

MINUTE BOOK 31, PAGE 343

STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – October 2, 2025
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:00 P.M.

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

Council Absent: Wasson

Staff Present: Ron Smith, Messick, E. Kurfees, Hubert, Griggs, Vaughan, Ferguson, Pierce, G. Kurfees, Harrell, Onley

I. Call to Order

Mayor Kutteh stated that we will have to go into closed session today. He stated that today is the National Night Out for SPD.

II. Invocation (Only at the regular meeting)

III. Pledge of Allegiance (Only at the regular meeting)

IV. Adoption of the Agenda (Only at the regular meeting)

V. Code of Ethics and Front and Center Strategic Plan (Only at the regular meeting)

VI. Presentations & Recognitions (Only at the regular meeting)

1. Carolina BalloonFest Proclamation
2. Public Power Week Proclamation
3. Fire Prevention Week Proclamation
4. National Crime Prevention Month Proclamation
5. Domestic Violence Awareness Month Proclamation

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 September 9, 2025 Special Meeting Minutes, September 11, 2025 Pre-Agenda Meeting Minutes, September 15, 2025 Regular Meeting Minutes, and the September 24, 2025 Special Meeting Minutes. (E. Kurfees)

B. Consider passing the second reading of an ordinance to annex AX25-07 the Oaks at James Farm at 474 James Farm Road. (Kirkendall)

C. Consider passing the second reading of a conditional rezoning ZC25-13 Compass Data Center. (Ashley)

D. Consider appropriating fund balance to approve Budget Amendment #2026-09 to pay an economic incentive in the amount of \$272,305 to Cheney Bros, Inc. (Lawrence)

E. Consider approving a budget amendment #2026-08 transferring \$386,323 from purchase orders previously allocated in the Police Department's General Fund to the Project Fund in support of the Statesville Parking Deck and Expansion Project contract. (Lawrence)

Smith stated that there is no new money added to this project.

F. Consider approving Work Authorization number 21, amendment 1 for the second phase of a new corporate aviation development area adjacent to the eastern portion of Taxiway B on the south side of Runway 10-28. (Ferguson)
Mayor Kutteh stated that the bids were more than we expected and we received additional funds. We are still short, so we are modifying the project. He stated that the grant funding is from the good work of staff and the commission.

G. Consider appointing Michelle Rokes to the ABC Board. (Nicholson)

H. Consider approving an amended economic incentive agreement for Statesville

Logistics, LLC. (Bosser)

- I. Consider approving changes to the civil penalties for the parking enforcement ordinance to reflect changes to the fine amount, towing change, and online payment option. (Onley)**
Adkins stated that the change was only reducing the amount of days for towing and adding the online payment options.
- J. Consider approving an amended ordinance and the removal of prohibited acts located in Sec. 21-34 of the Solicitor Ordinance. (Onley)**
Messick stated that we need to amend the ordinance for first amendment considerations. We discovered some case law in other circuits, so we needed to change.
- K. Consider passing a resolution fixing a date of October 20, 2025, for a public hearing for the petition of annexation a petition of annexation, AX25-05 407 and 417 Central Drive. (Kirkendall)**
- L. Consider passing a resolution fixing a date of October 20, 2025, for a public hearing for the petition of annexation AX25-08 Compass Data Centers for parcels along Stamey Farm Road and Hickory Hwy. (Kirkendall)**
- M. Consider passing a resolution fixing a date of October 20, 2025, for a public hearing for the petition of annexation. AX25-09 City of Statesville Fire Station 5 at 533 Gaither Road. (Kirkendall)**
- N. Consider approving a resolution for a condemnation for a public utility easement on parcel 4724-32-6780 (Benbow) in accordance with City Code § 9.1. (Vaughan)**
Mayor Kutteh stated that this is for the Briarwood Subdivision. Vaughan stated that the design is complete, and we should be ready to go to bid soon.

REGULAR AGENDA

- VIII. Receive an update on the Monroe Street and Front Street Small Area Plan and consider approving the Small Area Plan. (Pierce)**
Pierce stated that the consultants will present for your approval.

- IX. Consider approving the second reading of the proposed text amendment TA 25-01 by Downtown Statesville Development Corporation to allow Drinking Establishments in the Central Business (CB) Zoning District. (Kirkendall)**
Kirkendall stated that he reviewed the text amendment and Pierce provided some options for the downtown trash that was asked for. Smith stated that there was no single issue to fix the issue.

Pierce stated that there were three items: how other communities handle dumpsters, how to handle trash on the street and downtown receptacles.

Council Member Jones is concerned about having a plan. Pierce stated that he is looking at a hybrid between Brevard and Sanford.

Council Member Allison's concern is for everyone to do their own responsibility.

