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**STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – May 15, 2025
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:00 P.M.**

Council Present: Mayor Kutteh presiding, Jones, Lawton (virtual), J. Johnson, Wasson, Hudson, Pearson, S. Johnson, Allison, S. Johnson

Council Absent: None

Staff Present: Ron Smith, Messick, Ashley, E. Kurfees, G. Kurfees, Bridges, Hubert, Griggs, Johnson, Leis, Vaughan, Kirkendall, Pierce, Nesbit, Dunford, Gregory,

I. Call to Order

Mayor Kutteh called the meeting to order.

II. Invocation (Only at the Regular Meeting)

III. Pledge of Allegiance (Only at the Regular Meeting)

IV. Adoption of the Agenda (Only at the Regular Meeting)

V. Code of Ethics and Front and Center Strategic Plan (Only at the Regular Meeting)

VI. Presentations & Recognitions (Only at the Regular Meeting)

1. National Public Works Week
2. Recognition of the SPD Traffic Division receiving the MADD award.

VII. Public Comment (Only at the Regular Meeting)

VIII. CONSENT AGENDA

All items below are considered to be routine by City Council and will be enacted by one motion. There will be no separate discussion on these items unless a Council member requests, in which event, the item will be removed from the Consent Agenda and considered with the other items listed in the Regular Agenda.

A. Consider approving the May 5, 2025, Pre-Agenda and Regular Meeting Minutes.
(E. Kurfees)

There were no comments on the minutes.

B. Consider approving a resolution authorizing the upset bid procedure for a portion of the city-owned property on E. Broad Street and Cooper Street. (Pierce)
Pierce stated that there was a change from the original ask. They are asking from the easement from one corner of the building to the other side. They added additional funding to the initial bid because they are using 4 parking spaces instead of 3. The City is trying to see if we can shift the parking spaces down to only use 3 parking spaces.

Council Member Jones asked if the parcel is in the easement. Pierce stated that it is in our property but their easement. Council Member Jones stated that we need to retain right to access the Clock. Griggs stated that he cannot find where the clock is owned by the City.

Mayor Kutteh stated that we need to ensure who owns the clock tower and the clock to keep this on the agenda for Monday.

C. Consider approving a resolution authorizing the City of Statesville joining and incorporating the Yadkin-Pee Dee Water Management Group (YPDWMG).
(Vaughan)

Vaughan stated that there are limited changes in the group. The dues are not rising. Andy Smith has been working on this project.

D. Consider approving the condemnation process for a temporary construction easement related to the company JP Hospitality, LLC. (Vaughan)

Vaughan stated that this is for the waterline project. The owner has been out of pocket. We want a temporary easement to do the actual work. He has not agreed to anything yet.

Mayor Kutteh stated that the owner has the right to sue if the owner believes the easement is worth more money.

Messick stated that we need to draft a resolution for this item.

- E. Consider transferring an insurance reimbursement in the amount of \$19,437.55 to the Police Department and approval of Budget Amendment #2025-22.** (Onley)
Mayor Kutteh stated that we are replacing one vehicle instead of two that were damaged.

- F. Consider passing the second reading of an ordinance to annex AX25-02 Wilson W. Lee Blvd. for the two parcels located along Wilson W Lee Blvd near the intersection of Concord Ave.** (Kirkendall)
Mayor Kutteh stated that the council unanimously approved this item at the last meeting.

- G. Consider passing the second reading of a 2019 Mobility +Development Plan Amendment, filed by City staff in coordination with Iredell Economic Development Corporation.** (Kirkendall)
Mayor Kutteh stated that the council unanimously approved this item at the last meeting.

- H. Consider passing second reading of a Rezoning Request ZC24-18 Peachtree; for a 95 lot subdivision, located on Peachtree Road.** (Ashley)
Mayor Kutteh stated that the council unanimously approved this item at the last meeting.

- I. Consider approving an agreement with the North Carolina Division of Aviation to participate in the Safety, Preservation, and Maintenance Program (SPAM).** (Ferguson)
Mayor Kutteh stated that the airport wants to be a part of this program. Ferguson stated that the program provides preventative maintenance on taxiways. They worked on the taxiway last year.

