



City Manager Report

Ron Smith | November 3, 2025

3rd Ck WWTP			
Development	FTSE Flow (MGD)	Programming (MGD)	Date
Future Programming			
Briarwood		0.189	TBD
Whitley Woods (Troutman)		0.012	TBD
Wakefield Family (A, B, C, D)		0.722	TBD
Wakefield (other)		0.228	TBD
Hillhaven		0.138	TBD
Whites Mill		0.067	TBD
McIntosh Farms		0.075	TBD
Stamy Farm Data Center		0.002	TBD
Nabors on Third		0.406	TBD
Highland Acres		0.083	TBD
DR Horton (Buffalo/Arey): 128 Units		0.046	TBD
	Total:	1.968	
FTSEs on File			
Tractor Supply (Troutman)	0.004		3/11/2025
Davis Meadows Ph 1 (add'l)	0.022		2/3/2025
Total:	0.026		CY 25
Davis Meadows Ph 2	0.069		12/1/2024
Wallace Springs 2	0.073		10/31/2024
Hidden Lakes (6,7,8)	0.089		9/1/2024
Barkley Springs Ph 2	0.010		5/31/2024
South Development Area (COS)	0.0001		12/5/2024
Beaver Ck PS	0.076		4/26/2024
Total:	0.317		CY 24
1428 5th St (Purple Heart Homes)	0.001		8/18/2023
Bristol Terrace	0.030		7/19/2023
Calvary Baptist Ch	0.014		7/19/2023
Lytton St Townhomes Ph 2 (Troutman)	0.006		6/21/2023
North Fork Business Park (Troutman)	0.012		6/21/2023
Davis Meadows	0.090		6/7/2023
COS Municipal Operations Center	0.002		6/7/2023
Larkin Front 9	0.156		5/8/2023
Barkley Springs	0.033		5/2/2023
Project Sidetrack	0.015		4/1/2023
Total:	0.359		CY 23

3rd Ck WWTP Recap		
Flow Additons	CY	% Plant Additional Flow
0.359	23	5.98%
0.317	24	5.28%
0.026	25	32.80%
1.968	TBD	
	Total:	44.06%

3rd WWTP Capacity Analysis				
	MGD	Plant Capacity %	Expected Contributory ⁽¹⁾	Plant Capacity
Average Flow	0.87	14.5%	0.87	14.5%
FTSEs	0.701	11.7%	0.23	3.9%
Working Regulatory	1.571	26.2%	1.10	18.4%
Future Flows	1.968	32.8%	0.66	10.9%
Future Regulatory	3.539	59.0%	1.76	29.3%

(1) Assumes average buildout at 1/3rd of regulatory programming calculation.

Current state: we know this number.

4th Ck WWTP			
Development	FTSE Flow (MGD)	Programming (MGD)	Date
Future Programming			
River Hills PUD		0.102	TBD
Statesville Gateway		0.200	TBD
The Oaks at James Farm		0.023	TBD
Holland Farms Industrial Site		0.500	TBD
US-21 Corridor Development		0.400	TBD
Peachtree Road		0.052	TBD
	Total:	1.277	
FTSEs on File			
The Reserve at James Farm	0.027		10/9/2025
COS PD and Parking Deck	0.013		2/5/2025
Total:	0.04		CY 25
Warren Woods Ph 1	0.082		12/16/2024
Madison-Simmons	0.002		7/29/2024
Total:	0.084		CY 24
Greenbriar Ridge	0.074		11/14/2023
Cornerstone Church	0.015		9/18/2023
Watertech	0.001		8/28/2023
Energy United	0.003		8/11/2023
Statesville Business Park	0.003		5/30/2023
Redwood Statesville - James Farm Rd	0.039		5/3/2023
Bell Farm	0.106		3/13/2023
Jennings Park	0.015		2/21/2023
NCP 4077 - Bldg 4	0.030		1/9/2023
Total:	0.286		CY 23

4th Ck WWTP Recap		
Flow Additons	CY	% Plant Additional Flow
0.286	23	4.76%
0.084	24	1.40%
0.040	25	0.67%
1.277	TBD	21.29%
	Total:	28.12%

4th Ck WWTP Capacity Analysis				
	MGD	Plant Capacity %	Expected Contributory ⁽¹⁾	Plant Capacity
Average Flow	3.38	56.3%	3.38	56.3%
FTSEs	0.410	6.8%	0.14	2.3%
Working Regulatory	3.790	63.2%	3.52	58.6%
Future Flows	1.277	21.3%	0.43	7.1%
Future Regulatory	5.067	84.5%	3.94	65.7%

(1) Assumes average buildout at 1/3rd of regulatory programming calculation.



