



STATESVILLE CITY COUNCIL MEETING

227 S. Center Street

December 1, 2025 – 5:30 p.m. - Pre-Agenda Meeting –2nd Floor Conference Room

December 1, 2025 - 6:00 p.m. - Regular Meeting – Statesville City Hall

- I. Call to Order**
- II. Invocation, Rev. C. Jeremy Cannada**
- III. Pledge of Allegiance**
- IV. Adoption of the Agenda**
- V. Code of Ethics and Front and Center Strategic Plan p. 3**
- VI. Presentations & Recognitions**

- 1. Presentation from Governor Stein's Office**

OLD BUSINESS

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 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 November 13, 2025 Pre-Agenda Meeting Minutes and the November 17, 2025 Regular Meeting Minutes. (E. Kurfees) p. 7**

REGULAR AGENDA

- VIII. Recognition of outgoing Mayor Costi Kutteh, Council Member Jap Johnson, Council Member Steve Johnson, Council Member Joe Hudson, and Council Member Kim Wasson.**
 - IX. Other Business**
 - X. Closed Session (Following Pre-Agenda)**
 - XI. Adjournment**
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NEW BUSINESS

- I. Call to Order**
- II. Swearing in of the newly elected Mayor and Council Members by Superior Court Judge Joseph N. Crosswhite.**

III. Election of Mayor Pro-Tempore

Regular Agenda

IV. Advisory Boards Meeting Minutes - None

V. Other Business

VI. Adjournment

RESOLUTION 01-25

CODE OF ETHICS FOR THE CITY OF STATESVILLE

PREAMBLE

WHEREAS, the Constitution of North Carolina, Article 1, Section 35, reminds us that a "frequent recurrence to fundamental principles is absolutely necessary to preserve the blessings of liberty"; and

WHEREAS, a spirit of honesty and forthrightness is reflected in North Carolina's state motto *Esse quam videri*, "To be rather than to seem"; and

WHEREAS, Section 160A-86 of the North Carolina General Statutes requires local governing boards to adopt a code of ethics; and

WHEREAS, as public officials we are charged with upholding the trust of the citizens of this city, and which obeying the law; and

NOW, THEREFORE, in recognition of our blessings and obligations as citizens of the State of North Carolina and as public officials representing the citizens of the City of Statesville, and acting pursuant to the requirements of Section 160A-86 of the North Carolina General Statutes, we, the Statesville City Council, do hereby adopt the following General Principles and Code of Ethics to guide the City Council in its lawful decision-making.

GENERAL PRINCIPLES UNDERLYING THE CODE OF ETHICS

- The stability and proper operation of democratic, representative government depend upon public confidence in the integrity of the government and upon responsible exercise of the trust conferred by the people upon their elected officials.
- Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
- Board members must be able to act in a manner that maintains their integrity and independence yet is responsive to the interests and needs of those they represent.
- Board members must always remain aware that at various times they play different roles:
 - As advocates, who strive to advance the legitimate needs of their citizens
 - As legislators, who balance the public interest and private rights in considering and enacting ordinances, orders, and resolutions
 - As decision-makers, who arrive at fair and impartial quasi-judicial and administrative determinations
- Board members must know how to distinguish among these roles, to determine when each role is appropriate, and to act accordingly.
- Board members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must find within his or her own conscience the touchstone by which to determine what conduct is appropriate.

CODE OF ETHICS

The purpose of this Code of Ethics is to establish guidelines for ethical standards of conduct for the City of Statesville and to help determine what conduct is appropriate in particular cases. It should not be considered a substitute for the law or for a board member's best judgment.

Section 1. Board members should obey all laws applicable to their official actions as members of the board. Board members should be guided by the spirit as well as the letter of the law in whatever they do.

At the same time, board members should feel free to assert policy positions and opinions without fear of reprisal from fellow board members or citizens. To declare that a board member is behaving unethically because one disagrees with that board member on a question of policy (and not because of the board member's behavior) is unfair, dishonest, irresponsible, and itself unethical.

Board members should endeavor to keep up to date, through the board's attorney and other sources, about new or ongoing and pertinent constitutional, statutory, or other legal requirements

or ethical issues they may face in their official positions. This educational function is in addition to the day-to-day legal advice the board may receive concerning specific situations that arise.

