

**MINUTE BOOK 31, PAGE 292**

**STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – June 12, 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 (virtual), S. Johnson, Allison,

**Council Absent:** S. Johnson

**Staff Present:** Ron Smith, Messick, E. Kurfees, Bridges, Hubert, Griggs, Vaughan, Kirkendall, Pierce, Nesbit, Bell, Harrell

**I. Call to Order**

Mayor Kutteh called the meeting to order. He stated we needed to go into closed session for an economic development matter.

**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**

1. SFD 2025 Hazmat Competition
2. Waste & Recycling Workers Week Proclamation
3. Hospice & Palliative Care of Iredell County Family Bereavement Center Presentation

**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 28, 2025 Budget Meeting Minutes and the June 2, 2025, Regular Meeting Minutes.** (E. Kurfees)

**B. Consider approving the Statesville Fire Department to donate the Plymovent vehicle exhaust removal system, currently located at the former Fire Station 1 to the Iredell-Statesville Schools (I-SS).** (G. Kurfees)

Chief Bell stated that the system will be used at ICATs. The City has donated other supplies to them before.

**C. Consider approving the Statesville Fire Department to apply for the FY24 FEMA Staffing for Adequate Fire and Emergency Response (SAFER) Grant to support the hiring of nine firefighters to partially staff Fire Station 5.** (G. Kurfees)

Mayor Kutteh stated that we applied for the grant in 2023 and have not received it. Chief Bell stated that there will be a 25% match for the first two years and 65% match on the third year.

Council Member J. Johnson asked about if we need the staff if we don't have the grant. Chief Bell stated that the award will not be until July and then a 180 day recruitment period. The staff will be on board in the time allotted.

**D. Consider approving the Statesville Fire Department to apply for the FEMA FY24 Fire Prevention & Safety (FP&S) Grant to fund the purchase of a fire safety simulator smokehouse.** (G. Kurfees)

Council Member Jones asked where this would be located. Chief Bell stated that it will be mobile to go to other events.

**E. Consider approving an ordinance to amend the Riders Schedule to include Riders 11, 15, and 16 that include the REPS charge, Non-renewable energy**

**generation avoided cost credit, and Renewable energy generation avoided cost credit as part of our Supplemental Power Sales Agreement with NCMPA1.** (Leis)

Smith stated that these riders are done every year. Two are credit and one is a slight cost. The cost for residents is 87 cents and the credits are less than 5 cents each for residential. We are required to do this every year. Council agreed that if staff can figure a way to go around bringing this to them every year then Staff could approve this on their own.

**F. Consider approving the demolition of remaining structure walls at 226 West Sharpe Street.** (Sigmon)

Sigmon stated that the property owner would like to demolish the remaining structure. DRC recommended approval of the demolition. There are a couple conditions. This must come to council because it was in the downtown.

Mayor Kutteh asked if this could be repaired. Sigmon stated no.

**G. Consider passing a resolution directing the City Clerk to investigate a petition of annexation, AX25-04 Dairi-O, filed by Mr. Scott Frye for the four parcels located along Turnersburg Highway between Harbor Freight and Fairview Baptist Church, receive the City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of July 14, 2025, for a public hearing for the petition of annexation.** (Kirkendall)

Mayor Kutteh stated that these properties are next to Harbor Freight. It is proposed to be a Dairio. Council was excited about this possible development.

**H. Consider authorizing a design-build contract for Phases 3 & 4 of the Municipal Operations Center Project.** (Harrell)

Harrell stated that the project is following the Phase 1&2. The first phases are getting their final inspections. This is a design build contract like Fire Station 1. This contract is for the first two steps for the design and updating the site master plan. There will be the guaranteed maximum price. The contract cost is \$1.5 million. There will be a budget amendment after July 1 to move the funds into the project fund which is just an administrative matter. The current contractor won the bid is the same one that did Phase 1 and 2.

**I. Consider approving Budget Amendment #2025-23 to transfer funds from Capital Outlay Equipment to Surface Transportation Block Grant Direct Attributable Funds (STBG-DA).** (Ashley)

Kirkendall stated that we accounted for this in the budget but we just need to move the funds to the project fund.

