

  
**CITY of**  
**Statesville**  
NORTH CAROLINA  
**STATESVILLE CITY COUNCIL MEETING**

**Statesville City Hall – 227 S. Center Street**  
**February 12, 2026 - 4:00 p.m. - Pre-Agenda Meeting – 2<sup>nd</sup> Floor Conference Room**  
**February 16, 2026 – 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. **2026 Code of Ethics and the Front and Center Strategic Plan p. 3**
- VI. **Presentations & Recognitions**
  - 1. **CALEA Accreditation Presentation**
  - 2. **Receive the 2025 Statesville Police Department Crime Statistics.** (Onley) p. 9
  - 3. **Receive the 2025 Statesville Fire Department Year in Review.** (G. Kurfees) p. 11

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 January 29, 2026, Pre-Agenda Meeting Minutes and the February 2, 2026, Regular Meeting Minutes.** (E. Kurfees) p. 15
- B. **Consider approving the second reading of an Ordinance establishing a 25 mph speed zone on portion of West Front Street at the request of N.C.D.O.T.** (Onley) p. 23
- C. **Consider appropriating fund balance to approve Budget Amendment #2026-13 to pay an economic incentive to Water Tech Inc. in the amount of \$13,320.** (Lawrence) p. 27
- D. **Consider approving Budget Amendment #2026-16 to roll forward SCIF funds in FY 2026 that were previously designated to support the Police Expansion Project.** (Lawrence) p. 43
- E. **Consider approving a resolution donating a portable generator from the Statesville Fire Department to the Monticello Volunteer Fire Department.** (G. Kurfees) p. 47
- F. **Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-02 552 Buffalo Shoals Rd, filed by Bobby Koehler on behalf of Elite Ready Mix for the parcel located at 552 Buffalo Shoals Rd, Receive City Clerk's**

**Certificate of Sufficiency, and Consider passing a resolution fixing a date of March 2, 2026, for a public hearing for the petition for annexation. (Campbell) p. 53**

- G. Consider pass a resolution directing the City Clerk to investigate a petition of annexation AX26-02 Japul Road (Harmony Vistas) Subdivision, filed by Mr. Mark Misericchi of Harmony Investing LLC, for two parcels located at the end of Japul Road and along Beauty Street, Receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of March 2, 2025, for a public hearing for the petition for annexation. (Kirkendall) p. 65**
- H. Consider approving a resolution to lead a countywide micro-transit study. (Martin) p. 81**
- I. Consider approving two work authorizations from our airport consultants, Parrish and Partners. (Ferguson) p. 85**
- J. Consider accepting a grant from the Federal Aviation Administration for airport infrastructure projects in the amount of \$3,103,840.00 and approve Budget Amendment #2026-14. (Ferguson) p. 135**
- K. Consider adding multiple streets in the Martha's Ridge Phase 2, Bell Farm, and Dogwood Grove (Pine Forest II) Subdivisions to the City's street maintenance system. (Bridges) p. 141**
- L. Consider approving budget amendment #2026-17 to accept a donation towards a future fire station. (Martin) p. 151**

## **REGULAR AGENDA**

- IX. Conduct a public hearing and consider approving the first reading of ZC26-01 540 Monroe Street to rezone from B-5 (General Business) Zoning District to R-5 (High Density Single-Family Residential) District. (Kirkendall) p. 157**
- X. Conduct a public hearing and consider approve the first reading of the rezoning request ZC26-02 149 Weeping Cherry Lane to remove a portion of the parcel located at 149 Weeping Cherry Lane from the City's ETJ (Extra-Territorial Jurisdiction) zoning to Iredell County's jurisdiction. (Kirkendall) p. 169**
- XI. Conduct a public hearing to consider permanently closing a portion of unopened Henry Street between South Center Street. (Kirkendall) p. 183**
- XII. Advisory Boards Meeting Minutes p. 195**
  - 1. November 6, 2025 DRC Meeting Minutes
  - 2. December 9, 2025 ABC Board Meeting Minutes
  - 3. December 12, 2025 DRC 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
- XV. Adjournment**

**RESOLUTION 01-26**

**CODE OF ETHICS FOR THE CITY OF STATESVILLE**

**PREAMBLE**

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

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

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

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

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

**GENERAL PRINCIPLES UNDERLYING THE CODE OF ETHICS**

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

## CODE OF ETHICS

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

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

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

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

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

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

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

**Section 3.** Board members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinions may vary about what behavior is inappropriate, this board will consider impropriety in terms of whether a reasonable person who

is aware of all of the relevant facts and circumstances surrounding the board member's action would conclude that the action was inappropriate.

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

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

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

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

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

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

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

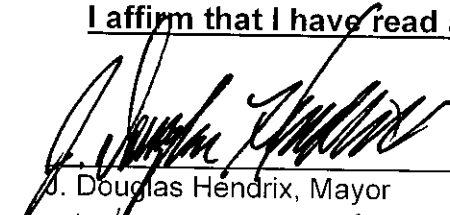
**Section 7.** At a Special Meeting held on December 2, 2025, the City Council developed the following list of "Norms", which they agreed to exercise in their duties as elected officials:

- Transparency
- Open-mindedness
- Honesty
- Everyone has a voice
- Dedication
- Respect
- Council self-regulation

The City Council also agreed to the following actions:

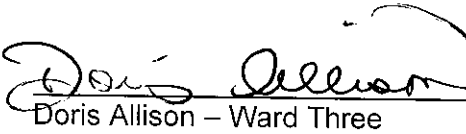
- Foster frequent communication and collaboration between the Council and City Manager/staff
- Agree to disagree when necessary
- Attend, be punctual, and prepare for meetings
- Be informed and participate in meetings and events

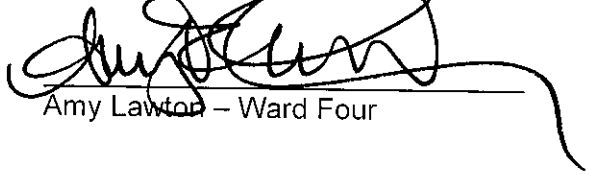
**I affirm that I have read and understand the City of Statesville Code of Ethics**

  
 J. Douglas Hendrix, Mayor

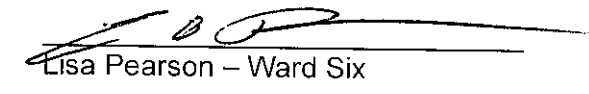
  
 David Jones, Mayor Pro Tem – Ward One

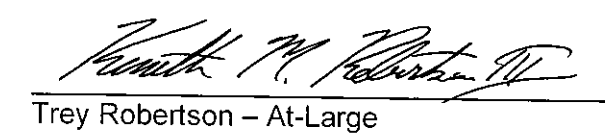
  
 Kristi Madison Pfeuffer – Ward Two

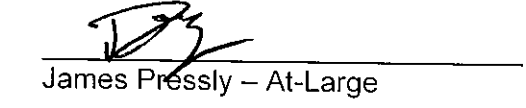
  
 Doris Allison – Ward Three

  
 Amy Lawton – Ward Four

  
 Tip Nicholson – Ward Five

  
 Lisa Pearson – Ward Six

  
 Trey Robertson – At-Large

  
 James Pressly – At-Large

# FRONT & CENTER

## VISION

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

## MISSION

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

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



### DEVELOPING OUR TEAM

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

#### STRATEGIC INITIATIVES

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



### CONNECTING OUR CITY

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

#### STRATEGIC INITIATIVES

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



### CONNECTING OUR COMMUNITIES

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

#### STRATEGIC INITIATIVES

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

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager

**FROM:** David Onley

**DATE:** 1/21/2026 1:33 PM

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**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

**COUNCIL ACTION REQUESTED:**

**Statesville Police Department presentation of 2025 crime statistics.**

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**1. Summary of Information:**

Statesville Police Department presentation of 2025 crime statistics.

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

None

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

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

**Strategic Plan Values:**

Providing updated statistics will allow staff and council to work together in an effort to enhance police services.

**4. Budget/Funding Implications:**

None

**5. Consequences for Not Acting:**

N/A

**6. Department Recommendation:**

N/A

**7. Manager Comments:**

No comments.

**8. Next Steps:**

N/A

**9. Attachments:**

None.

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager

**FROM:** Glenn Kurfees, Fire Chief

**DATE:** 1/21/2026 1:31 PM

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**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Receive the Fire Department Year-End Review.**

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### **1. Summary of Information:**

The Fire Department will deliver a Year-End Review to City Council, highlighting the department's operational performance, community risk reduction efforts, and other key data and statistics from the past year. This presentation will promote transparency and offer an opportunity to align with the Council's vision for enhancing community safety and resilience.

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

None

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

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

**Strategic Plan Values:** We value Integrity

The Fire Department's Year-End Review aligns with the strategic goal of providing reliable, high-quality public safety to enhance community well-being. This review will highlight our key achievements in operations, community risk reduction, and resource accountability, while also laying the groundwork for future initiatives. Our goal is to enhance transparency, build trust, and ensure accountability among fire department staff and the community we serve. Additionally, this review will provide a platform for gathering feedback and insights from stakeholders, helping us refine our strategies and priorities as we move forward. Together, we will strive to strengthen our services and promote a safe and resilient community.

### **4. Budget/Funding Implications:**

None

### **5. Consequences for Not Acting:**

The review is vital for collaboration, informed decision-making, and reinforcing trust in the department's mission.

### **6. Department Recommendation:**

The department recommends delivering a Year-End Review.

**7. Manager Comments:**

No comments.

**8. Next Steps:**

None

**9. Attachments:**

1. SFD 2025 Year in Review

# 2025 YEAR IN REVIEW



**POPULATION**  
31,693

**AREA SERVED**  
31.07 SQ. MILES

**PROPERTY PROTECTED**  
4.9 BILLION

**SHIFTS**  
3

**APPARATUS**  
15

**FIRE STATIONS**  
4

**FIREFIGHTERS**  
75

**ADMINISTRATION**  
5

**FIRE MARSHAL'S OFFICE**  
4

**TOTAL CALLS FOR SERVICE IN 2025** 7,027

<b>FIRE</b>	<b>EMS</b>	<b>HAZMAT</b>	<b>TECHNICAL RESCUE</b>	<b>AIRCRAFT</b>	<b>OTHER</b>
942	4,252	196	477	6	1,154

	<b>AUTOMATIC AID GIVEN</b>	<b>AUTOMATIC AID RECEIVED</b>	<b>MUTUAL AID GIVEN</b>	<b>MUTUAL AID RECEIVED</b>
	131	85	42	19



*The City of Statesville Fire Department is a rapid response force committed to protecting the safety and well-being of the community from all hazards.*





# STRATEGIC GOALS

1. DEPARTMENT GROWTH WITH CITY COUNCIL SUPPORT
2. PAY & BENEFITS ENHANCEMENTS
3. COMMUNICATIONS & SERVICE DELIVERY
4. PHYSICAL HEALTH, MENTAL HEALTH & WELLNESS ENRICHMENTS
5. STRENGTHENING COMMUNITY RISK REDUCTION & PUBLIC EDUCATION EFFORTS
6. TECHNICAL RESCUE PROGRAM IMPROVEMENTS



## DEPARTMENT BUDGET

OPERATING	\$12,705,875
CAPITAL	\$396,000



## COMMUNITY RISK REDUCTION

### PLANNING & PERMITTING

133	PLANS REVIEWED
138	PERMITS ISSUED



## ESSENTIAL INDICATORS

SURVIVAL % OF CARDIAC ARREST PATIENTS	17.5%
CIVILIAN FIRE DEATHS	8
CIVILIAN FIRE INJURIES	2
STRUCTURE FIRES CONFINED TO ROOM OF ORIGIN	11



## FIRE PREVENTION

FIRE INVESTIGATIONS	124
FIRE & LIFE SAFETY INSPECTIONS	881
PEOPLE TRAINED TO USE FIRE EXTINGUISHERS	1,069
PEOPLE REACHED WITH OTHER FIRE & LIFE SAFETY PROGRAMS	14,234
COMMUNITY EVENTS OUTREACH	32,500
PUBLIC SAFETY MEDIA ANNOUNCEMENTS	43,605
CAR SEAT SAFETY CHECKS	32
SMOKE & CARBON MONOXIDE DETECTOR INSTALLS	192



## PROPERTY VALUE SAVINGS FOR FIRE INCIDENTS

\$4,900,000,000	PROPERTY VALUE AT RISK
\$2,746,213	2025 PROPERTY VALUE FIRE LOSS
\$64,199,256	2025 PROPERTY VALUE SAVED



TELL US HOW WE ARE DOING, TAKE OUR COMMUNITY SURVEY →

EMAIL US AT [STATESVILLEFIRE@STATESVILLENC.NET](mailto:STATESVILLEFIRE@STATESVILLENC.NET)



CONNECT WITH US

704-878-3425  
Page 14 of 203

822 5th Street



**MINUTE BOOK 31, PAGE  
STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – January 29, 2026  
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:00 P.M.**

**Council Present:** Mayor Hendrix presiding, Pearson, Allison, Pressly, Pfeufer, Nicholson, Jones, Lawton

**Council Absent:** Robertson

**Staff Present:** Ron Smith, Messick, E. Kurfees, Bridges, Hubert, Griggs, Bailey, G. Kurfees, Nesbit, Martin, Ferguson, Bridges, Lawrence, Amos, Harrell (online)

**I. Call to Order**

Mayor Hendrix 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. 2026 Code of Ethics and the Front and Center Strategic Plan**

**VI. Presentations & Recognitions**

**1. CALEA Accreditation Presentation**

**2. Receive the 2025 Statesville Police Department Crime Statistics.** (Onley)  
Chief Galliher stated that Chief Onley will be in attendance on Monday.

