

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

Council Absent: None

Staff Present: Ron Smith, Messick, G. Kurfees, Leis, Harrell, Vaughan, Onley, Hubert, Griggs, Kirkendall, Everette, Pierce, Caulder, Lawrence, Adkins, Hatcher, Bridges, Hills

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
1. Statesville FC Recognition
2. National Health Center 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 July 9, 2026, Pre-Agenda Meeting Minutes and the July 13, 2026, Regular Meeting Minutes. (E. Kurfees)

B. Consider approving the 2026 Charlotte Regional Transportation Planning Organization's 2026 Memorandum of Understanding. (Weeks)

C. Consider approving the first reading of an ordinance to amend Article V: Automatic Alarm System Regulations. (G. Kurfees)
Chief Kurfees stated that the original ordinance was written in 1992. 3 or more fire alarms you would be fined 50.00 after that. The fee schedule has been updated, and it has appeal process.

~~**D. Consider appropriating the remaining ARPA interest funds to support FY27 capital projects associated with the Stateville Fire Department.**~~ (Lawrence)
This item was removed from the agenda.

E. Consider approving the sole source vendors for the City of Statesville for apparatus, supplies, materials, or equipment in accordance with NCGS 143-129 (e) (6). (Lawrence)

F. Consider approving Budget Amendment #2027-03, which appropriates fund balance to support the rollover of outstanding purchase orders. (Lawrence)
Lawrence stated that \$28.5 million is being rolled over. The majority is in Public Utilities and the General Fund.

Council Member Pressly had questions about whether these are already obligated through contract. Lawrence responded that they are. Council Member Pressly asked Ron how this compares in years past. Smith said it was higher than previous years.

Council Member Pressly asked about electric and asked specifically why it is out of general instead of electric. Lawrence provided a thorough explanation. He asked about the individual projects these costs covered. He stated that he is sensitive about water rates increasing with these roll over costs.

Council Member Pressly asked for a detailed spreadsheet showing the exact amount for each project this encompasses, details about the project, and then the date that the project/contract was approved. He has asked to push this item to the regular agenda.

After much discussion, the item was moved to the Regular Agenda.

- G. Consider approving the installation of a 9-foot-tall, contemporary sculpture titled Fantasia at the northernmost corner of the median, between Debow Street, Light Street, and West Water Street. (Campbell)**
- H. Consider approving the first reading of an ordinance establishing the Third Creek Sewer Line Project Fund. (Vaughan)**
Vaughan described that the grant and reimbursement agreement. The bid approval and acceptance already happened by resolution. State also has to accept the bid via resolution.
- I. Consider approving Budget Amendment #2027-01 to accept the NCDOT Aviation Economic Development Grant in the amount of \$1,960,000 for construction of a hangar for Victory Air. (Ferguson)**
Ferguson stated that this is a two phased grant. The first phase apron and it is completed. Then we started the design for the hangar and the bid was for \$11 million. The initial grant was not enough. We redesigned hangar – this is an increase by about 1m for the grant.
- J. Consider approving the low bid from Garanco, Inc. for the construction of a hangar for Victory Air in the amount of \$7,143,200. (Ferguson)**
Ferguson stated that this is a city owned hangar. There is no cost to the city and no match required.
- K. Consider approving an agreement with United Way of Iredell County to participate in the Iredell Housing Fund. (Hills)**
Iredell Housing Fund was given \$190,000 two years ago. United Way spent this and has come back for an additional request. \$120,000.00 request with \$60k to homeowner education, other 60K to home rehab and repairs for long term owners.