Comparison to State (DEQ)

DEQ Records	Balance (MGD):	1.13
COS FTSE Files	3rd Ck FTSE Obligated:	701,000
	4th Ck FTSE Obligated:	410,000
	Total (MGD):	1.11

	Statesville's Records	DEQ's Records
Third Creek	[MGD]	[MGD]
Average Daily Flow	0.87	0.82
Obligated Flow	0.701	1.13 (both plants combined)
Total:	1.571	
Fourth Creek		
Average Daily Flow	3.38	3.47
Obligated Flow	0.41	1.13 (both plants combined)
Total:	3.79	
City Total:	5.36	5.42

DMR Daily Flow-(50050) CAMONAVG

10/28/2025

From : 1 - 2025 Region : %
To : 10 - 2025

Permit	Version	Effective Date	Inactive Date	Status	Outfall	Owner	Facility	County	Permitted	As Built	Average	Percent
NC0020591	5.00	1/1/25		Active	001	City of Statesville	Third Creek WWTP	Iredell	8.0000	6.0000	.8206	13.6765

DMR Daily Flow-(50050) CAMONAVG

10/28/2025

From : 1 - 2025 Region : %
To : 10 - 2025

Permit	Version	Effective Date	Inactive Date	Status	Outfall	Owner	Facility	County	Permitted	As Built	Average	Percent
NC0031836	5.00	6/1/24		Active	001	City of Statesville	Fourth Creek WWTP	Iredell	6.0000	6.0000	3.4716	57.8599