Section 2. Board members should act with integrity and independence from improper influence as they exercise the duties of their offices. Characteristics and behaviors consistent with this standard include the following:

- Adhering firmly to a code of sound values
- Behaving consistently and with respect toward everyone with whom they interact
- Exhibiting trustworthiness
- Living as if they are on duty as elected officials regardless of where they are or what they are doing
- Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner
- Remaining incorruptible, self-governing, and unaffected by improper influence while at the same time being able to consider the opinions and ideas of others
- Disclosing contacts and information about issues that they receive outside of public meetings and refraining from seeking or receiving information about quasi-judicial matters outside of the quasi-judicial proceedings themselves
- Treating other board members, staff and the public with respect and honoring the opinions of others even when the board members disagree with those opinions
- Not reaching conclusions on issues until all sides have been heard
- Showing respect for their offices and not behaving in ways that reflect badly on those offices
- Recognizing that they are part of a larger group and acting accordingly
- Recognizing that individual board members are not generally allowed to act on behalf of the board but may only do so if the board specifically authorizes it, and that the board must take official action as a body.

Section 3. Board members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinions may vary about what behavior is inappropriate, this board will consider impropriety in terms of whether a reasonable person who is aware of all of the relevant facts and circumstances surrounding the board member's action would conclude that the action was inappropriate.

If a board member believes that his or her actions, while legal and ethical, may be misunderstood, the member should seek the advice of the board's attorney and should consider publicly disclosing the facts of the situation and the steps taken to resolve it (such as consulting with the attorney).

Section 4. Board members should faithfully perform the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned.

Board members should faithfully attend and prepare for meetings. They should carefully analyze all credible information properly submitted to them, mindful of the need not to engage in communications outside the meeting in quasi-judicial matters. They should demand full accountability from those over whom the board has authority.

Board members should be willing to bear their fair share of the board's workload. To the extent appropriate, they should be willing to put the board's interests ahead of their own,

Section 5. Board members should conduct the affairs of the board in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that local government records belong to the public and not to board members or their employees.

In order to ensure strict compliance with the laws concerning openness, board members should make clear that an environment of transparency and candor is to be maintained at all times in the governmental unit. They should prohibit unjustified delay in fulfilling public records requests. They should take deliberate steps to make certain that any closed sessions held by the board are lawfully conducted and that such sessions do not stray from the purposes for which they are called.

Section 6. This Code of Ethics should be re-executed by each sitting Council member during the first meeting in January each calendar year.

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Section 6. This Code of Ethics should be re-executed by each sitting Council member during the first meeting in January each calendar year.

I affirm that I have read and understand the City of Statesville Code of Ethics



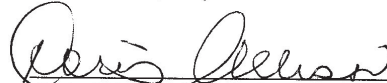
Constantine H. Kutteh, Mayor



David Jones, Mayor Pro Tem – Ward One



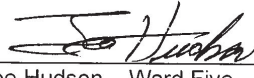
C.O. "Gap" Johnson – Ward Two



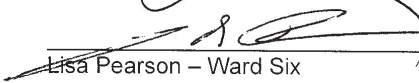
Doris Allison – Ward Three



Amy Lawton – Ward Four



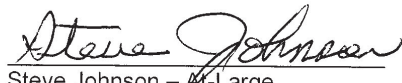
Joe Hudson – Ward Five



Lisa Pearson – Ward Six



Kimberly Wasson – At-Large



Steve Johnson – At-Large

FRONT & CENTER

VISION

Statesville will be a vibrant regional center that provides a higher quality of life for ALL.

MISSION

City of Statesville will serve with integrity, provide sound resource management, and equitably deliver high-quality public services.

our we value our city staff
core we value quality & creativity
values we value & encourage opportunity
we value engagement we value integrity



DEVELOPING OUR TEAM

Description: The City of Statesville recognizes that its employees are its most valuable asset and resource for realizing the city's vision. Capable and professional employees are essential for delivering high-quality customer service and managing the long-term needs of the community.