REGULAR AGENDA

- IX. Consider voting in favor of I-77 South Express Toll Lanes at the September 16, 2026 CRTPO Board meeting. (Weeks)**
Council Member Jones gave a background of the last prior meeting. He explained that Senator Sawyer said that anyone who voted to rescind the project would pay to cover their portion of the funds spent on the project. Council Member Jones votes on CRTPO but said that he wants to vote based on what Statesville desires. If he votes no, \$1.6m would be city obligation, and the City would receive no Powell Bill funds until the money is paid back..
- X. Conduct a public hearing and consider passing the first reading of an ordinance to impose a 150 day moratorium on the acceptance, processing, and approval of applications for new telecommunications and data centers within the City of Statesville and its Extraterritorial Zoning Jurisdiction pursuant to NCGS 160D-107. (Martin)**
Martin gave a presentation about how staff will seek citizen input about data centers after the moratorium. Council Member Pfeufer asked if we can have a special meeting on the moratorium to pass it faster. Messick advised that they could chose to do this to pass the second reading of this. Martin stated that she will need to change the dates in the ordinance. It was discussed if 150 days was enough. Council Member Robertson asked Messick if there can be a floor amendment and increase from 150 days. Messick said she would research and have the answer to this.
- XI. Old Business**
 - 1. Receive a report on the Brownfields Grant. (Pierce)**
Pierce reviewed the target area described and explained why area was expanded beyond that. He explained that qualified environmental firms worked with the city and commonalities with other communities in needing to expand the area.
- XII. Other Business**

XIII. Closed Session

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

- 1. G.S. 143-318.11(a)(5) – Property Disposition/Acquisition**
- 2. G.S. 143-318.11(a)(6) – Personnel**
- 3. G.S. 143-318.11(a)(3) – Attorney Client Privilege**

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

XIV. Advisory Board Minutes

- 1. ABC Board Minutes- May 26, 2026**
- 2. DRC Minutes – June 18, 2026**
- 3. Planning Board Minutes – June 23, 2026**

XV. Adjourn

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

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STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES –August 10, 2026

CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.

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

Council Absent: Lawton

Staff Present: Ron Smith, Messick, E. Kurfees, G. Kurfees, Leis, Harrell, Vaughan, Onley, Hubert, Griggs, Kirkendall, Everette, Pierce, Caulder, Lawrence, Adkins, Hatcher, Campbell, Hooper, Martin, Weeks

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 in the Pledge of Allegiance.

IV. Adoption of the Agenda

Mayor Hendrix reviewed the changes to the agenda. Item K was added to the agenda. And Item F was moved to Item XI. He asked for a motion on the amended agenda.

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

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

Mayor Hendrix stated that the Council strives to follow both documents.

VI. Presentations & Recognitions

1. Statesville FC Recognition

Mayor Hendrix honored the Statesville Football Club with the Community Spirit Award.

2. National Health Center Week Proclamation

Mayor Hendrix called staff from Kintegra to the podium and read the proclamation into the record.

VII. Public Comment

Mayor Hendrix opened the public comment period.

Fred Foster, 466 Charles St., spoke against the closing of the Dollar General and lack of food stores in South Statesville.

233 Harriet Lane, spoke against the closing of the Dollar General and lack of food stores in South Statesville.

David Mays, 119 Stockton Street, opposed the toll lanes and asked council to vote against.

Miranda Bell, 2454 Deerview Circle, spoke against the closing of the Dollar General and the lack of food stores in South Statesville.

VIII. CONSENT AGENDA

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

A. Consider approving the July 9, 2026, Pre-Agenda Meeting Minutes and the July 13, 2026, Regular Meeting Minutes. (E. Kurfees)

B. Consider approving the 2026 Charlotte Regional Transportation Planning Organization's 2026 Memorandum of Understanding. (Weeks)

C. Consider approving the first reading of an ordinance to amend Article V: Automatic Alarm System Regulations. (G. Kurfees)

~~D. Consider appropriating the remaining ARPA interest funds to support FY27 capital projects associated with the Stateville Fire Department. (Lawrence)~~

This item was removed from the agenda.

- E. Consider approving the sole source vendors for the City of Statesville for apparatus, supplies, materials, or equipment in accordance with NCGS 143-129 (e) (6). (Lawrence)
- F. Consider approving the installation of a 9-foot-tall, contemporary sculpture titled Fantasia at the northernmost corner of the median, between Debow Street, Light Street, and West Water Street. (Campbell)
- G. Consider approving the first reading of an ordinance establishing the Third Creek Sewer Line Project Fund. (Vaughan)
- H. Consider approving Budget Amendment #2027-01 to accept the NCDOT Aviation Economic Development Grant in the amount of \$1,960,000 for construction of a hangar for Victory Air. (Ferguson)
- I. Consider approving the low bid from Garanco, Inc. for the construction of a hangar for Victory Air in the amount of \$7,143,200. (Ferguson)
- J. Consider approving an agreement with United Way of Iredell County to participate in the Iredell Housing Fund. (Hills)
- K. Consider approving Budget Amendment #2027-02 to move interest revenue into an expense account to be used for purchasing property located at 346 Bethlehem Road Statesville, NC, for the purpose of future growth of the airport. (Ferguson)