REGULAR AGENDA

- IX. Conduct a public hearing on the proposed Fiscal Year 2025-2026 Budget.** (Smith)
E. Kurfees stated that the workshops will be on May 28th at 3 PM and May 29th at 2 PM.
- X. Conduct a Public Hearing to present the financing concept for the Waterline Spline Project, approve a Resolution approving the financing terms and consider accepting the bank bid from Banc of America Public Capital Corp ("BAPCC").** (Dunford)
Smith stated that this is \$3.2 million. We received 3 proposals and are recommending the first recommendation. This is the waterline spline project. This pushes off the need for the elevated tank to provide fire flow for the south end of the city.
- XI. Conduct a public hearing and consider passing the first reading of an ordinance amending the Charter of the City of Statesville to change the election method for the City of Statesville City Council to nonpartisan plurality and ratification of Ordinance 31-24 Electing at-large seats to four year terms on a staggered basis.** (E. Kurfees)
- XII. City Manager's Report**
- XIII. Advisory Boards Meeting Minutes**
- XIV. Other Business**
- XV. Closed Session (After Pre- Agenda)**

Mayor Kutteh stated that the Council need to go into closed session for a contract matter, consult with the attorney, and a land matter.

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

- XVI. Adjournment**
Council Member Allison made a motion to adjourn the meeting. Council Member Jones seconded the motion. The motion passed unanimously.

Emily Kurfees, City Clerk

Constantine H. Kutteh, Mayor

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STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – May 15, 2025

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

Council Present: Mayor Kutteh presiding, Jones, Lawton, J. Johnson, Wasson, Hudson, Pearson, S. Johnson, Allison, S. Johnson

Council Absent: None

Staff Present: Ron Smith, Messick, Ashley, E. Kurfees, G. Kurfees, Bridges, Hubert, Griggs, Johnson, Leis, Vaughan, Kirkendall, Pierce, Nesbit, Dunford, Gregory, Onley

I. Call to Order

Mayor Kutteh called the meeting to order.

II. Invocation

The City Clerk led the invocation.

III. Pledge of Allegiance

Mayor Kutteh led in the Pledge of Allegiance.

IV. Adoption of the Agenda

Mayor Kutteh stated that the clock tower item was removed from the agenda. He asked for a motion on the amended agenda.

Council Member Jones made a motion to adopt the amended agenda. Council Member Wasson seconded the motion. The agenda was unanimously adopted.

V. Code of Ethics and Front and Center Strategic Plan

VI. Presentations & Recognitions

1. National Public Works Week

Mayor Kutteh read the proclamation into the record. He brought up the Public Works Directors including: Bridges, Harrell, Hubert, Leis, Vaughan, Griggs.

2. Recognition of the SPD Traffic Division receiving the MADD award.

Mayor Kutteh brought Chief Onley up to the podium.

Chief Onley stated that the traffic team received the MADD Award for the year. The traffic team is young, and he wanted to recognize them for receiving the award.

VII. Public Comment

Mayor Kutteh stated that the City has begun a school supply drive starting in June for our students.

Mayor Kutteh stated that he attended the NAACP Freedom Fund Banquet and Nakayla Griffin sung very well.

Matt Sin, Frier Tuck Road, against the House and Senate local government authority bills currently in the General Assembly.

Rita Barbeau, 104Tricity Court- she stated that the letter for the Peachtree rezoning and it said that the public hearing was on Tuesday May 5th and she showed up on May 6th instead of May 5th. She stated that there are a lot of things in the neighborhood that affect the other neighborhoods. She spoke with the developer and the planning director after the meeting.

El Amin, 2038 Ora Drive, stated that the 100th birthday of Malcom X is today and he wanted to remind the citizens of the impact he made to the community.

