

# Statesville City Hall – 227 S. Center Street December 11, 2025 - 4:00 p.m. - Pre-Agenda Meeting – 2<sup>nd</sup> Floor Conference Room December 15, 2025 – 6:00 p.m. – Regular Meeting – City Council Chambers

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Adoption of the Agenda
- V. Code of Ethics and Front and Center Strategic Plan p. 3
- VI. Presentations & Recognitions
- VII. Public Comment

#### 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 December 1, Pre-Agenda Meeting Minutes and the December 1, 2025, Regular Meeting Minutes. (E. Kurfees) p. 7
- B. Consider approving the semi-annual write-off of approximately \$147,505.66 in utility accounts. (Lawrence) p. 13
- C. Consider approving a Resolution to adopt the 2026 Statesville City Council Regular Meeting Schedule. (E. Kurfees) p. 19
- D. Consider approving a resolution accepting Session Law 2023-134 appropriated funds and authorize the City Manager to execute the offer and acceptance for the same. (Vaughan) p. 23
- E. Consider approving Budget Amendment #2026-11 to move interest revenue into an expense account to be used for the new Statesville Airport Terminal Building and other Airport capital projects. (Ferguson) p. 27
- F. Consider passing the second reading of the rezoning request ZC25-06 Turnersburg Highway for the properties located along Turnersburg Highway. (Kirkendall) p. 31

G. Consider passing the second reading of an ordinance to annex AX25-04 Turnersburg Highway for the four parcels located along Turnersburg Highway between Harbor Freight and Fairview Baptist Church. (Kirkendall) p. 43

#### **REGULAR AGENDA**

- IX. Conduct a public hearing and consider approving an economic incentive for an expansion project known as Project Innovation. (Bosser) p. 53
- X. Conduct a public hearing and consider passing the first reading of the rezoning request ZC25-14 Bond Street Properties, to rezone from HI (Heavy Industrial) Zoning District to R-5 (High Density Single-Family Residential) District. (Kirkendall) p. 59
- XI. Consider appointing three regular members to the Historic Preservation Commission. (Sigmon) p. 73
- XII. Advisory Boards Meeting Minutes
  - 1. Stormwater Advisory Commission November 20, 2025 Meeting Minutes p. 83
- 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 Acquisition
- XV. 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:
  - o 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.

<u>Section 1.</u> 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.

<u>Section 2.</u> 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.

<u>Section 3.</u> 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).

<u>Section 4.</u> 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,

<u>Section 5.</u> 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.

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

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

Constantine H. Kutteh, Mayor

David Jones, Mayor Pro Tem – Ward One

Doris Allison – Ward Three

Doris Allison – Ward Five

Lisa Pearson – Ward Six

Kimberly Wasson, At-Large

Steve Johnson - Kt-Large



#### **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.

# OUT WE Value our city staff COTE we value quality & creativity values we value & encourage opportunity we value engagement We Value integrity



#### DEVELOPING OUR TEAM CONNECTING OUR CITY

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

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



## 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. Described a maintain existing infractive

- Proactively maintain existing infrastructure assets and systems to ensure current quality and long-term viability.
- 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

- 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.
- Promote the development of a range of housing types throughout our community and housing stability for residents.





#### MINUTE BOOK. PAGE

STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – December 1, 2025 CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 5:30 P.M.

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

Allison, S. Johnson, Robertson, Pfeufer, Nicholson, Hendrix, Pressly,

Wasson, Lawton

Council Absent: None

**Staff Present:** Ron Smith, Messick, E. Kurfees, Hubert, G. Kurfees, Harrell, Hills, Martin,

Vaughan, Lawrence

I. Call to Order

Mayor Kutteh called the meeting to order.

II. Invocation, Rev. C. Jeremy Cannada (Only at the Regular Meeting)

Mayor Kutteh stated that Rev. Cannada from First Presbyterian Church will say the invocation.

- 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
- 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)

#### **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.

Mayor Kutteh stated that he will ask for each council member to go to the podium to provide some remarks. Then, Smith will introduce Mayor Kutteh.

IX. Other Business

#### X. Closed Session (Following Pre-Agenda)

#### XI. Adjournment

#### **NEW BUSINESS**

#### I. Call to Order

Council Member Jones will call the second meeting to order.

#### II. Swearing in of the newly elected Mayor and Council Members by Superior Court Judge Joseph N. Crosswhite.

After swearing in, Mayor Kutteh will pass the gavel to Mayor Hendrix.

#### III. Election of Mayor Pro-Tempore

The Board will select a Mayor Pro-Tem.

#### Regular Agenda

#### IV. Advisory Boards Meeting Minutes - None

#### V. Other Business

The Council provided some comments for the outgoing council members.

#### VI. Adjournment

Council Member Hudson made a motion to adjourn the meeting, and the motion was seconded by Council Member Allison. The motion passed unanimously.

#### **MINUTE BOOK 31. PAGE**

STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – December 1, 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, Hendrix, Pressly, Pfeufer,

Council Absent: None.

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, Rev. C. Jeremy Cannada

Rev. Cannada said the invocation.

#### III. Pledge of Allegiance

Mayor Kutteh led in the Pledge of Allegiance.

#### IV. Adoption of the Agenda

Mayor Kutteh asked for a motion to approve the agenda.

Council Member J. Johnson 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

#### VI. Presentations & Recognitions

#### 1. Presentation from Governor Stein's Office

Smith introduced Walter Bowers from Governor Stein's office.

Bowers stated that he is the director of Charlotte office for Governor Stein. He explained that the Long Leaf Pine is the highest honor of civilian service to the state.

He presented the Order of the Long Leaf Pine to Mayor Kutteh, Council Member J. Johnson, and Council Member Hudson.

#### **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)

Mayor Kutteh asked for a motion to approve the Consent Agenda.

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

#### **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.

Mayor Kutteh introduced Council Member Wasson. Council Member Wasson thanked the council for their work. She also congratulated the new board.

Mayor Kutteh introduced Council Member Hudson. Council Member Hudson stated that he came to work for the City on December 1, 1986, and is now leaving the City on December 1, 2025. He thanked the Council for their work.

Mayor Kutteh introduced Council Member Steve Johnson. He provided some advice to the new council.

Ron Smith introduced Mayor Kutteh. He provided an overview of his time as Mayor.

Each council member received a plaque for his or her service to the City.

- IX. Other Business
- X. Closed Session (Following Pre-Agenda)
- XI. Adjournment

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

#### **NEW BUSINESS**

I. Call to Order

Mayor Pro Tem Jones called the meeting to order.

II. Swearing in of the newly elected Mayor and Council Members by Superior Court Judge Joseph N. Crosswhite.

Judge Crosswhite swore in Mayor Elect Doug Hendrix.

Judge Crosswhite swore in Council Members Doris Allison, Trey Robertson, Kristi Pfeufer, Tip Nicholson, and James Pressly.

Mayor Kutteh passed the gavel to Mayor Hendrix.

III. Election of Mayor Pro-Tempore

Mayor Hendrix asked for nominations for Mayor Pro-Tem

Council member Lawton nominated David Jones. Council Member Allison seconded the motion. The motion carried unanimously.

#### Regular Agenda

- IV. Advisory Boards Meeting Minutes None
- V. Other Business
- VI. Adjournment

Mayor Hendrix asked for a motion to adjourn the meeting.

Council Member Jones made the motion to adjourn, and Council Member Allison seconded the motion. The motion passed unanimously.

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#### CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager

FROM: Gina Lawrence, Chief Financial Officer

**DATE:** 12/3/2025 11:27 AM

ACTION NEEDED ON: December 15, 2025

(Date of Council Meeting)

#### **COUNCIL ACTION REQUESTED:**

Consider approving the semi-annual write-off of approximately \$147,505.66 in utility accounts.

#### 1. Summary of Information:

Since December 1994 the City has performed a semi-annual write-off of utility accounts that had been placed for collection eighteen to twenty-four months prior to the write-off date. These accounts were returned to the City by the collection agency after no significant progress had been made on the accounts and they had ceased collection activity.

Staff is presenting for your consideration, the write-off of utility accounts that had been placed for collection between January 1, 2024 through June 30, 2024, in the amount of \$147,505.66. The gross billing for this period was \$31,114,464.69. The write-off percentage is 0.47%. The City recovered \$39,963.97 in utility bad debts during the period referenced above.

These accounts will still show in our Customer Information System for a minimum of three years after the write-off, with a zero balance and a notation of the amount we have written off.

#### 2. Previous Council or Relevant Actions:

Council performed its last write-off of \$87,354.74 on June 16, 2025 via consent agenda.

#### 3. Strategic Initiatives Supported/Impacted:

**Developing Our City:** N/A **Connecting Our City:** N/A

Connecting Our Communities: N/A

Strategic Plan Values: N/A

#### 4. Budget/Funding Implications:

None, in accordance with USGAAP, a bad debt reserved has already been created awaiting potential write-offs.

#### 5. Consequences for Not Acting:

The City's Accounts Receivable (Asset) balance will be stated higher than what is reasonably collectable.

#### 6. Department Recommendation:

Approve as presented.

7. Manager Comments:
Concur with the department recommendation.

#### 8. Next Steps:

Upon approval, Collections staff will move accounts into a write-off status. Finance will expend the bad debt amount.

#### 9. Attachments:

1. Utility Write Offs for January 1-June 30, 2024

July 1,2023-Dec 31,2023	vs	Jan 1,2024-June 30,2024	
Write-off amount \$87,354.74		Write-off amount \$147,505.66	
6 Business Accounts- 0 Bankruptcy Acc	<u> </u>	6 Business Accounts- 0 Bankruptcy Acct	
Conweb	\$4,838.96	IB Builders Inc	\$2,201.2
Landlock Marine Service	\$942.60	Boulevard Grocery	\$1,911.30
Sito Boxing Klub	\$ 801.02	Travelcamp LLC	\$ 1,680.24
T & M 3 Smoke Shop LLC	\$ 797.32	Willard Marshall Wheeler	\$ 1,104.14
James collins	\$ 725.82	Sumter Packaging Corporation	\$ 875.88
Good as Gold Transportation	\$ 675.26	Patriot Axe Throwing	\$ 479.16
	\$8,780.98		\$8,252.05
it-Landall and the second	. ,		
Highest dollar amount write-offs	<u> </u>	Highest dollar amount write-offs	
EL/WA/SW		EL/WA/SW	4
Edward Mcintosh	\$ 4,603.12	Alex Aligood	\$ 7,216.31
Roxanna Morales	\$ 3,427.15	Roxanna Morales	\$ 4,854.23
Roxanna Morales	\$ 3,405.05	Dwight Patterson	\$ 3,961.95
Angela Gillum	\$ 2,647.92	Michael H Taylor	\$ 3,778.88
James Rippy	\$ 2,346.33	Ronnie E Johnston	\$ 3,649.40
Sandy L Robertson	\$ 1,306.10	Claude Taylor	\$ 3,505.58
Oxford House	\$ 1,247.55	Roxanna Morales	\$ 3,149.51
Latosha Danielle Hill	\$ 969.62	Barnett Alexander Allgood IV	\$ 2,782.15
	\$ 19,952.84		\$ 32,898.01
Electric Only		Electric Only	
Natalie Ann Locklear	\$ 402.43	Jessie Lee Jones	\$ 846.19
O'Bryan Wellman	\$ 350.66	Ali's Bistro LLC	\$ 638.20
Nehemiah Harris	\$ 346.59	Nikya Gibbs	\$ 622.54
Angela Charlene Dial	\$ 345.36	Reyna Rebollar	\$ 556.30
	é 4 44 04 Î		4 0 550 50
<u></u>	\$ 1,445.04		\$ 2,663.23
Electric/Water		Electric/Water	
Jackie Hicks	\$ 572.10	Willard Mcclelland	\$ 4,279.99
Jean Getro Rosier	\$ 209.86	Sherry Triventi	\$ 895.92
Tyreik Mclean	\$ 151.86	Mary H Parsons	\$ 765.74
and the second s	\$ 933.82	:	\$ 5,941.65
<del></del>	<b>333.02</b>		\$ 5,941.65
WA/SW		WA/SW	
Otillo Torres	\$ 1,646.73	William Alfred IV & Degroot	\$ 13,814.21
Khaim Shakir	\$ 1,182.49	Joseph Wayne Martin	\$ 4,051.32
Enmar Accessories	\$ 212.29	Jerry L Moore Sr	\$ 609.29
All the stand of a standard of the standard of	\$ 3,041.51		\$ 18,474.82
		<u> </u>	7 -5/17 7102
Total	\$34,154.19		\$68,229.70

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% Remaining	Total Activity Ending Balance Budget Remaining % Remaining	<b>Ending Balance</b>	<b>Total Activity</b>	Fiscal Budget Beginning Balance	Fiscal Budget	Encumbrances		Fund
mmary	Fund Summary							
06/30/2024	Date Range: 01/01/2024 - 06/30/2024	Date R			٠			

11/7/2025 11:19:42 AM

Service	Cada	Tota	ı

Service\Rate	Bill Count	Service Cons	Demand Cons	KVAR Cons	Tax Amount	Bill Amount
800 \ OL-MU-41	6	0	0	0	147.60	2,256.48
800 \ OL-MU-42	72	0	o	0	294.78	4,506.78
800 \ OL-MU-46	35	0	o	0	187.65	2,868.30
800 \ OL-MU-50	6	0	o	Ö	4.20	64.20
800 \ OL-XF	12	0	O	Ó	96.00	1,612.32
Total for 800	14878	0	0	0	41,039.15	654,298.44
820 - TIPPING FEE						
820 \ TPC	295	O	0	.0	0.00	6,822.58
820 \ TPC-MU	96	Ò	0	Ö	0.00	6,099.60
820 \ TPC-NEW	2765	Ö	0	0	0.00	85,158.74
Total for 820	3156	0	0	Ö	0.00	98,080,92
Overall Totals	403585 3	,366,690.0507	618,168.048	349.131	1,040,449.37	31,114,464.69

#### Service Category Totals

Water	149932	67,929,973.8458	0	0	0.00	2,818,922.78
Tipping Fee	3156	0	0	0	0.00	98,080.92
Stormwater Service Fees	69895	a	0	0	0.00	1,187,013.42
Surge Protection	78	. 0	0	0	35,28	623.28
Sewer/WasteWater	76918	64,792,430.2049	0	0	0,00	4,708,694.43
Lights (Street/Area)	14878	0	0	0	41,039.15	654,298.44
ELECTRIC CREDITS	9	0	0	0	-1,367.36	-20,900.94
Electric	88629	210,644,286	618,168.048	349.131	1,000,742.30	21,667,102.36
BACKFLOW CHARGES	90	Ó	0	0	0.00	630.00
Service Category	Bill Count	Service Cons	Demand Cons	KVAR Cons	Tax Amount	Bill Amount

(31055

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#### **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager

**FROM:** Emily Kurfees, City Clerk

**DATE:** 12/3/2025 11:24 AM

ACTION NEEDED ON: December 15, 2025

(Date of Council Meeting)

#### **COUNCIL ACTION REQUESTED:**

Consider approving a Resolution to adopt the 2026 Statesville City Council Regular Meeting Schedule.