DEQ
Info

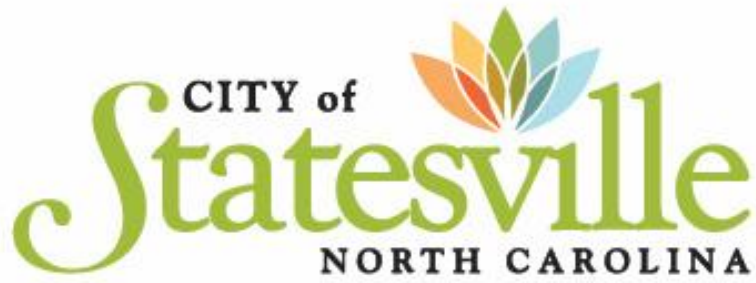


Obligated Not Yet Contributory Flow									
New submittal	The Reserve at James Farm						27000		
New submittal	COS PD and Parking Deck						13000		
WQ0046527	Statesville Regional Airport South Development Area	Government - Municipal	Gravity Sewer Extensio	Minor	Normal	ACTIVE	100		8/18/25
WQ0046671	Third Creek Sewer Extension	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	0	0	8/14/25
WQ0046659	Larkin Front 9 Phase 2	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	156,000		7/24/25
WQ0046278	Davis Meadows Phase 2	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	69,120		4/1/25
WQ0046160	Greenbriar Ridge	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	86,394		2/28/25
WQ0046182	Warren Woods - Phase 1	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	82,110		2/24/25
WQ0046159	City of Statesville Police Dept. Addition & Parking Deck	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	12,525		2/18/25
WQ0045822	Hidden Lakes Single Family S/D -Phases 6,7&8	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	89,280	89,280	2/10/25
WQ0044696	Davis Meadows Subdivision	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	111,960		1/9/25
WQ0046046	Beauty Street & S. Toria Drive Culvert Replacements	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	0	0	12/16/24
WQ0046007	Barkley Springs Phase 2	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	18,000		12/3/24
WQ0046008	Wallace Springs Subdivision - Ph 2	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	72,960		11/25/24
WQ0045798	Madison-Simmons	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	1,920		9/30/24
WQ0045536	Beaver Creek Single Family Subdivision	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	75,600		7/25/24
WQ0045359	Beaver Creek Pump Station	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	0	0	7/12/24
WQ0043021	Larkin Regional Commerce Park	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	0	0	10/20/23
WQ0044649	Bristol Terrace	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	29,520		8/15/23
WQ0044587	Municipal Operations Center (Statesville Utility Yard)	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	1,625		7/25/23
WQ0044554	Larkin Front 9	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	0	0	7/11/23
WQ0044503	Statesville Business Park	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	3,200		6/29/23
WQ0044432	Barkley Springs	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	33,120		6/5/23
WQ0044260	Bell Farm	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	106,200		4/5/23
WQ0044236	Shorewood	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	3,240		3/28/23
WQ0044212	Jennings Park Sewer System Extension	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	14,500		3/16/23
WQ0042538	Wallace Springs	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	100,970		12/1/22
WQ0043573	Barkley Road Utilities	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	10,600	10,600	7/6/22
WQ0043539	Davis Street Sanitary Sewer Ext. & Improvements	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	1,080	1,080	6/21/22
WQ0043455	Oak Creek Subdivision	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	1,080	1,080	5/18/22
WQ0043214	Sullivan Farm	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	147,600	147,600	3/1/22
WQ0042879	East Corporate Area Development	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	5,000		10/6/21
WQ0042703	Landon Greene	Government - Municipal	Gravity Sewer Extensio	Minor	Normal	ACTIVE	14,400	14,400	7/29/21
WQ0042681	Greenbriar	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	75,600		7/20/21
WQ0029338	Georgetown Place S/D	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	25,680	25,680	7/6/21
WQ0041388	The Residence at Northgate	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	19,200	19,200	3/25/20
WQ0035166	I-3819A	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	0	0	1/8/20
WQ0041097	Pine Forest II	Government - Municipal	Gravity Sewer Extensio	Minor	Fast Track	ACTIVE	25,200	25,200	8/20/19
						Total:	1,468,944	334,120	

Airport Terminal Building Construction Update



- Late December 2025 completion date (December 1 – soft)
- Metal Panels for Lobby & Exterior Columns delayed until beginning of Feb. 2026.
- Met with representatives from NCDOT Board and Aviation last week
 - Status of grants and future plans
 - Terminal tour



Police Department Expansion Construction Update

Parking Garage

- The current plan is to have the crane operation completed by the end of November.
- After the crane is moved, DELCO will start on storm drain install on Tradd Street, which should allow Tradd Street to be open by mid-December.
- Substantial completion for the Parking Garage is currently estimated at 3/31/26.

