



## CITY COUNCIL MEETING AGENDA

June 06, 2022

City Hall Council Chambers – 227 S. Center Street, Statesville, NC  
Pre-Agenda Meeting – 6:00 p.m. / Regular Meeting – 7:00 p.m.

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- I. **Call to Order**
- II. **Invocation** (Only at Council Meeting)
- III. **Pledge of Allegiance** (Only at Council Meeting)
- IV. **Adoption of the Agenda** (Only at Council Meeting)
- V. **Code of Ethics** Pg. 4
- VI. **Presentations & Recognitions** (Only at Council Meeting) Pg. 7
  - 1. Proclamation – Waste & Recycling Workers Week – June 17, 2022
  - 2. Proclamation – Juneteenth 2022
- VII. **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 so 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 04/04/2022 Special Council meeting minutes and the 05/02/2022 Council meeting minutes. (Fugett) Pg. 9 and 14**
  - B. **Consider approving Budget Amendment #2022-39 to increase the overall American Rescue Plan Act Fund. (Roberts) Pg. 25**
  - C. **Consider approving a transfer of funds from the American Rescue Plan Fund to the General Fund in the amount of \$24,372 for reimbursement of the Fiscal Year 2022 Grants Manager salary and benefit expenditures and approve Budget Amendment #2022-40. (Roberts) Pg. 27**
  - D. **Consider approving Budget Amendment #2022-41 to increase the overall budget of the Water and Sewer Capital Fund. (Roberts) Pg. 29**
  - E. **Consider approving Agricultural Lease Agreements for the property located at the 3<sup>rd</sup> Creek and 4<sup>th</sup> Creek Wastewater Treatment Plants. (Vaughan) Pg. 31**

- F. Consider approving a Resolution directing the City Clerk to Investigate a Petition of Annexation, Receive the City Clerk's Certificate of Sufficiency, and consider approving a Resolution setting the date of June 20, 2022 for a Public Hearing for the Petition for Annexation of case #AX22-09 SL Statesville, LLC (Wall Street); PIN #'s 4743-69-8546 (portion), 4743-78-1262, 4743-67-9906, 4743-77-2007, 4743-76-3697, 4743-66-3318, 4743-64-4008 & 4743-73-5651. *(Ashley) Pg. 57*
- G. Consider approving 2<sup>nd</sup> reading of Rezoning Request ZC22-02 for property located on Buffalo Shoals Road, Park Drive and Johnson Drive; Iredell County Tax Parcel Identification #'s 4734-11-0248, 4723-89-7998, 4734-10-0436, 4734-20-1073, 4734-20-4406 & 4733-09-8888; from R-A (Residential-Agricultural) District, R-15M (Urban Fringe Low Density Residential/Manufactured Housing) District and HI (Heavy Industrial) District to R-8 MF CZ (Medium Density Multi-Family Residential Conditional Zoning Cluster & Architecturally Integrated Subdivision) District. *(Ashley) Pg. 72*
- H. Consider approving 2<sup>nd</sup> reading of Rezoning Request ZC22-06 for a property located on Victory Lane; Iredell County Tax Parcel Identification # 4755-25-2950; from RA (Residential Agricultural) District to LI (Light Industrial) District. *(Ashley) Pg. 78*
- I. Consider approving 2<sup>nd</sup> reading of Rezoning Request ZC22-08 for properties located on Wall Street; Iredell County Tax Parcel Identification #4743-78-1262, 4743-64-4008, 4743-73-5651 and 4743-66-3318 (portion); from B-5 (General Business), R-A (Residential Agricultural), R-15M (Urban Fringe Low Density Residential/Manufactured Housing) and Iredell County RA (Residential Agricultural) districts to LI (Light Industrial) District. *(Ashley) Pg. 80*
- J. Consider approving 2<sup>nd</sup> reading of TA22-01: Text Amendments to the Unified Development Code filed by the City of Statesville to amend Article 3 Zoning, Section 3.04 Zoning District Regulations, Table 3-1: Use Matrix and Section S. B-5 – General Business District. *(Ashley) Pg. 83*
- K. Consider accepting a grant in the amount of \$86,346.00 from NCDOT Aviation for the Runway 28 Clearway study, and approving Budget Amendment #2022-38. *(Ferguson) Pg. 85*
- L. Consider approving an increase of \$300,000 to the existing Line Crew Labor Contract with Sumter Utilities. *(Maclaga) Pg. 102*

## **REGULAR AGENDA**

- VIII. Conduct a public hearing and consider approving an economic incentive for an industrial development known as Project Barkley. *(IEDC-Bosser/Thomas) Pg. 103*
- IX. Consider adopting the 2045 Land Development Plan. *(Ashley) Pg. 104*
- X. Conduct a public hearing and consider approving a *Resolution of Closure* and *Declaration of Withdrawal* to permanently close a portion of an unopened,

dedicated right-of way known as Solstice Drive. *(Ashley) Pg. 125*

- XI. Conduct a public hearing and consider approving first reading of an ordinance to annex properties located on Cambridge Place – Annexation Request AX22-07 for PIN #'s 4765-32-6724, 4765-32-5716 & 4765-32-3788 Helmsman Homes LLC Properties. *(Ashley) Pg. 139*
- XII. Staff is requesting that the change of the Rate Schedule for taxi cabs be included in the annual rate review by City Council. *(Pierce) Pg. 147*
- XIII. Consider approving two appointments to the Statesville Regional Airport Commission. *(Ferguson) Pg. 150*
- XIV. Consider authorizing a waiver to § 23-251 of the City Ordinance to allow installation of a septic system. *(Vaughan) Pg. 160*
- XV. Consider appointing two members to the Statesville Convention & Visitors Bureau to fill unexpired terms. *(SCVB-Sutton) Pg. 163*
- XVI. Consider Approval of Budget Ordinance #2023-1. *Pg. 168*
- XVII. City Manager's Report *(Smith)*
- XVIII. **Boards and Commission Updates**
  - 05/11/2022 Airport Commission Meeting Minutes Pg. 168
  - 05/12/2022 Design Review Committee Meeting Minutes Pg. 170
  - 04/27/2022 Historic Preservation Commission Called Meeting Minutes Pg. 173
  - 05/18/2022 Technical Review Committee Meeting Minutes Pg. 179
- XIX. **Other Business**
- XX. **Closed Session** (After Pre-Agenda if needed)
  - Economic Incentive - N.C.G.S. 143-318.11(a)(4)
  - Prevent the disclosure of privileged information - N.C.G.S. 143.318.11(a)(1)
- XXI. **Adjournment**