STRATEGIC INITIATIVES

1. Attract and retain a talented, engaged workforce responsive to the needs of our growing community.
2. Invest in employee professional development to promote continuous learning and improvement in our service delivery.



CONNECTING OUR CITY

Description: The City of Statesville strives to provide high-quality services and utilities for today's needs while also planning for the future needs of residents, businesses, and industry.

STRATEGIC INITIATIVES

1. Proactively maintain existing infrastructure assets and systems to ensure current quality and long-term viability.
2. Invest in critical public infrastructure to align with land use plan goals and accommodate future growth citywide.



CONNECTING OUR COMMUNITIES

Description: The City of Statesville supports vibrant communities and safe neighborhoods with opportunities for employment, recreation, engagement, and housing.

STRATEGIC INITIATIVES

1. Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.
2. Expand access to enriching cultural, recreational, and open space amenities.
3. Promote the development of a range of housing types throughout our community and housing stability for residents.

MINUTE BOOK 31, PAGE 301

**STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – November 13, 2025
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:00 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, E. Kurfees, Bridges, Hubert, Bailey, Vaughan, Kirkendall, Pierce, G. Kurfees, Harrell, Caulder, Dunford, Leis, Gregory, Ballard, Adkins, Galliher, Pierce, Lawrence

Others: Frank Johnson

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. Child Grief Day and National Hospice Month Proclamation

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 October 2, 2025, Pre-Agenda Meeting Minutes and the October 6, 2025, Regular Meeting Minutes. (E. Kurfees)

B. Consider approving bulk water and fire protection rates. (Vaughan)
This item was moved to the beginning of the regular agenda.

C. Consider granting permission to Statesville Police Department (SPD) staff to accept a grant from the Edward Byrne Memorial Justice Assistance Grant (JAG) Program in the amount of \$23,819 and consider approving Budget Amendment #2026-10. (Onley)
The Police Department received the grant to purchase these items.

- D. Consider authorizing the City Manager or his designee to dispose of items declared as surplus in accordance with North Carolina General Statutes Chapter 160A, Article 12 (§ §160A-270c).** (Lawrence)

Mayor Kutteh stated that the supplies are sold to the highest bidder.

- E. Consider appointing Daniel Leatherman to the Statesville Conventions and Visitor's Bureau.** (Sutton)

Mayor Kutteh stated that there was only one application for this seat.

REGULAR AGENDA

- B. Consider approving bulk water and fire protection rates.** (Vaughan)

Vaughan stated that this is part two of the study presented at the retreat. It sets the city up for large water users such as Energy United Water. There are three classes which is a percentage of the rate

The situation with Iredell Water and their entity needs fire flow. There will now be a fire fee with three classes of fire protection only.

Council Member Jones asked about the fire flow. Smith stated that the fire flow is usually provided by the city because Iredell Water cannot guarantee fire flow.

Mayor Kutteh asked about who follows the bulk rates. Harrell stated that all organizations in the city, such as Iredell Water, will be using the rates.

- IX. Consider passing the second reading of an ordinance to annex AX25-10 Hill Haven Subdivision, filed by Mr. Bob Williamsen for the parcels located at the intersection of Hill Haven Road and Shelton Avenue.** (Kirkendall)

This item is on the regular agenda because it was a split vote.

- X. Consider approving a resolution in support of a marker describing the lynching of Charles Campbell.** (Johnson)

Mayor Kutteh stated that Frank Johnson is here to discuss the marker. The marker has DOT approval and requires no city funds.

Council Member Pearson asked what will be on the marker. Mr. Johnson stated that he did not know the exact wording but it will describe the theme of blacks and whites coming together.

- XI. City Manager's Report**

- XII. Advisory Boards Meeting Minutes**

1. October 8, 2025 Airport Commission Meeting Minutes

- XIII. Other Business**

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

1. G.S. 143-318.11(a)(3), Attorney-Client Privilege
2. G.S. 143-318.11(a)(4), Economic Development
3. G.S. 143-318.11(a)(5), Property Disposition

Mayor Kutteh asked for a motion to go in to closed session to discuss an attorney-client privilege matter, economic development, and property disposition.

Council Member S. Johnson 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 the council discussed Economic Development, Property disposition, and an attorney-client privilege matter. No decisions were made.