**3. Receive the 2025 Statesville Fire Department Year in Review.** (G. Kurfees)  
Chief Kurfees stated that he is going to review the annual statistics.

**VII. City Manager Report**

**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 January 8, 2026, Pre-Agenda Meeting Minutes and the January 12, 2026, Regular Meeting Minutes.** (E. Kurfees)

**B. Consider approving Budget Amendment #2026-12 for the current Sewer Relocation Project A/E Services Agreement.** (Vaughan)  
Vaughan stated that they are working on relocating this sewer, but it took a long time for the State to provide an update. He stated that this is a critical portion of our line. This funds the design of the project. It is apart of the original sewer system.

**C. Consider approving Budget Amendment #2026-13 to fund the city hydraulic water model update.** (Vaughan)  
Vaughan stated that this project is to update the water model. It is important to the ISO rating for the model with the hydrants. This helps to show the pressure for developments.

Council Member Pressly asked about the ISO rating for the developments. Chief Kurfees stated that it helps with commercial development.

He asked a question about the software. Vaughan stated that the software needs to get up to date to software changes, new GIS, and the licenses have to be renewed. He asked if the \$50,000 is included in the software. Vaughan stated that the software is renewed every year. The model will be updated every 5 years. The demands will be built into the model.

Council Member Pressly asked about the consequences for not asking. Vaughan stated that he gets questions every week to get pressure question from developers, and he stated that he needs the model to be able to do his daily job. The waterline project is a result of the 2019 model.

**D. Consider approving the submission of application to NC Governors Crime Commission for funding two (2) Police Department salaries. (Onley)**

Mayor Hendrix asked if there were questions for Chief Galliher. Chief Galliher stated that we already have people in these positions for Domestic Violence.

**E. Consider approving an Ordinance establishing a 25 mph speed zone on portion of West Front Street at the request of N.C.D.O.T. (Onley)**

Council Member Pearson asked where this is. Chief Galliher stated this is from Mayo Street to Buffalo Shoals Road.

Mayor Hendrix asked why this is 25 mph. E. Kurfees stated that the NCDOT requested this because of residential concerns.

**F. Consider approving the Special Use Permit 2026-01 Winston Avenue Townhomes Order. (Messick)**

Smith stated that this is the order that we need to approve to finalize the Special Use Permit.

Council Member Allison stated that we do not understand the Harmony in the community. We need to make a decision for the community, and the harmony needs to fit in the community.

Martin stated that Messick could add additional information to the order.

Smith stated that the order is created based on what the Council approved.

Council Member Allison stated that she wants a clear understanding with the harmony of the project. Martin stated that she presented some items that the project was not in harmony, but the board voted to approve the project.

Mayor Hendrix asked if Messick could add additional information in the order. Smith stated that the order will not change the result.

Council Member Pearson asked when the UDO will be updated. Martin stated that we are not paying anyone now. She said that staff will bring batch text amendments to the council. Council Member Jones would like to see some by right zoning. Martin stated that she will bring a draft to the next 3x3 meeting.

**G. Consider approving a resolution designating John Hatcher, Grants Manager, and Randall Moore, Storm Water Program Manager, the authorized Primary and Secondary Agents to execute and file applications for the Hazard Mitigation Grant Program with NC**

**Division of Emergency Management and FEMA for the Beauty Street/South Toria Drive Culvert Replacements and the Holland Drive Culvert Replacement. (Moore)**

Randall stated that there is a document required to submit the hazard mitigation grant. There is a deadline for February 3<sup>rd</sup>.

Council Member Lawton asked when we will know if we got the grant. Randall stated that we should find out in late summer or early fall.

**H. Consider accepting the annual Non-Primary Entitlement Grant from NCDOT Aviation Division in the amount of \$150,000.00. (Ferguson)**

Ferguson stated that we receive that grant every year. They recently changed the grant to a 95% 5% match grant. He stated that we accrued 4 years of this grant. At the next meeting, he has a project for the last 4 years of this grant.

**I. Consider approving a resolution for the amended Statesville City Council Calendar. (E. Kurfees)**

E. Kurfees stated that the calendar only changes the Thursday Pre-Agenda to Monday night.

Council Member Pearson and Council Member Lawton were not asked about the Thursday change.

Council Member Nicholson is concerned about the meeting start time and Council Member Allison are concerned about started closed session conversation and then continuing the conversation after the regular meeting.

**This item has been removed from the agenda.**

**REGULAR AGENDA**

**IX. Review the current inspection fees and determine if the rate is appropriate and when they should begin to be instituted for current and future projects. (Hubert)**

**This item was removed from the agenda.**

Council Member Pressly was concerned about the bringing the developer price to go up.

Council Member Allison is concerned about conflict of interest.

**X. Consider approving the Proposal for a new HOME Funds Administrator. (Smith)**

Smith stated that the Housing Authority has not spent any funds. They were still in their window to spend it. The previous council put in an RFP to get proposals to be the HOME Funds Administrator. ICARE is the only organization who put projects in.

Smith stated that the Housing Authority believes they have rights to the funds. We cannot find that they have rights to the funds. ICARE use federal funding and strings attached.

Council Member Pressly asked about staffing in the project. Smith stated that Finance, Planning, and John Hatcher will play a part but there are not much staff time. ICARE will be the main administrator.

Council Member Pressly wants to maintain oversight and control of the funds.

**XI. Receive an overview of the BUILD Grant Project. (Smith)**

Smith stated that the BUILD Grant has been applied for 3 times. We are applying for \$15 million grant to do major improvements south of Sharpe Street.

Hatcher stated that the grant is a DOT grant without matching. This year we are adding a match. It will be a mile and a half where the sidewalk improvement stop and go down both sides until the bridge. Then it would continue to the stop light. Then it will be on the west side of Shelton Avenue. The east side has another project in Planning. There is no property to purchase and provide a number of improvements including bus stop, lighting, and underground utilities. The project is rated high. It will be a 3 to 5 year build out.

Council Member Jones asked what the city will be willing to throw a the project to get the funds. Smith stated it will be about a \$1 million over 3 years to get \$16 million. Council Member Jones stated that we need to have a Transportation prioritization process. Smith stated that it is on the retreat agenda.

**This item was removed from the agenda.**

**XII. Advisory Boards Meeting Minutes - None**

**XIII. Other Business**

Smith stated that in case it snows, he asked to change the meeting to February 12.

Council Member Jones stated that the February 12 date is fine with him. The Council agreed to let the manager make that decision.

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

**Council Member Jones made a motion to go into Closes Session, and Council Member Lawton seconded the motion. The motion passed unanimously.**

1. G.S. 143-318.11(a)(3), Attorney-Client Privilege
2. G.S. 143-318.11(a)(5), Property Acquisition
3. G.S. 143-318.11(a)(5), Contract Matter

Mayor Hendrix stated that coming out of Closed session, the council discussed the items above and no decisions were made.

**XV. Adjournment**

**Council Member Jones made a motion to adjourn the meeting. Council Member Lawton Seconded the motion. The motion passed unanimously.**

**MINUTE BOOK 31, PAGE  
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – February 2, 2026  
VIRTUAL – 6:00 PM**

**Council Present:** Mayor Hendrix presiding, Pearson, Allison, Pressly, Pfeufer, Nicholson, Jones, Lawton, Robertson

**Council Absent:**

**Staff Present:** Ron Smith, Messick, E. Kurfees, Bridges, Hubert, Griggs, G. Kurfees, Nesbit, Martin, Ferguson, Bridges, Lawrence,

**I. Call to Order**

Mayor Hendrix called the meeting to order.

**II. Invocation**

The City Clerk led the invocation.

**III. Pledge of Allegiance**

This item was removed from the agenda due to the meeting being virtual.

**IV. Adoption of the Agenda**

Mayor Hendrix stated that during pre-agenda, the city council removed Items I and IX from the agenda. Because this is a virtual meeting, the three presentations have also been removed. Item X has now been removed due to new information that must be reviewed, and Item XI was reviewed during the Pre-Agenda meeting and no decision is necessary. He asked if there a motion to adopt the amended agenda?

**Council Member Pressley made a motion to approve the amended agenda. Council Member Lawton seconded the motion.**

**Mayor Hendrix called for a roll call vote:**

**Council Member David Jones - Aye**

**Council Member Kristi Pfeufer - Aye**

**Council Member Doris Allison - Aye**

**Council Member Amy Lawton- Aye**

**Council Member Tip Nicholson- Aye**

**Council Member Lisa Pearson- Aye**

**Council Member Trey Robertson- Aye**

**Council Member James Pressly- Aye**

**The motion passed unanimously.**

**V. 2026 Code of Ethics and the Front and Center Strategic Plan**

**VI. Presentations & Recognitions**

These item was removed from the agenda due to the meeting being virtual.

**1. CALEA Accreditation Presentation**

**2. Receive the 2025 Statesville Police Department Crime Statistics.** (Onley)  
Chief Galliher stated that Chief Onley will be in attendance on Monday.

**3. Receive the 2025 Statesville Fire Department Year in Review.** (G. Kurfees)

Chief Kurfees stated that he is going to review the annual statistics.

**VII. City Manager Report**

Smith reviewed the current construction projects including the Airport Terminal project and the PD expansion. He reviewed the dates of the Winter Retreat. Smith also reviewed the personnel changes including promotions and new hires.

**VIII. CONSENT AGENDA**

Mayor Hendrix stated that all items are considered to be routine for the Council and will be enacted in one motion.

- A. Consider approving the January 8, 2026, Pre-Agenda Meeting Minutes and the January 12, 2026, Regular Meeting Minutes. (E. Kurfees)**
- B. Consider approving Budget Amendment #2026-12 for the current Sewer Relocation Project A/E Services Agreement. (Vaughan)**
- C. Consider approving Budget Amendment #2026-13 to fund the city hydraulic water model update. (Vaughan)**
- D. Consider approving the submission of application to NC Governors Crime Commission for funding two (2) Police Department salaries. (Onley)**
- E. Consider approving an Ordinance establishing a 25 mph speed zone on portion of West Front Street at the request of N.C.D.O.T. (Onley)**
- F. Consider approving the Special Use Permit 2026-01 Winston Avenue Townhomes Order. (Messick)**
- G. Consider approving a resolution designating John Hatcher, Grants Manager, and Randall Moore, Storm Water Program Manager, the authorized Primary and Secondary Agents to execute and file applications for the Hazard Mitigation Grant Program with NC Division of Emergency Management and FEMA for the Beauty Street/South Toria Drive Culvert Replacements and the Holland Drive Culvert Replacement. (Moore)**
- H. Consider accepting the annual Non-Primary Entitlement Grant from NCDOT Aviation Division in the amount of \$150,000.00. (Ferguson)**
- I. Consider approving a resolution for the amended Statesville City Council Calendar. (E. Kurfees)**  
**This item has been removed from the agenda.**

**Council Member Allison made a motion to approve the Consent Agenda. Council Member Jones seconded the motion.**

**Mayor Hendrix called for a roll call vote:**

- Council Member David Jones - Aye**
- Council Member Kristi Pfeufer - Aye**
- Council Member Doris Allison - Aye**
- Council Member Amy Lawton- Aye**
- Council Member Tip Nicholson- Aye**
- Council Member Lisa Pearson- Aye**
- Council Member Trey Robertson- Aye**
- Council Member James Pressly- Aye**

The motion passed unanimously.

## **REGULAR AGENDA**

- IX. Review the current inspection fees and determine if the rate is appropriate and when they should begin to be instituted for current and future projects. (Hubert)**

This item was removed from the agenda.

- X. Consider approving the Proposal for a new HOME Funds Administrator. (Smith)**

This Item was removed from the agenda.

- XI. Receive an overview of the BUILD Grant Project. (Smith)**

This item was removed from the agenda.

