

MINUTE BOOK 31, PAGE 366

STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – November 13, 2025
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:00 P.M.

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

Council Absent: None

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

Others: Frank Johnson

I. Call to Order

Mayor Kutteh called the meeting to order.

II. Invocation (Only at the regular meeting)

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

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

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

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

1. Child Grief Day and National Hospice Month Proclamation

VII. Public Comment (Only at the regular meeting)

VIII. CONSENT AGENDA

All items below are considered to be routine by City Council and will be enacted by one motion. There will be no separate discussion on these items unless a Council member requests, in which event, the item will be removed from the Consent Agenda and considered with the other items listed in the Regular Agenda.

A. Consider approving the November 3, 2025, Pre-Agenda Meeting Minutes and the November 3, 2025, Regular Meeting Minutes. (E. Kurfees)

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

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

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

E. Consider appointing Daniel Leatherman to the Statesville Conventions and Visitor's Bureau. (Sutton)
Mayor Kutteh stated that there was only one application for this seat.

REGULAR AGENDA

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

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

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

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

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

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

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

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

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

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

XI. City Manager's Report

XII. Advisory Boards Meeting Minutes

1. October 8, 2025 Airport Commission Meeting Minutes

XIII. Other Business

XIV. Closed Session (After Pre- Agenda)

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

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

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

Coming out of closed session, Mayor Kutteh stated that the council discussed Economic Development, Property disposition, and an attorney-client privilege matter. No decisions were made.

XV. Adjournment

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

MINUTE BOOK 31, PAGE 368

STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – November 17, 2025
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.

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

Council Absent: Lawton, Wasson

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

I. Call to Order

Mayor Kutteh called the meeting to order.

II. Invocation

The City Clerk led in the invocation.

III. Pledge of Allegiance

Mayor Kutteh led in the Pledge of Allegiance

IV. Adoption of the Agenda

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

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

V. Code of Ethics and Front and Center Strategic Plan

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

VI. Presentations & Recognitions

1. Child Grief Day and National Hospice Month Proclamation

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

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

VII. Public Comment

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

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

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

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

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

Karen Gunther, 185 Southview Drive, yielded her time.

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

VIII. CONSENT AGENDA

Mayor Kutteh stated that all items below are considered to be routine by City Council and will be enacted by one motion. There will be no separate discussion on these items unless a Council member requests, in which event, the item will be removed from the Consent Agenda and considered with the other items listed in the Regular Agenda.

A. Consider approving the November 3 2025, Pre-Agenda Meeting Minutes and the November 3, 2025, Regular Meeting Minutes. (E. Kurfees)

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

This item was moved to the beginning of the regular agenda.

- C. Consider granting permission to Statesville Police Department (SPD) staff to accept a grant from the Edward Byrne Memorial Justice Assistance Grant (JAG) Program in the amount of \$23,819 and consider approving Budget Amendment #2026-10. (Onley)
- D. Consider authorizing the City Manager or his designee to dispose of items declared as surplus in accordance with North Carolina General Statutes Chapter 160A, Article 12 (§ 160A-270c). (Lawrence)
- E. Consider appointing Daniel Leatherman to the Statesville Conventions and Visitor's Bureau. (Sutton)

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

REGULAR AGENDA

- B. Consider approving bulk water and fire protection rates. (Vaughan)
Vaughan detailed the bulk water rates that were included in the Capital Improvement Plan and Financial Analysis. Vaughan detailed the bulk rates for different classes of customers.

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

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

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

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

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

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

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

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

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

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

Mayor Kutteh called for a vote to postpone to the first regular meeting in January.
Aye: S. Johnson, Pearson, J. Johnson
Nay: Hudson, Jones, Allison

Tie Vote: Mayor Kutteh voted against postponing.
The motion failed.

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

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

Aye: Hudson, Jones, Allison

Nay: S. Johnson, Pearson, J. Johnson

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

The motion passed 4 to 3.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mayor Kutteh called for a vote on the motion.

Aye: Jones, Pearson, Allison

Nay: Hudson, S. Johnson, J. Johnson

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

XI. City Manager's Report

XII. Advisory Boards Meeting Minutes

1. October 8, 2025 Airport Commission Meeting Minutes

XIII. Other Business

Mayor Kutteh congratulated the new council members.

XIV. Closed Session (After Pre- Agenda)

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

XV. Adjournment

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