Mayor Kutteh asked if this project is under construction. Harrell stated that this is one of the final steps to get the project out for bid. Mayor Kutteh stated that the process has been in the works for years.

## **REGULAR AGENDA**

**IX. Conduct a public hearing and consider passing the first reading of a Rezoning Request ZC25-06; for the properties located along Turnersburg Highway.** (Kirkendall)

Mayor Kutteh stated that this is the same project that we are annexation in the consent agenda. Kirkendall stated that it is Iredell Water territory.

Smith stated that Dario is coming in at a tough place and there is going to be an expansion and traffic light. This project got pushed to 2030. We are investigating the TIA. Bridges stated that there will be a signal warrant analysis.

**X. Conduct a public hearing and consider passing the first reading of TA25-02 Shopping Center Signs Text Amendment to the Unified Development Code filed by the City of Statesville to amend Article 6 Development Standards, Section 6.07 Sign Regulations, Section C. Definitions, Table 6-13: Permitted Sign Standards by Zoning District and I. Exempt Signs.** (Ashley)

Mayor Kutteh stated that this is a text amendment to amend the signs for the shopping centers. This is a modernization of the code. This brings signs to current standards.

**XI. Receive the West Front Street & Monroe Street Area Wide Plan.** (Pierce)

Pierce stated that the city received funding to review Brownfield sites. The Land Development Plan calls for small area plans for these areas. This plan drills down what is possible in these areas. There are recommendations in the plan. I would review sections 4 and 7. The Planning Board approved the plan unanimously. 700 letters went out to the plan.

Council member Allison is concerned about the industrial places parking trucks near the residential.

**XII. Consider appointing one member to the Statesville Regional Airport Commission. (Ferguson)**

Mayor Kutteh stated that there are many good candidates in the packet. He stated that the council should consider some term limits on the boards and commissions.

Council Member J. Johnson stated that Mr. Bullins is doing a good job on the commission.

**XIII. Consider determining how to and appointing one member to the Downtown Statesville Development Corporation Board. (Pierce)**

Pierce stated that we need to decide if we want to appoint a council member, ask the city manager to appoint someone, or open to the public. The first two options are ideal because of the timing.

Mayor Kutteh stated that he would think it would be difficult to appoint someone on Monday night.

Council Member Jones stated that it could be similar to other council appointment boards. This position will be a voting member of the board. I do not know why we would do it any different than the other boards. The Mayor should do it like other boards.

Mayor Kutteh asked if we want to have council intent on the board. Council Member Jones and Council Member Wasson stated that it should be a council member. Council Member Allison stated that it should be a citizen.

Council Member Jones stated that there are a majority of the people on the board are citizens. Pierce stated that there are 20 individuals on the board.

Smith stated that it should be a council member. Staff are already represented by Matthew and Richard. There is limited value on adding another staff member. They struggle with getting citizen representation from downtown. Council Member could have direct knowledge of Downtown.

Council Member Allison stated that it should be someone who is open minded.

**XIV. Consider approving the resolution creating an Affordable Housing Special Revenue Fund and Policy. (Pierce)**

Pierce stated that the City Attorney created a draft policy that would allow the sale of City lands and other revenues as identified to be put in a special revenue fund to be used for affordable housing. The suggestion is that every expenditure qualify as the match for the HOME funds. Therefore, no additional funding will be needed. We have taken out the set asides for industrial and downtown. Whatever property comes forward, the council can designate the revenue to the special revenue fund.

Council Member Wasson stated she is excited to see properties we can sell.

Council Member Allison asked how the funds will be used. Messick stated the funds will be approved by the Council by resolution on a case by case basis.

**XV. City Manager's Report (only at the Regular Meeting)**

**XVI. Advisory Boards Meeting Minutes**

1. Community Appearance Commission Meeting Minutes, March 18, 2025
2. Community Appearance Commission Meeting Minutes, April 8, 2025
3. ABC Board Meeting Minutes, April 22, 2025
4. Planning Board Meeting Minutes, May 27, 2025

**XVII. Other Business**

Council Member J. Johnson stated that the home at 5 points has been taken down. Council Member Jones stated that condemnation is supposed to be finished at the end of this month. The project is funded, approved and ready to go.