- XII. Advisory Boards Meeting Minutes - None**

- 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)(5), Property Acquisition
3. G.S. 143-318.11(a)(5), Contract Matter

- XV. Adjournment**

**Council Member Jones made a motion to adjourn the meeting. Council Member Lawton Seconded the motion.**

**Mayor Hendrix called for a roll call vote:**

**Council Member David Jones - Aye  
Council Member Kristi Pfeufer - Aye  
Council Member Doris Allison - Aye  
Council Member Amy Lawton- Aye  
Council Member Tip Nicholson- Aye  
Council Member Lisa Pearson- Aye  
Council Member Trey Robertson- Aye  
Council Member James Pressly- Aye  
The motion passed unanimously.**

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** David Onley, Chief Of Police  
**DATE:** 2/3/2026 4:59 PM

---

**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving the second reading of an Ordinance establishing a 25 mph speed zone on portion of West Front Street at the request of N.C.D.O.T.**

---

### **1. Summary of Information:**

N.C. Department of Transportation has requested the city enact an ordinance establishing a 25 mph speed zone on portion of U.S. 64 (West Front Street). The portion of this roadway is located between the intersections of West Front St and Buffalo Shoals to West Front Street and Mayo Street.

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

City Council unanimously approved the first reading at the February 2nd meeting.

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

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

**Strategic Plan Values:** N/A

Passage of ordinance will allow enforcement of new speed zone and promote safer roadways.

### **4. Budget/Funding Implications:**

None.

### **5. Consequences for Not Acting:**

Local speed ordinance will not coincide with state mandated speed limit.

### **6. Department Recommendation:**

Staff recommends establishing 25 mph speed zone on W. Front Street between Buffalo Shoals Rd and Mayo Street.

### **7. Manager Comments:**

I concur with the department recommendation.

### **8. Next Steps:**

Have ordinance signed.

**9. Attachments:**

1. 2. Ordinance-25 M.P.H. Zone West Front Street-Legal Size

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 12, ARTICLE IV, SEC 12-101(d) OF THE CODE OF THE CITY OF STATESVILLE, TO ESTABLISH A 25 M.P.H. SPEED ZONE ON PORTIONS OF U.S. 64 (WEST FRONT STREET) WITHIN THE CORPORATE LIMITS OF THE CITY OF STATESVILLE.**

**WHEREAS**, the Statesville Police Department is aware that the North Carolina Department of Transportation has requested A 25 m.p.h. speed zone on U.S. 64 (West Front Street); and

**WHEREAS**, the speed zones enacted will be limited to the areas of U.S. 64 (West Front Street) within the corporate limits of the City of Statesville.; and

**WHEREAS**, reducing the speed limit in this area to 25 m.p.h. will decrease potential hazards by increasing the reaction time for drivers and pedestrians in these areas.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Statesville that Chapter 12, Article IV, Sec 12-101(d) of the Code of the City of Statesville be amended by adding the following to the official ordinance file maintained by the Traffic Safety Director:

**“25 M.P.H. Speed Zone”  
U.S. 64 (West Front Street): Between Buffalo Shoals and Mayo Street**

This ordinance was introduced for first reading by Council member \_\_\_\_\_, seconded by Council member \_\_\_\_\_, and unanimously carried on the \_\_\_ day of \_\_\_\_\_, 2026.

AYES:  
NAYS:

The second and final reading of this ordinance was heard on the \_\_\_ day of \_\_\_\_\_, 2026, and upon motion of Council member \_\_\_\_\_, seconded by Council member \_\_\_\_\_, and unanimously carried, was adopted.

AYES:  
NAYS:

This ordinance is to be in full force and effect from and after the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF STATESVILLE

\_\_\_\_\_  
Doug Hendrix, Mayor

APPROVED AS TO FORM

\_\_\_\_\_  
Leah Gaines-Messick, City Attorney

ATTEST:  
  
\_\_\_\_\_



# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Gina Lawrence, Chief Financial Officer  
**DATE:** 2/3/2026 5:10 PM

---

**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider appropriating fund balance to approve Budget Amendment #2026-13 to pay an economic incentive to Water Tech Inc. in the amount of \$13,320.**

---

### **1. Summary of Information:**

In July 2023 the City of Statesville entered into an economic development agreement with Water Tech Inc. This is a privately owned company that is based in Fort Smith, Arkansas with locations in 2 other states. The company's primary industry focus is food processing facilities along with other industrial facilities. The Statesville location would be the fourth facility for the company, the first in North Carolina, and would allow the company to better serve customers along the east coast.

Under the terms of the agreement, the company is eligible for an incentive equal to 80% of the ad valorem taxes paid to the City, attributable to improvements made and maintained in compliance with the agreement. This request seeks the appropriation of funds necessary to provide the 1st payment for the 2025 tax year incentive.

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

Economic Agreement effective July 2023

### **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

Foster economic development by supporting job creation and workforce growth.

### **4. Budget/Funding Implications:**

The budget amendment appropriates General Fund appropriated fund balance to pay the agreement.

### **5. Consequences for Not Acting:**

The City would be in violation of the July 2023 Economic Development Agreement.

### **6. Department Recommendation:**

Approve as presented.

**7. Manager Comments:**

Recommend for approval.

**8. Next Steps:**

Staff will enter budget amendment into financial software and issue payment to company.

**9. Attachments:**

1. BA Form Water Tech Inc. 1st Payment Economic Incentive #2026-15
2. Water Tech Inc. Economic Development Incentive Supporting Documentation

**CITY OF STATESVILLE**  
**BUDGET AMENDMENT #2026-15**  
 February 16, 2026  
 FISCAL YEAR 2025-2026

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
<b>General Fund</b>					
010.0000.399.00.00	Revenue	Appropriated Fund Balance	(14,242,312)	(13,230)	(14,255,542)
		Total Revenues	<u>(14,242,312)</u>	<u>(13,230)</u>	<u>(14,255,542)</u>
010.6600.57.50	Expense	Economic and Physical Develop	472,305	13,230	485,535
		Total Expenditures	<u>472,305</u>	<u>13,230</u>	<u>485,535</u>

*DESCRIPTION: To appropriate funds to cover economic incentive for WaterTech Inc.*

\_\_\_\_\_  
 Budget Officer

*Jina Lawrence*  
 Chief Finance Officer

APPROVED BY CITY COUNCIL:

\_\_\_\_\_  
 City Clerk

**Exhibit A – CERTIFICATE  
TO: IREDELL COUNTY**

This Certificate is delivered pursuant to Sections 3 and 6 of the Joint Economic Development Agreement (the "Agreement"), dated, July 24, 2023, between the City of Statesville, NC and Water Tech Inc. (the "Company"). Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Agreement.

I, Dirk Pulliam, do hereby certify, for and on behalf of the Company that:

- a. The Company made investments for taxable Improvements to the Property and for acquisitions of tangible personal property in the County in connection with the project totaling at least \$3,000,000 on or before December 31, 2025, in accordance with Section 5 of the Agreement;
- b. The company has paid in full its ad valorem taxes to the City for the tax year 2025;
- c. As of December 31, 2025, the Company employed 13 new employees, in accordance with Section 3 of the Agreement, at an average annual salary of \$67,885.00;
- d. The company has maintained employment of 13 new employees since December 31, 2025;
- e. The Investment for which this request is made have been completed and have been submitted on the Property Listing Form to the Iredell County Tax Assessor.
- f. The Company has attached the receipt of its taxes paid in full to the City for the tax year due and owing;
- g. The Company has attached the NCUI 101 form verifying employment for the Improvement Period
- h. Company is not closing and does not intend to close, as a result of completing the Improvements, other Company manufacturing facilities in the City of Statesville, NC.
- i. The construction, acquisition and or installation of the Improvements on or at the Property will result, or has resulted, in the creation of approximately thirteen (13) net full time jobs in Iredell County.

Dated at, Arkansas (Sebastian County), this 6<sup>th</sup> day of January 2026.

Water Tech Inc., an Arkansas S-Corporation

By:  \_\_\_\_\_

Printed Name: S Dirk Pulliam

Title: VP Finance

Iredell County - Tax Bill Search

*Property Tax Receipt*



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Basic Search Real Estate Search Tax Bill Search Sales Search Help

Hide Details...

Owner Last Name: Owner First Name: Account #: 80083822

MAP BLK PIN CONDO CC LH Parcel #:

Tax Year: All Years Bill #: Unpaid Bills Only:  Sort By: Oldest to Newest Search Clear

Search Results

click on a tax bill below to continue

Hide Details...

Year Bill#	Account#	Owner Name	Owner Name2	Orig Levy	Balance	Disc Year	Property ID	Property Address
2022 093132	80083822	KEN FARRIS FAMILY LLC		4,875.71	0.00	0	4715972538.000	130 DEER RIDGE LN
2023 058170	80083822	KEN FARRIS FAMILY LLC		9,143.14	0.00	0	1009D0000A047	130 DEER RIDGE LN
2024 060440	80083822	KEN FARRIS FAMILY LLC		9,143.14	0.00	0	4715972538.000	130 DEER RIDGE LN
2025 061311	80083822	KEN FARRIS FAMILY LLC		41,655.86	0.00	0	1009D0000A047	125 DEER RIDGE DR
							4715972538.000	
							1009D0000A047	

Selected Tax Bill Info View Appraisal Card

Account#: 80083822	Bill#: 061311	Last Trans Date: 09/05/2025	Building Value: 2,837,740	Current Balance: 0.00
KEN FARRIS FAMILY LLC	Parcel#: 4715972538.000	Last Payment: 09/05/2025	Obvl Value: 357,360	Original Levy: 41,655.86
7215 HIGHWAY 271 S	Pin#: 1009D0000A047		Land Value: 898,500	Personal Value: 0
FORT SMITH AR 72508-8016	Escrow#:		Parcel Value Total: 4,093,540	Total Valuation: 4,093,540
125 DEER RIDGE DR	Status#:		Deferred Value: 0	Exemption: 0
	Legal Description: VICKERY NC90 ROW P851-101 ANNEX 1915-1169 P853-114 P874-64 28.798AC		Taxable Value: 4,093,540	

Taxes/Fees

Description	Levied	Interest/Fees	Released	Collected	Balance
COUNTY	20,467.70	0.00	0.00	20,467.70	0.00
STATESVILLE	21,188.16	0.00	0.00	21,188.16	0.00
Totals	41,655.86	0.00	0.00	41,655.86	0.00

REMIT PAYMENTS TO: Iredell County Tax Collector, PO Box 1027, Statesville, NC 28687-1027

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FORT SMITH, AR 72908

FIRST NATIONAL BANK  
FORT SMITH, ARKANSAS  
81-31/829

059274

59274

Forty one thousand six hundred fifty five and 86/100  
dollars

DATE AMOUNT  
8/28/25 \$41,655.86

PAY  
TO THE  
ORDER  
OF:

IREDELL COUNTY TAX COLLECTOR  
PO BOX 96775  
CHARLOTTE, NC 28296-6775  
UNITED STATES

*W. Catherine Wilson*  
AUTHORIZED SIGNATURE



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DDA Number 005412512261  
FOR DEPOSIT TO THE WITHIN 061311  
PAYEE P.E.G. FIRST CITIZENS BANK NA

# Iredell County - Tax Bill Search



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[Hide Details...](#)

Owner Last Name: \_\_\_\_\_ Owner First Name: \_\_\_\_\_ Account #: 80106865

MAP BLK PIN CONDO CC LH  
 Parcel #: \_\_\_\_\_

Tax Year:  Bill #: \_\_\_\_\_ Unpaid Bills Only:  Sort By:

**Search Results**

**click on a tax bill below to continue**

[Hide Details...](#)

Year Bill#	Account#	Owner Name	Owner Name2	Orig Levy	Balance	Disc Year	Property ID	Property Address
2024 451029	80106865	WT WATER TECH INC	ATTN: TINA GUTHRIE	223.87	0.00	2024	Personal Property	2472 DAVIE AVE
2025 126556	80106865	WT WATER TECH INC	ATTN: JENNIFER HOUSE	316.88	0.00		Personal Property	2472 DAVIE AVE

**Selected Tax Bill Info**

[Hide Details...](#)

Account#: 80106865	Bill#: 126836	Last Trans Date: 09/03/2025	Building Value:	0	Current Balance:	0.00
WT WATER TECH INC	Parcel#:	Last Payment : 09/03/2025	Obol Value:	0	Original Levy:	316.88
ATTN: JENNIFER HOUSE	Pin#:		Land Value:	0	Personal Value:	31,139
ACCOUNTS PAYABLE	Escrow:		Parcel Value Total:	0	Total Valuation:	31,139
7215 HIGHWAY 271 S	Status:		Deferred Value:	0	Exemption:	0
FORT SMITH AR 72908-8016	Legal Description: 0.000		Taxable Value:	0		
2472 DAVIE AVE						

**Taxes/Fees**

Description	Levied	Interest/Fees	Released	Collected	Balance
COUNTY	155.70	0.00	0.00	155.70	0.00
STATESVILLE	161.18	0.00	0.00	161.18	0.00
<b>Totals</b>	<b>316.88</b>	<b>0.00</b>	<b>0.00</b>	<b>316.88</b>	<b>0.00</b>