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

REGULAR AGENDA

IX. Consider voting in favor of I-77 South Express Toll Lanes at the September 16, 2026 CRTPO Board meeting. (Weeks)

Weeks provided an overview of the CRTPO Toll Lane Project. She reviewed the elevated toll lane design. She stated that we cannot submit new projects or receive funding for paving if we vote in opposition from the toll lanes and do not pay back the funding to the NCDOT.

Council Member Jones welcomed Ms. Weeks and thanked her for her work. He stated that this project has been on the books for years, and the Public Private Partnership would be the only way to fund the project to fix the emerging traffic issues in Charlotte.

Hearing no questions, Mayor Hendrix asked for a motion.

Council Member Jones made a motion to support the I-77 Toll Lane Project.

Council member Allison asked if we would save \$1 million. Council Member Jones stated that we will see nothing in return for this besides increased taxes. Council Member Allison is unsure about the toll lanes.

Council Member Nicholson seconded the motion.

Council Member Robertson stated that the vote is not about the toll lane,s but it is about the fines.

Mayor Hendrix asked about the ongoing consequences if we vote against the toll lanes. Smith stated that the City gets \$1 million from the state for Powell Bill for street maintenance. The City also puts \$700,000 in the budget for street maintenance.

Council Member Jones stated that during the meeting he told the NCDOT director that he thanked the team for getting I40 back online. He also stated that he is against toll lanes, and he did not know why we didn't have another option besides a toll. He stated that this motion is not about tolls, but it is strictly about avoiding a penalty.

Council Member Pressly asked about the projects in the STIP and how it affects the projects. Weeks stated that the Airport Runway is a project in the STIP, and we will miss the deadline for submitting new projects.

Council Member Allison asked which cities voted against the toll lanes. Council Member Jones stated that Troutman, Mooresville, and Statesville voted to continue. Union County and the municipalities voted for it.

Mayor Hendrix called for a vote on the motion.

Ayes: Pressly, Pearson, Nicholson, Lawton, Pfeufer, Jones, Robertson

Nays: Allison

The motion passed 7 to 1.

- X. Conduct a public hearing and consider passing the first reading of an ordinance to impose a 150 day moratorium on the acceptance, processing, and approval of applications for new telecommunications and data centers within the City of Statesville and its Extraterritorial Zoning Jurisdiction pursuant to NCGS 160D-107.**
(Martin)

Mayor Hendrix opened the public hearing.

Martin stated that the UDC does not address the impacts of data center and ask for a moratorium for a temporary ban to update the UDC.

This process will have the ability to have public input. There are currently no new applications for data centers.

Mayor Hendrix began the public hearing.

Six individuals had signs opposing data centers.

Laury Brown, Beverly Heights, spoke in favor of regulating data centers. She asked for a one-year moratorium to ensure there is integrity. She asked for the moratorium to be 150 working days if it cannot be one calendar year.

Christian Smith, Wood Street, wants a permanent moratorium. He is concerned that the people's voice is not heard. He would like to see a ban on data centers until we can see the effects of the data center on Stamey Farm Road.

Caroline Campbell, 833 Woodland Road, is concerned about the growth and development in the City. She is opposed to data centers due to the use of utilities and effects of the environment.

Erin Most, 134 Hollys Springs Loop in Troutman, spoke against the data centers and in favor of the moratorium. She is concerned about the noise, water usage, and conditions for zoning. She would like to see Compass Ordinance to see the conditions.

Brian Sutton, 303 Alpine Circle, is against data centers and for a permanent moratorium. He stated that he is against the way the public was informed about the Stamey Farm Road data center project. He asked if there was an NDA about the Stamey Farm Project, will the developer pay for the utility expansion, and who will bear the cost of the additional electrical facilities.

Lena Grady, 233 Harriet Lane, against any data center coming to the city.