Chief Onley is providing an overview of Saturday. Onley stated that there is a No Kings Protest in downtown. There could be counter protests to the protest. There will be staff at City Hall staging. PD will also be at the Statesville Housing Authority event. The permit is from 11 AM to 1 PM.

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

**Mayor Kutteh called for a motion to go into closed session for an economic development issue. Council Member Wasson made a motion to go into closed session. Council Member Allison seconded the motion. The motion passed unanimously.**

Coming out of Closed Session, Mayor Kutteh stated that there was an economic development issue discussed, and no decisions were made.

**XIX. Adjournment**

**Council Member Hudson made a motion to adjourn. Council Member J. Johnson seconded the motion. The motion passed unanimously.**

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Emily Kurfees, City Clerk

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Constantine H. Kutteh, Mayor

**MINUTE BOOK 31, PAGE 296**  
**STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – June 16, 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:**

**Staff Present:** Ron Smith, Messick, E. Kurfees, Bridges, Hubert, Griggs, Vaughan, Kirkendall, Pierce, Nesbit, Bell, Harrell, Leis, Dunford, Gregory, Griffin, Ferguson, Sigmon

**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 the Pledge of Allegiance.

**IV. Adoption of the Agenda**

Mayor Kutteh stated that there was no changes to the agenda.

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

**V. Code of Ethics and Front and Center Strategic Plan**

Mayor Kutteh stated that the council members strive to live by the code of ethics.

**VI. Presentations & Recognitions**

**1. SFD 2025 Hazmat Competition**

Chief Bell brought up the three members of the Hazmat Team who competed in the challenge. The team won third place in the competition. The members of the team included Captain Eddy Harpe, Lieutenant Bryan Morris, and Firefighter Travis Adkins

**2. Waste & Recycling Workers Week Proclamation**

Mayor Kutteh read the proclamation into the record and brought the sanitation team up to receive the proclamation.

**3. Hospice & Palliative Care of Iredell County Family Bereavement Center Presentation**

Leigh Ann Darty from the Hospice and Palliative Care discussed the family bereavement center. She discussed a grief camp that they are currently serving in. She stated that this center will be able to serve the entire family in the grief they have, especially children.

Mindy Rice from the Hospice and Palliative Care discussed that there is no other county in the region that has a grief center like this. She requested for the City to donate to the Family Bereavement Center. It will cost a total of \$5 million.

Council Member Allison asked how people get services. Leann stated that the staff refer the individual to the service.

**VII. Public Comment**

Matt Sin, 631 Frier Tuck Road, spoke against the new Senate Bill 205. He discussed the tragic events in Minnesota and stated that politics should be nonviolent.

**VIII. CONSENT AGENDA**

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- A. Consider approving the May 28, 2025 Budget Meeting Minutes and the June 2, 2025, Regular Meeting Minutes. (E. Kurfees)
- B. Consider approving the Statesville Fire Department to donate the Plymovent vehicle exhaust removal system, currently located at the former Fire Station 1 to the Iredell-Statesville Schools (I-SS). (G. Kurfees)
- C. Consider approving the Statesville Fire Department to apply for the FY24 FEMA Staffing for Adequate Fire and Emergency Response (SAFER) Grant to support the hiring of nine firefighters to partially staff Fire Station 5. (G. Kurfees)
- D. Consider approving the Statesville Fire Department to apply for the FEMA FY24 Fire Prevention & Safety (FP&S) Grant to fund the purchase of a fire safety simulator smokehouse. (G. Kurfees)
- E. Consider approving an ordinance to amend the Riders Schedule to include Riders 11, 15, and 16 that include the REPS charge, Non-renewable energy generation avoided cost credit, and Renewable energy generation avoided cost credit as part of our Supplemental Power Sales Agreement with NCMPA1. (Leis)
- F. Consider approving the demolition of remaining structure walls at 226 West Sharpe Street. (Sigmon)
- G. Consider passing a resolution directing the City Clerk to investigate a petition of annexation, AX25-04 Dairi-O, filed by Mr. Scott Frye for the four parcels located along Turnersburg Highway between Harbor Freight and Fairview Baptist Church, receive the City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of July 14, 2025, for a public hearing for the petition of annexation. (Kirkendall)
- H. Consider authorizing a design-build contract for Phases 3 & 4 of the Municipal Operations Center Project. (Harrell)
- I. Consider approving Budget Amendment #2025-23 to transfer funds from Capital Outlay Equipment to Surface Transportation Block Grant Direct Attributable Funds (STBG-DA). (Ashley)