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KEN FARRIS FAMILY LLC  
125 DEER RIDGE DR  
80063822

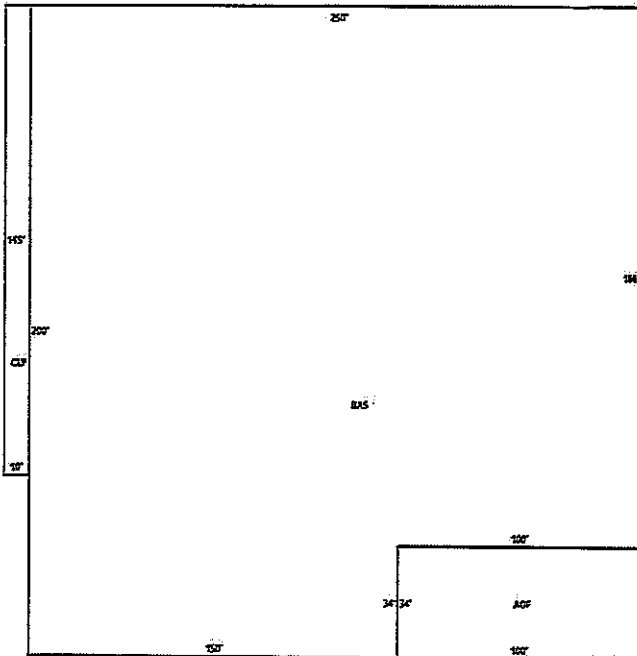
Return/Appeal Notes: Parcel: 4715-97-2538 .000  
PLAT: 74/64UNIQ ID 445235  
WATERTECH ID NO: 1009D00000A047  
CARD NO. 1 of 1

COUNTY (100), STATESVILLE (100)

Reval Year: 2023 Tax Year: 2025 VICKERY NC90 ROW PB51-101 ANNEX 1915-1169 PB53-114 PB74-64  
Appraised by 41 on 01/01/2023 01063 WILKESBORO RD COMM AREA

28.7980 AC SRC= Inspection  
TW-10 CI-01FR-66EX AT- LAST ACTION 20250623

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE									
Foundation - 4		USE	MOD	EFF. Area	BASE RATE	RCN	EYB	AYB	UC	Under Construction	0.70000	CREDENCE TO	MARKET						
Spread Footing	8.00	40	06	54,415	149	74.50	4053918	2024	2024	% GOOD	70.0	DEPR. BUILDING VALUE - CARD	2,837,740						
Sub Floor System - 2		TYPE: INDUSTRIAL										DEPR. OB/XF VALUE - CARD	357,300						
Slab on Grade	8.00	STYLE: 1 - 1.0 Story										MARKET LAND VALUE - CARD	898,500						
Exterior Walls - 27		WAREHOUSE/INDUSTRIAL										TOTAL MARKET VALUE - CARD	4,093,540						
Prefinished Metal	50.00											TOTAL APPRAISED VALUE - CARD	4,093,540						
Roofing Structure - 10												TOTAL APPRAISED VALUE - PARCEL	4,093,540						
Steel Frame or Truss	18.00											TOTAL PRESENT USE VALUE - PARCEL	0						
Roofing Cover - 05												TOTAL VALUE DEFERRED - PARCEL	0						
Rubberized	11.00											TOTAL TAXABLE VALUE - PARCEL \$	4,093,540						
Interior Wall Construction - 1												PERMIT							
Masonry or Minimum	5.00											CODE	DATE	NOTE	NUMBER	AMOUNT			
Interior Floor Cover - 03												ROUT: WTRSHD:							
Finished Concrete	2.00											SALES DATA							
Heating Fuel - 03												OFF. RECORD	DATE	DEED	INDICATE SALES				
Gas	1.00											BOOK	PAGE	MOYR	TYPE	Q/UV/I	PRICE		
Heating Type - 05												02830	1378	7	2021	WD*	B	V	1150000
Radiant Ceiling Heat	3.00											01234	0646	12	2000	WD*	X	I	0
Air Conditioning Type - 01												01234	0641	12	2000	WD*	X	I	0
None	0.00											01234	0636	12	2000	WD*	X	I	0
Commercial Heat & Air - 1												00680	0221	6	1982	WD	X	I	0
None	0.00											00161	0318	6	1964	WD	X	I	0
Structural Frame - 06												BUILDING AREA 50,000							
Steel	15.00											NOTES							
Ceiling & Insulation - 11												SPLIT'05 PU DISC 02-04 16 3.41AC NO PU'05							
No Ceiling - Roof and Wall Insulated	3.00											M1'06//							
Half-Bathrooms												P N142434 4/07 PN142106 5/0 7, INDUSTRIAL							
BAS - 0 FUS - 0 LL - 0												BLDG UC							
Plumbing Fixtures												25							
Office																			
BAS - 0 FUS - 0 LL - 0	0																		
TOTAL POINT VALUE	126,000																		
BUILDING ADJUSTMENTS																			
Market/Design	06	FACTOR	6	1.2000															
Non-Std Wall	0	Non-Std	1.0000																
Height		Wall	Height																
Quality	3	AVERAGE	1.0000																
Size		Size	Size	0.9800															
TOTAL ADJUSTMENT FACTOR	1.180																		
TOTAL QUALITY INDEX	149																		



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SUBAREA		CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	% OVR	% COND	OB/XF DEPR. VALUE	
AOF	3,400	200	506800	43	0	0	1	44,000.00	100	-	2024	2024	S2		100	44000	
BAS	46,600	100	3471700	P1	0	0	1,325	140.00	100	-	2024	2024	S2		100	185500	
CLP	1,450	070	75618		0	0	35,500	3.60	100	-	2024	2024	S5		100	127800	
FIREPLACE	1	None															
TOTAL OB/XF VALUE																357,300	
SUBAREA TOTALS	51,450																4,053,918

BUILDING DIMENSIONS BAS=E150N34E100N166W250S200Area:46600;AOF=W100N34E100S34Area:3400;CLP=S145W10N145E10Area:1450;TotalArea:51450

LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	VERRIDE VALUE	LAND NOTES
INDUSTRIAL	0600	LI	0	0	1.0000	0	0.5200	PW TOPO				PW	60,000.00	28.798	AC	0.520	31,200.00	898498		
TOTAL MARKET LAND DATA															28.798					
TOTAL PRESENT USE DATA																			898,500	

*Assessor's Office  
704-878-5368*



Iredell County Home Page

Iredell County - Tax Bill Search

Basic Search Real Estate Search Tax Bill Search Sales Search Help

Hide Details...

Owner Last Name: Owner First Name: Account #:

MAP BLK PIN CONDO CC LH  
Parcel #: 4715 97 2538 000

Tax Year: All Years Bill #: Unpaid Bills Only:  Sort By: Newest to Oldest Search Clear

*iredellcounty nc.gov  
government  
Tax admin & land records*

Search Results

click on a tax bill below to continue

Hide Details...

Year Bill#	Account#	Owner Name	Owner Name2	Orig Levy	Balance	Disc Year	Property ID	Property Address
2008 092871	77456405	WEST PROPERTIES OF STATESVILLE	-LLC ET AL	4,625.19	0.00		4715972538.000 1009D0000A047	130 DEER RIDGE LN
2009 099553	77456405	WEST PROPERTIES OF STATESVILLE	-LLC ET AL	4,625.19	0.00		4715972538.000 1009D0000A047	130 DEER RIDGE LN
2010 100167	77456405	WEST PROPERTIES OF STATESVILLE	-LLC ET AL	4,625.19	0.00		4715972538.000 1009D0000A047	130 DEER RIDGE LN
2011 100642	77456405	WEST PROPERTIES OF STATESVILLE	-LLC ET AL	4,849.45	0.00		4715972538.000 1009D0000A047	130 DEER RIDGE LN
2012 102066	77456405	WEST PROPERTIES OF STATESVILLE	-LLC ET AL	5,017.64	0.00		4715972538.000 1009D0000A047	130 DEER RIDGE LN
2013 102693	77456405	WEST PROPERTIES OF STATESVILLE	-LLC ET AL	5,017.64	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
2014 105405	77456405	WEST PROPERTIES OF STATESVILLE	-LLC ET AL	5,017.64	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
2015 105966	77456405	WEST PROPERTIES OF STATESVILLE	LLC ET AL	4,204.69	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
2016 106553	77456405	WEST PROPERTIES OF STATESVILLE	LLC ET AL	4,428.94	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
2017 109319	77456405	WEST PROPERTIES OF STATESVILLE	LLC ET AL	4,428.94	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
2018 110426	77456405	WEST PROPERTIES OF STATESVILLE	LLC ET AL	4,523.57	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
2019 120390	77456405	WEST PROPERTIES OF STATESVILLE	LLC ET AL	4,822.72	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
2020 114078	77456405	WEST PROPERTIES OF STATESVILLE	LLC ET AL	4,867.57	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
2021 041261	77456405	WEST PROPERTIES OF STATESVILLE	LLC ET AL	4,867.57	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
2022 093132	80083822	KEN FARRIS FAMILY LLC		4,875.71	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
2023 058170	80083822	KEN FARRIS FAMILY LLC		9,143.14	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
2024 060440	80083822	KEN FARRIS FAMILY LLC		9,143.14	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
2025 062311	80083822	KEN FARRIS FAMILY LLC		41,655.86	0.00	0	4715972538.000 1009D0000A047	125 DEER RIDGE DR

Selected Tax Bill Info View Appraisal Card

Accounts: 80083822 KEN FARRIS FAMILY LLC 7215 HIGHWAY 271 S FORT SMITH AR 72908-8016 125 DEER RIDGE DR	Bill#: 061311 Parcel#: 4715972538.000 Pin#: 1009D0000A047 Esrowr: Status:	Last Trans Date: 09/05/2025 Last Payment: 09/05/2025	Building Value: 2,837,760 Chrf Value: 357,300 Land Value: 898,500 Parcel Value Total: 4,093,540 Deferred Value: 0 Taxable Value: 4,093,540	Current Balance: 0.00 Original Levy: 41,655.86 Personal Value: 0 Total Valuation: 4,093,540 Exemptions: 0
--	---	---	---	---

Taxes/Fees

Description	Levied	Interest/Fees	Released	Collected	Balance
COUNTY	29,467.70	0.00	0.00	29,467.70	0.00
STATESVILLE	21,188.16	0.00	0.00	21,188.16	0.00
Totals	41,655.86	0.00	0.00	41,655.86	0.00

REMIT PAYMENTS TO: Iredell County Tax Collector, PO Box 1027, Statesville, NC 28687-1027

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**EMPLOYER'S QUARTERLY TAX AND WAGE REPORT**  
**A PENALTY WILL BE APPLIED TO ANY REPORTS THAT CONTAIN 10 OR MORE WAGE ITEMS**  
 \* INDICATES A REQUIRED FIELD



NC DEPT. OF COMMERCE  
 DIVISION OF EMPLOYMENT SECURITY  
 P.O. BOX 26654  
 RALEIGH, NC 27611-6504

EMPLOYER LEGAL NAME: **ATER TECH TRANSPORTATION LLC**  
 EMPLOYER ADDRESS: **16 HIGHWAY 271 S RT SMITH AR 72908**  
 QUARTER ENDING: **09/30/2025** DUE DATE: **10/31/2025** EMPLOYER ID NUMBER: **0000931711**  
 DATE: **09/30/2025** TAX RATE: **1.360** QTR-YR: **3** 2025 TOTAL REMITTANCE DUE: **451.62**

AGENCY USE

DATE	INITIALS
AMOUNT	

\* NUMBER OF COVERED WORKERS (WHO WORKED DURING OR RECEIVED PAY FOR THE PAYROLL PERIOD WHICH INCLUDES THE 12TH OF THE MONTH)

(1) 1ST MONTH	(2) 2ND MONTH	(3) 3RD MONTH

**CHECK THIS BOX IF THE ADDRESS HAS CHANGED**

ENTER YOUR FEDERAL TAX NUMBER HERE: **27 - 1022636**

ANY CHANGES OCCURRED IN THE OWNERSHIP, TELEPHONE NUMBER OR ADDRESS, COMPLETE FORM NCUI 101-A.

