-family homes. However, the townhomes are consistent with the development at Wakefield.

The project requires a 15ft wide (Type C) vegetative buffers along the perimeter of the site, and an 8ft street yard along Moose Club Road. In addition, there will also be sidewalks, curbs, and gutters as well as street trees along both sides of all streets.

The concept plan shows 3.21 acres of total open space, including active open space that includes but is not limited to the following amenities: a clubhouse, playground/picnic area, dog park, and a community greenway.

The property surrounding is zoned residentially within Troutman's jurisdiction and across

Moose Club Road is the Wakefield (Barium Springs) Project that is zoned Troutman MU (Mixed Use).

Draft conditions proposed are:

1. Dedicate 40' of ROW from centerline along Moose Club Road.
2. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.
3. The development will include a maximum of 41 dwelling units. A reduction in units up to 10% may occur due to engineering and/or other factors; such a decrease will be approved by staff
4. The following amenities shall be included: a clubhouse playground / picnic area, dog park, and a community (HOA maintained) greenway.

Previous or Relevant Actions

The city adopted the annexation boundary agreement with the Town of Troutman in 2023.

Departmental Recommendation

Therefore, staff recommends **Denial/Approval – Option 2** as the site would represent an expansion that is inconsistent with the long-range planning objectives and efficient provision of public services.

Next Steps

Recommendation from the Planning Board and City Staff moves to City Council for the first reading and public hearing running concurrent with the annexation petition on June 15, 2026.

There was discussion regarding the options to approve or deny the project and the 2045 Land Use Plan for this location.

Lasharee Rogers, project manager, stated the project is a mixed residential community that fits within the 2045 Land Use Plan. Bishop Hezekiah Walker, Pastor of Love Fellowship Tabernacle, stated after the pandemic they decided not to rebuild the church but do attainable homes instead of building a new church facility. Rogers provided the design of the townhomes with brick and Hardie plank materials, the garages are rear facing the alleys, range from 1,600 sq. ft. to 2,000 sq. ft. and the single-family homes range from 2,000 sq. ft. to 2,500 sq. ft. Rogers presented reasons why the project meets the 2045 Land Use Plan.

Robertson asked if there are more of examples of the housing styles and Rogers stated this is the design being used but will add features like color and stone placement when the plans are ready for approval. Iyoob asked how parking is handled for guests and multiple vehicles and Rogers stated it meets the minimum requirement of 2.5 spaces per unit, has 2 car garages and on-street parking for a total of 88 parking spaces.

Vice-Chairperson Robertson opened the public hearing.

Garth Litaker, 177 Moose Club Road, stated he is opposed to the project due to high-density in the area. The Wakefield development will be across the street with hundreds of townhomes and apartments. The existing zoning allows single-family homes, but he is opposed to the density of the proposed townhomes.

Vice-Chairperson Robertson closed the public hearing.

Bejcek stated this project makes sense because of the Wakefield and Wildwood high density subdivisions close by. Robertson asked for prices of the homes and Kirkendall stated \$260,000 to \$300,000 was listed on the application. Tart asked why the project is not rezoned in Troutman and Kirkendall stated due to the boundary agreement with the Town of Troutman. It could be rezoned in Iredell County or the Town of Troutman if city utilities are not needed. Iyob stated her concern is commercial development is also needed in this area. There are no grocery stores or shopping so it adds road congestion going north and south that needs to be addressed. Tart stated the project does not fit the density of the existing neighborhood and should remain two to three houses per acre and develop the other side of Moose Club Road. Rucker stated this project checks all the boxes of the 2045 Land Use Plan.

Bejcek made a motion to approve ZC26-03 Moose Club Road – Kingdom Townhomes Major Subdivision Option 1 with update to 2045 Plan. The zoning amendment is recommended for approval with the agreed upon conditions even though it is inconsistent with the City’s comprehensive land use plan. As part of this action, it is recommended that the 2045 Future Land Use Plan be updated to designate this property as Complete Neighborhood 2, which includes residential uses. Seconded by Rucker.

The vote on the motion was as follows:

Ayes: Mashburn, Bejcek, Rucker, Robertson

Nays: Tart, Iyob

Motion Carried 4 to 2

Bejcek made a motion to adjourn, seconded by Rucker. The motion carried unanimously.



Stormwater Advisory Commission — Meeting Minutes
Statesville COB — 2nd Floor Training Room

May 26, 2026 – 11:30 AM

Members Present: Steve Knight, Dustin Jett, Donna Thomas, Janice Powell and Dawson Reese

Planning Board Rep: Alisha Lane

Council Present: None

Staff Present: Randall Moore, Ray Allen, Matt Hubert and Chris Overcash

Others: None

Call to Order/Introductions - Moore

- Moore called the meeting to order, welcomed the SWAC.

Staffing Update/SWAC Membership Update — Moore

- Randall announced that we have 3 SWAC vacancies to fill so if anyone knows of an interested party, please let Randall know. One gentlemen from Sullivan Farms with an environmental background is considering applying.
- Steve Knight and Janice Powell are on the June 1st Council meeting agenda for re-appointment to the SWAC. We thanked them again for their service so far. Donna Thomas was asked to consider contacting Randall by October to let him know she would also like to be re-appointed.
- SW Dept has one new position in the proposed budget.
- Randall stated that maintenance crew is down 1 person for paternity leave and 1 man is on light duty from a shoulder injury.