PD Expansion

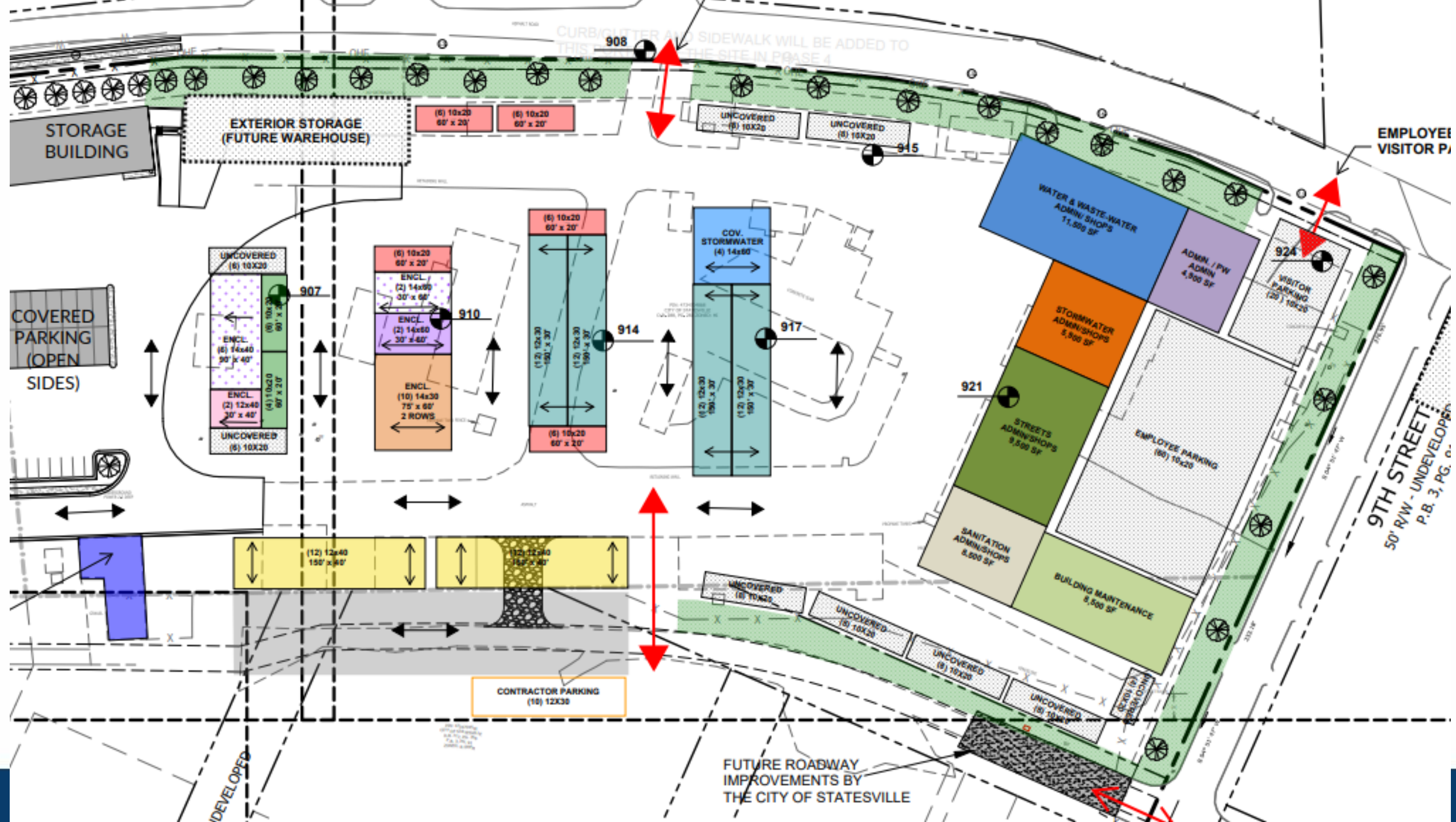
- Post tension slab and slab on grade preparation to start next week.
- DELCO plans to start on the interior renovation of the PD the week of 11/17/25.
- Substantial Completion for the PD Expansion is currently estimated at 8/28/26.

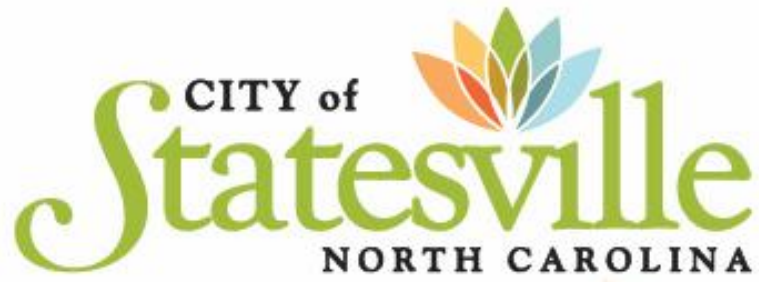


Fire Station 5 Project Update

- Engineering has finished the plans for the renovation of the home and the site plans.







Thanks for all the
Staff working
events this
weekend!