- X. City Manager's Report**

- XI. Advisory Boards Meeting Minutes**

- 1. August 13, 2025 Airport Commission Meeting Minutes

- XII. Other Business**

- XIII. Closed Session (Following Pre-Agenda)**

Mayor Kutteh stated that we need to go into closed session for the following items:

- 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), Land Acquisition

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

Mayor Kutteh stated that during closed session those 3 things were discussed and no decisions were made.

XIV. Adjournment

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

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STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – October 6, 2025
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.

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

Council Absent: None

Staff Present: Ron Smith, Messick, E. Kurfees, Hubert, Griggs, Ferguson, Pierce, G. Kurfees, Harrell, Onley, Morrison, Adkins, Lawrence, Vaughan, Nesbit, Ashley, Bridges, Austin, Griffin, Ivarsson, Leis, Wiles

I. Call to Order

Mayor Kutteh called the meeting to order.

II. Invocation

The City Clerk led the invocation.

III. Pledge of Allegiance

Mayor Kutteh led in the Pledge of Allegiance.

IV. Adoption of the Agenda

Council Member Lawton made a motion to approve the agenda as presented. Council Member Hudson seconded the motion. The motion passed unanimously.

V. Code of Ethics and Front and Center Strategic Plan

The Council tried to adhere to the Code of Ethics and Strategic Plan.

VI. Presentations & Recognitions

Mayor Kutteh stated that each department has been very busy. He wanted to thank the manager and staff for all their work. He thanked the Fire Department for their work on the gas leak today.

1. Carolina BalloonFest Proclamation

Mayor Kutteh introduced Sam Parks and read the proclamation into the record. Mr. Parks provided an overview of the BalloonFest.

2. Public Power Week Proclamation

Mayor Kutteh stated that we are a public power community. He asked for Cody Leis and his team up to the podium. He read the proclamation into the record. Leis stated that his team has been busy. Statesville currently has a Diamond Level Status.

3. Fire Prevention Week Proclamation

Mayor Kutteh asked for Chief Kurfees and Fire Marshal Morrison to the podium. He read the proclamation into the record.

4. National Crime Prevention Month Proclamation

Mayor Kutteh asked for the Police to come to the podium. He read the proclamation into the record.

5. Domestic Violence Awareness Month Proclamation

Mayor Kutteh stated that one fourth of society is afflicted with domestic violence. He asked for Pam Navey to come to the podium. He read the proclamation into the record. Ms. Navey thanked the City Council on behalf of the Domestic Violence taskforce. She invited the council to October 15th upper room domestic violence event.

VII. CONSENT AGENDA

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- D. Consider appropriating fund balance to approve Budget Amendment #2026-09 to pay an economic incentive in the amount of \$272,305 to Cheney Bros, Inc. (Lawrence)
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- F. Consider approving Work Authorization number 21, amendment 1 for the second phase of a new corporate aviation development area adjacent to the eastern portion of Taxiway B on the south side of Runway 10-28. (Ferguson)
- G. Consider appointing Michelle Rokes to the ABC Board. (Nicholson)
- H. Consider approving an amended economic incentive agreement for Statesville Logistics, LLC. (Bosser)
- I. Consider approving changes to the civil penalties for the parking enforcement ordinance to reflect changes to the fine amount, towing charge, and online payment option. (Onley)
- J. Consider approving an amended ordinance and the removal of prohibited acts located in Sec. 21-34 of the Solicitor Ordinance. (Onley)
- K. Consider passing a resolution fixing a date of October 20, 2025, for a public hearing for the petition of annexation, AX25-05 407 and 417 Central Drive. (Kirkendall)
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- N. Consider approving a resolution for a condemnation for a public utility easement on parcel 4724-32-6780 (Benbow) in accordance with City Code § 9.1. (Vaughan)

Council Member S. Johnson stated that he spoke to the Chief Onley about the parking ordinance and we maintain a policy about overnight parking with a medical emergency.

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

REGULAR AGENDA

- VIII. Receive an update on the Monroe Street and Front Street Small Area Plan and consider approving the Small Area Plan. (Pierce)**
Pierce stated that the Brownfield Assessment Grant was used to create the vision for the Monroe Street and Front Street Small Area Plan.

Katlyn Woolard is the consultant on the project. She stated that this project was funded by EPA grant. The existing conditions of the communities are blite and other challenges. They completed a market analysis with takeaways including that residential and industrial development are strongest in these areas. Investment in these areas will need public and private investment. She reviewed the community engagement strategy.

She provided recommendations on both plans. Mobility recommendations include streetscape redevelopment. She recommended sidewalks, lighting, and murals. They recommend expanding Abernathy Park and recommend expanding park space. In addition, they recommended some greenway space in the rail right of way space.

She reviewed the mobility, open space, and land use for the Monroe Street Corridor. She recommends connecting to the multiuse path on Hwy 70. They recommend adding expanded sidewalks, lighting, and pedestrian crossings. For open space, they recommend connecting to the multiuse trail and pocket parks on the existing purple heart homes property.