N	* (1) LAST NAME	* (2) FIRST NAME	(3) GROSS WAGES	(4) OUT OF STATE TAXABLE WAGES	(5) OUT OF STATE STATE CODE	(6) HOURS WORKED	(7) EMPLOYEE/OFFICER	(8) SEASONAL	(9) LOCATION SUMMARY	(10) SOC CODE
480	BRADY	PAUL	11,022.52	0.00		0	EMPLOYEE	N		
644	RICHARDSON	RASHON	22,184.82	0.00		0	EMPLOYEE	N		
703	MORAN	ALVIN	34,373.38	0.00		0	EMPLOYEE	N		
TOTALS			67,580.72	0.00						
TOTALS FROM NCUI101B			0.00	0.00						
GRAND TOTALS			67,580.72	0.00						

ORIGINAL FILED ELECTRONICALLY

THE INFORMATION CONTAINED IN THIS REPORT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

(11) SIGNATURE: *W. Ann* (12) TITLE: **ADP ATTY-IN-FACT** (13) TELEPHONE NUMBER: **(877)-706-0510** (14) DATE: **10/15/2025**  
 Date format: mm/dd/yyyy

# Iredell County - Tax Bill Search



Iredell County Home Page

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 [Real Estate Search](#)  
 [Tax Bill Search](#)  
 [Sales Search](#)  
 [Help](#)

[Hide Details...](#)

Owner Last Name: \_\_\_\_\_ Owner First Name: \_\_\_\_\_ Account #: \_\_\_\_\_

MAP BLK PIN CONDO CC LH  
 Parcel #: 4715 97 2538 000

Tax Year:  Sort By:

## Search Results

**click on a tax bill below to continue**

[Hide Details...](#)

Year Bill#	Account#	Owner Name	Owner Name2	Orig Levy	Balance	Disc Year	Property ID	Property Address
<a href="#">2008 097671</a>	77456405	WEST PROPERTIES OF STATESVILLE	-LLC ET AL	4,625.19	0.00		4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2009 099553</a>	77456405	WEST PROPERTIES OF STATESVILLE	-LLC ET AL	4,625.19	0.00		4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2010 100167</a>	77456405	WEST PROPERTIES OF STATESVILLE	-LLC ET AL	4,625.19	0.00		4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2011 100642</a>	77456405	WEST PROPERTIES OF STATESVILLE	-LLC ET AL	4,849.45	0.00		4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2012 102066</a>	77456405	WEST PROPERTIES OF STATESVILLE	-LLC ET AL	5,017.64	0.00		4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2013 102693</a>	77456405	WEST PROPERTIES OF STATESVILLE	-LLC ET AL	5,017.64	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2014 105405</a>	77456405	WEST PROPERTIES OF STATESVILLE	-LLC ET AL	5,017.64	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2015 105966</a>	77456405	WEST PROPERTIES OF STATESVILLE	LLC ET AL	4,204.69	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2016 106553</a>	77456405	WEST PROPERTIES OF STATESVILLE	LLC ET AL	4,428.94	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2017 109319</a>	77456405	WEST PROPERTIES OF STATESVILLE	LLC ET AL	4,428.94	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2018 110426</a>	77456405	WEST PROPERTIES OF STATESVILLE	LLC ET AL	4,523.57	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2019 120390</a>	77456405	WEST PROPERTIES OF STATESVILLE	LLC ET AL	4,822.72	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2020 114078</a>	77456405	WEST PROPERTIES OF STATESVILLE	LLC ET AL	4,867.57	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2021 041261</a>	77456405	WEST PROPERTIES OF STATESVILLE	LLC ET AL	4,867.57	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2022 093132</a>	80083822	KEN FARRIS FAMILY LLC		4,875.71	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2023 058170</a>	<b>80083822</b>	<b>KEN FARRIS FAMILY LLC</b>		<b>9,143.14</b>	<b>0.00</b>	<b>0</b>	<b>4715972538.000</b> <b>1009D0000A047</b>	<b>130 DEER RIDGE LN</b>
<a href="#">2024 060440</a>	80083822	KEN FARRIS FAMILY LLC		9,143.14	0.00	0	4715972538.000 1009D0000A047	130 DEER RIDGE LN
<a href="#">2025 061311</a>	80083822	KEN FARRIS FAMILY LLC		41,655.86	0.00	0	4715972538.000 1009D0000A047	125 DEER RIDGE DR

**Selected Tax Bill Info**      [View Appraisal Card](#)



<b>Account#:</b> 80083822	<b>Bill#:</b> 058170	<b>Last Trans Date:</b> 10/10/2023	<b>Building Value:</b> 0	<b>Current Balance:</b> 0.00
KEN FARRIS FAMILY LLC	<b>Parcel#:</b> 4715972538.000	<b>Last Payment :</b> 10/10/2023	<b>Obxf Value:</b> 0	<b>Original Levy:</b> 9,143.14
7215 HIGHWAY 271 S	<b>Pin#:</b> 1009D00000A047		<b>Land Value:</b> 898,500	<b>Personal Value:</b> 0
	<b>Escrow:</b>		<b>Parcel Value Total:</b> 898,500	<b>Total Valuation:</b> 898,500
	<b>Status:</b>		<b>Deferred Value:</b> 0	<b>Exemption:</b> 0
<b>Legal Description:</b> VICKERY NC90 ROW PB51-101 ANNEX 1915-1169 PB53-114 PB74-64 28.798AC			<b>Taxable Value:</b> 898,500	
FORT SMITH AR 72908-8016 130 DEER RIDGE LN				

**Taxes/Fees**

Description	Levied	Interest/Fees	Released	Collected	Balance
COUNTY	4,492.50	0.00	0.00	4,492.50	0.00
STATESVILLE	4,650.64	0.00	0.00	4,650.64	0.00
<b>Totals</b>	<b>9,143.14</b>	<b>0.00</b>	<b>0.00</b>	<b>9,143.14</b>	<b>0.00</b>

..... REMIT PAYMENTS TO: Iredell County Tax Collector, PO Box 1027, Statesville, NC 28687-1027 .....

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Gina Lawrence, Chief Financial Officer  
**DATE:** 2/3/2026 5:01 PM

---

**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving Budget Amendment No. 2026-16 to roll forward SCIF funds in FY 2026 that were previously designated to support the Police Expansion Project.**

---

### **1. Summary of Information:**

The City of Statesville was previously awarded a \$3,250,000 SCIF grant (Award #10381), which was formally accepted and designated to support the City of Statesville Police Expansion Project. These funds represent a significant opportunity to offset infrastructure demands and reduce financial pressures on the General Fund. These monies present a significant opportunity to alleviate infrastructure pressures currently being experienced within the General Fund.

The City's Finance Department corrected an accounting error in FY 2025 and must roll forward the balance of the SCIF fund budget (\$3,155,000) to FY2026 to ensure the funds remain aligned with their intended purpose and the associated project, and to maintain proper reporting and compliance requirements.

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

Ordinance 18-22

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

**Developing Our City:** Attract and retain a talented, engaged workforce responsive to the needs of our growing community.

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

**Connecting Our Communities:** Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

**Strategic Plan Values:** N/A

The project supports the need to update and improve the City's primary police facilities to address existing building maintenance concerns and accommodate future growth.

### **4. Budget/Funding Implications:**

If these grant funds are not utilized for their intended purpose, it will result in a greater financial impact on the General Fund due to the overall cost of the project.

### **5. Consequences for Not Acting:**

The City would be required to return approximately \$3.25 million to the State, along with facing potential findings related to reporting and compliance requirements, which could also negatively impact future grant awards.

**6. Department Recommendation:**

Approve as presented.

**7. Manager Comments:**

Recommend for approval.

**8. Next Steps:**

Upon approval, the funds will be transferred to the appropriate project account, and any eligible project-related expenses will be reconciled accordingly.

**9. Attachments:**

1. Ordinance \$3250000
2. BA Form SCIF Funds FY26 2026-16

**ORDINANCE NO. 18-22**

**AN ORDINANCE ESTABLISHING THE  
STATE CAPITAL INFRASTRUCTURE FUNDS SPECIAL REVENUE FUND**

WHEREAS, the City Council of the City of Statesville desires to receive its allocation of the State Capital Infrastructure Funds, and

WHEREAS, the City Council of the City of Statesville desires to establish a special revenue fund to accept and segregate these grant monies, and

WHEREAS, the scope and timeline of any eligible capital projects will potentially cross fiscal years, and

WHEREAS, North Carolina General Statutes §159-13.2 authorizes the adoption of a grant project budget ordinance, and

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Statesville that there is hereby adopted a Grant Project Budget Ordinance setting forth the following revenues and expenditures for the life of the project:

**REVENUES:**

State Capital Infrastructure Funds                      \$3,250,000

**EXPENDITURES:**


Project Expenditures    \$3,250,000

Duly adopted this 16th day of May 2022.



  
\_\_\_\_\_  
Constantine H. Kutteh, Mayor

ATTEST:

  
\_\_\_\_\_  
Brenda Fugett, City Clerk



# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager

**FROM:** Glenn Kurfees Fire Chief

**DATE:** 2/4/2026 9:12 AM

---

**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving the donation of a portable generator from the Statesville Fire Department to the Monticello Volunteer Fire Department.**

---

### **1. Summary of Information:**

Pursuant to §160A-280, the City is authorized to donate surplus equipment to other organizations. The Monticello Volunteer Fire Department has requested the portable generator that is no longer in use at a Statesville Fire Department station. After thorough internal review and discussion, it has been determined that the generator is surplus and holds no anticipated future use or operational value for the city. The Monticello Volunteer Fire Department currently lacks a backup generator, and during a power outage, they must manually open the bay doors and are left without power for their personnel. In supporting our mutual aid partners, donating this generator aligns with our commitment to collaboration and strengthens our collective emergency response capabilities. By assisting the Monticello Volunteer Fire Department, we enhance their readiness and ensure that they can effectively serve the community during emergencies.

The estimated value of the generator is approximately \$2,500

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

None

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

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

**Strategic Plan Values:** N/A

In supporting our mutual aid partners, donating this generator aligns with our commitment to collaboration and strengthens our collective emergency response capabilities. By assisting the Monticello Volunteer Fire Department, we enhance their readiness and ensure that they can effectively serve the community during emergencies.

### **4. Budget/Funding Implications:**

No cost to the city.

**5. Consequences for Not Acting:**

The generator is currently stored at the garage as surplus. It requires some repairs and has wiring that is reversed from standard configurations. We have no intention of utilizing this generator within our department, and it would not be usable by the city without risking damage to facilities due to the improper wiring. If no action is taken regarding the generator, there will be no negative operational impact or consequences.

**6. Department Recommendation:**

Authorize the donation of the generator to the Monticello Volunteer Fire Department.

**7. Manager Comments:**

Recommend for approval.

**8. Next Steps:**

If approved, we would coordinate with the Monticello Volunteer Fire Department to pick up the generator.

**9. Attachments:**

1. Resolution\_Donation\_Portable Generator
2. Public Notice Generator Donation

**RES \_\_\_\_\_**  
**RESOLUTION AUTHORIZING THE DONATION OF SURPLUS EQUIPMENT**  
**TO Monticello Volunteer Fire**

WHEREAS, the City of Statesville Fire Department has declared one Portable Generator as surplus equipment no longer needed for municipal purposes; and

WHEREAS, the City Council of the City of Statesville previously approved the surplus designation of said equipment on November 17, 2025, in accordance with state and local policies; and

WHEREAS, the surplus Portable Generator has an estimated fair market value of \$2,500; and

WHEREAS, Monticello Volunteer Fire Department has requested donation of the surplus portable generator for the use at its Fire station to provide response during power outages; and

WHEREAS, the intended donation of the equipment has been advertised publicly for a minimum of five (5) days as required under North Carolina General Statutes and the City's surplus property policy;

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

1. The City hereby authorizes the donation of one portable generator to Monticello Volunteer Fire Department.
2. The equipment shall be used exclusively by the Monticello Volunteer Fire Department to operate during power outages, ensuring the provision of fire and rescue services to the community.

3. The City Manager or their designee is hereby authorized to execute any necessary documents to effectuate this donation.

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 2026.

---

Doug Hendrix, Mayor City of Statesville

---

Emily Kurfees, City Clerk

## **Public Notice**

In June 2025, the Statesville Fire Department officially replaced the generator previously used at Station 2. As part of this update, the portable generator has been declared surplus by the city.

The Monticello Volunteer Fire Department has expressed interest in receiving this generator as a donation. It will be used to enhance their operational capabilities, especially during power outages, ensuring they can effectively serve the community.

The City of Statesville is proud to donate this equipment in support of our local fire service and the essential work they do for public safety.

Emily Kurfees, City Clerk.

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Joseph Campbell, Planner II  
**DATE:** 2/3/2026 5:14 PM

---

**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-02 552 Buffalo Shoals Rd, filed by Bobby Koehler on behalf of Elite Ready Mix for the parcel located at 552 Buffalo Shoals Rd, Receive City Clerk's Certificate of Sufficiency, and Consider passing a resolution fixing a date of March 2, 2026, for a public hearing for the petition for annexation.**

---

### **1. Summary of Information:**

The property is approximately 3.64 acres located at 552 Buffalo Shoals Rd. The applicant is requesting annexation of the remaining portion of the property to fulfill the contingency of the Special Use Permit to bring the entire property inside the city limits.

