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STATESVILLE CITY COUNCIL SPECIAL MEETING MINUTES – September 22, 2026

CITY HALL – 300 S. CENTER STREET, STATESVILLE, NC – 12:00 P.M.

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

Council Absent: None

Staff Present: Ron Smith, Messick, E. Kurfees, G. Kurfees, Harrell, Vaughan, Mario, Martin, Caulder, Hills, Nesbit, Deal, Ivarsson, Ti,

Media: Donna

Others: Doug Chapman, Joel Whitford, Troutman Town Manager Justin Longino, Goodson, and 7 others

I. Call to Order

Mayor Hendrix called the meeting to order.

II. 3rd Creek and 4th Creek WWTP Plans

Smith introduced Doug Chapman from McGill.

Chapman stated that there is continuing growth demands in the 4th Creek Basin and more capacity is needed in the basin.

He stated that there are two proposed solutions: 4th Creek WWTP Expansion and basin Flow Transfer. The expansion is a public process and requires NPDES Permit Modification. with a public hearing.

He stated that the pump around would be a 4-year project and is estimated to cost \$23 million. The 4th Creek expansion would be an 8-year project and cost \$150 million. Chapman reviewed the pros and cons of each project.

Council Member Pressly would like to see how the growth was determined. Joel stated that the 3rd Creek WWTP have growth rates from 2021. He stated that it is aggressive growth margin. The growth margin in 4th Creek were updated this year. McGill discussed with city and county staff and reviewed planned developments as well as approved developments. Population was also included.

Council Member Jones asked about the nutrient upgrade requirements. Chapman stated that this would change the plant to a three-step process.

Mayor Hendrix asked if either solution would be more favorably by the state. Chapman stated that it would just depend.

Smith asked about the permitting process. Chapman stated that the permitting process could be 2-5 years and could cost up to \$500,000.

Council Member Pressly asked if we should build a new plant. Chapman stated that the cost is very expensive. If you built an entire new plant, it will be much higher and there is a different permitting process.

Council Member Pearson asked if we need to expand, will it affect our capacity for 3rd Creek. Joel stated that 3rd Creek would stay the way it is and 4th Creek capacity would expand.

Caulder provided a report on growth that could come to the Jane Sowers North area that could impact 4th Creek in January 2027. Caulder stated that there could be 735,300 gpd for the entire study area. This only includes the Hwy 21 corridor. This does not include the residential in White Mills Farm Road.

Council Member Pressly asked about the Auto Auction Lift Station. Vaughan stated that the lift station is only at 50% capacity.

Council Member Jones asked for a rate analysis on the two options. Smith stated that the pump around is including in the rate increases.

Smith stated that Troutman asked for mediation on the agreement. Keith Corps is concerned that they will not be able to land a major project within the City. They need an

abandonment from Town of Troutman. They have asked the City of Statesville to take a stand on their behalf, specifically, a resolution to not mediate with Troutman until the abandonment has been granted.

Council Member Nicholson stated that the current line goes right where the building needs to go. Council Member Jones stated that the project will have significant economic impact. He was concerned at first, but this project could bring 1100 jobs.

Council Member Pearson stated that she is unsure about the resolution, but we need to make some decisions on this.

Mayor Hendrix asked if we can approve a resolution for Keith Corp. Messick stated that she believes that we can approve the resolution and be in the notice requirements.

Mayor Hendrix stated that the resolution only puts us in nonbinding meditation after the easement is approved.

Council Member Jones made a motion to approve a resolution to support Keith Corp's easement request and not schedule mediation until the easement is abandoned. Council Member Lawton seconded the motion.

Council Member Pressly asked about the likelihood of Troutman abandoning the easement. Smith stated that he is unsure if Troutman would abandon it.

Mayor Hendrix stated that their board has not been educated like we have been. He stated that they will see all the information once the resolution is signed.

Council Member Pearson asked if we apply for the permitting process. Chapman stated that state agencies review the permitting process.

Council Member Robertson spoke to Troutman and they were concerned that the City would not continue to treat the line. He stated that we sent a note to them that we would still continue to treat the line. It makes the most sense to lay out all the information.

Council Member Pfeufer stated that the council does not have the information. This could be a way to educate their council.

Mayor Hendrix called for a vote on the motion.

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

Nay: None

The motion passed unanimously.

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