Capital Projects Update — Moore

- Documents were confirmed submitted for S Toria Drive and Beauty Street Culvert Replacement projects grant review on February 3, 2026. We hope FEMA will respond back sooner than later so we can begin the bid process in the fall. Still one easement holdout. We cannot bid the project out before the grant is awarded.
- Randall said the Holland Drive Culvert Improvements project grant was submitted February 27, 2026 with a final complete submittal April 15, 2026. We are lacking one easement here too.
Randall shared that he has heard about the \$1.5 billion for the HMGP funds available and that there were fewer applicants than available grant funds so he feels cautiously optimistic about our chances for funding.

- City Crews have been following Companies placing fiber-optic cable underground Citywide finding damages at Garfield Park, Raleigh and 4th Ave, and 7th St. Spectrum damaged facilities on Brookdale Rd. SW crew made the repair caused by Conterra and we're waiting for reimbursement. A water line and stormwater pipe conflict at Caldwell and Raleigh was discovered and must be repaired.
- SW Dept. continues to deal with the waterline replacement project City-wide.
- Damage at Stockton/Euclid, abandoned in place.
- City Crew will continue Infrastructure Evaluation and Prioritization work between working on repairs and complaints.

City UDO/Floodplain Ordinance Update — Moore

- Moore stated the Council approved the updated Ordinance on April 13, 2026. The Code became effective on April 30, 2006. We have now adopted a stormwater ordinance and our floodplain development ordinance in one FY. Plans should now come to the Stormwater Dept before TRC submittal.
- Moore shared SW has just approved the first low density minor subdivision last week.
- Moore introduced the group to our updated Website. via in-room screen. Stormwater Dept now has our own page. Randal encouraged everyone to review the site and provide any comment or recommendation as they see fit.

Flood Maps Update- Moore

- Moore announced the 90-day appeal period ended on April 22, 2026. There is a FEMA required 30 day waiting period before the Letter of Final Determination is submitted to NC DPS. Due to the DHS funding lapse all mapping projects have been delayed. Funding has been restored now.
- Moore explained there are two preliminary groups ahead of the Iredell County group. The 90-day appeal period for those two groups ended December 18, 2025. These projects were also impacted by the funding lapse and shutdown so there is no way of telling when the maps will go effective, but our best guess is late 2027 or 2028.

New Phase of Engineering Services -McAdams Co. - Moore

- Moore has talked with McAdams about prep for our next Audit and our next stormwater management plan. Next audit should be in 2027. McAdams will share a proposal with us soon.
- Moore also explained that McAdams has provided a proposal to assist the PW Department apply for an NCGO8 permit for fuel dispensing at the MOC.

Hydraulic Spill - Brookwood Ct- Moore

- Moore reported an unreported hydraulic spill that SW hired a cleanup company to address. Testing was done after cleanup with no major findings. Steve Knight asked how many gallons and Randall told him 12. A special treatment was included designed to turn the residual spill into a gas. Flash cards were made for employee vehicles.
- Steve suggested better inspections of lines during maintenance.

Public Education and Participation Updates/Storm drain marking- Moore

- Moore asked again if anyone knew of any volunteers, groups or organizations that would be interested in placing some storm drain markers as part of the City's education and public participation portion of our Permit. 25 more drains were marked recently by a student. Please send any volunteers to the SW Dept.
- Steve and Dawson suggested contacting the scouts.

Stormwater Budget for FY26 -Moore

- Moore announced the budget for FY26 is \$3,016,800 with a combined budget for Beauty and S Toria, Holland Dr and emergency repairs of \$1,296,108.
- Moore reported budgeting one Capital Purchase of a larger excavator.
- Moore explained an error on a spread sheet caused the excavator line item to be missed, but since the Holland Dr. project will not be bid out until FY28, he proposes to use the money set aside for that project in this budget to pay for the excavator.
- Moore explained that he has moved the purchase of a tow behind air compressor and staff vehicle to FY28. Purchase of a VAC/Flush combo truck will be considered as a future capital purchase to coincide with SW Dept moving into the MOC with indoor vehicle parking.
- Randall explained there is one staff position budgeted and we're taking a wait and see approach about a 2nd position asked for. The Finance Director wants proof of a "high collections rate" on the SW Utility. We will fill one camera operator position with an existing employee and hopefully backfill the skilled labor, commercial driver/MEO position and fill the 2nd camera position with the new hire.

Other News -

- Matt queried, in a Real World - what will the Flood Plain regulation delay cause a project like Sullivan Rd? Randall answered that now the bank building, for example, would need to be elevated to 4 feet, BFE. After the maps become effective, the property would not be in the flood plain and this requirement would go away, but that won't be until 2027-2028.
- Steve asked for clarification about the time frame for the Flood Plain maps. Randall said he sent an e-mail to the State to verify that City could approve permits during the 6-month down time following the Final Letter of Determination but has not heard back.
- Janice mentioned that there is an empty bank building across the road. Why wouldn't someone use that? It makes her angry to see such waste. She also asked if she needed to be present at the Council Meeting for her re-appointment. Randall said no.
- Donna wondered about the 3-story apartment project she heard about in the downtown area. Alisha confirmed the project proposes 147 units near the new police station.

Adjournment — Moore

Randall stated that the next meeting will be held on August 20, 2026. The meeting was adjourned.