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

City Council approved a Special Use Permit for the use of a Concrete Batch Plant on November 3rd, 2025, contingent on annexation of the split parcel into the city.

### **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:**

N/A

### **5. Consequences for Not Acting:**

N/A

### **6. Department Recommendation:**

The department recommends passing the resolutions and setting a date of March 2, 2026, for a public hearing on this annexation request.

### **7. Manager Comments:**

Recommend for approval.

### **8. Next Steps:**

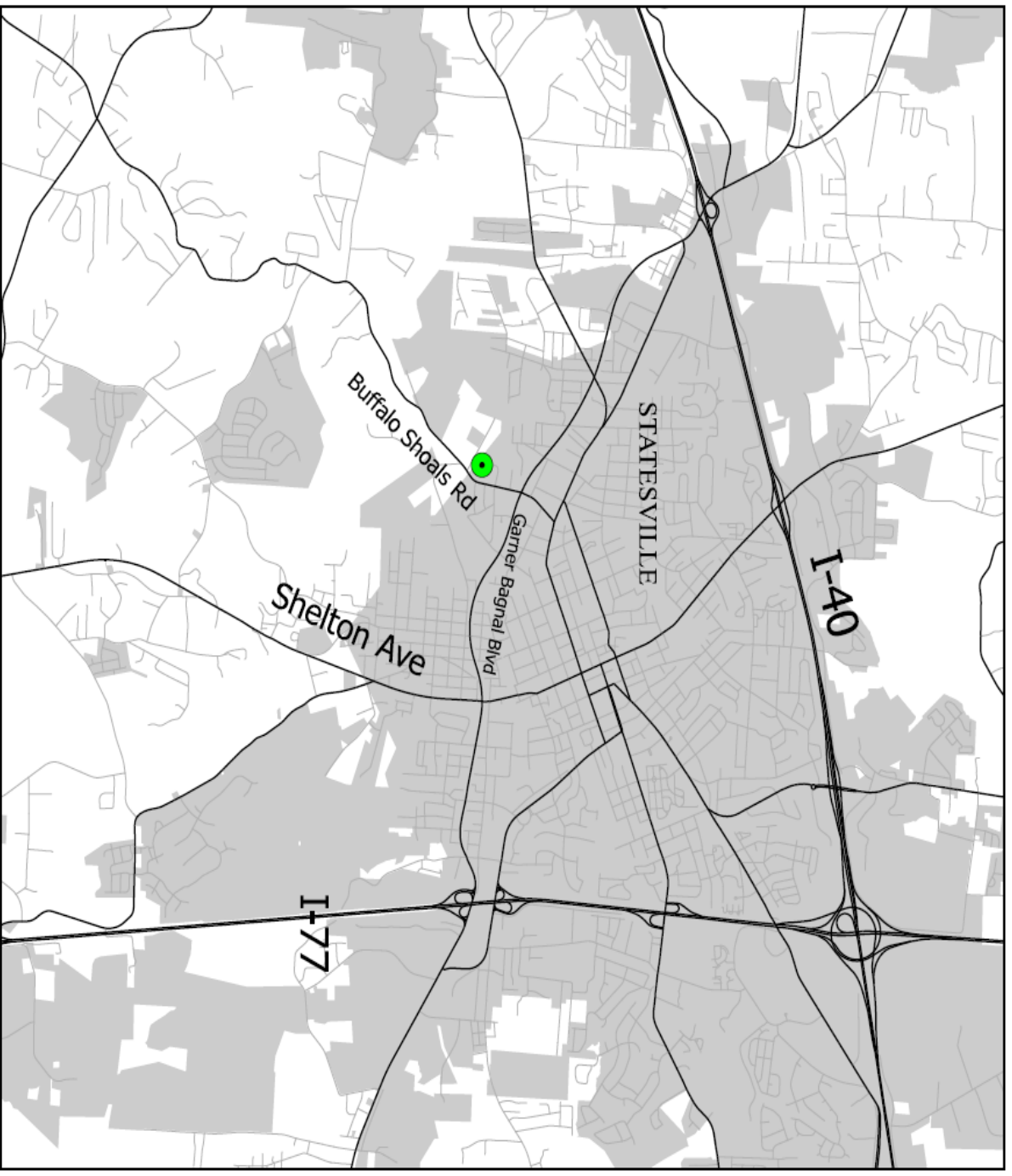
Advertise for the public hearing.

**9. Attachments:**

1. Packet Maps AX26-02 552 Buffalo Shoals Rd
2. Resolution\_Clerk Investigation\_-Contiguous\_AX26-02 552 Buffalo Shoals Rd
3. Certificate of Sufficiency\_Annexation\_AX26-02 552 Buffalo Shoals Rd
4. Resolution to Set Public Hearing\_AX26-02 552 Buffalo Shoals Rd

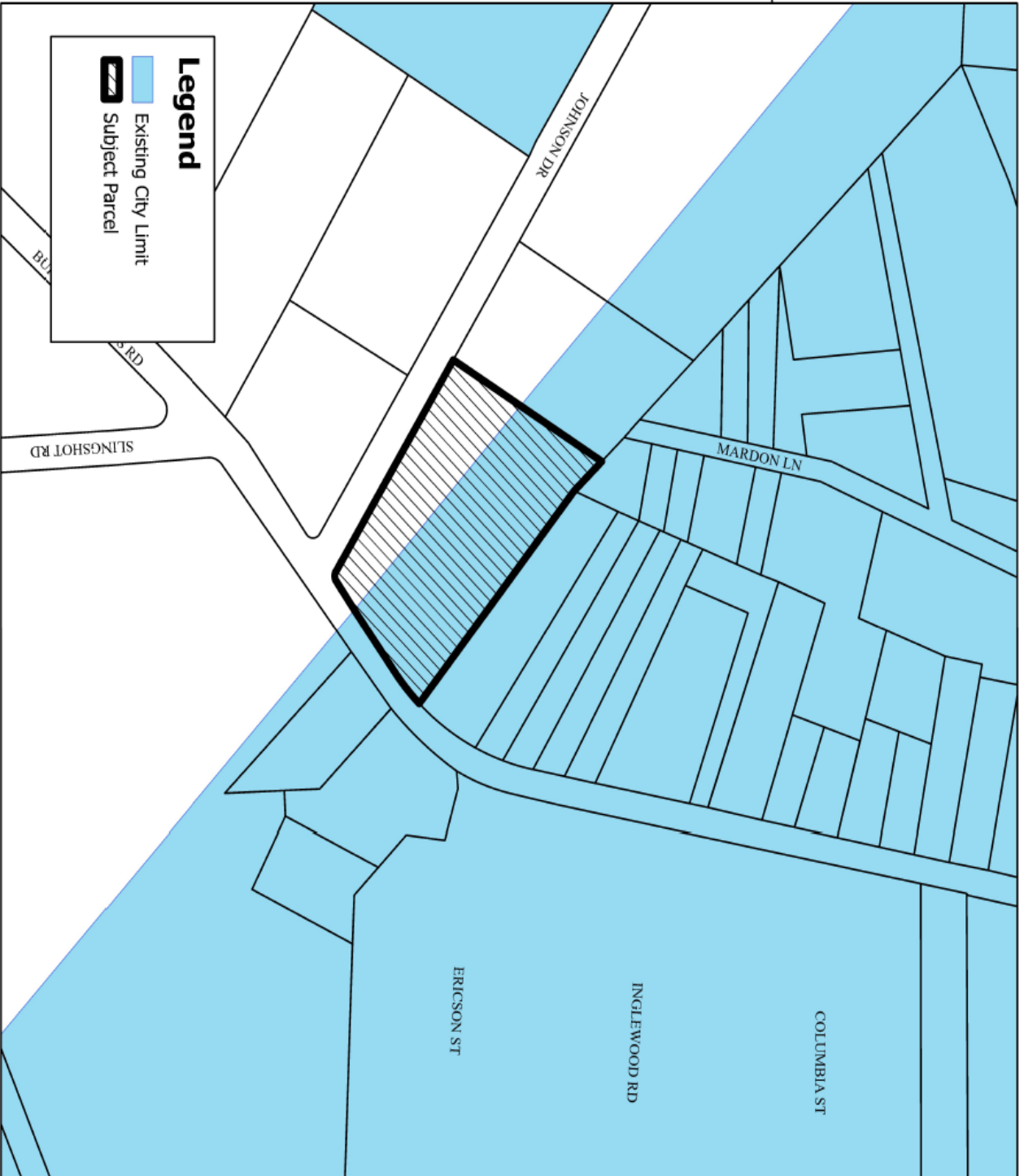
**City of Statesville  
Planning Department**

AX26-02  
552 Buffalo Shoals Rd  
4734-31-8454



**City of Statesville  
Planning Department**

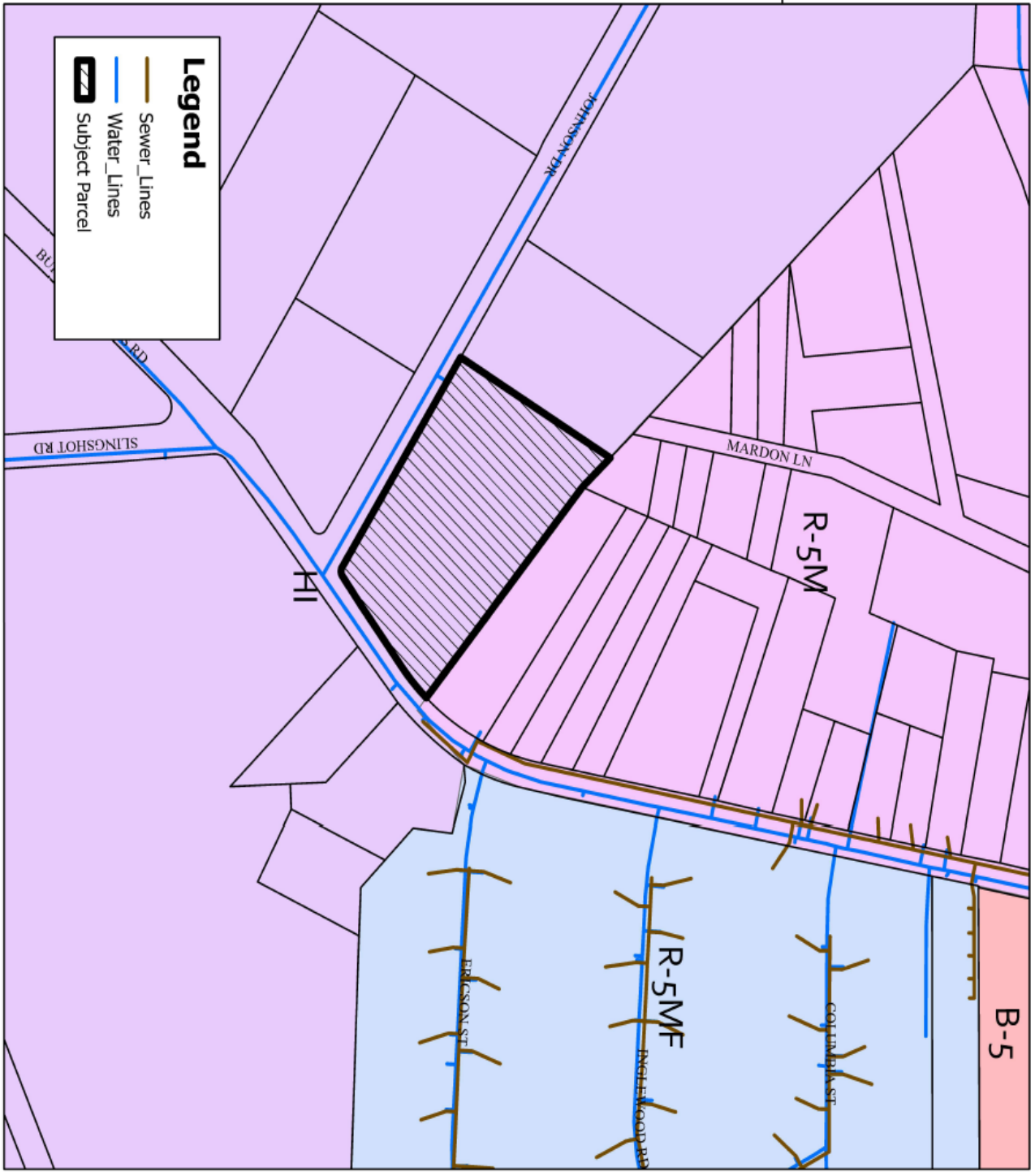
AX26-02  
552 Buffalo Shoals Rd  
4734-31-8454