XV. Adjournment

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

MINUTE BOOK 31, PAGE 301

STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – November 17, 2025

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

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

Council Absent: Lawton, Wasson

Staff Present: Ron Smith, Messick, E. Kurfees, Bridges, Hubert, Bailey, Vaughan, Kirkendall, Pierce, G. Kurfees, Harrell, Caulder, Leis, Adkins, Galliher, Pierce

I. Call to Order

Mayor Kutteh called the meeting to order.

II. Invocation

The City Clerk led in the invocation.

III. Pledge of Allegiance

Mayor Kutteh led in the Pledge of Allegiance

IV. Adoption of the Agenda

Mayor Kutteh stated that Item B was moved to the regular agenda.

Council Member Allison made a motion to adopt the amended agenda. Council Member J. Johnson seconded the motion. The motion passed unanimously.

V. Code of Ethics and Front and Center Strategic Plan

Mayor Kutteh asked each council member to follow the code of ethics this evening.

VI. Presentations & Recognitions

1. Child Grief Day and National Hospice Month Proclamation

Mayor Kutteh read the proclamation into the record and presented it to members of the Iredell County Hospice and Palliative Care.

Mindy Rice, Maria Ramone, Nichole Wise, Charles Ashe, and Katie Sonders received the proclamation.

VII. Public Comment

Multiple people signed up in support of the historic marker on the regular agenda but did not speak.

Cathy Eudy, 422 Wallace Springs Road, is against the Hill Haven development annexation. She provided a hand out of the topography

Mike Edelbrock, 213 Southview Road, is asking the project be pulled due to the fact that the Mayor asked for non-rezoning issues at the last meeting. He is also asking for it to be tabled until additional information can be heard from the Town of Troutman.

Bekie Edelbrock, 213 Southview Road, is against the development. The main issue is the density of the project.

Angela Matthews, 210 Southview Drive, is against the annexation.

Karen Gunther, 185 Southview Drive, yielded her time.

Deborah Rawlerson, 612 N. Main Street Troutman business is against the development.

VIII. CONSENT AGENDA

Mayor Kutteh stated that 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 October 2, 2025, Pre-Agenda Meeting Minutes and the October 6, 2025, Regular Meeting Minutes. (E. Kurfees)

B. Consider approving bulk water and fire protection rates. (Vaughan)
This item was moved to the beginning of the regular agenda.

C. Consider granting permission to Statesville Police Department (SPD) staff to accept a grant from the Edward Byrne Memorial Justice Assistance Grant (JAG) Program in the amount of \$23,819 and consider approving Budget Amendment #2026-10. (Onley)

D. Consider authorizing the City Manager or his designee to dispose of items declared as surplus in accordance with North Carolina General Statutes Chapter 160A, Article 12 (§ §160A-270c). (Lawrence)

E. Consider appointing Daniel Leatherman to the Statesville Conventions and Visitor's Bureau. (Sutton)

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

REGULAR AGENDA

B. Consider approving bulk water and fire protection rates. (Vaughan)

Vaughan detailed the bulk water rates that were included in the Capital Improvement Plan and Financial Analysis. Vaughan detailed the bulk rates for different classes of customers.

Vaughan detailed the fire protection fees. It will be an annual charge per year.

Council Member Hudson made a motion to approve the bulk water and fire protection rates. Council Member Allison seconded the motion.

Council Member S Johnson asked if these rates would help to keep up water and sewer lines. Vaughan stated that since the customers use more water their cost is lower.

Mayor Kutthe called for a vote. The motion passed unanimously.

- IX. Consider passing the second reading of an ordinance to annex AX25-10 Hill Haven Subdivision, filed by Mr. Bob Williamsen for the parcels located at the intersection of Hill Haven Road and Shelton Avenue. (Kirkendall)**
Kirkendall stated that there is no additional information.

Council Member Jones made a motion to approve the second reading of the annexation. Council Member Hudson seconded the motion.

Council Member S. Johnson asked for a motion to postpone to the December 15 and Council Member J. Johnson seconded the motion.