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

## **REGULAR AGENDA**

- IX. Conduct a public hearing and consider passing the first reading of a Rezoning Request ZC25-06; for the properties located along Turnersburg Highway. (Kirkendall)

Kirkendall stated that this rezoning case from R-10 to B-4. The parcels are located in the City Limits. City power and sewer will be serving the site. He stated that this is not a conditional rezoning so the developers are not tied to the site plan. Staff recommends approval of the request because it is in Tier 1 growth area.

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

Council Member Allison made a motion to pass the first reading of the rezoning request. Council Member Lawton seconded the motion and read the consistency statement into the record.

The zoning amendment is approved and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because: The 2045 Land Development Plan projects this parcel as suitable for development as Activity Center which includes commercial uses such as a restaurant. These parcels are within the ETJ, Tier 1 Growth Area, and utilities are available.

The motion passed unanimously.

- X. Conduct a public hearing and consider passing the first reading of TA25-02 Shopping Center Signs Text Amendment to the Unified Development Code filed by

**the City of Statesville to amend Article 6 Development Standards, Section 6.07 Sign Regulations, Section C. Definitions, Table 6-13: Permitted Sign Standards by Zoning District and I. Exempt Signs. (Ashley)**

Ashley stated that this text amendment is for shopping center signs. There are 3 new definitions going to be added to the code. She reviewed the updated sign table. These increased sign size will be for larger shopping centers. She stated that signs are subjective to each jurisdiction. Staff recommendation is to approve the text amendment. This sign change may encourage more multi-tenant shopping centers.

**Mayor Kutteh opened the public hearing. Hearing none, he closed the public hearing.**

**Council member Wasson made a motion to approve the text amendment with the planning board recommendation. Council Member Allison seconded the motion. Council Member Wasson read the consistency statement into the record.**

**The text amendment is approved and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because: Increasing the size and height of the free-standing sign for shopping centers would provide more visibility and allow more space for multi-tenants. The increase in size could encourage new commercial development and re-development of existing commercial areas. It could also make the city more competitive with other jurisdictions.**

Council Member S. Johnson asked about the non-conformity issues. Ashley stated that the sign would be grandfathered in until the sign wanted to change.

**Mayor Kutteh called for a vote on the motion. The motion carried unanimously.**

**XI. Receive the West Front Street & Monroe Street Area Wide Plan. (Pierce)**

Pierce stated that this plan was funded by the Brownfield's grant. These areas were chosen because of the historic manufacturing located in the area. The document contains several key sections: what is there now and what challenges would face for redevelopment. Pierce stated that there is a market analysis included in the plan. The consultants stated that bringing in the jobs and homes will help the area. He stated that the plan creates a more walkable area.

Pierce discussed the Monroe Street plan and how the residential and industrial should be separate.

Council Member S. Johnson stated that there needs to be a buffer between the residential and the industrial.

Council Member Allison asked about the code enforcement and the trucks on Monroe Street. Ashley stated that the code enforcement officers are working on this area.

Council Member Jones asked about the areas and opportunity zones and what impact that would have to the plan. Pierce stated he will reach out to the consultant about that impact.

Council Member S. Johnson stated that parking in the rear may not be good for some type of businesses.

The business owner who purchased the lumber yard stated that the plan shows housing in that area. Pierce stated that the housing was a part of the public engagement event. The business owner stated that they want to expand but the city may have made it impossible because of the buffer and sidewalk.

**XII. Consider appointing one member to the Statesville Regional Airport Commission. (Ferguson)**

Mayor Kutteh stated that we need to appoint one member to the Airport Commission.