Jeff Tucker, 211 Ashbrook Road, spoke against the Stamey Farm Road Data Center. He is in favor of the moratorium. He stated that the moratorium needs to include the Stamey Farm Data Center. He would like to see the community effects of data centers. He would like a committee and provide a report on what will happen. He is for a ban and would like the Council to say no to the Stamey Farm data center.

Cam Land, 148 Orrville Road, would like the Stamey Farm Data Center to be included in the moratorium. He would like to see a two year moratorium to study the environmental and long term effects of the data centers.

Michael Dean, 508 E 17th Street, opposed the Stamey Farm Data Center and in favor of the moratorium. He would like a 12 month moratorium.

Charity Munro, 562 Sharon School Road, is concerned about the data center and that the government is not listening to what they have to say. She gave the remaining of her time to Brian Sutton.

Brian Sutton continued his questions. See Attachment A.

Dylan Murray, 117 Broomsage Lane, is in support of the moratorium and would not like to see additional data centers.

Natalie Nation, 330 N Mulberry Street, is opposed to the data center. She stated that there is no benefit to Statesville when a data center comes.

Cinnamon Black, Hickory Hwy, is concerned about the water and data center usage. She is concerned that the Council is making decisions for the county residents. She claimed that she did not get any public notice regarding the Stamey Farm Data Center. She stated that data centers are coming to historically African American communities.

Lani Van Drake, 326 Prospect Road, is in support of the moratorium. She is concerned about the number of data center applications that will come following the moratorium. She would like the moratorium to be extended passed 150 days.

Margo Holland, is in support of the moratorium. She stated that the council is accountable to God and that the citizens do not feel represented. She would like the questions that would be asked be answered in a statement and put online. She stated at we do not want a data center in Statesville.

Mayor Hendrix closed the public hearing.

Council Member Pressly thanked the citizens and asked Mr. Smith to provide answers to the questions that we can. It will more than likely be put on the city website.

Council Member Robertson made a motion to approve the moratorium and extend the moratorium to 180 days. Council Member Lawton seconded the motion. The motion passed unanimously.

XI. Consider approving Budget Amendment #2027-03, which appropriates fund balance to support the rollover of outstanding purchase orders. (Lawrence)

Lawrence stated that the funds have been encumbered by contracts but did not get completed by the end of the previous fiscal year. She reviewed each funds and the purchase orders that have been asked to roll.

Council Member Pressly thanked Lawrence for her work. He would like to see the council to see a better understanding when a large number of tax dollars have been spent. He would like a spreadsheet of when the project was passed, how much money was spent, how much money is left to spend, and if any revenue will be

Council Member Robertson made a motion to approve the budget amendment. Council Member Allison seconded the motion. The motion carries unanimously.

XII. Old Business

1. Receive a report on the Brownfields Grant. (Pierce)

Pierce stated that Mr. Brian Kvam from Stantec is here to provide an overview of the project,

Kvam stated that he helped to write the grant application. He was awarded the contract in 2022. He has managed over 20 grants similar to this one.

EPA defines brownfield as a real property, expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substance, pollutant, or contaminant.

Pierce reviewed the grant timeline: the City applied in 2021 and received the grant in 2022 for \$500,000. He stated that the initial target area was the Monroe Street Corridor. Pierce reviewed each project that used Brownfield funds.

Pierce stated that there were only 2.7% of funds spent outside of Wards 3 and 6.

Council Member Pressly thanked the staff and consultant for their work. He stated that each department has their own budget. He would like the individual departments that generate revenue to not use the grant funds.

Council Member Pearson thanked staff for their work. She stated that the funds are being spent to in Ward 6. She asked if we sent code enforcement out to the property that did not want to cooperate. The City would like to upgrade the areas on Monroe Street. He stated that the grant was given and how the funds were spent correctly. We are not throwing away money and we are upgrading the community.

XIII. Other Business

XIV. Closed Session

1. G.S. 143-318.11(a)(5) – Property Disposition/Acquisition
2. G.S. 143-318.11(a)(6) – Personnel
3. G.S. 143-318.11(a)(3) – Attorney Client Privilege

XV. Advisory Board Minutes

1. ABC Board Minutes- May 26, 2026
2. DRC Minutes – June 18, 2026
3. Planning Board Minutes – June 23, 2026

XVI. Adjourn

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