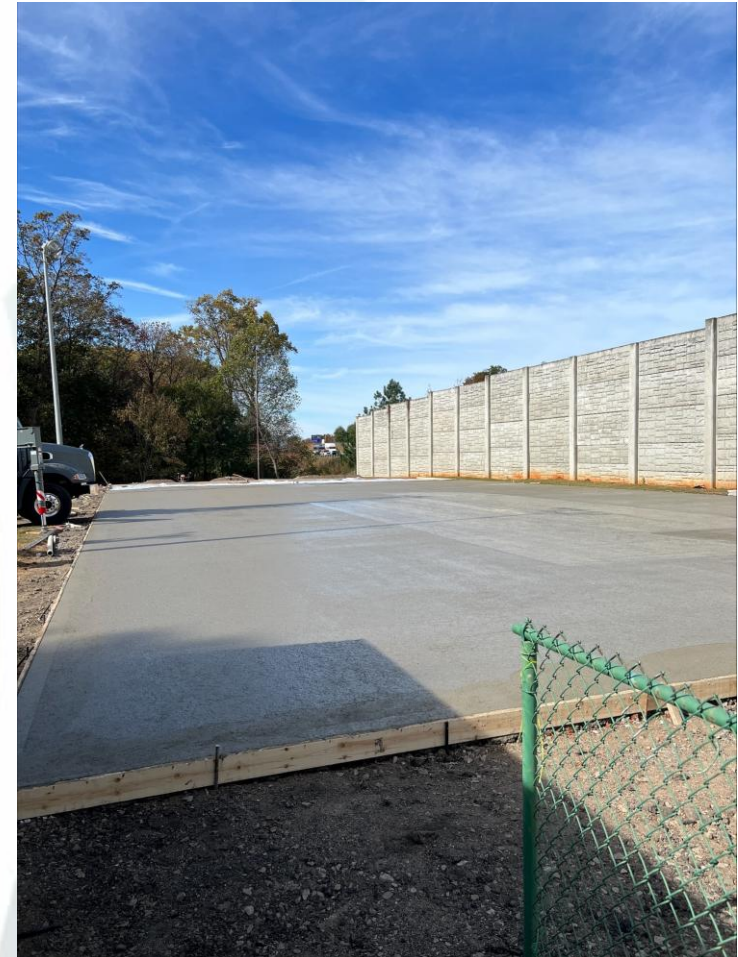
Kimbrough Park Update



- Playground installation is complete.
- The next step in the renovation is the addition of a new shelter, with the delivery of the shelter kit scheduled for November.

Pickleball Courts at Martin Luther King, Jr. Park

- Crews have prepared the pad, poured new concrete, and will be installing new fencing this week.
- Surfacing, game lines, and nets will follow in November, with a final walk-through set for November 17.



Other Recreation Projects

- Site planning is underway for Newtonville upgrades.
- Audio visual upgrades at the CC are awarded. Complete replacement of all audio visuals.
- New mounted projectors and screens for each great hall room.