**Council Member J. Johnson nominated David Bullins. Council Member S. Johnson seconded the motion. The motion passed unanimously.**

**XIII. Consider determining how to and appointing one member to the Downtown Statesville Development Corporation Board. (Pierce)**

Pierce stated that we need to appoint one person to the DSDC board. The DSDC board is made up of 20 community members, including this person. Each person is elected to a 3 year term. Ideally, members of the board are engaged and wants to improve downtown. The City wants to appoint someone because of the closer alignment with DSDC. The Plan of Work needs to be discussed to ensure Council priorities are included. The position requires two key meetings a month. There will be training and requested participation in downtown events. There are 3 options: Council to appoint one of their own, City Manager to appoint a staff member, and the Clerk to advertise and receive applications.

Council Member Pearson asked if Ron had the staff member to attend the board meetings. Smith stated that we could have a staff member sit on the board and participate; however, he believes staff is already represented by the Executive Director.

Council Member Allison would like to get the public more involved and receive applications.

Council Member S. Johnson stated that the council should have more direct control over managerial of the DSDC. Smith stated that he would have enough say over the staff.

Robertson stated that the other 19 members of the board are involved citizens. A member of council, staff, and administration attended the previous board meeting, and the board was able to resolve the issues. Robertson requests that a member of the council be on the appointed individual to the board to allow DSDC to get their direct input.

Council Member Jones would like the Mayor or a council member to be a part of the board. He believes it is helpful, as an example when the council members on the Airport Commission discuss budgetary requests.

Council Member Allison believes a member of the public would be the best.

Council Member Hudson stated that there are advantages for a council member to be on the board.

**Council Member Wasson stated that it should be a council member on the board. She made a motion for it to be a council member. Council Member Hudson seconded the motion.**

Council Member Jones asked how we should select a member. He stated that the election terms and other things may be difficult for it to be a council member. Council Member Jones stated the Mayor should appoint a member to the board.

**Mayor Kutteh called for a vote on the motion**

**Aye: S. Johnson, Pearson, Hudson, Lawton, J. Johnson, Jones, Wasson**  
**Nays: Allison**

**The motion passed 7 to 1.**

Mayor Kutteh stated that the manager can send a request for members who would be interested and we will try to appoint someone at the next meeting.

**XIV. Consider approving the resolution creating an Affordable Housing Special Revenue Fund and Policy. (Pierce)**

Pierce stated that the purpose of this fund is to assist partners in the development and maintenance of Affordable Housing that qualify for HOME Fund matches. The match is determined by law. This is a third party reimbursement fund. The City will not be building affordable housing.

Council Member Hudson asked who will take this project over. Smith stated that the Planning Department may be the perfect candidate.

Council Member Jones stated that he is in favor of the policy. He wanted to make sure he understands the exceptions of the policy.

Council Member Lawton asked some questions about how the funds can be used.



Council Member S. Johnson stated that the HOME funds balance and he is against the policy. Smith stated that he had a meeting with the housing authority today.

Council Member Wasson stated that we need a meeting to discuss the measurables with the Housing Authority.

**Council Member Jones stated that we are discussing different things. He recommends postponing on voting on this until the SHA discussion is complete or to the date certain on July 14. Council Member Allison seconded the motion.**

Council Member Wasson stated that this has been postponed three times and she wants to discuss this.

Council Member Lawton stated that she would not be here at the next meeting and would like to be apart of the discussion.

**Mayor called for a voter on the motion  
Ayes: Wasson, Jones, Allison, Pearson, Hudson  
Nays: J. Johnson, Lawton, S. Johnson  
The motion passed 5 to 3.**

**XV. City Manager’s Report** (only at the Regular Meeting)  
There was no report given.

**XVI. Advisory Boards Meeting Minutes**

- 1. Community Appearance Commission Meeting Minutes, March 18, 2025
- 2. Community Appearance Commission Meeting Minutes, April 8, 2025
- 3. ABC Board Meeting Minutes, April 22, 2025
- 4. Planning Board Meeting Minutes, May 27, 2025

**XVII. Other Business**  
Mayor Kutteh stated that the police groundbreaking happened today.

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

**XIX. Adjournment**  
**Council Member Allison made a motion to adjourn the meeting. The motion was seconded by Council Member Lawton. The motion passed unanimously.**

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Emily Kurfees, City Clerk

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Constantine H. Kutteh, Mayor