Council Member S. Johnson stated that we need to protect our gateways but need to protect our businesses. He stated that we have a chance to better the W. Front Street area.

Council Member Pearson stated that the plan is an improvement. She asked if there was an opportunity zone on Monroe Street. The consultant stated that investment in the area can have tax incentives. This allows the development of the area to be incentivized. Council Member Allison asked about the opportunity zones.

Council Member Pearson asked about the funding. The consultant stated that the grant funding need additional review.

Mayor Kutteh stated asked the consultant to speak about the incremental steps we can take towards the plan. The consultant stated that each part of the plan have short and long term goals. Short term steps can be that the code is up to date to make some the vision happen and encourage positive redevelopment. Also, some organizational things such as meeting property owners and business owners. A long term goal is the streetscape improvement plan.

Council Member Jones asked how to capitalize on opportunity zones. The consultant stated that economic development at a state level will be a stakeholder. The state legislature and department of commerce will be working on the opportunity zone redrawing. Council Member Jones stated that these two and the Shelton Avenue area should be an opportunity zone.

Smith asked for other successful communities that we can discuss how they made the plan a reality. The consultant stated North Charleston is a good area to look at. It can take 30 years to make some of the changes into reality. Tarboro is working on a similar plan and community engagement ideas. Greenville, SC used Brownfield funds. Columbia, SC has had incremental steps. Savannah has had Brownfield redevelopment as well. Durham, NC is a good industrial redevelopment area.

Mayor Kutteh asked for a motion on the plans.

Council Member S. Johnson made a motion to approve the plan. Council Member Pearson seconded the motion.

Council Member S. Johnson stated that the plan includes doing that work. Smith stated that 5 additional cases have been turned over to the city attorney. Code Enforcement is working in the area.

Council Member J. Johnson stated that he does not want to tie the hands of the next council.

Mayor Kutteh asked for a vote on the motion.

**Ayes: S. Johnson, Pearson, Hudson, Lawton, Allison, Jones, Wasson, Jones
Nays: J. Johnson
The motion passed 6-1.**

IX. Consider approving the second reading of the proposed text amendment TA 25-01 by Downtown Statesville Development Corporation to allow Drinking Establishments in the Central Business (CB) Zoning District. (Kirkendall)
Kirkendall stated that the Council unanimously approved the text amendment at the last meeting.

Council Member Jones stated that he thanked the staff on the Central Business district trash policy. He believes that it is more complex than trash. They identified some safety issues in the right of ways. The roll out containers are being in the allies. There are 5 users of trash: retail, residential, bars, office, and restaurants. Screening dumpsters on private property should be the same as public property. There is more complexity in the trash and safety in alley ways.

Smith stated that there are a few additional items that need to be discussed. There will be a holistic approach to the trash and safety in downtown. Input will also come from business owners.

Mayor Kutteh asked for a motion.

Council Member Jones made a motion to approve the text amendment and asked for the staff to create a plan for trash in the Central Business district. Council Member Wasson seconded the motion.

Ayes: Wasson, Pearson, Lawton, Allison, S. Johnson, Jones

Nays: Hudson, J. Johnson

The motion carries 5 to 2.

X. City Manager's Report

Smith thanked SFD and MFD for their assistance with the gas leak. There are residents that still cannot go back to their homes. The gas company is working on the valves. Airport Terminal project is moving forward. We are hoping to finish before the end of December. The parking lot has been first layer of pavement. The Police has a large crane working on now for approximately 6 weeks. Fire Station 5 renovation plans are almost complete. We are still waiting to hear the final costs of the renovation. The Municipal Operations Center Phase 3 and 4 is a three-part project. The phase will house public utilities and public works. Kimbrough Park playground is complete. We are waiting to receive the shelter. Smith reviewed other park improvements.

Smith stated that the resurfacing project has been completed, including greenways. The sidewalk project on Alexander and Stockton should be completed by November. The City crew is starting work at the Flats soon.

Smith provided a street closure look ahead on the waterline street closures. The South Yadkin Pump project is moving along.

Smith provided a position update for open positions, promotions, career development, and new employees.

XI. Advisory Boards Meeting Minutes

1. August 13, 2025 Airport Commission Meeting Minutes

XII. Other Business

Council Member S. Johnson stated that has received many comments about the data center. We did not send out the legal ad in time to discuss the data center tonight. Duke Power can generate power. The highest daily use is Jan 23, 3035, 73389 mw of power. The second highest was June 2025 35269 mw of power. 23,000 less than their total capacity.

XIII. Closed Session (Following Pre-Agenda)

1. G.S. 143-318.11(a)(3), Attorney-Client Privilege
2. G.S. 143-318.11(a)(4), Economic Development
3. Land Acquisition

XIV. Adjournment

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