#### 1. Summary of Information:

The calendar includes Thursday Pre-Agenda meetings, the Winter Retreat, and the Fall Planning Session. The main change from the previous year is that there will only be one meeting in December.

#### 2. Previous Council or Relevant Actions:

City Council approves the annual calendar at the December.

#### 3. Strategic Initiatives Supported/Impacted:

**Developing Our City:** N/A **Connecting Our City:** N/A

Connecting Our Communities: N/A

Strategic Plan Values: We value City Staff.

Approving the City Council calendar allows staff to have ample time to plan for future requests.

#### 4. Budget/Funding Implications:

N/A

#### 5. Consequences for Not Acting:

There will be no regular meeting schedule.

#### 6. Department Recommendation:

Approve as recommended.

#### 7. Manager Comments:

Paying attention to the proposed Budget Retreat in February, I would recommend approval of the calendar.

#### 8. Next Steps:

If approved, post the calendar on the City Website.

#### 9. Attachments:

- 1. 2026 Calendar
- 2. Resolution

# 2026

Su M Tu W Th F Sa			S	Holidays	ᆼ				ats	Retreats	ZD		_	ting	Me	Regular Meeting	Re		Pre-Agenda Meeting	Mee	nda	Age	Pre
M   To W   Th   F   Sa   10   12   23   4   5   6   7   8   9   10   11   12   13   14   15   16   17   18   19   20   21   22   23   24   25   26   27   28   29   30   31   28   24   25   26   27   28   29   30   31   28   24   25   26   27   28   29   30   31   28   27   28   29   30   31   31   31   31   31   31   31																							
National Part   Salar   Salar   Town   Tow																							
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# City Council Calendar

Jun 19	Jun 15	Jun 11	Jun 01	May 28	May 25	May 18	May 14	May 04	Apr 30	Apr 13	Apr 09	Apr 03	Mar 16	Mar 12	Mar 02	Feb 26	Feb 20	Feb 19	Feb 16	Feb 12	Feb 02	Jan 29	Jan 19	Jan 12	Jan 08	Jan 01
Juneteenth	Regular Meeting	Pre-Agenda	Regular Meeting	Pre-Agenda	Mermorial Day	Regular Meeting	Pre-Agenda	Regular Meeting	Pre-Agenda	Regular Meeting	Pre-Agenda	Good Friday	Regular Meeting	Pre-Agenda	Regular Meeting	Pre-Agenda	Winter Retreat	Winter Retreat	Regular Meeting	Pre-Agenda	Regular Meeting	Pre-Agenda	MLK Jr. Day	Regular Meeting	Pre-Agenda	New Years Day
Jan 01	Dec 25	Dec 24	Dec 14	Dec 10	Nov 27	Nov 26	Nov 16	Nov 12	Nov 11	Nov 02	Oct 29	Oct 19	Oct 22	Oct 15	Oct 05	Oct 01	Sep 14	Sep 10	Sep 07	Aug 17	Aug 13	Aug 03	Jul 30	Jul 13	Jul 09	Jul 03
New Years Day	Christmas	Christmas Eve	Regular Meeting	Pre-Agenda	Thanksgiving	Thanksgiving	Regular Meeting	Pre-Agenda	Veterans Day	Regular Meeting	Pre-Agenda	Regular Meeting	Fall Retreat	Pre-Agenda	Regular Meeting	Pre-Agenda	Regular Meeting	Pre-Agenda	Labor Day	Regular Meeting	Pre-Agenda	Regular Meeting	Pre-Agenda	Regular Meeting	Pre-Agenda	Independence Day

## RESOLUTION NO. \_\_\_\_\_A RESOLUTION ADOPTING THE OFFICIAL MEETING CALENDAR FOR THE CITY COUNCIL OF THE CITY OF STATESVILLE FOR THE YEAR 2026

WHEREAS, the City Council of the City of Statesville holds regular meetings to conduct the official business of the City; and

WHEREAS, it is the desire of the City Council to establish its official meeting schedule for the year 2026 in accordance with applicable state laws and local ordinances; and

WHEREAS, providing a public schedule promotes transparency, ensures adequate notice, and supports effective participation by citizens, staff, and elected officials.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STATESVILLE THAT:

- 1. **Adoption of Calendar.** The City Council hereby adopts the official meeting calendar for the year 2026 as attached hereto and incorporated by reference.
- 2. **Regular Meetings.** Unless otherwise noted, regular meetings of the City Council shall be held on the first and third Monday of each month at 6:00 PM.
- 3. **Special or Called Meetings.** Additional meetings may be scheduled as necessary pursuant to applicable law, with proper notice provided.
- 4. **Amendments.** The City Council may amend this calendar during the year as needed.
- 5. **Public Notice.** The City Clerk is directed to publish and post the adopted calendar in accordance with statutory requirements.

ADOPTED this 15th day of December, 2025.

CITY OF STATESVILLE	
J. Douglas Hendrix, Mayor	
	ATTEST:
	Emily Kurfees, City Clerk

#### **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager

FROM: W. E. Vaughan, DPA, PE; Public Utilities Director

**DATE:** 12/3/2025 10:53 AM

ACTION NEEDED ON: December 1, 2025

(Date of Council Meeting)

#### **COUNCIL ACTION REQUESTED:**

Consider approving a resolution accepting Session Law 2023-134 appropriated funds and authorize the City Manager to execute the offer and acceptance for the same.

#### 1. Summary of Information:

- a. NC General Assembly Session Law 2023-134 appropriated \$3,000,000 in funds for Statesville use on economic development.
- b. Funds available will be \$2,955,000 after state administrative fees.
- c. Funds have been earmarked for the Third Creek Sewer Extension project.
- d. Project is under a reimbursement agreement with Prestige Land Works, LLC wherein all applicable project costs above \$2,955,000 are a developer cost.
- e. Due to state funds appropriation, Statesville will be the construction procuring entity. This includes pay application processing (coordinated with developer engineer-of-record).
- f. The developer is the procuring entity for engineering services (including design, bid assistance, construction oversight, etc.).
- g. NC DEQ Division of Water Resources (DWI) reviews and approves the plans and bid documents prior to authorizing release. The developer's design engineer is providing bid assistance (coordination with city).

#### 2. Previous Council or Relevant Actions:

Reimbursement agreement with Prestige Land & Site Works, LLC effective on November 18, 2024, for the construction of the Third Creek Sewer Extension project.

#### 3. Strategic Initiatives Supported/Impacted:

**Developing Our City: N/A** 

**Connecting Our City:** Invest in services and critical public infrastructure to align with land use plan goals and accommodate future growth citywide.

**Connecting Our Communities:** Promote the development of a range of housing types throughout our community and housing stability for residents.

Strategic Plan Values: We value and encourage Opportunity

Goal: Connecting Our City, Strategic Initiative 2 (invest . . . critical public infrastructure to align with land use goals and accommodate future growth citywide).

#### 4. Budget/Funding Implications:

Per reimbursement agreement, the City would need to identify other funds to replace the \$2,955,000

appropriation.

#### 5. Consequences for Not Acting:

Delay in advertise, bid, and award of the project. Current expected construction start is mid first quarter CY 2026.

#### 6. Department Recommendation:

- a. City Council pass the attached resolution per guidance from NC DEQ DWI.
- b. City Council authorizes the City Manager to execute the subject appropriation offer and acceptance document.

#### 7. Manager Comments:

Recommend adopting the attached resolution and moving forward with this project.

#### 8. Next Steps:

- a. Forward copy resolution to NC DEQ DWI.
- b. City Manager execute the offer and acceptance.

#### 9. Attachments:

1. RESOLUTION TO ACCEPT DIRECTED PROJECT FUNDS (1Dec25)

# RES\_\_\_\_ RESOLUTION TO ACCEPT DIRECTED PROJECT FUNDS for THIRD CREEK SEWER EXTENSION

- WHEREAS, the City of Statesville has received a Directed Projects grant from the 2023 Appropriations Act, Session Law 2023-134, administered through the Drinking Water Reserve and Wastewater Reserve to assist eligible units of government with meeting their water/wastewater infrastructure needs, and
- WHEREAS, the North Carolina Department of Environmental Quality has offered 2023 Appropriations Act funding in the amount of Two Million, Nine Hundred Fifty-five Thousand Dollars (\$2,955,000) to perform detailed work in the submitted application, and
- **WHEREAS,** the City of Statesville intends to perform said project in accordance with the agreed scope of work, as detailed in the executed Reimbursement Agreement between Prestige Acquisitions, LLC and the City of Statesville.

#### NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE OF STATESVILLE:

That the City of Statesville does hereby accept the 2023 Appropriations Act Directed Projects Grant offer of Two Million, Nine Hundred Fifty-five Thousand Dollars (\$2,955,000), and

That the City of Statesville does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to, and

That Ron Smith, City Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted this 15<sup>th</sup> Day of December 2025, at Statesville, North Carolina.

	J. Douglas Hendrix, Mayor
ATTEST:	
Emily Kurfees City Clerk	



#### **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager

**FROM:** John Ferguson, Airport Director

**DATE:** 12/4/2025 9:18 AM

ACTION NEEDED ON: December 1, 2025

(Date of Council Meeting)

#### **COUNCIL ACTION REQUESTED:**

Consider approving Budget Amendment #2026-11 to move interest revenue into an expense account to be used for the new Statesville Airport Terminal Building and other Airport capital projects.

#### 1. Summary of Information:

In 2021, the City requested funds from the State to construct a new terminal building. The State Legislature provided \$6.7million which was not quite enough to begin construction.

In 2022, the State Legislature provided \$12.5 million to complete the terminal building and other capital improvements. Grants received from Legislative directive funds for the terminal building and other capital improvements were required to be placed in an interest bearing account. Interest accrued is required to be utilized back into the project. The intent is to use accrued interest to cover the cost of furniture, fixtures, and equipment and other needs for the terminal building.

Any remaining funds will be used to develop "pad ready sites" on the south side of the airport for future corporate hangars. We have an extensive waiting list of high dollar aircraft needing hangar space. Estimated cost of the South Corporate Hangar Development is estimated to be approximately \$9.0 million.

As of September 30, approximately \$1.8M of interest earnings were available. The anticipated cost of furniture, fixtures, and equipment for the terminal building is \$350,000. The interest earnings not spent on the terminal building must be spent on other Airport capital projects, such as the South Corporate Development Area.

#### 2. Previous Council or Relevant Actions:

Approved receiving Transportation Reserve Directed Funds and State Capital and Infrastructure Funds for terminal building and other capital improvement projects.

#### 3. Strategic Initiatives Supported/Impacted:

**Developing Our City: N/A** 

Connecting Our City: Proactively maintain existing infrastructure assets and systems to ensure

current quality and long-term viability. **Connecting Our Communities:** N/A

Strategic Plan Values: We value City Staff.

This project enhances airport growth.

#### 4. Budget/Funding Implications:

Funds are available in the form of accrued interest in a revenue account. This action will allow staff to set up an expense account to expend the funds for terminal furnishings and other capital expenses.

#### 5. Consequences for Not Acting:

Interest is required to be reinvested back into the project.

#### 6. Department Recommendation:

Airport staff recommends approval.

#### 7. Manager Comments:

Concur with staff comments/recommendations

#### 8. Next Steps:

Set up BA and expense account

#### 9. Attachments:

1. BA Form Appropriating Interest Earnings for Airport Terminal Furnishings

#### CITY OF STATESVILLE BUDGET AMENDMENT #2026-11

August 4, 2025

FISCAL YEAR 2025-2026

General Fund 511.0000.370.00.00  511.6515.74.00 511.6515.33.01	Revenue  Expense Expense	Investment Earnings  Total Revenues  Capital Outlay - Equipment Supplies-General Total Expenditures	1,793,136 1,793,136 - -	400,000 400,000 100,000 300,000 400,000	2,193,136 2,193,136 100,000 300,000 400,000
511.0000.370.00.00 511.6515.74.00	Expense	Total Revenues  Capital Outlay - Equipment Supplies-General	<u>1,793,136</u> - -	400,000 100,000 300,000	2,193,136 100,000 300,000
		Total Revenues  Capital Outlay - Equipment Supplies-General	<u>1,793,136</u> - -	400,000 100,000 300,000	2,193,136 100,000 300,000
		Capital Outlay - Equipment Supplies-General	-	100,000	100,000 300,000
		Supplies-General	-	300,000	300,000
		Supplies-General		300,000	300,000
		Total Expenditures		400,000	400 000
					400,000
DESCRIPTION: To appropriat	te interest earnings	s to cover expenses associated with terminal fur	nishings and equip	ment.	
		Gina La	iwrence		
Budget Officer			Chief Finance C	Officer	
APPROVED BY CITY COUNCIL	L:				
City Clerk					



#### **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager

**FROM:** Matthew Kirkendall, Senior Planner

**DATE:** 12/4/2025 11:09 AM

ACTION NEEDED ON: December 15, 2025

(Date of Council Meeting)

#### **COUNCIL ACTION REQUESTED:**

Consider passing the second reading of the rezoning request ZC25-06 Turnersburg Highway; for the properties located along Turnersburg Highway.