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 5, 2025, Pre-Agenda and Regular Meeting Minutes.** (E. Kurfees)
- B. Consider approving a resolution authorizing the upset bid procedure for a portion of the city-owned property on E. Broad Street and Cooper Street.** (Pierce)
This item has been removed from the agenda.
- C. Consider approving a resolution authorizing the City of Statesville joining and incorporating the Yadkin-Pee Dee Water Management Group (YPDWMG).** (Vaughan)
- D. Consider approving the condemnation process for a temporary construction easement related to the company JP Hospitality, LLC.** (Vaughan)
This item got removed from the Consent Agenda.
- E. Consider transferring an insurance reimbursement in the amount of \$19,437.55 to the Police Department and approval of Budget Amendment #2025-22.** (Onley)
- F. Consider passing the second reading of an ordinance to annex AX25-02 Wilson W. Lee Blvd. for the two parcels located along Wilson W Lee Blvd near the intersection of Concord Ave.** (Kirkendall)
- G. Consider passing the second reading of a 2019 Mobility +Development Plan Amendment, filed by City staff in coordination with Iredell Economic Development Corporation.** (Kirkendall)
- H. Consider passing second reading of a Rezoning Request ZC24-18 Peachtree; for a 95 lot subdivision, located on Peachtree Road.** (Ashley)
This item has removed from the consent agenda.
- I. Consider approving an agreement with the North Carolina Division of Aviation to participate in the Safety, Preservation, and Maintenance Program (SPAM).** (Ferguson)

Mayor Kutteh stated that item B, D, and H are removed from the Consent Agenda.

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

REGULAR AGENDA

- IX. Conduct a public hearing on the proposed Fiscal Year 2025-2026 Budget.** (Smith)
Smith reviewed the revenues and expenses for the general fund and enterprise funds.

Mayor Kutteh declared the public hearing open.

Alisha Standish 832 Eagle Mills Road, Hamptonville, NC. She stated that she is a county resident, and her concern is that the 5th Street Shelter has mold and having to relocate residents. She wanted to understand plans to fund the Fifth Street Ministries and housing needs.

Fredrick Foster, 466 Charles Street, is concerned about the reduction of employees at the Civic Center and place them in a different position at the City.

Mayor Kutteh closed the public hearing and reminded the council that the budget workshop will be next Wednesday at 3:00 pm.

- X. Conduct a Public Hearing to present the financing concept for the Waterline Spline Project, approve a Resolution approving the financing terms and consider accepting the bank bid from Banc of America Public Capital Corp ("BAPCC").** (Dunford)
Smith stated that this project will be added to the \$20 million water spine project. This will provide better fire flow. This public hearing is to discuss the proposals for financing this remaining \$3 million of the project not covered by grant funding. Finance staff is recommending BAPCC proposal.

Mayor Kutteh declared the public hearing open. Hearing no one came to speak, he closed the public hearing.

Council member Hudson made the motion to approve the financing terms of BAPCC and the motion was seconded by Council Member Allison. The motion passed unanimously.

- XI. Conduct a public hearing and consider passing the first reading of an ordinance amending the Charter of the City of Statesville to change the election method for the City of Statesville City Council to nonpartisan plurality and ratification of Ordinance 31-24 Electing at-large seats to four year terms on a staggered basis. (E. Kurfees)**

Mayor Kutteh declared the public hearing open. Hearing none, he closed the public hearing.

He asked for a motion on this item.

Council Member Allsion made a motion to approve first reading of the ordinance. Council Member Wasson seconded the motion. The motion passed unanimously.

- J. Consider passing second reading of a Rezoning Request ZC24-18 Peachtree; for a 95 lot subdivision, located on Peachtree Road. (Ashley)**

Messick stated that the letter stated Tuesday, May 5th instead of Monday, May 5th. She stated the notice shows May 5th, in the newspaper, and the website. She believes there is an argument is that the recipient should have looked at other places or contact the city. It is up to the Council if they would like to redo the Public Hearing.

Mayor Kutteh asked the developer if they wanted to push this out two meetings. The Developer stated he would defer to the council.

Mayor Kutteh asked for a motion to approve the two items on the consent agenda item J and Item H.

Council Member Allison made a motion to approve the remaining items on the consent agenda. Council Member J. Johnson seconded the motion. The motion passed unanimously.

- XII. City Manager's Report**

Mayor Kutteh stated that the public meeting regarding the Garfield Green Street area at First Baptist Church at 6 pm. Council member Pearson asked for everyone to support the board.

Smith stated that Parish Tire demolition will begin this week. Construction will begin as soon as it is demolished.

Smith stated that the sink hole construction should begin next week and be a 45 day fix.

He stated that a resident applauded the police department and Nakayla Griffin helped resolve their issues.

- XIII. Advisory Boards Meeting Minutes**

- XIV. Other Business**

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

- XVI. Adjournment**

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

Emily Kurfees, City Clerk

Constantine H. Kutteh, Mayor