Council Member Pearson asked if staff would redo the presentation with a new council. Council Member Jones would ask to postpone to the first meeting in January. **Council Member S. Johnson amended his motion to the first meeting in January.**

Messick stated that the motion to postpone overrules the motion to pass.

Council Member S. Johnson's primary concern is the Wakefield development. Smith stated that the information that Ms. Matthews provided the Wakefield development was shown on page 2. We allocate sewer capacity as soon as the development applies. Since the developer has inquired with us, we have added them to our capacity list.

Mayor Kutteh called for a vote to postpone to the first regular meeting in January.

Aye: S. Johnson, Pearson, J. Johnson

Nay: Hudson, Jones, Allison

Tie Vote: Mayor Kutteh voted against postponing.

The motion failed.

Messick stated that the previous motion needs to be restated. If the annexation does not go through, then the rezoning will be null and void.

Mayor Kutteh called for a vote on the motion to approve second reading of the annexation.

Aye: Hudson, Jones, Allison

Nay: S. Johnson, Pearson, J. Johnson

Tie Vote: Mayor Kutthe voted in favor of the annexation.

The motion passed 4 to 3.

- X. Consider approving a resolution in support of a marker describing the lynching of Charles Campbell. (Johnson)**

Mr. Frank Johnson from the Iredell Community Remembrance Project, which is a subcommittee of the NAACP. He overviewed the project.. He reviewed the story of Charles Campbell and Ellington, SC. The marker will commemorate how the community came together following Charles Campbell's lynching.

Johnson asked the City Street department to coordinate with NCDOT to ensure that there are no maintenance issues. He is also asking for the council to support the resolution.

Marlene Scott stated that next year is the 250th Anniversary of America. She provided the themes for the 250 celebrations. Scott said that the marker will go across the street from the confederate statutes.

Council Member S. Johnson asked what will be on the marker. Frank Johnson stated that the marker will be commemorating how the community came together following the lynching.

Council Member Hudson asked what the text of the sign will be. Johnson stated that he did not know exactly. Council Member Hudson is concerned about approving a marker without the exact words. Johnson stated that the marker will say the right thing and commemorate how the community came together.

Council Member Allison stated that we need to do what is right for the community. She is in favor of the marker.

Council Member Jones stated that he supports the marker to commemorate how the community came together. He does not like having the clarity of the sign language. Mr. Johnson stated that the EJI has the jurisdiction to make the words. Council Member Jones asked about the location of the sign. Mr. Johnson stated that it is DOT property and the City Council just needs

Council Member Pearson is concerned that the community was not informed about the marker. She is concerned about the placement and the timing of the marker as well as the overall perception of the marker. Her first concern is that the Campbell was not from Iredell County. Her second concern is the wording on the marker and how the committee will educate the community. Mr. Johnson stated that he has presented the project to civic groups and churches. Mrs. Scott stated that the information was presented at the NAACP Freedom Fund.

Council Member Allison stated that she is proud of the City of Statesville and the town dealt with issues. She would like to see the balance in the city.

Council Member Pearson does support the marker but is concerned about the verbiage of the marker and the education of the community.

Mr. Johnson read a marker that was in Alabama and reviewed the resolution.

Council Member S. Johnson is concerned about voting for a marker without knowing the verbiage.

Council Member Allison made a motion to pass the resolution as written. Council Member Pearson seconded the motion.

Council Member Jones asked for the motion to be amended to view the sign. Council Member Pearson said we don't have a say on what the sign says.

Mayor Kutteh called for a vote on the motion.

Aye: Jones, Pearson, Allison

Nay: Hudson, S. Johnson, J. Johnson

**Tie Vote: Mayor Kutteh voted in favor of the motion.
The Motion passed 4 to 3.**

XI. City Manager's Report

XII. Advisory Boards Meeting Minutes

1. October 8, 2025 Airport Commission Meeting Minutes

XIII. Other Business

Mayor Kutteh congratulated the new council members.

XIV. Closed Session (After Pre- Agenda)

1. G.S. 143-318.11(a)(3), Attorney-Client Privilege
2. G.S. 143-318.11(a)(4), Economic Development
3. G.S. 143-318.11(a)(5), Property Disposition

XV. Adjournment

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