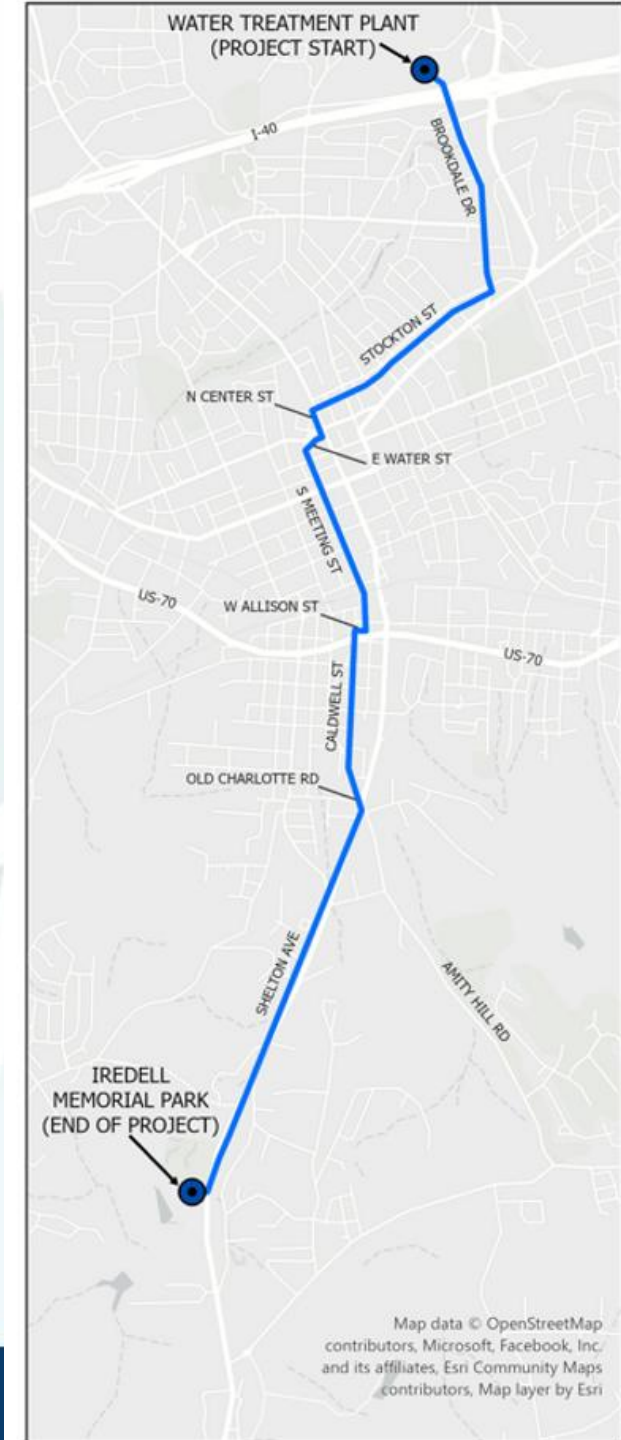
Public Works Update

- The sidewalk project (Alexander and Stockton) walkthrough is scheduled for this week. Construction hopefully starting within the next 2 weeks.
- Fence/wall work at the Flats have been delayed due to soft soil.



Waterline Spline Update

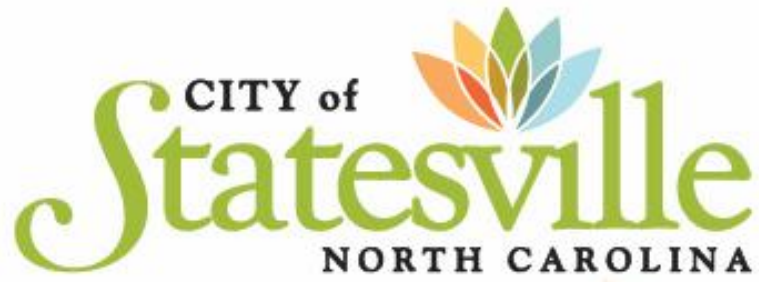
- Construction has finished in the Water Street area and has now progressed along Stockton Street to Brevard Street.
- Crews have also completed the interstate crossing, which is now in place and ready for connection to both the Water Treatment Plant extension and the Carolina Avenue connection.
- Pipe installation has passed Iredell Memorial Hospital and continues southward along Brookdale Drive.
- To date, the city has submitted for and received reimbursement of \$2,957,173, representing 14.8% of the project's total \$20 million in grant funding.



South Yadkin Pump Station

- Pumps have been installed
- Startup testing is scheduled for early November, when crews will run the new pumps to ensure everything is operating as designed.
- Once the pump validation process is successfully completed, the project will reach substantial completion – meaning the new station will be fully functional and ready to our secondary water supply.





COMING SOON!

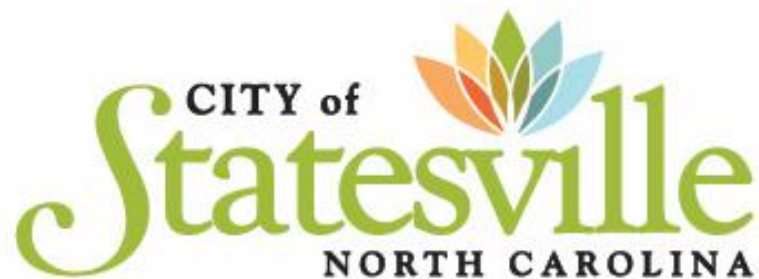
FROM



Statesville
Public Power

Outage Management System

- The new OMS will provide real-time power outage map and text notifications
- Please update your contact information by calling customer service @ 704-878-3564 or on the City's website
- The current plan is to go live in December.