#### 1. Summary of Information:

The rezoning request, initiated by Mr. Scott Frye, on behalf of multiple property owners, for the properties located along Turnersburg Highway between Harbor Freight and Fairview Baptist Church (approximately 2.183 acres). The request is to rezone the lots from R-10 (Urban Low Density Residential) District to B-4 (Highway Business) District (see attached Location Map, Aerial Map and Site Photos).

This is a straight rezoning; therefore, a concept plan is not required. The property is outside the city limits but in the ETJ (Extra-Territorial Jurisdiction).

The purpose of the B-4 (Highway Business) District is to accommodate general and automobile oriented commercial businesses. The site will be served by Iredell Water Corporation. Statesville Public Power can serve this site and the City will provide sewer (see attached Zoning and Utilities Map). The 4th Creek Wastewater Treatment Plant is at an allocation of 71.4%.

The surrounding zoning districts and land uses are as follows:

North of the Site: R-10 (Urban Low Density Residential) District, with Fairview Baptist Church.

East of the Site: O+I - 2 (Office and Institutional Complex) District, with Iredell County Health Department across Turnersburg Highway,

South of the Site: B-4 (Highway Business) District with Harbor Freight and the North Pointe shopping center.

West of the Site: R-10 (Urban Low Density Residential) District with a heavily wooded site.

The applicant has worked with NCDOT, Duke Energy, and the property owners to install a temporary traffic signal at the intersection of Turnersburg Highway and Jane Sowers Road. The applicant requested the second reading be postponed until the December 15, 2025 City Council Meeting at the October 20, 2025 City Council Meeting.

#### 2. Previous Council or Relevant Actions:

City Council approved the first reading of this rezoning request at the June 16, 2025 meeting.

#### 3. Strategic Initiatives Supported/Impacted:

**Developing Our City:** N/A **Connecting Our City:** N/A

**Connecting Our Communities: N/A** 

Strategic Plan Values:

These parcels are within the ETJ, Tier 1 Growth Area, and utilities are available

#### 4. Budget/Funding Implications:

The current tax value of the parcels is \$70,000. City of Statesville Sewer and Statesville Public Power are available. The estimated tax value at full buildout is to be determined. The Fourth Creek WWTP is at 71% capacity.

#### 5. Consequences for Not Acting:

Without rezoning, the parcels would be able to be developed under the current residential zoning. Non-residential development would not be permitted.

#### 6. Department Recommendation:

The department recommends passing the second reading of this rezoning request.

#### 7. Manager Comments:

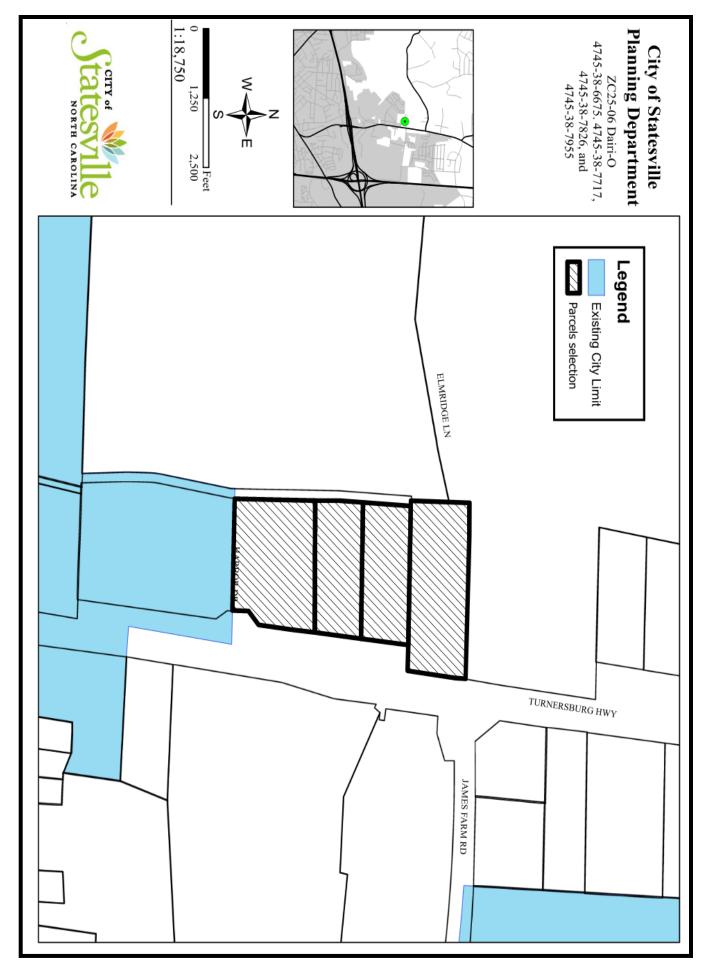
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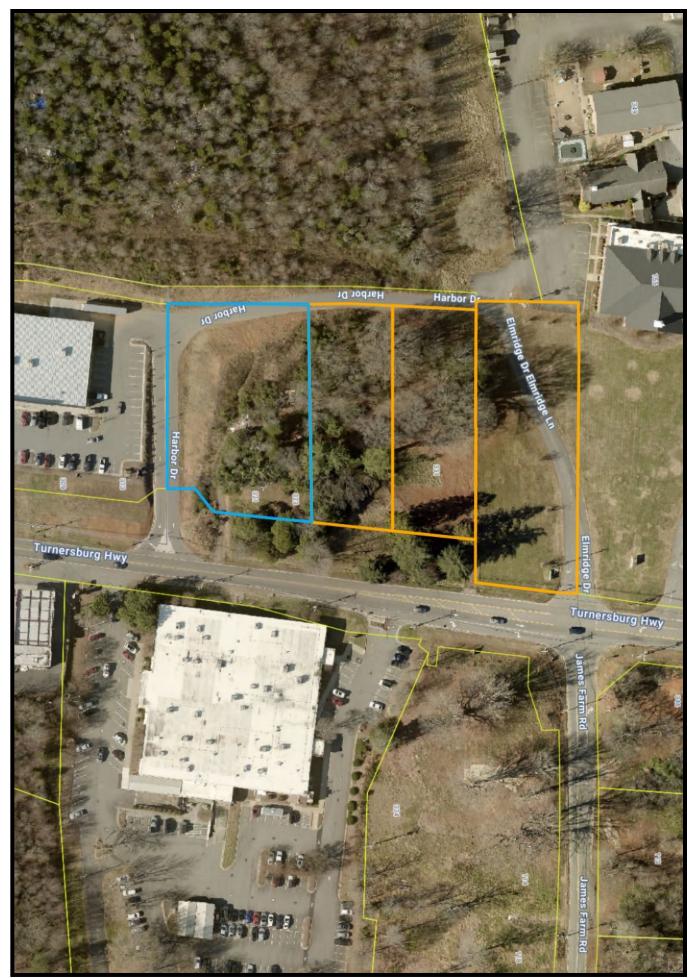
#### 8. Next Steps:

If approved, the rezoning will be effective December 15, 2025.

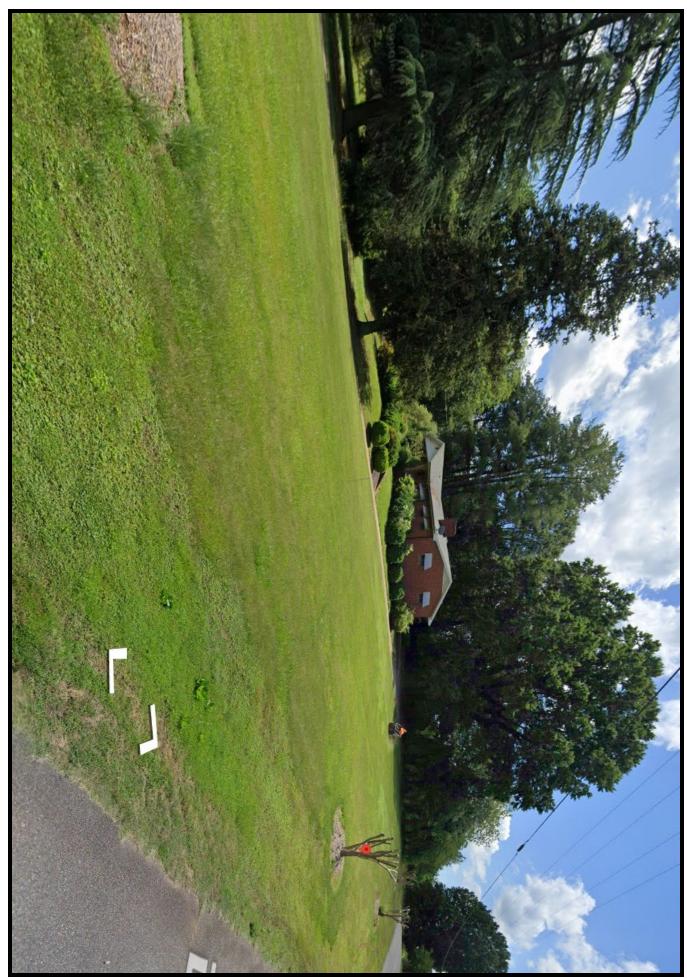
#### 9. Attachments:

- 1. ZC25-06 Turnersburg Hwy Packet Maps
- 2. Activity Center Intent
- 3. Consistency Statements ZC25-06 Turnersburg Hwy
- 4. Ordinance ZC25-06 Turnersburg Hwy

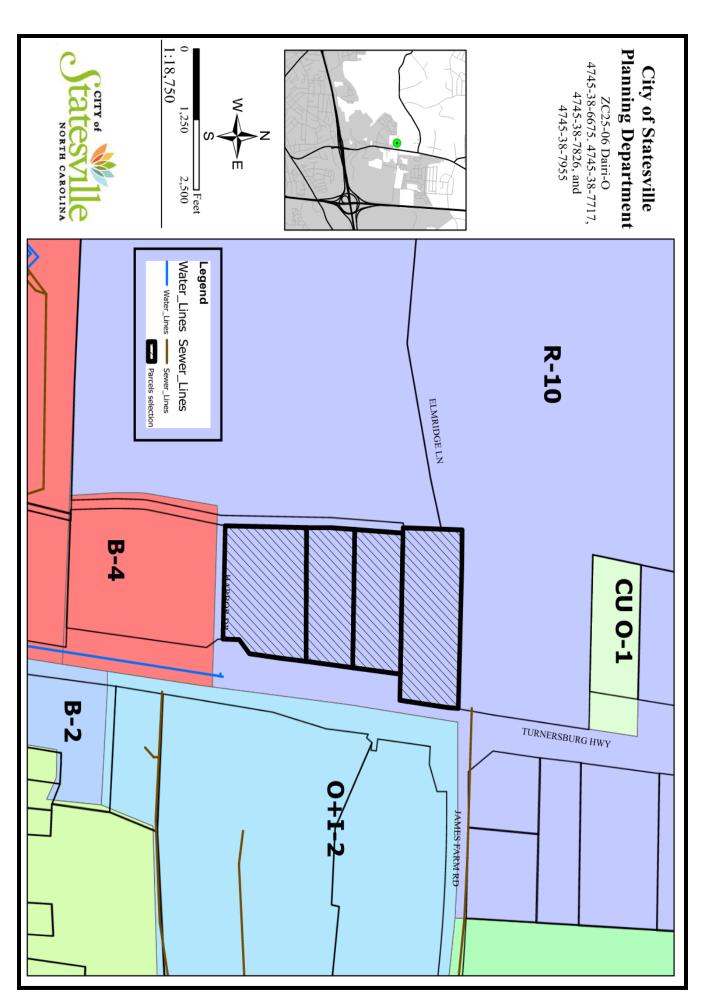




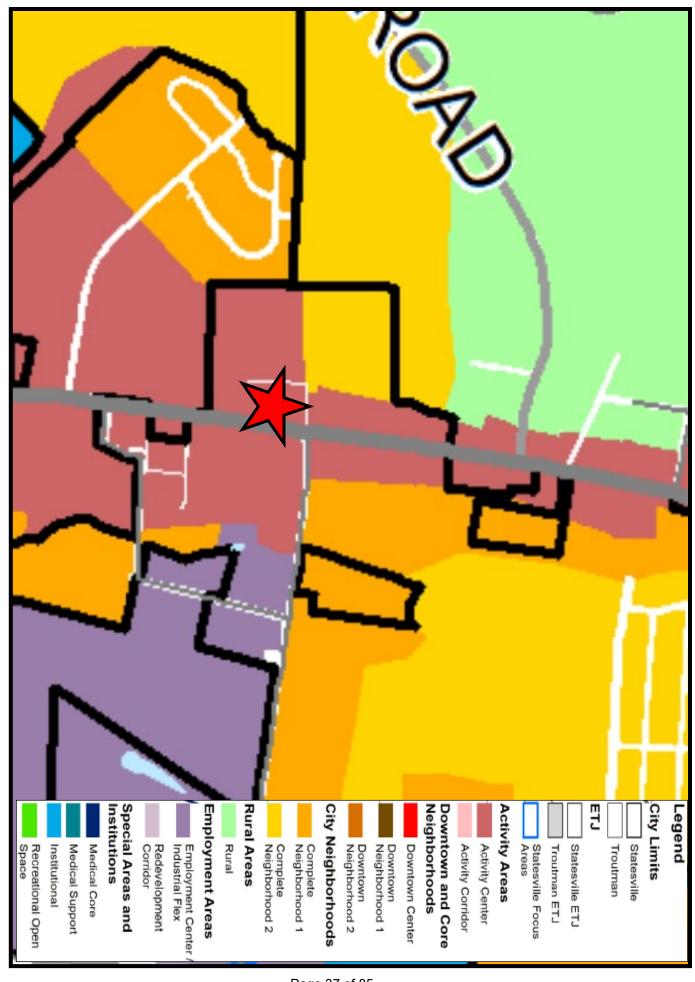
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### **Activity Center**

#### **Character Intent**

The Activity Center land use and character area provides community and regional scale commerce. It includes opportunities for large format retail commercial establishments. It also includes opportunities for smaller commercial businesses within a walkable environment or organized around a civic space (such as a plaza) that promotes users parking once and accessing multiple entertainment, eating, and shopping experiences on foot. Multifamily residential on upper stories of commercial uses, or in adjacent blocks to commercial areas, is encouraged. Activity Centers should be designed to emphasize walkability through highly connected pedestrian facilities between parking and storefronts, between individual establishments, and as appropriate, to adjacent surrounding uses and streets. Master planning of multi-parcel Activity Centers is preferred to maximize design cohesion, connectivity, and use of land. Major street frontages should be reserved for anchors or commercial uses for high visibility. Activity Centers include both existing traditional, suburban style commercial centers that can evolve and be redeveloped over time, as well as undeveloped sites that will be developed as determined by the real estate market. Though a variety of housing type choices are encouraged in this area, tracts of new single family detached homes are not aligned with this character intent.