**City of Statesville  
Planning Department**

AX26-02  
552 Buffalo Shoals Rd  
4734-31-8454

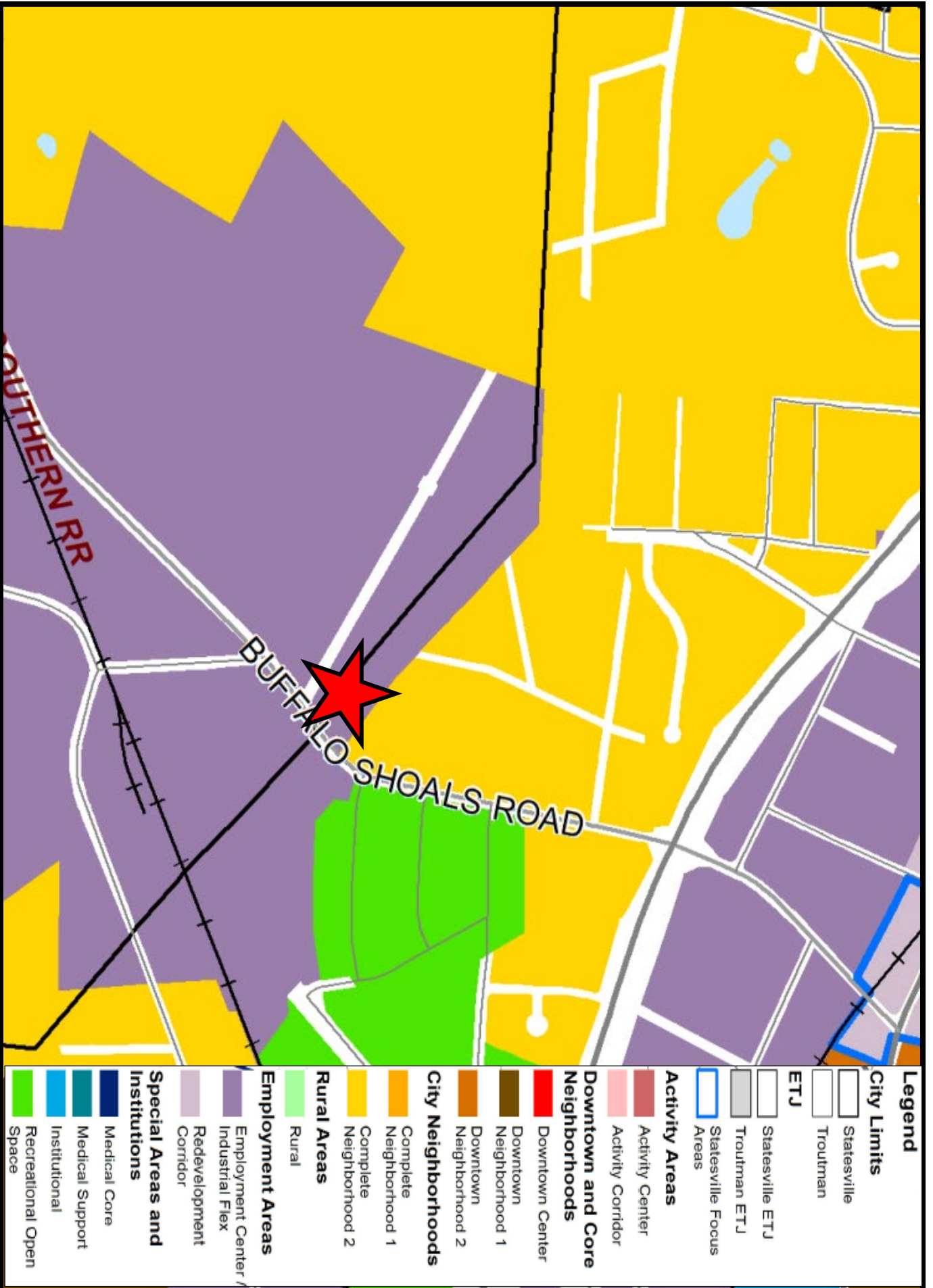


**Legend**

-  Sewer\_Lines
-  Water\_Lines
-  Subject Parcel



Site Photo – AX26-02: 552 Buffalo Shoals Road



**RESOLUTION \_\_\_\_\_**

**A RESOLUTION DIRECTING THE CLERK TO  
INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31**

**Case No. AX26-02 552 Buffalo Shoals Rd  
Parcel # 4734-31-8454**

WHEREAS, a petition requesting annexation of the area described in said petition has been received on December 3, 2025, by the City Council; and

WHEREAS, G. S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Statesville deems it advisable to proceed and respond to the request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Statesville:

That the City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the City Council the results of her investigation.

Adopted this 16<sup>th</sup> day of February 2026.

S - E - A - L

CITY OF STATESVILLE

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CERTIFICATE OF SUFFICIENCY**

**Case No. AX26-02 552 Buffalo Shoals Rd  
Parcel # 4734-31-8454**

TO THE CITY COUNCIL OF THE CITY OF STATESVILLE, NORTH CAROLINA:

I, Emily Kurfees, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Statesville, this 16<sup>th</sup> day of February 2026.

SEAL

---

Emily Kurfees, City Clerk

**RESOLUTION \_\_\_\_\_**

**RESOLUTION FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF  
ANNEXATION PURSUANT TO G.S. 160A-31**

**Case No. AX26-02 552 Buffalo Shoals Rd  
Parcel # 4734-31-8454**

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

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

WHEREAS, certification by the City Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Statesville, North Carolina

Section 1. That a public hearing on the question of annexation of the contiguous area described herein will be held in the Council Chambers of the Statesville City Hall at 6:00 o'clock p.m. on the 16<sup>th</sup> day of March 2026.

Section 2. The area proposed for annexation is described as follows:

Parcel 1: BEGINNING at an Iron Rebar Set in the northern boundary line of J & E Properties of NC, LLC (D.B. 2620, PG. 1082) being South 46° 16' 25" East 200.65 feet of an Iron Rebar Found, the northern corner of J & E Properties of NC, LLC (D.B. 2620, PG. 1082); and running from said beginning North 07° 10' 58" East 62.00 feet to a Pinched Iron Pipe Found, the southeastern corner of Brenda L. W. Haggerty (D.B. 2013, PG. 1826); thence with the southern boundary of Brenda L. W. Haggerty (D.B. 2013, PG. 1826) South 76° 39' 32" East 132.24 feet to a One Inch Iron Pipe Found, the southwestern corner of Brenda L. W. Haggerty (D.B. 2013, PG. 1826); thence South 20° 35' 24" West 43.29 feet to a One Inch Iron Pipe Found and continuing 79.76 feet for a total of 123.05 feet to an Iron Rebar Set, the southwestern corner of I Care, Inc. (D.B. 859, PG. 1965); thence North 48° 52' 28" West 80.65 feet to an Iron Rebar Found, the northeastern corner of J & E Properties of NC, LLC (D.B. 2620, PG. 1082); thence with the northern boundary of J & E Properties of NC, LLC (D.B. 2620, PG. 1082) North 45° 43' 06" West 11.34 feet to an Iron Pipe Found; thence continuing with the northern boundary of J & E Properties of NC, LLC (D.B. 2620, PG. 1082) North 46° 16' 25" West 33.61 feet to the point and place of BEGINNING; containing approximately 0.260 acres +/- by coordinate computation as shown on the plat of survey by W. Matthew Jordan, P.L.S. #L-4414, which plat is entitled "Boundary Survey For: J & E Properties of NC" and is dated July 22, 2025.

Parcel 2: BEGINNING at an Iron Rebar Found, the northeastern corner of J & E Properties of NC, LLC (D.B. 2620, PG. 1082); running thence South 48° 52' 28" East 80.65 feet to an Iron Rebar Set, the southwestern corner of I Care, Inc. (D.B. 859, PG. 1965); thence with the southern boundary of I Care, Inc. (D.B. 859, PG. 1965) South 48° 52' 28" East 449.59 feet to an Iron Rod and continuing South 48° 52' 28" East an additional 24.53 feet for a total of 474.12 feet to a computed point within SR 1379 (commonly known as Buffalo Shoals Road); thence South 52° 53' 24" West 281.76 feet within the paved portion of SR 1379 (commonly known as Buffalo

Shoals Road) to a computed point; thence North 60° 00' 43" West 442.83 feet within the paved portion of SR 2726 (commonly known as Johnson Drive) to a computed point; thence North 31° 15' 47" East 31.13 feet to an Iron Rebar Set and continuing North 31° 15' 47" East an additional 335. 67 feet for a total of 366.80 feet to the point and place of BEGINNING; containing approximately 3.620 acres +/- by coordinate computation as shown on the plat of survey by W. Matthew Jordan, P.L.S. #L-4414, which plat is entitled "Boundary Survey For: J & E Properties of NC" and is dated July 22, 2025.

The metes and bounds description above contain 3.62 Acres more or less as shown of that certain survey for J & E Properties of NC, LLC, being prepared by Matthew Jordan, P.L.S. dated July 22<sup>nd</sup>, 2025.

Section 3. Notice of said public hearing shall be published in the Statesville Record and Landmark, a newspaper having general circulation in the City of Statesville, at least 10 days prior to the date of the public hearing.  
Adopted this 16<sup>th</sup> day of February, 2026.

CITY OF STATESVILLE

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Matthew Kirkendall, Senior Planner  
**DATE:** 2/4/2026 9:09 AM

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**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider pass a resolution directing the City Clerk to investigate a petition of annexation AX26-02 Japul Road (Harmony Vistas) Subdivision, filed by Mr. Mark Miserocchi of Harmony Investing LLC, for two parcels located at the end of Japul Road and along Beauty Street, Receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of March 2, 2025, for a public hearing for the petition for annexation.**

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### **1. Summary of Information:**

The property is approximately 28.42 acres located at the end of Japul Road and along Beauty Street. The applicant is requesting the annexation of the properties concurrently with a conditional rezoning request to build a new subdivision with up to 70 single-family homes.

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

City Council will hear the public hearing and consider passing the first reading of the conditional rezoning (ZC25-15) on March 2, 2026.

### **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:**

N/A

### **5. Consequences for Not Acting:**

N/A

### **6. Department Recommendation:**

The department recommends passing the resolutions and setting a date of March 2, 2026, for a public hearing on this annexation request.

### **7. Manager Comments:**

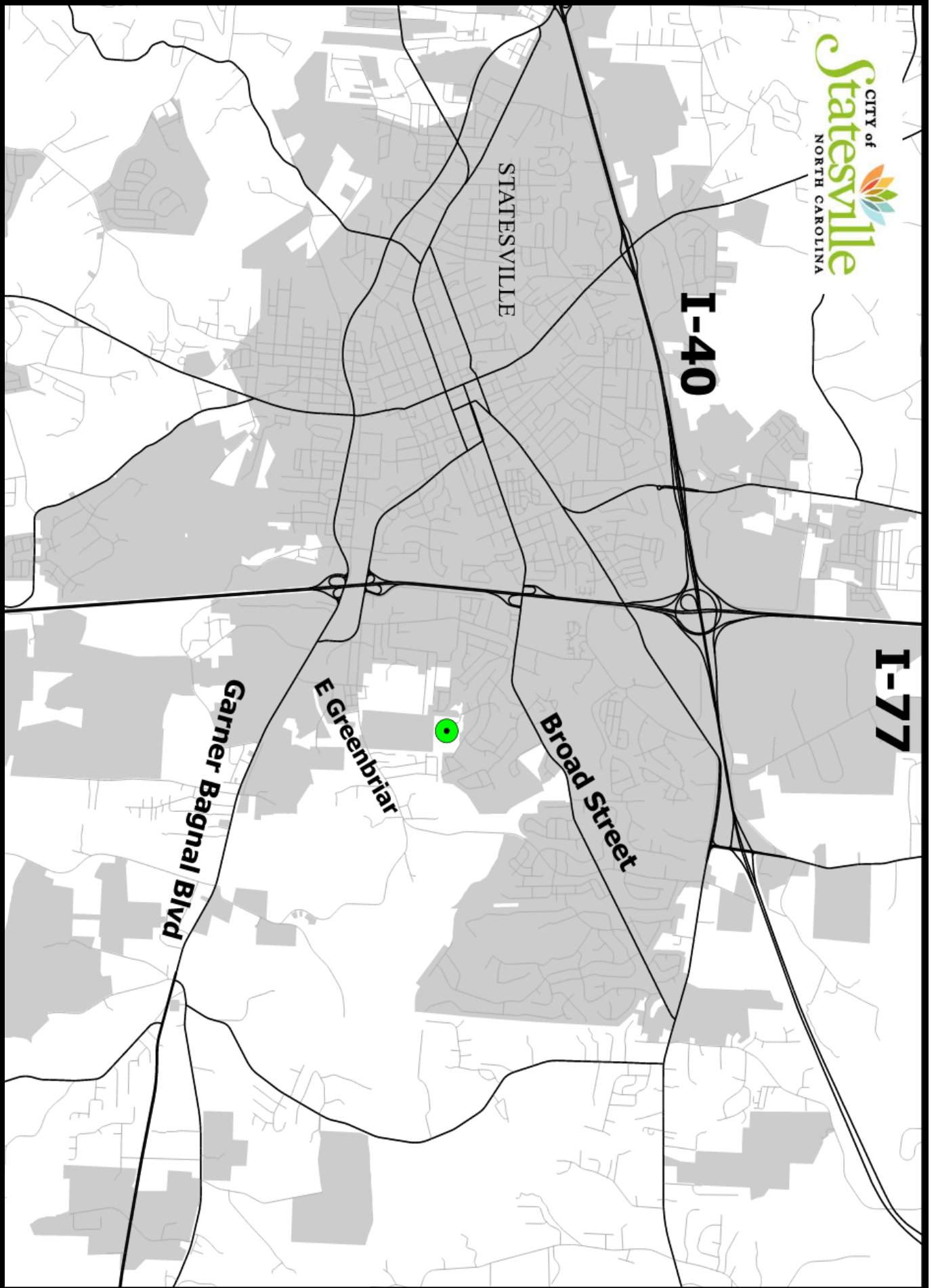
Recommend passing the resolutions and setting the public hearing.