Housing Type	Number	Value	Tax Revenue/Year
Single Family	425	\$ 68,500,000	\$ 354,556
Multi-Family	4	\$ 17,050,000	\$ 88,251
Total	429	\$ 85,550,000	\$ 442,807

Infill Development

- Since 2020 there have been roughly **425** new single family residential houses/buildings – equivalent to a large subdivision
- Total value for those PERMITS was \$68.5M or \$161,000/permit
- Additional yearly revenue from these homes = \$355,000
- Four multi-family buildings w/tax value of \$17M over same time
- Additional yearly revenue from these buildings = \$88,250



Infill Development

- Permit values traditionally are lower than tax value, which are generally lower than the sales price of the home

Location	Permit Value	Tax Value	% of Permit	Sales Price	% of Tax	% of Permit	Acres	Value/Acre
E. Bell Street	\$ 130,000	\$ 190,650	1.47	\$ 230,000	1.21	1.77	0.33	\$ 577,727
4th Street	\$ 112,000	\$ 169,420	1.51	\$ 253,500	1.50	2.26	0.16	\$ 1,058,875
Armfield Street	\$ 147,900	\$ 218,890	1.48	\$ 229,000	1.05	1.55	0.23	\$ 951,696
Falcon Lane	\$ 297,600	\$ 420,480	1.41	\$ 700,000	1.66	2.35	1.02	\$ 412,235
Durham Avenue	\$ 120,500	\$ 176,190	1.46	\$ 215,000	1.22	1.78	0.16	\$ 1,085,582
Total	\$ 808,000	\$ 1,175,630	1.45	\$ 1,627,500	1.38	2.01	1.90	\$ 618,005

- *Based on the %s above, increases to the tax base could be as much as \$120M, or \$621k in revenue, over the last five years, solely from infill development.*



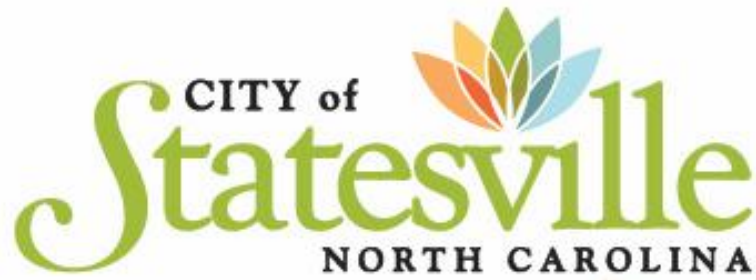
Key Dates

- November 17, 2025- Retirement Party at Twisted Oak from 3:30-5:30
- Staff Thanksgiving Luncheon, November 19th from 11:30 to 1:00 at the Civic Center
- New Member Orientation, November 20th at City Hall
- Thanksgiving, November 27-28th

Open Positions

- Group Fitness Instructor
- Assistant Therapeutic Recreation Specialist (Special Olympics)
- Skilled Laborer, Water Maintenance
- Landscaping/Groundskeeper
- MEO I, Sanitation
- Police Officer
- Recreation Attendant, part-time





Position Updates Promotions/Transfers



Fire Department

- **Amanda Trotter**, Firefighter I to Senior Firefighter

Police Department

- **Jeffrey Porter**, Corporal to Master Police Corporal
- **Devin Schenz**, Sergeant to Master Police Sergeant

Statesville Public Power

- **Coty Rosenbaum**, Electric Line Designer to Electric Line Designer I

Airport

- **Frederick Jetter**, Part-time Airport Line Service Technician Assistant to Full-Time

Public Utilities

- **Thomas Foss**, MEO I to MEO II
- **Marcus Ortega**, Water Control Operator (Trainee) to Water Treatment Plant Operator C

Career Development

Public Utilities

- Taylor Dixon-Bolton and Lewis Holler obtained their Level I Collections Certification.
- Eric Moten received his Collections level IV Certification.

Statesville Public Power

- Corey Bustle and Ryan Chapman received their Lineworker Level IV Certification.



Position Updates

We are excited to “Welcome” new employees:

City Administration

- **Sherisha Hills, Assistant City Manager**

Finance

- **Michael Garrison, Budget Management Analyst**

Fire Department

- **Selma Estero, Firefighter**

Public Works

- **Richard Michael Pope, MEO II**
- **Lori Battle, Waste Collector**

Public Utilities – FY’26 Budget

- **Michelle Davis, Admin. Associate**
- **Mario Sclarandis, Deputy Director**

Police Department

- **Yandery Mariela Manzanares Estrada, Police Records Specialist**

Planning Department

- **Erika Martin, Planning & Development Director**