#### Pattern & Form

Large footprint mixed use commercial centers that prioritize pedestrian connectivity between uses and are organized around public spaces or using a traditional main street format.

#### **Opportunities**

Redevelopment of existing commercial centers into mixed-use centers, multimodal street redevelopment, new public spaces.

#### **Primary Uses**

Retail, entertainment, hotel/hospitality, restaurants and bars, personal services, office, breweries and distilleries, residential.

#### **Secondary Uses**

institutional, public spaces, small park or open space.

#### Form Characteristics

<b>Building Height</b>	One to four stories
<b>Building Orientation</b>	Buildings oriented around public space or fronting internal streets in traditional main street style format, 0-30 ft setbacks
<b>Building Types</b>	Large and small footprint commercial and multifamily residential, upper story residential and office, and a variety of housing type choices (see page 37).
Street Character	Arterial streets and access streets along edges; smaller internal streets provide pedestrian networks for circulation
Parking Character	Parking at individual buildings or in a central location, with large parking lots divided into "pods" to side or rear of development





То:	Statesville City Council
From:	Matthew Kirkendall, Senior Planner
Date:	December 15, 2025
Subject:	Rezoning
Case:	ZC25-06 Turnersburg Highway Properties
Address:	Properties located along Turnersburg Highway, PIN #'s 4745-38-6675, 4745-38-7717, 4745-38-7826, and 4745-38-7955
con <u>The</u> <u>as</u> par	e zoning amendment is <b>approved</b> and is consistent with the City's apprehensive land use plan, is reasonable, and in the public interest because: a 2045 Land Development Plan projects this parcel as suitable for development Activity Center which includes commercial uses such as a restaurant. These cels are within the ETJ, Tier 1 Growth Area, and utilities are available.
<b>an</b> con	amendment to the City's comprehensive land use plan. The changes in ditions the Planning Board has taken into account in amending the zoning inance to meet the development needs of the community are as follows:
	e zoning amendment is rejected because it is inconsistent with the City's nprehensive land plan and is not reasonable and in public interest because:
Date: Doug	Hendrix Mayor Date: Matthew Kirkendall Senior Planner

ORE	DINA	NCE	NO.	•

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTIES FROM R-10 (URBAN LOW-DENSITY SINGLE-FAMILY RESIDENTIAL) DISTRICT TO B-4 (HIGHWAY BUSINESS) DISTRICT.

ZC25-06 Turnersburg Hwy
Turnersburg Highway, Statesville, NC
Iredell County Tax Map Parcel #'s 4745-38-6675, 4745-38-7717,
4745-38-7826, and 4745-38-7955

WHEREAS, A NOTICE TO THE GENERAL PUBLIC AND PARTICULARLY THE CITIZENS OF THE CITY OF STATESVILLE'S PLANNING JURISDICTION WAS DULY GIVEN, notifying them of a public hearing to be held on June 16, 2025 at 6:00 p.m. in the Council Chambers at City Hall, 227 South Center Street, Statesville, North Carolina, for the purpose of considering a proposed ordinance to change the zoning classification of the after described properties from R-10 (Urban Low Density Residential) District to B-4 (Highway Business) District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on June 5, 2025 and June 12, 2025, all in accordance with the procedure set forth in N.C.G.S. 160D-601; and

WHEREAS, said public hearing was duly held in accordance with law, and all persons present were given an opportunity to be heard on said proposed ordinance prior to any action being taken thereon by the City Council;

NOW, THEREFORE, BE IT ORDAINED, that the zoning classification of the after described properties be changed as particularly set out below, said property being more particularly described as follows:

#### **Description**

All that certain piece, parcel or tract of land lying and being in the Bethany Township, Iredell County, North Carolina and being a recombination of Lots 16-25 of Plat Book 1 Page: 129. Either now or formerly known as in instruments recorded in Db: 1020, Pg: 963, Db: 3056 Pg: 1000, Db: 3026, Pg: 926, Db: 3030 Pg: 618, Db: 3029 Pg: 1620, Db: 3027 Pg: 923, Db: 2963 Pg: 1626, Db: 3031 Pg: 1233

Beginning at a NCDOT Right of Way Disc, having SPC NCNAD83/2011 coordinates of: Northing: 758984.34 (sft), Easting: 1443838.65 (sft), said disc being located on the western intersection of US Highway 21 and Elmridge Drive, thence following the southern right of way of NCDOT Project U-5799 and Elmridge Drive for the following five bearings and distances: (I) North 54°09'03" West a distance of 68.90 feet to a NCDOT Right of Way Disc, (II) On a curve to the left, having a radius of 330.00, and chord bearing and distance of: South 68°31'42" West a distance of: 63.12 feet to an iron pipe set, (III) South 62°44'48" West a distance of 20.85 feet to an iron pipe set, (IV) on a curve to the right with a radius of 350.00 feet, and a chord bearing and distance of: South 70°06'49" West a distance of 89.79 feet to an iron pipe set, (V) South 77°30'16" West a distance of 36.63 feet to an iron pipe set, thence leaving said right of way and following the eastern 20' alley way of Harbor Drive, also being the western property line of Lots 16-25, Plat Book 1, Page 129, for the following four bearings and distances: (I) South 03°35'16" West a distance of 150.26 feet to an iron pipe set, (II) South 02°04'21" West a distance of 49.47 feet to an iron pipe set, (III) South 01°42'18" West a distance of 135.03 feet to an iron pipe set, (IV) South 01°39'26" West a distance of 33.12 feet to an iron pipe set, said corner being the northwestern point of Agree LTOP. either now or formerly known as in instrument recorded in Deed Book 2951 Page 1897, and Plat Book 76 Page 49, thence following the northern line of said property, South 88°43'09" East a

distance of 194.31 feet to an iron pipe set, said corner being located on the western right of way of US Highway 21, NCDOT Project U-5799, thence following said right of way for the following five bearings and distances: (I) North 01°12'08" East a distance of 19.05 feet to a NCDOT Right of Way Disc, (II) North 51°24'18" East a distance of 34.75 feet to a NCDOT Right of Way Disc, (III) North 07° 30'11" East a distance of 121.19 feet to an iron pipe set, (IV) North 07°30'13" East a distance of 199.73 feet to an iron pipe set, (V) North 07°30'40 East a distance of 44.07 feet to a NCDOT Right of Way Disc, being the place and point of beginning.

The rezoning metes and bounds description above contains 2.18 Acres more or less as shown of that certain survey for Dairio's LLC, being prepared by Sgroi Geomatics, PLLC dated April 14<sup>th</sup>, 2025.

Addresses: Turnersburg Highway, Statesville, NC
This ordinance was introduced for first reading by Councilmember, seconded by Councilmember, and unanimously carried on the 16 <sup>th</sup> day of June, 2025.  Ayes: Nayes:
The second and final reading of this ordinance was heard on the 15th day of December, 2025 and upor motion of Councilmember, seconded by Councilmember, and unanimously carried, was adopted.  Ayes: Nayes:
This ordinance is to be in full force and effect from and after the 15th day of December, 2025.
CITY OF STATESVILLE
J. Douglas Hendrix, Mayor
APPROVED AS TO FORM:
By:
ATTEST:
Emily Kurfees, City Clerk

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### **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager

**FROM:** Matthew Kirkendall, Senior Planner

**DATE:** 12/4/2025 11:05 AM

ACTION NEEDED ON: December 15, 2025

(Date of Council Meeting)

#### **COUNCIL ACTION REQUESTED:**

Consider passing the second reading of an ordinance to annex AX25-04 Turnersburg Hwy for the four parcels located along Turnersburg Highway between Harbor Freight and Fairview Baptist Church.

#### 1. Summary of Information:

These properties are approximately 2.183 acres located along Turnersburg Highway between Harbor Freight and Fairview Baptist Church (see Location Map, Aerial Photo and Site Photo). These parcels are located within the City's ETJ and are adjacent to the City Limits. These parcels are zoned R-10 (Urban Low-Density Single-Family Residential) Zoning District and are currently being rezoned to B-4 (Highway Business). The applicant requests voluntary annexation to utilize City Sewer (see current zoning and utilities map). Statesville Public Power can also serve this site.

The applicant has worked with NCDOT, Duke Energy, and the property owners to install a temporary traffic signal at the intersection of Turnersburg Highway and Jane Sowers Road. The applicant requested the second reading be postponed until the December 15, 2025 City Council Meeting at the October 20, 2025 City Council Meeting.

#### 2. Previous Council or Relevant Actions:

City Council approved the first reading for the rezoning of these parcels on June 16, 2025, contingent upon annexation.

#### 3. Strategic Initiatives Supported/Impacted:

**Developing Our City: N/A** 

Connecting Our City: Invest in services and critical public infrastructure to align with land use plan

goals and accommodate future growth citywide.

Connecting Our Communities: N/A

**Strategic Plan Values:** 

The properties are in the Tier 1 Growth Area of the 2045 Land Development Plan.

#### 4. Budget/Funding Implications:

The current tax value of the parcels is \$70,000. City of Statesville Sewer and Statesville Public Power are available. The estimated tax value at full buildout is to be determined. The Fourth Creek WWTP is at 71% capacity.

#### 5. Consequences for Not Acting:

Without annexation the city would not collect property taxes. Without annexation, the property owners could still access city sewer at 2½ times the rate with City Council approval.

#### 6. Department Recommendation:

The department recommends passing the second reading of this annexation request.

#### 7. Manager Comments:

Concure with department recommendation.

#### 8. Next Steps:

If approved, the annexation will be effective on December 31, 2025.

#### 9. Attachments:

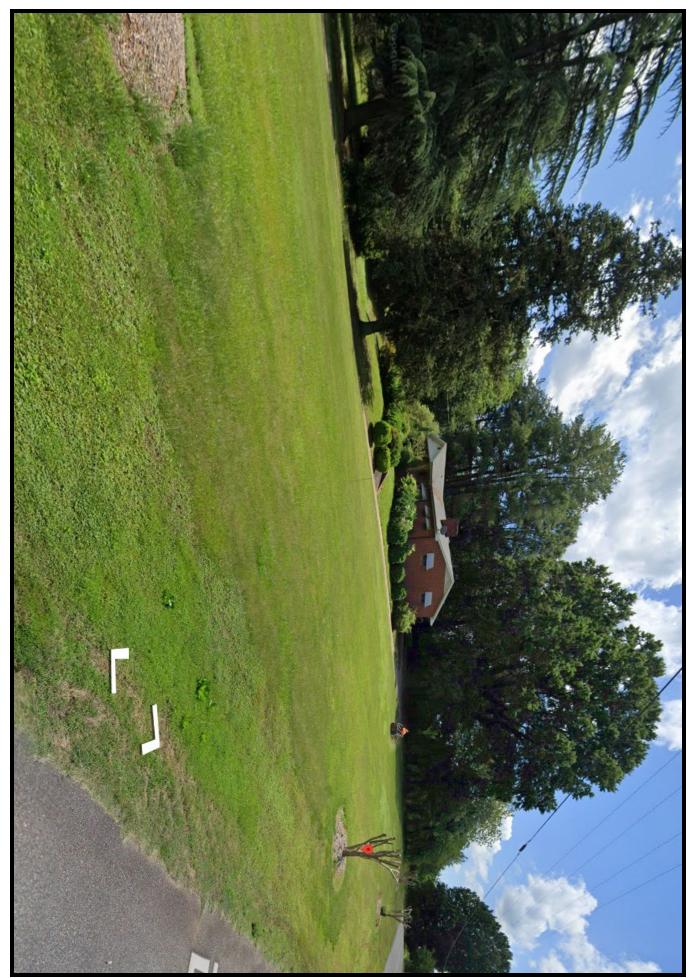
- 1. AX25-04 Turnersburg Hwy Packet Maps
- 2. Ordinance\_Annexation\_AX25-04 Turnersburg Hwy



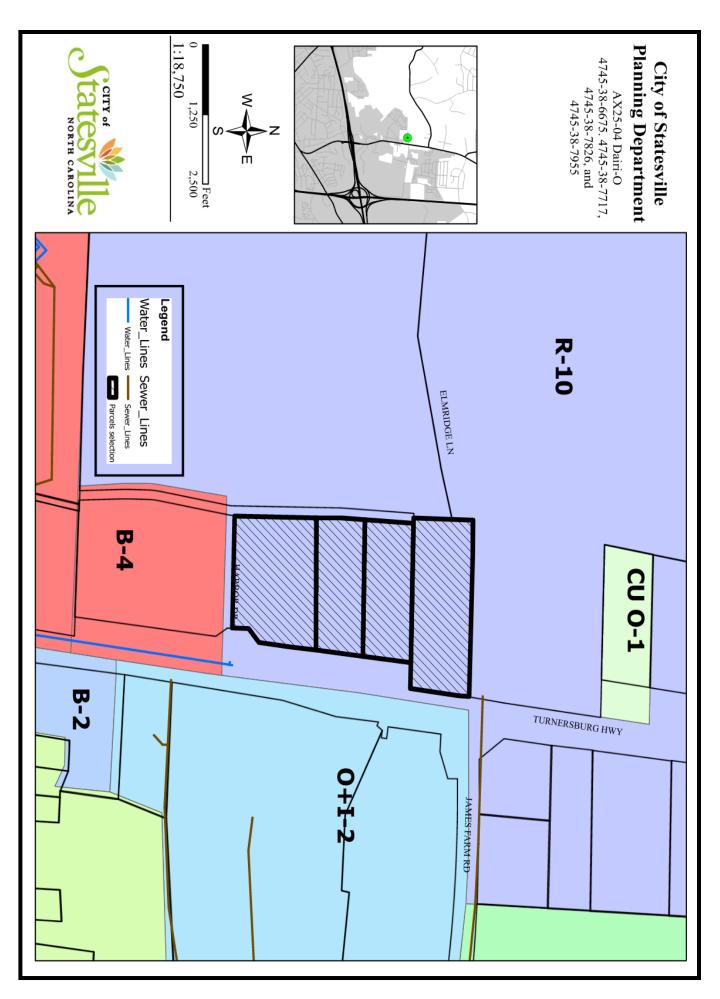
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<b>ORDINANCE I</b>	NO.

## AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF STATESVILLE, NORTH CAROLINA

## Case No. AX25-04 Turnersburg Hwy Parcel #'s 4745-38-6675, 4745-38-7717, 4745-38-7826, and 4745-38-7955

WHEREAS, the Statesville City Council has petitioned under G.S. 160A-31, to annex the area described below; and

WHEREAS, the Statesville City Council has by resolution directed the Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Statesville City Hall at 6:00 o'clock p.m. on the 14<sup>th</sup> day of July 2025 after due notice by publication on the 7<sup>th</sup> day of July 2025; and

WHEREAS, the Statesville City Council finds that the petition meets the requirements of G.S. 160A-31:

WHEREAS, the Statesville City Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Statesville City Council further finds that the petition is otherwise valid, and that the public health, safety, and welfare of the City and of the area proposed for annexation will be best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED BY the Statesville City Council of the City of Statesville, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described contiguous territory is hereby annexed and made part of the City of Statesville, as of December 31, 2025, at 11:59 p.m.

#### **Description**

All that certain piece, parcel or tract of land lying and being in the Bethany Township, Iredell County, North Carolina and being a recombination of Lots 16-25 of Plat Book 1 Page: 129. Either now or formerly known as in instruments recorded in Db: 1020, Pg: 963, Db: 3056 Pg: 1000, Db: 3026, Pg: 926, Db: 3030 Pg: 618, Db: 3029 Pg: 1620, Db: 3027 Pg: 923, Db: 2963 Pg: 1626, Db: 3031 Pg: 1233

Beginning at a NCDOT Right of Way Disc, having SPC NCNAD83/2011 coordinates of: Northing: 758984.34 (sft), Easting: 1443838.65 (sft), said disc being located on the western intersection of US Highway 21 and Elmridge Drive, thence following the southern right of way of NCDOT Project U-5799 and Elmridge Drive for the following five bearings and distances: (I) North 54°09'03" West a distance of 68.90 feet to a NCDOT Right of Way Disc, (II) On a curve to the left, having a radius of 330.00, and chord bearing and distance of: South 68°31'42" West a distance of: 63.12 feet to an iron pipe set, (III) South 62°44'48" West a distance of 20.85 feet to an iron pipe set, (IV) on a curve to the right with a radius of 350.00 feet, and a chord bearing and distance of: South 70°06'49" West a distance of 89.79 feet to an iron pipe set, (V) South 77°30'16" West a distance of 36.63 feet to an iron pipe set, thence leaving said right of way and following the eastern 20' alley way of Harbor Drive, also being the western property line of Lots 16-25, Plat Book 1, Page 129, for the following four

bearings and distances: (I) South 03°35'16" West a distance of 150.26 feet to an iron pipe set, (II) South 02°04'21" West a distance of 49.47 feet to an iron pipe set, (III) South 01°42'18" West a distance of 135.03 feet to an iron pipe set, (IV) South 01°39'26" West a distance of 33.12 feet to an iron pipe set, said corner being the northwestern point of Agree LTOP, either now or formerly known as in instrument recorded in Deed Book 2951 Page 1897, and Plat Book 76 Page 49, thence following the northern line of said property, South 88°43'09" East a distance of 194.31 feet to an iron pipe set, said corner being located on the western right of way of US Highway 21, NCDOT Project U-5799, thence following said right of way for the following five bearings and distances: (I) North 01°12'08" East a distance of 19.05 feet to a NCDOT Right of Way Disc, (III) North 51°24'18" East a distance of 34.75 feet to a NCDOT Right of Way Disc, (III) North 07° 30'11" East a distance of 121.19 feet to an iron pipe set, (IV) North 07°30'13" East a distance of 199.73 feet to an iron pipe set, (V) North 07°30'40 East a distance of 44.07 feet to a NCDOT Right of Way Disc, being the place and point of beginning.

The rezoning metes and bounds description above contains 2.18 Acres more or less as shown of that certain survey for Dairio's LLC, being prepared by Sgroi Geomatics, PLLC dated April 14<sup>th</sup>, 2025.

Section 2. Upon and after December 31, 2025, at 11:59 p.m., the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Statesville and shall be entitled to the same privileges and benefits as other parts of the City of Statesville. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

Section 3. The Mayor of the City of Statesville shall cause to be recorded in the office of the Register of Deeds of Iredell County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Iredell County Board of Elections, as required by G.S. 163-288.1.

									Councilmember, and carried
on the 14	4 <sup>th</sup> da	ay of July, 2	025.	, <b>,</b>					,
AYES:									
NAYES:									
									day of December _, seconded by s adopted.
AYES:									
NAYES:									
T 2025 at ´			be in	full force and	d effect	from a	nd after the	e 31 <sup>st</sup>	day of December
City of S	tates	sville							
MAYOR									

ATTEST:	
City Clerk	_
APPROVED AS TO FORM:	
City Attorney	_
City Attorney	

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#### CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager

FROM: Jenn Bosser, Iredell County EDC

**DATE:** 12/3/2025 11:20 AM

ACTION NEEDED ON: December 15, 2025

(Date of Council Meeting)

#### **COUNCIL ACTION REQUESTED:**

Conduct a public hearing and consider approving an economic incentive for an expansion project known as Project Innovation.

#### 1. Summary of Information:

Project Innovation is an existing, privately owned manufacturing company currently in North Carolina. After separating from their previous partners, the company is looking for a new facility that will provide them a modernized layout. They are asking for an economic incentive to expand their current facility.

The company currently has 22 employees and with this expansion they are looking to add 25 new employees, with the average annual wage of \$81,400. They are looking to relocate some of the machinery and equipment to the new facility and will also be investment in new machinery and equipment.

The project will begin in January 2026 to have a full investment of \$14,000,000 by December 2028. The total incentive will be \$219,115 (\$43,823 over 5 years).

#### 2. Previous Council or Relevant Actions:

N/A

#### 3. Strategic Initiatives Supported/Impacted:

**Developing Our City:** N/A **Connecting Our City:** N/A

Connecting Our Communities: N/A

Strategic Plan Values: We value and encourage Opportunity

Bringing this company into the city will allow new jobs and tax base to the City.

#### 4. Budget/Funding Implications:

80% based on Real Property and 50% Tangible Personal Property Paid over 5 years \$219,115 (\$43,823 over 5 years)

#### 5. Consequences for Not Acting:

The company may not come in the City limits.

# **6. Department Recommendation:** Approve as recommended.

#### 7. Manager Comments:

Recommend approving this request. The City will budget for the incentive, if approved, in future budgets in accordance with an executed contract.

#### 8. Next Steps:

The City Attorney will draft the agreement.

#### 9. Attachments:

1. Economic Incentive Policy

#### City of Statesville Economic Development Discretionary Grant Policy

#### <u>Purpose</u>

The City of Statesville provides discretionary economic development grants to encourage and support new industry and existing industry expansion to broaden and diversify the commercial and industrial tax base in the community. The purpose is to support industry in their growth and location, resulting in the retention and creation of job opportunities for citizens, promote economic growth, and the welfare of the area.

For the City to participate in an economic development project, it must be established the project will make a capital investment that will result in an increase in ad valorem taxes on real and personal property and support the creation and/or retention of jobs. In calculating the incentive, the original value of the property will be deducted to determine the real property base. The investment to purchase the property (land value) is not included.

All grants are performance based and are paid to the company once the performance requirements are met. Projects must meet the "But For" requirement as stated in the General Statutes of NC (G.S. 158-7.1). All incentives must be reviewed and approved by the City Council and are subject to a public notice with public comment, and public hearing with a majority vote of approval.

Specifically excluded from this policy are residential developments, service, and retail businesses.

#### Capital Investment Projects

Companies that make substantial capital investment in buildings, machinery and equipment along with retention and/or creation of jobs may be considered for economic development discretionary grants. These substantial capital investments are intended to support the expansion of existing and new industry in Statesville.

#### Requirements

- The following business types (as defined by S.I.C. codes used by the State of North Carolina) are eligible for an economic development incentive at the discretion of the City Council; manufacturing and assembly; information technology; financial services, life sciences; warehouse & distribution; logistics and transportation; and corporate or regional headquarters.
- For new companies, the project must result in a minimum of \$3 million in new tax assessed value and must create a minimum of 30 new jobs.
- For existing companies, the project must result in a minimum of \$1 million in new tax assessed value and must retain 80% of existing jobs and create a minimum of 10 new jobs.
- All jobs must be full-time positions and the company must pay at least 50% of healthcare benefits.
- As a condition of the incentive, the company will partner with the City to encourage local employment thru job fairs and/or focused advertising as agreed upon in the Agreement.

#### **Grant Amount Guidelines**

- The discretionary incentive grant percentage will be generally based on the amount new tax assessed value as a result of the investment made.
- Grants will be paid on a schedule of 3 5 years, with additional option years at Council's discretion, once the grant terms have been met.
- The payable period will be generally based on the amount of additional taxable value and the average wage of jobs created compared to City's Median Household Income.

New Tax Assessed Value	Real Property	Machinery & Equipment	
> \$1M	80% (3 years)	50% (3 years)	
\$3M – \$30M	80% (5 years)	50% (5 years)	
+\$30M	80% (+ years Council discretion)	50% (+ years Council discretion)	

Jobs & Wages
Existing: 10 New Jobs, Retention 80%
New: 30 New Jobs
Wages: Statesville Median Household Income

- The proposed discretionary incentive grant will only be paid after the new assessed tax value been realized and the number of jobs and average wages of those jobs verified. If the company fails to meet the jobs thresholds set, the City of Statesville will accommodate a minimum 80% success, and the incentive will be prorated based on the actual jobs created.
- Company may qualify for additional years beyond the 5 years if the investment and new assessed value exceeds \$30 Million, or the new jobs pay 120% of the City's Median Household Income, and/or the project provides a public benefit to the community.

#### Special Circumstances

This Discretionary Grant Policy is intended to encourage and support the development of new and existing industry expansion that generate jobs and investment in the community. The City may provide additional support beyond the stated policy to projects that can demonstrate a significant impact to the economy and serve a public purpose. Assistance may be provided through direct grants, infrastructure development, land acquisition, building and site preparation, or other means authorized under North Carolina General Statutes.

#### **Application Process**

The following procedure will be used by industry in requesting economic development incentive grants:

- The company must request and submit a Project Summary Form to Iredell County Economic Development Corporation (Iredell EDC) that demonstrates the project's capital investment, increase in ad valorem taxes on real and personal property, and jobs with corresponding wage levels. The company must demonstrate that the project is competitive and/or would not move forward without the incentive.
- 2. Iredell EDC takes the request to the City Council for negotiations in Closed Session.
- 3. If City agrees with proposal, the City Council gives Iredell EDC the authority to present an offer of terms to the company and determine next steps. The approval process for incentives can take approximately 4-6 weeks from the dates of the Closed Session meeting.
- 4. If company accepts the terms and agrees to move forward, a public notice will be advertised 10 days prior to a public hearing for the public to provide input and for the board to provide a

- formal vote of approval. A majority of the City Council must vote in favor of the incentive at the public hearing.
- 5. Following the approval, Iredell EDC will work with the company and the City to execute an agreement to stipulate the commitment of the industry to the community and the City incentives.
- 6. An agreement must be executed within 180 days of the approval, or the incentive offer will expire.

#### Payment of Grant

- 1. The incentive grant is performance based. In order for the company to request payment the terms of the agreement must be met within the determined improvement timeline.
- 2. The minimum thresholds for capital investment and assessed tax ad valorem value must be achieved.
- 3. The minimum job requirements and retention of existing jobs based on the stated wages must be met.
- 4. Company shall also pay prior to delinquency all ad valorem taxes imposed by the County on the Property and all Improvements made by the Company.
- 5. The company will be required to provide NCUI 101 Form from the State to demonstrate that the jobs were created and retained, and the wage requirements were met.

#### Conditions

- 1. Companies using this program should not have begun construction on a new facility or expansion of current facility prior to public approval of the incentive by Council.
- 2. Should a grant recipient cease operations or reduce employment numbers by 50% or more of the total job numbers at the start of the grant period, during the 5-year period of the grant, any remaining payments will be forfeited, and the grant program will end immediately.



### **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager

**FROM:** Matthew Kirkendall, Senior Planner

**DATE:** 12/4/2025 11:07 AM

ACTION NEEDED ON: December 15, 2025

(Date of Council Meeting)

#### **COUNCIL ACTION REQUESTED:**

Conduct a public hearing and consider passing the first reading of the rezoning request ZC25-14 Bond Street Properties, 520 and 532 Bond Street, to rezone from HI (Heavy Industrial) Zoning District to R-5 (High Density Single-Family Residential) District.

#### 1. Summary of Information:

The rezoning request, initiated by property owner Garrison Davis of TruNorth Homes, is for two vacant lots (approximately .35 acres) located at 520 and 532 Bond Street. This is a straight rezoning; therefore, no conditions may be added. The properties are located within the city limits and will not need to be annexed. The properties are in a community that has a mixture of existing single-family houses and businesses. Although the HI (Heavy Industrial) District is dominant in the area, there are also some parcels that are zoned R-5 (High Density Single-Family Residential) District with single-family homes present (see Current Zoning & Utilities map). This is a transitional area with many existing homes within the HI zoning district.

The UDC allows nonconforming homes to be built back within 1 year. The applicant is building one house at 520 Bond Street, which our code allows, since it burned down in 2024. However, the house that was located at 532 Bond Street burned down many years ago. The developer is seeking the rezoning to allow two conforming single-family homes. However, since this is not a conditional rezoning, all the possible uses that could be permitted on this property under the R-5 district should be considered.

The 2045 Land Development Plan shows the property to be in an area suitable for Employment Center / Industrial Flex character intent which includes industrial and commercial uses. However, the Plan specifically acknowledges that the area north of Monroe St and west of Opal St could be appropriate for residential uses. The existing land use pattern along this block of Monroe St is residential. Additionally, several lots in the area, including three within this block have been zoned R-5.

The surrounding zoning districts and land uses are as follows:

North of the Site: HI (Heavy Industrial) District, with a trucking company.

East of the Site: HI (Heavy Industrial) District, with single-family homes and some R-5 in the vicinity.

South of the Site: HI (Heavy Industrial) District, with single-family homes.

West of the Site: HI (Heavy Industrial) District, with a vacant lot.

#### 2. Previous Council or Relevant Actions:

The Planning Board recommended approval of this request unanimously at their November 25, 2025, meeting with an update to the 2045 Land Use Plan.

City Council approved the rezoning of 5 of the lots located at the intersection of Monroe Road and Jost Street in 2024. Additionally, three of the lots in the same block were rezoned to residential in 2022.

Additionally, City Council adopted the West Front Street & Monroe Street Area Wide Plan, as a part of the EPA Brownfields Assessment Grant Planning Initiative earlier in 2025. The plan identified lots within this block to continue as residential uses and suitable for new residential development.

#### 3. Strategic Initiatives Supported/Impacted:

**Developing Our City: N/A** 

**Connecting Our City:** Proactively maintain existing infrastructure assets and systems to ensure current quality and long-term viability.

**Connecting Our Communities:** Promote the development of a range of housing types throughout our community and housing stability for residents.

**Strategic Plan Values:** 

These parcels are in the City Limits, Tier 1 Growth Area, and all utilities are available.

#### 4. Budget/Funding Implications:

The current tax value of the parcels is \$70,000. City of Statesville Sewer and Statesville Public Power are available. The estimated tax value at full buildout is to be approximately \$550,000

#### 5. Consequences for Not Acting:

Without rezoning, a home can still be built at 520 Bond Street and 532 Bond Street would be able to be developed under the Heavy Industrial zoning regulations

#### 6. Department Recommendation:

The 2045 Land Development Plan is supportive of these parcels being rezoned to residential due to existing conditions. There are several R-5 Residential Districts South and East of the site that have been rezoned from HI and B-5 (General Business) to R-5. In addition, the recently adopted Area Wide Plan identified lots within this block to continue as residential uses and suitable for new residential development

Therefore, staff recommends approval to rezone the property from HI (Heavy Industrial) District to R-5 (High Density Single-Family Residential) District and amend the 2045 Land Use Plan to Downtown Neighborhood 2 for this block of Monroe St.

#### 7. Manager Comments:

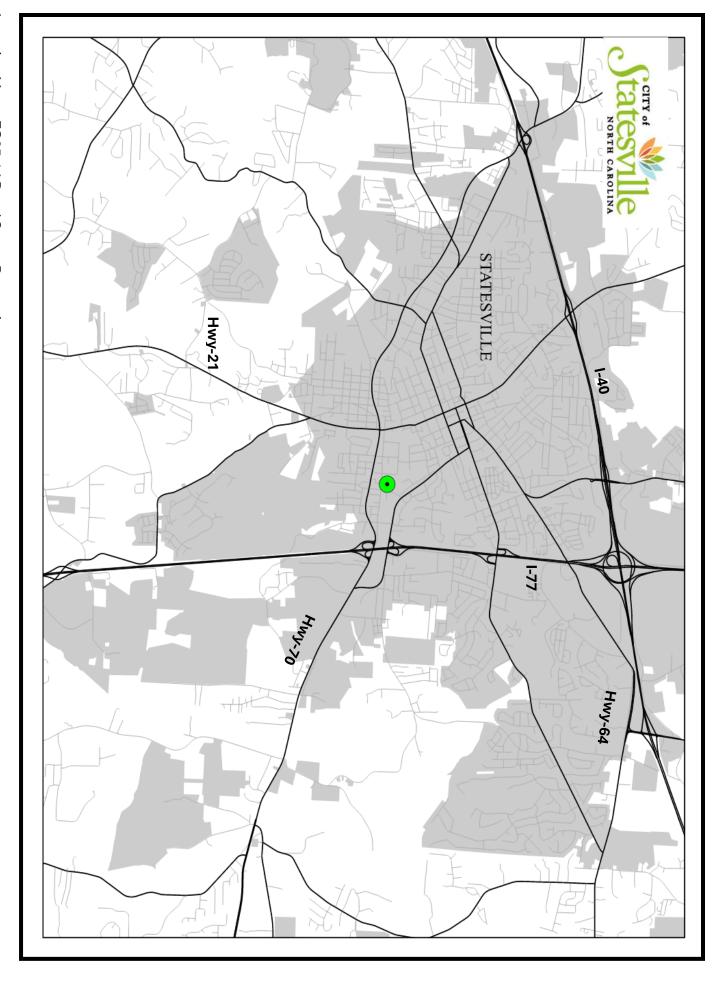
Concure with Staff recommendation.

#### 8. Next Steps:

If approved, the second reading will be January 12, 2025.

#### 9. Attachments:

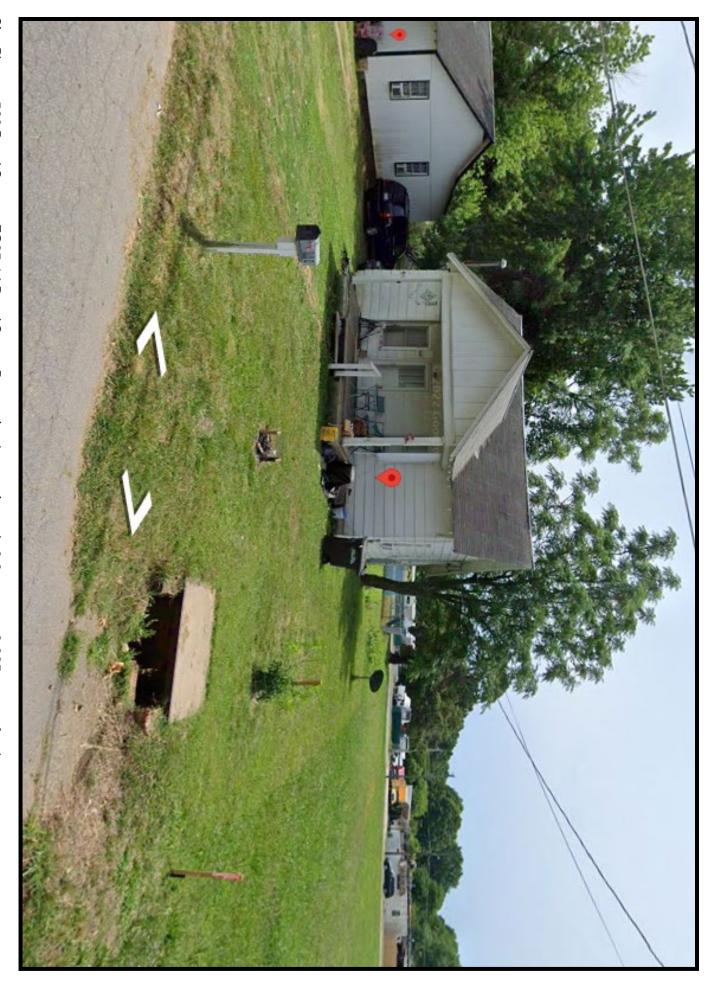
- 1. Packet Maps ZC25-14 Bond Street Properties Final
- 2. Employment Center Character Intent
- 3. Monroe St. Area Wide Plan
- 4. Consistency Statements for CC Bond Street (2)
- 5. Zoning Ordinance ZC25-14 Bond Street



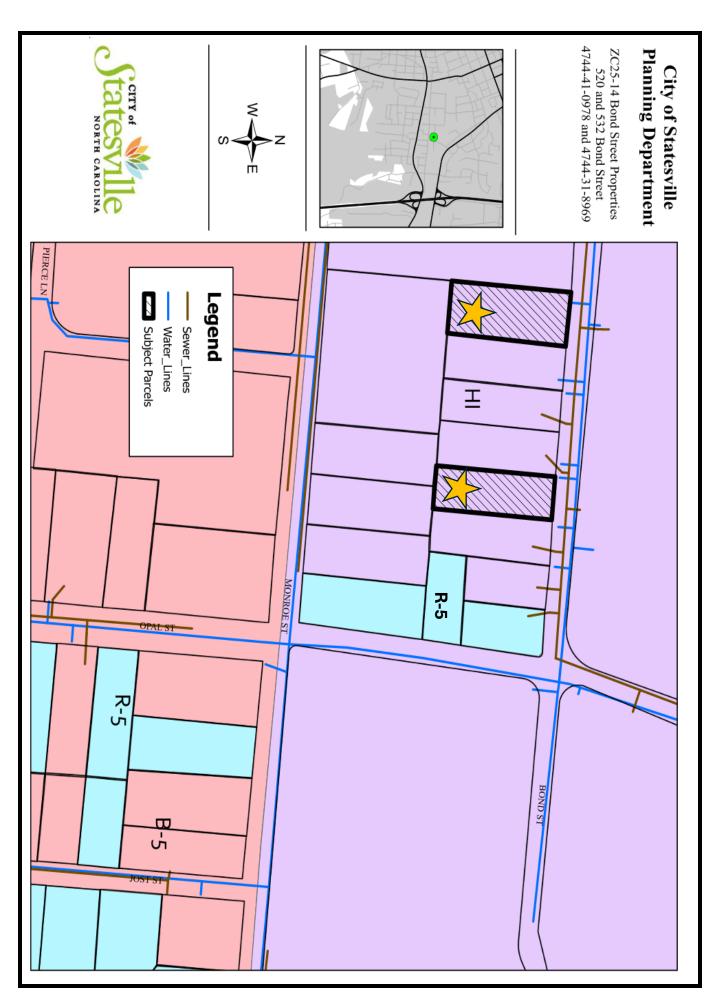


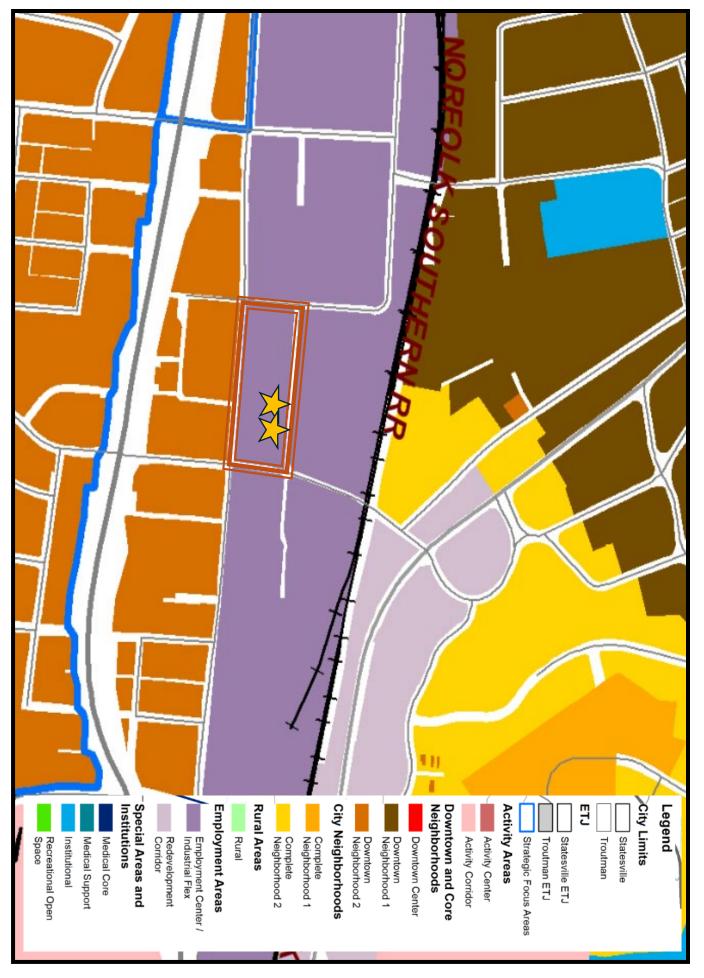
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## **Employment Center / Industrial Flex**

#### **Character Intent**

This character area serves as an engine of employment for the city including business parks, corporate campuses, flex space, as well as heavy manufacturing, warehousing, logistics and distribution, research and development and other industrial uses. These areas are located along major road corridors that provide adequate truck access. The market for employment space is changing and requires flexibility to cater to new production models, employee preferences, and customers. Production facilities may include public-facing show rooms, test kitchens, or tour spaces. This character area allows for such diversification while maintaining a focus

For information about the changing market for employment space, See Real Estate Market Analysis Report, page 36.

on industrial and manufacturing uses. Restaurants and convenience commercial are appropriate uses in these areas to reduce worker commutes and enhance productivity. Uses and loading areas should be buffered from adjacent lower intensity uses with landscaping and other transitions. Developments fronting gateway corridors should have enhanced landscaping and buffering to maximize visual quality along the corridor. Corporate campuses should be master planned to maximize pedestrian access between buildings and create a visually appealing entranceway through landscaping and signage.

#### Pattern & Form

Large format buildings on mid-size to longer block lengths.

#### **Opportunities**

New industries and employers.

#### **Primary Uses**

Heavy and light industrial, office, office – corporate campus, heavy commercial, entrepreneurial incubator spaces.

#### **Secondary Uses**

Convenience retail, restaurants and bars.

#### Form Characteristics

Building Height	One to five stories
<b>Building Orientation</b>	Buildings oriented toward primary street, complexes may be designed around common space or service streets, 20-50 ft setbacks
<b>Building Types</b>	Large and mid-size format production facilities, offices, and small format retail and service uses
Street Character	Streets capable of accommodating regular truck traffic, sidewalks connecting sites encouraged
Parking Character	Surface lots that serve development sites, shared parking preferred, parking includes adequate loading, maneuvering, and equipment parking, parking located to side or rear



# Character Development

The Development Character for Monroe Street supports its transition from an industrial corridor into a more neighborhood-oriented district, where new housing, commercial opportunities, and public space improvements create a more balanced and connected environment. The goal for this corridor is to re-purpose underutilized industrial sites, introduce a mix of residential and re-purpose underutilized industrial sites, introduce a mix of residential and accommodating future growth in a way that supports the community's needs. creating a livable and sustainable district that retains its industrial heritage while flexible commercial spaces, and improve walk-ability to better integrate Monroe Street with the surrounding neighborhoods. Development strategies focus on

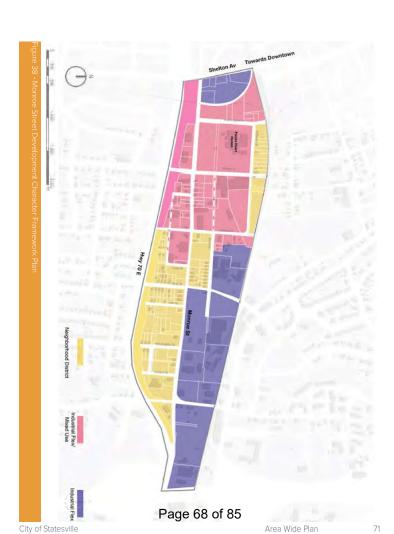
businesses, and green spaces work together to create a functional and attractive neighborhood. By guiding new development that enhances walk-ability, economic opportunity, and neighborhood integration, the framework allows Monroe Street to evolve into a more resilient and community-centered corridor while preserving its historical identity. efforts foster a more inclusive and connected neighborhood, where housing The Urban Character Framework for Monroe Street ensures that redevelopment



own-homes Precedent Image

Adaptive Reuse Precedent Image







Го:	Statesville City Council
From:	Matthew Kirkendall, Senior Planner
Date:	December 15, 2025
Subject:	Rezoning
Case:	ZC25-14 Bond Street Properties
Address:	Properties located at 520 and 532 Bond Street; Iredell County Tax Map Parce 4744-41-0978 and 4744-31-8969
□ <u>Op</u>	tion 1: Approve
cor	e zoning amendment is hereby <b>approved</b> and is consistent with the City's apprehensive land use plan, is reasonable, and in the public interest because the 45 Land Development Plan supports the continuation of residential uses in this area.
□ <u>Op</u>	tion 2: Approve and Update Land Use Plan (Planning Board & Planning Staff)
inc env rez res <b>de</b> c	e zoning amendment is hereby <b>approved</b> although the request is slightly onsistent with the City's comprehensive land use plan. Specifically, the Pland visions this area as Employment Center/Industrial Flex. However, granting the oning is reasonable and in the public interest to support the continuation of idential along this block of Monroe St. Therefore, such an approval shall also be semed an amendment to the City's 2045 Land Use Plan and the block updated reflect the future land use designation of Downtown Neighborhood 2.
□ <u>Op</u>	tion 3: Deny
cor the	e zoning amendment is hereby <b>denied</b> because it is inconsistent with the City's apprehensive land plan and is not reasonable, nor in the public interest. Specifically, land use plan calls for this area to be redeveloped as Employment Center/Industrial x. Therefore, allowing new residential would be in conflict with this long-term goal.
Data:	Doug Hendriy Mayor Date: Matthew Kirkendall Senior Planner

<b>ORDI</b>	NANCE	NO.	

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTIES FROM HI (HEAVY INDUSTRIAL) ZONING DISTRICT TO R-5 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT.

ZC25-14 Bond Street Properties 520 and 532 Bond Street, Statesville, NC Iredell County Tax Map Parcel #'s 4744-41-0978 and 4744-31-8969

WHEREAS, A NOTICE TO THE GENERAL PUBLIC AND PARTICULARLY THE CITIZENS OF THE CITY OF STATESVILLE'S PLANNING JURISDICTION WAS DULY GIVEN, notifying them of a public hearing to be held on December 15, 2025 at 6:00 p.m. in the Council Chambers at City Hall, 227 South Center Street, Statesville, North Carolina, for the purpose of considering a proposed ordinance to change the zoning classification of the after described properties from HI (Heavy Industrial) Zoning District to R-5 (High Density Single-Family Residential) Zoning District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on December 4, 2025 and 11, 2025, all in accordance with the procedure set forth in N.C.G.S. 160D-601; and

WHEREAS, said public hearing was duly held in accordance with law, and all persons present were given an opportunity to be heard on said proposed ordinance prior to any action being taken thereon by the City Council;

NOW, THEREFORE, BE IT ORDAINED, that the zoning classification of the after described properties be changed as particularly set out below, said property being more particularly described as follows:

#### Description

520 Bond Street Lying and being in City of Statesville, Iredell County, North Carolina and being more particularly described as follows:

Beginning at a #4 rebar located on the southern right-of-way of Bond Street, point being the northwest corner of Grant Properties of Iredell LLC (recorded in deed book 2551 page 1116); thence leaving said right-of-way S. 08-01-47 W. 149.72' to an iron pin set; thence N. 84-35-58 W. 50.00' to a #4 rebar; thence with the common line of 517 Monroe St LLC (recorded in deed book 2981 page 2344) N. 08-01-53 E. (passing through a iron pin 146.62') 149.62' total to a point located on the southern right-of-way of Bond Street; thence with said right-of-way S. 84-42-31 E. 50.00' to the Point and Place of Beginning Containing 0.171 acres more or less according to a survey by Don Allen & Associates PA dated August 14, 2025.

532 Bond Street Lying and being in City of Statesville, Iredell County, North Carolina and being more particularly described as follows: Beginning at a #4 rebar located on the southern right-of-way of Bond Street, point being the northwest corner of Devry Gibbs Property (recorded in deed book 2369 page 1272); thence leaving said right-of-way S. 07-42-46 W. 136.17' to an iron pin; thence N. 84-42-31W. 50.00' to a #4 rebar; thence with the common line of Grant Properties of Iredell LLC (recorded in deed book 2551 page 1116) N. 07-45-23 E. 136.18' to a #4 rebar located on the southern right-of-way of Bond Street; thence with said right-of-way S. 84-42-31 E. 49.90' to the Point and Place of Beginning Containing 0.156 acres more or less according to a survey by Don Allen & Associates PA dated August 28, 2025.

Addresses: 520 and 532 Bond Street, Statesville, NC
This ordinance was introduced for first reading by Councilmember, seconded by Councilmember, and unanimously carried on the 16th day of 3une, 2025.  Ayes: Nayes:
The second and final reading of this ordinance was heard on the 14th day of July, 2025 and upon motion of Councilmember, seconded by Councilmember, and unanimously carried, was adopted.  Ayes: Nayes:
This ordinance is to be in full force and effect from and after the 12th day of January, 2025.
CITY OF STATESVILLE
J. Douglas Hendrix, Mayor
APPROVED AS TO FORM:
By: Leah Gaines Messick City Attorney
ATTEST:
Emily Kurfees, City Clerk

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# **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager

FROM: Marci Sigmon, Planner II

**DATE:** 12/3/2025 11:18 AM

ACTION NEEDED ON: December 15, 2025

(Date of Council Meeting)

#### **COUNCIL ACTION REQUESTED:**

Consider appointing three regular member to the Historic Preservation Commission.

#### 1. Summary of Information:

Currently, three members' appointments are available on the Historic Preservation Commission due to the expiration of their terms. Two members, Anna Campbell and Erika Gottholm, are seeking reappointment. One member, Matthew Anderson, is not seeking re-appointment to the board.

Historic Preservation Commission Current Members:

The following members' applications are attached for your review:

- Anna Campbell Served since 2022. Would like to be reappointed for a second term (Davie Avenue/E Broad Street Historic District Outside).
- Erika Gottholm Served since 2023. Would like to be reappointed for a second term (Mitchell College Historic District).

#### **Proposed Applicants:**

The following individuals have applied for a position on the Historic Preservation Commission. Their applications are attached for your review, as well as the current roster:

- 1. Hadley Burroughs (Inside City Limit)
- 2. Steven Haber (Inside City Limits)
- 3. Kristin Lindvig (Inside City Limits)
- 4. Jarred Smith (Inside City Limits)

The Unified Development Ordinance requires the Historic Preservation Commission to consist of the following:

- The Commission shall be a nine-member commission appointed by the City Council.
- A majority of the members of the commission (e.g., five of the nine members) shall have demonstrated special interest, experience or education in history, architecture, archaeology, or related fields.
- All members shall reside within the territorial jurisdiction of the City of Statesville.
- Members shall be appointed for three-year staggered terms.

#### 2. Previous Council or Relevant Actions:

City Council appoints members to the Historic Preservation Commission on an annual basis in December for staggered terms. In the event a current member resigns, city council appoints a new member to fulfill the unexpired term of the resigning member. All members shall be residents of the

city's planning and zoning jurisdiction or city's extra-territorial jurisdiction. The Historic Preservation Commission is comprised of nine members who specialize or have demonstrated special interest in history, architecture, archaeology, or other preservation-related fields.

#### 3. Strategic Initiatives Supported/Impacted:

**Developing Our City:** N/A **Connecting Our City:** N/A

**Connecting Our Communities: N/A** 

Strategic Plan Values: N/A

# 4. Budget/Funding Implications:

Historic Preservation Commission members are paid \$20 per meeting. These costs are accommodated in the Planning Department's budget.

#### 5. Consequences for Not Acting:

Two current members would remain on the board due to those members seeking a second term until new members are appointed. One seat would be vacant due to one member leaving his position.

#### 6. Department Recommendation:

Staff will work with all appointed members.

#### 7. Manager Comments:

No comments on the members themselves.

Regarding voting: The Mayor will take nominations from City Council and if necessary will circulate a ballot at the meeting. Each Council member will cast their vote(s) in writing, to be tallied by the City Attorney, until a majority is secured and the appointments are made.

#### 8. Next Steps:

If appointed, notify appointees and provide training to serve on the board.

#### 9. Attachments:

- 1. Volunteer Applications Dec2025 All Combined
- 2. 2025 HPC Members Roster End of Year Appointment

The City of Statesville appreciates your interest in serving on a Board, Committee or Commission and requests that you complete the following application. The application will provide general information based on your interest in serving for the Mayor and City Council to consider in making appointments. All members of the City of Statesville Boards, Committees and Commissions are appointed by either the City Council or the Mayor. *Please print legibly.* 

Name: Anna G. Campbell	Date of Application: _	1 1/1 0/2 5
Home Address: 130 Park Street	WARD:	4
Email Address: annacochran95@gmail.com	Contact Phone No:	704-437-4792
Do you reside in the City of Statesville? <b>Yes N</b>	o Length of Residence:	30 Years Months
Occupation: Outreach & Marketing Coordinator, RE	EALTOR® Employer:Iredell Hea	alth/NextHome World Class
Available for Daytime Meetings: <b>Yes</b> X No (	Currently Serving on Another B	Board: Yes HPC No
Education: Mitchell Community College, Souther	rn New Hampshire University I	BA-Communications (New Media)
<b>City Government policy prohibits discrimination handicap. The following questions regarding dat</b> Date of Birth: 12 / 26 / 1995 Male:	e of birth, gender and race ar	re <u>voluntary</u> :
Please provide a brief statement outlining why you v	vish to serve:	
I have thoroughly enjoyed the education and impact a passion for history and preservation, particularly hands on experience with historical homes to bette	Statesville as I have called it ho	ome for my entire life. I also enjoy
Please list current and previous service to the comm	unity, civic clubs, activities, and	d talents:
HPC (2022-present), Gregory Creek Homestead Vo Actress (2021-2023), Green Street Cemetery Resea (2023-2025), Leadership Statesville Class of 2025. management, storytelling, acting, real estate marke	arch Volunteer (2022), Chambe Skills include public speaking,	er of Commerce Ambassador
Please list any areas of expertise, interests, and skills	•	
I'm interested in preserving and expanding public membership on HPC, through my role in marketin		

- 1. Upload via the City website (fillable PDF available online)
- 2. Email to ekurfees@statesvillenc.net
- 3. Mail to Emily Kurfees, City Manager's Office, PO Box 1111, Statesville, NC 28687

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Name: Erika Gottholm	Date of Application: _	1 1 / 2 1 / 2 0 2 5
Home Address: 233 Kelly Street	WARD:	5
Email Address: erika.havasy@gmail.com	Contact Phone No:	5407601650
Do you reside in the City of Statesville? Yes X No	Length of Residence:	Years Months
Occupation: Preschool teacher	Employer: First Pres	byterian Church
Available for Daytime Meetings: Yes No _X Curre  Masters of Education, BA in History  Education:	ently Serving on Another B	soard: Yes No
City Government policy prohibits discrimination base. The following questions regarding date of birth, gend	ler and race are <u>voluntar</u>	<u>.</u> Y:
Date of Birth: 3 / 1 9 / 8 0 Male:	Female: A Race:	vvnite
Please provide a brief statement outlining why you wish I have enjoyed the past term serving on the HPC.		ct and have an interest
In historic homes.		
Please list current and previous service to the community HPC, volunteer with youth at FPC, assistant lead		
Please list any areas of expertise, interests, and skills: History, interior design, gardening		

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Name: Hadley Burroughs	Date of Application:	08/19/2025
Home Address: 1632 S Chipley Ford Rd, Statesville NC 286	<u>25</u> WARD:	
Email Address: hadleyhburroughs@gmail.com	Contact Phone No:	336-906-7593
Do you reside in the City of Statesville? <b>Yes</b> Y No	_ Length of Residence:	Years Months
Occupation: Order Management	Employer: Vanguard F	Furniture
Available for Daytime Meetings: <b>Yes N No Curren</b> UNC Charlotte class of 2018  Education:	tly Serving on Another B	oard: Yes Y No
City Government policy prohibits discrimination based. The following questions regarding date of birth, gende.  Date of Birth:1 2 / 2 7 / 9 5Male:Fe	r and race are <u>voluntar</u>	<u>v</u> :
Please provide a brief statement outlining why you wish to am looking to build roots and find community within	serve:	
serve my time and expertise. I appreciate the consid	deration of those invol	ved to allow me the
opportunity to serve an area where we can all come	together!	
Please list current and previous service to the community, Previously served with Iredell Musuems, have volute		
with YMCA, Boys & Girls Club. Event planning , coo	ordination & fundraisir	ng.
Please list any areas of expertise, interests, and skills: Event planning/ volunteer coordination/ Historic pres	servation, Research. E	BA in Anthropology & Minor
n History.		

- 1. Upload via the City website (fillable PDF available online)
- 2. Email to ekurfees@statesvillenc.net
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Name: STEVEN A. HABER Date of Application: 07 //1 / 2025
Home Address: 188 WHITE APPLE WAY WARD: STATES VICLE, NC
Home Address: 188 WHITE APPLE WAY WARD: STATES VICLE, NC 28625 Email Address: Soh. 1911 O PM·NE Contact Phone No: 561-836-1002
Do you reside in the City of Statesville? Yes X No Length of Residence: Years Months
Occupation: RETIRED - PLANNER /LA Employer: MUNICIPAL GOUERNM
Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No
Education: AAS. SUNY COPLESKILL BS. SYRACUSE B.S. ESET
City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap.  The following questions regarding date of birth, gender and race are <u>voluntary</u> :
Date of Birth: 03 / ZZ 53 Male: X Female: Race:
Please provide a brief statement outlining why you wish to serve:
40 YEARS EXPERIENCE IN PLANING WITH 31 YEARS IN CIVIC
SERVICE, 44EARS IN CORRORAGE REAL ESTATE
INVOLVING SITE PBAN REVIEW, SUBDIVISIONS, ARCH REVIE
Please list current and previous service to the community, civic clubs, activities, and talents:
10 YEARS 195 TRUSTEES SMITHTOWN HISTORICAL SOCIETY
5 YEARS WILDLIFE REHAB, LANDSLAPE ARCH.
Please list any areas of expertise, interests, and skills:
GIS, HISTORY, WOOD WORKING, BACKPACKING
GIS, HISTORY, WOOD WORKING, BACKPACKING ANTIQUES, METAL DETECTING, DUE DILIGENCE.
The City of Statesville sincerely appreciates the interest of all citizens in serving their City. If you need more

information about a board or the responsibilities, please contact the City Manager's Office at 704-878-3583. The application must be returned to the City Manager's Office to be considered for appointment via one of the methods listed below. The volunteer application will remain on file for three (3) years from the date received.

- 1. Upload via the City website (fillable PDF available online)
- 2. Email to ekurfees@statesvillenc.ne
- 3. Mail to Emily Kurfees, City Manager's Office, PO Box 1111, Statesville, NC 28687

#### Volunteer Application - Lindvig HPC

You can view this and other submissions in your Locable account.

Please choose which board, committee, and commission you are interested in serving on: Historic Preservation Commission

Please list any areas of expertise, interests, and skills: Professional genealogist; two degrees in Genealogy (AAS in Family History Research, BS in Professional Studies with concentration in Family History Research)

Please list current and previous service to the community, civic clubs, activities, and talents: Professional genealogist; CERT team (Brea, CA); City of Brea (CA) Photography contest winner; familiar with city/county procedures as a former county employee in Orange County, CA; served on several committees and boards while employed as an Environmental Health inspector with County of Orange (CA)

Please provide a brief statement outlining why you wish to serve: I am proud of my new city and would love to help Statesville expand its tax base through growth to improve services, but preserve the history and rural areas.

Race: Caucasian mainly

Sex: Female

Date of Birth: September 1st, 1967 08:00

Education: Bachelors Degrees: Professional Studies and Environmental Health Associates Degrees: Family History Research and General Studies

Currently serving on another board?: No Available for daytime meetings?: Yes

Employer: self

Occupation: retired from education administration; own professional genealogy business

Length of Residence (Please include years and months.): 4 months

Do you reside in the City of Statesville?: Yes

Zip Code: 28625 State: NC City: Statesville

Street Address: 105 White Apple Way

WARD:: 1

Phone Number: 9494470607 Email: <u>kristin.lindvig@gmail.com</u>

First Name: Kristin Last Name: Lindvig

Date of Application:: June 25th, 2025 18:55

The City of Statesville appreciates your interest in serving on a Board, Committee or Commission and requests that you complete the following application. The application will provide general information based on your interest in serving for the Mayor and City Council to consider in making appointments. All members of the City of Statesville Boards, Committees and Commissions are appointed by either the City Council or the Mayor. *Please print legibly*.

Name: Jarred Smith	Date of Application:	4 /2 1 /2 0 2 3
Home Address: 201 East End Avenue Statesville NC 28677	WARD:	2
Email Address: jarredmsmith@gmail.com	Contact Phone No:	704-880-1138
Do you reside in the City of Statesville? <b>Yes</b> X No	Length of Residence:	2 Years 9 Months
Occupation: stay at home	Employer:	
Available for Daytime Meetings: <b>Yes</b> X No Current homeschool, some college- Belmont Ab Education:	•	
City Government policy prohibits discrimination based The following questions regarding date of birth, gender		
Date of Birth: 1 1 /0 6 /8 7 Male: X Fee	male: Race:	causcasian
Please provide a brief statement outlining why you wish to My family has lived in or around statesville for general served as sheriff and operrated a small business in the a local city water park. My heritage is in local farmers here as you can see this city is as much apart of me much to me. it is time for me to get involved in some	ations. My Great- Gre he city. my great gran s and community serv as my family is. Its hi	dmother Ava voluteered at vers. I do not simply live
Please list current and previous service to the community, or i have never served in a local civic club. I have serve youth minister for both elementary and middle school and as a minister to shut in/ rest homes for several c	d on vestry (governin I faith formations, ser	g boards), served as a ved on pastoral ministries
Please list any areas of expertise, interests, and skills: love art be it painting, sketching, decorationg history both local and world histories - historical presanglophile	ervation and architec	ture

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Historic Preservation Commission

Meets 4<sup>th</sup> Thursday of each month at City Hall Council Chambers at 7:00PM

3 year terms, City Code: Chapter 22, Section. 65.20

City Council Appointment Only

Member:	Phone:	Since	Term Expires	<u>District</u>
130 Park Street Statesville, NC 28677 annacochran95@gmail.com	(C) 101 101 102	7707 (FO (FO	14/31/4043	Davio, E. Di van (Outsino)
Erika Gottholm  233 Kelly Street Statesville, NC 28677 erika.havasy@gmail.com	(C) 540-760-1650	1/1/2023	12/31/2025	Mitchell College
Dr. Dea Mozingo-Gorman - <b>Chair</b> (C) 404-664-1240 411 Davie Avenue Statesville, NC 28677 dmozg12@gmail.com	<b>Chair</b> (C) 404-664-1240	02/01/2021	12/31/2026	Davie/E. Broad
Matthew Key 621 W Front St Statesville, NC 28677 mck6460@gmail.com	(C) 704-775-2089	12/16/2024	12/31/2027	Mitchell College
Barry Edwards 219 N Race Street Statesville, NC 28677 roomservicenc@gmail.com	(C) 704-500-8833	07/18/2022	12/31/2026	Mitchell College
Scott Stevenson 619 Greenway Dr Statesville, NC 28677 whiskeyquest@msn.com	(C) 828-493-3121	12/02/2024	12/31/2027	(City Limits)

Matthew Anderson	(C) 980-358-4575	11/06/2023	12/31/2025	Mitchell College
306 Kelly Street				
Statesville, NC 28677				
matthew cauler anderson mail com	mail com			

245 N Mulberry St Statesville, NC 28677 Nathan Morgan (C) 704-402-0156 12/16/2024 12/31/2027 Mitchell College (outside)

Glenn Setzer – Vice Chair (C) 704-906-9371 NathanM@sdaarchitecture.us 12/18/2017 12/31/2026 Mitchell College

Citizen Email Agenda Only:

glennedwardsetzer@gmail.com

Statesville, NC 28677 312 Kelly Street

# Jane Feller - <u>fellergj@bellsouth.net</u>

Media: Statesville Free News – <u>svlfreenews@gmail.com</u> Brittney Johnson - brittney.johnson@wsoc-tv.com

Statesville Land & Record

Ben Gibson: <u>bgibson@statesville.com</u>

Margaret Beveridge: <u>news@wsicfm.com</u>

Staff:

msigmon@statesvillenc.net 704-878-3578 (office) Marci Sigmon

City Council Liaison:

980-540-8967 (city cell) Lisa Pearson lpearson@statesvillenc.net



# Stormwater Advisory Commission – Meeting Minutes Statesville City Hall – 2nd Floor Conference Room

November 20, 2025 - 11:30 AM

**Members Present:** 

Steve Knight, Dustin Jett, Donna Thomas, Janice Powell and

Steve Haber

Planning Board Rep:

Alisha Lane

Council Present:

Joe Hudson

Staff Present: Others:

Randall Moore, Ray Allen, and Chris Overcash

Brandon LeFever and Randall Sloan

## Call to Order/Introductions

Moore called the meeting to order, welcomed the SWAC.

# Staffing Update/SWAC Membership Update - Moore

- Announced that we have 4 vacancies to fill so if anyone knows of an interested party, please let Randall know.
- The new Mayor will appoint the SWAC Council Liaison to replace Joe Hudson, but no date was given. Unfortunately, this is Joe's last SWAC meeting. Thank you, Joe!
- SW Dept is still fully staffed.

# Capital Improvements Update - Moore

- The 2<sup>nd</sup> round of reviews was submitted for the S Toria Drive and Beauty Street Culvert Replacement projects. Moore will work with Kaine Riggan to finalize the submittal for the HMGP funding to replace both culverts at an approximate cost of \$2.037 million. Staff is still working to acquire the easements needed for the work.
- LOI for funding the Holland Drive Culvert Improvements was submitted October 31, 2025. HMGP-4827 help will be requested by our consultant for Hurricane Helene funds for release of funds after the new year. Cost of the project is estimated at \$1,402,000. Joe Hudson and all agreed that grant money is the only way to fund these projects and allow for the rest of the program to succeed.
- City Crew replaced a 24-inch pipe in Pinehurst Rd. and the paving is now complete. Staff will monitor and maintain the improvements, as needed.
- City Crews will follow Riddle Co. placing fiberoptic cable underground. They have damaged 2 stormwater features so far. Riddle must hire a licensed contractor to repair the damages, as needed. Steve Haber asked if the utilities were marked. Moore replied that they still have hit various utilities all over the City.

- City Crew will continue Infrastructure Evaluation and Prioritization work between working on repairs and complaints.
- The contractor performing the City Water Line Project damaged a drainpipe on Stockton St. Repairs were completed this week.

#### City UDO/Floodplain Ordinance Update - Moore

- Moore had a call with our Consultant on the 3<sup>rd</sup> draft of our STW Ordinance changes and updates. They also discussed the 1<sup>st</sup> draft of the Drainage Design Manual, including proposing a 2, 10, and 25 year design consideration going to Council. He will share notes with the Commission.
- Moore explained the Floodplain Maps and Ordinance update was approved by City Council Sept. 15, 2025 and is effective Jan. 1, 2026. No update is available for the new map, but Moore is thinking that by Feb. 2026 the map should be published.

#### **Current Development Review - Moore**

- Moore reported the new development review has slowed down due to various factors, interest rates, market instability etc. Only 2 new large projects have been submitted since January.
- Steve Haber asked about some grading and lot clearing work being done that he noticed.
   Moore confirmed Greenbriar Ridge development has started near his house.

#### Public Education and Participation - Moore

Moore asked if anyone knew of any volunteers, groups or organizations that would be
interested in placing some storm drain markers as part of the City's education and public
participation portion of our Permit. Steve Haber suggested we reach out to the Boys and
Girl Scouts. Dustin Jett asked how many stickers we have placed so far. Moore said a
student from Oakwood school and kids from ARS placed around 100 stickers at various
storm drain locations in the City. Please send any volunteers to the SW Dept.

#### Stormwater Budget for FY26 - Moore

- Moore conveyed that the City Council approved an increase in the ERU from \$4.70 to \$6.20. This becomes effective January 1, 2026
- Moore reported Capital Purchases this year of the dump truck (the biggest in the City)
  which will allow SW Crew to pull the needed trailer and larger equipment we need to
  perform our work next year.
- Moore reported Capital Purchases next FY of a large excavator and tow behind air compressor.
- We are hoping to add 2 new staff positions next FY to handle the camera truck and asset inventory. Joe Hudson asked how many guys we have now and Moore replied 4 crew members plus Brandon Lefever. Brandon said that as we get bigger machinery the projects and holes get deeper. The deeper the hole the more crew is needed to work properly.
- Moore reenforced the need for more staff with the Commission asked them to please support the additional staff needed with City Council, if asked.

#### Other News -

Steve Haber asked if the City has a plan review fee. Moore explained that we have had a
fee for 2 years, but we are looking to add a re-review fee to cut down on resubmittals.

Steve asked about a list of submittal requirements and Moore explained that we do, but everything is submitted to the Panning Dept. so completeness of the Stormwater component of the application could be lacking many things and will not be determined for several days. Moore is working on a separate SW review submittal, approval and permit to avoid delays. He explained plans are process electronically.

 Additional discussion about the Design Manual including the feasibility of limiting velocity in a system to 10-feet/second and not 20-feet. More to come on this following discussion with our consultant.

### <u>Adjournment – Moore</u>

Moore stated that the next meeting will be held on February 20th, 2026. The meeting was adjourned.