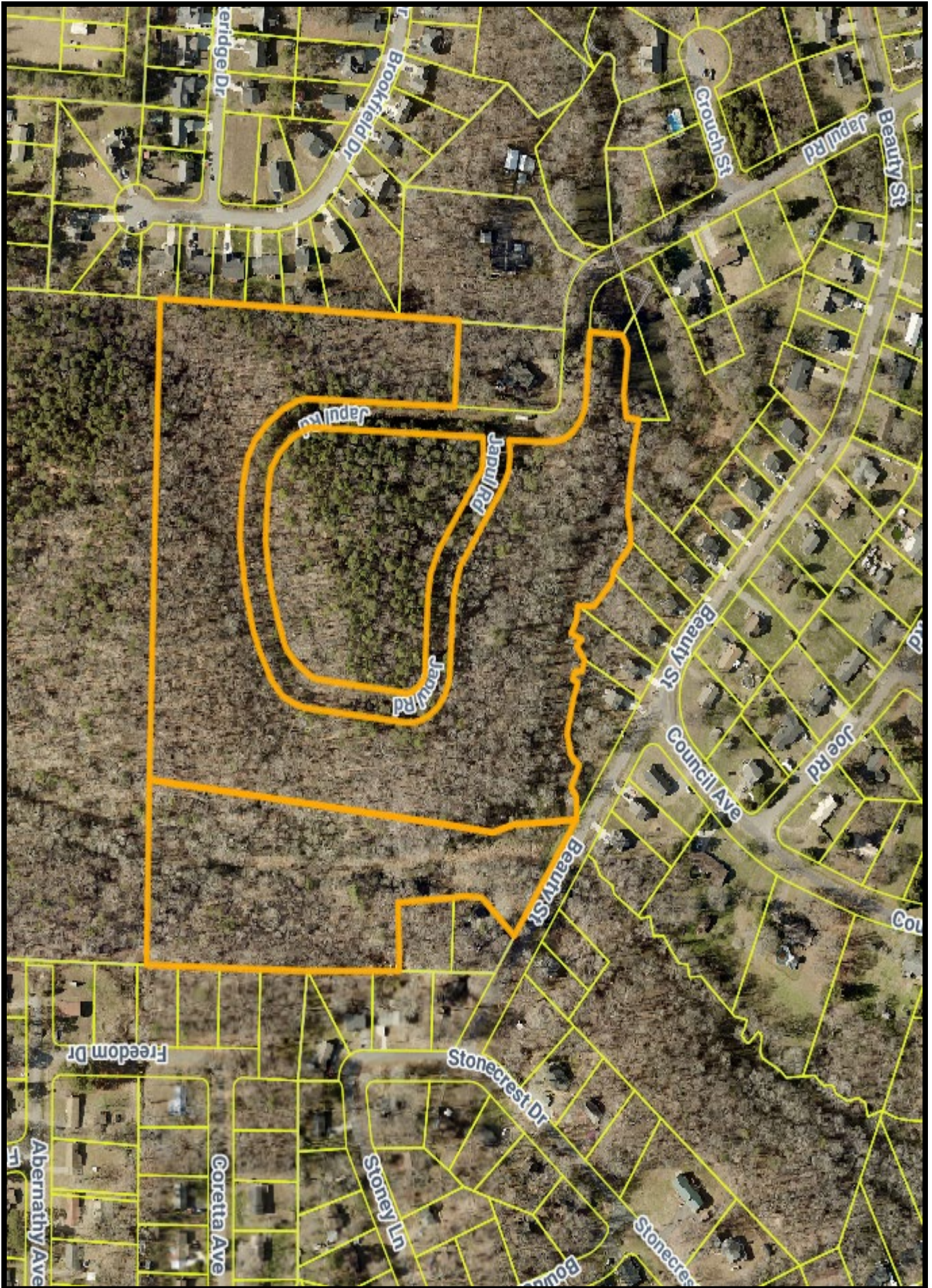
### **8. Next Steps:**

Advertise for the public hearing.

**9. Attachments:**

1. Packet Maps AX25-11 Japul Road (Harmony Vistas)
2. Resolution\_Clerk Investigation\_-Contiguous\_AX26-01 Japul Road
3. Certificate of Sufficiency\_Annexation\_AX26-01
4. Resolution to Set Public Hearing\_AX26-01 Japul Road







Site Photo – AX25-11 Harmony Vistas – View from current end of Japul Road



Site Photo – AX25-11 Harmony Vistas – View from Beauty Street



**RESOLUTION \_\_\_\_\_**

**A RESOLUTION DIRECTING THE CLERK TO  
INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31**

**Case No. AX26-01 Japul Road  
Parcel #'s 4754-25-4679 and 4754-35-2055**

WHEREAS, a petition requesting annexation of the area described in said petition has been received on February 16, 2026, by the City Council; and

WHEREAS, G. S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Statesville deems it advisable to proceed and respond to the request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Statesville:

That the City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the City Council the results of her investigation.

Adopted this 16th day of February 2026.

S - E - A - L

CITY OF STATESVILLE

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CERTIFICATE OF SUFFICIENCY**

**Case No. AX26-01 Japul Road (Harmony Vistas) Subdivision  
Parcel #'s 4754-25-4679 and 4754-35-2055**

TO THE CITY COUNCIL OF THE CITY OF STATESVILLE, NORTH CAROLINA:

I, Emily Kurfees, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Statesville, this 16th day of February 2026.

SEAL

\_\_\_\_\_  
Emily Kurfees, City Clerk

RESOLUTION \_\_\_\_\_

RESOLUTION FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

Case No. AX26-01 Japul Road (Harmony Vistas) Subdivision  
Parcel #'s 4754-25-4679 and 4754-35-2055

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

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

WHEREAS, certification by the City Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Statesville, North Carolina.

Section 1. That a public hearing on the question of annexation of the contiguous area described herein will be held in the Council Chambers of the Statesville City Hall at 6:00 o'clock p.m. on the 2<sup>nd</sup> day of March 2026.

Section 2. The area proposed for annexation is described as follows:

**BEGINNING** at a 1/2" Iron Pipe along the Southern Right-of-Way margin of Japul Road (60' Public R/W per PB 6 PG 75, PB 13 PG 55, DB 640 PG 857), and an Access Easement (DB 671 PG 232), being the common front property corner of Parcel numbers 475425534, 4754250523 and 4754254679 (herein Subject Property Tract 1), and being the **Point Of BEGINNING**;

Thence with **Subject Property Tract 1**, N 06°02'21" E, crossing said Japul Road, a distance of 78.79' to a 1" Iron Pipe located North of the Right-of-Way near a Pond, being a common property corner with Parcel 4754251727;

Thence N 04°31'37" E, 51.12' to a Computed Point within said Pond, common property corner with Parcel 4754254679;

Thence N 84°40'26" E, 168.22' to a Computed Point within said Pond and a Creek, being a common property corner with Parcel 4754254679 (herein Subject Property Tract 3)

Thence with **Subject Property Tract 3**, three (3) courses being Computed Points, as follows:

- 1) S 75°08'13" E, 36.85';
- 2) S 81°53'15" E, 68.30';
- 3) N 87°12'01" E, crossing an Existing 20' Sanitary Sewer Easement (DB 701 PG 738), a distance of 36.81', being a common property corner of said Parcel 475425467 and Lots 6 thru 10, PB 42 PG 91;

Thence with said Parcels and Creek, twenty-three (23) courses being Computed Points, as follows:

- 1) S 86°46'36" E, 50.52';
- 2) N 80°34'49" E, 30.77';
- 3) N 89°02'34" E, 32.91';
- 4) S 47°23'43" E, 61.51';
- 5) S 78°11'25" E, 26.59';
- 6) S 48°11'16" E, 62.96';
- 7) S 03°39'47" W, 38.14';
- 8) S 78°45'57" E, 29.31';
- 9) S 63°59'25" E, 29.04';
- 10) N 28°13'06" E, 28.25';
- 11) S 47°08'34" E, 17.56';
- 12) N 56°15'36" E, 32.90';
- 13) S 71°51'06" E, 24.56';
- 14) S 06°56'31" W, 14.62';
- 15) S 68°46'34" E, 18.68';
- 16) N 29°34'07" E, 12.63';
- 17) S 72°06'21" E, 29.33';
- 18) S 76°49'13" E, 76.08';
- 19) N 81°02'14" E, 42.91';
- 20) N 48°02'47" E, 27.14';
- 21) S 67°04'49" E, 47.19';
- 22) N 58°39'38" E, 24.27';
- 23) S 85°35'28" E, 45.48', located along the Southeastern Right-of-Way of Beauty Street (60' Public R/W per PB 16 PG 100, PG 73 PG 127 and PB 42 PG 92), and being a common property corner of Parcel 475425467 and Parcel 4754352055 (herein Subject Property Vacant Tract);

Thence with said **Subject Property Vacant Tract** and Right-of-Way margin, S 55°54'21" E, crossing said Existing 20' Sanitary Sewer Easement, for a distance of 252.56' to a Rebar along the R/W margin, being a common property corner of Parcel 4754353465;

Thence three (3) courses as follows:

- 1) S 43°12'48" W, 110.00' to a Rebar;
- 2) S 03°40'33" W, 40.13' to a Rebar;
- 3) S 04°57'16" E, 25.77' to a Rebar, common corner with Parcel 4754353461;

Thence two (2) courses as follows:

- 1) S 05°45'45" E, 129.15' to a Computed Point;
- 2) S 89°07'27" E, 135.73' to a Computed Point, being a common property corner with Parcel 4754355226;

Thence S 01°00'59" W, 60.62' to a 1/2" Iron Pipe, common property corner with Parcel 4754354193;

Thence S 00°58'56" W, 160.01' to an Angle Iron, common property corner with Parcel 4754355085 and 4754345927;

Thence S 00°49'41" W, 109.55' to an Angle Iron, common property corner with Parcel 4754345807, Lot 97, PB 11 PG 4;

Thence two (2) courses with Lots 97 thru 99, PB 11 PG 4, as follows

- 1) S 01°43'40" W, 96.52' to a Rebar;
- 2) S 00°31'52" W, 174.96' to a 1/2" Iron Pipe, common property corner with Parcel 4754236335;

Thence N 86°14'01" W, crossing said Existing 20' Sanitary Sewer Easement, for a distance of 375.97' to a 1" Iron Pipe, common property corner with Subject Property Tract 3;

Thence with **Subject Property Tract 3**, N 86°16'00" W, 781.77' to a Rebar, common property corner with Parcel 4754254679, Subject Property Tract 2;

Thence with **Subject Property Tract 2**, N 86°15'57" W, 170.42' to a 1" Iron Pipe, being a common property corner with Parcel 4754149791, Lot 35, PB 34 PG 10;

Thence six (6) courses with Lots 30 thru 35, PB 34 PG 10, as follows:

- 1) N 04°44'19" E, 27.26' to a Rebar;
- 2) N 04°18'54" E, 79.83' to a Rebar;
- 3) N 04°25'47" E, 80.40' to a Rebar;
- 4) N 04°23'20" E, 93.18' to a Rebar;
- 5) N 04°24'43" E, 104.72' to a Rebar;
- 6) N 04°19'34" E, 114.03' to a Stone;

Thence N 04°59'10" E, 204.87' to a Rebar, being a common property corner with Parcel 4754250523, 475425534 and Subject Property Tract 3;

Thence S 85°47'59" E, 169.12' to a Rebar, being a common property corner with Subject Property Tract 3;

Thence with **Subject Property Tract 3**, N 04°12'37" E, 219.61' to a Rebar along the Southern Right-of-Way of said Japul Road and an Access Easement, common property corner with Parcel 475425534 and **Subject Property Tract 1**;

Thence with **Subject Property Tract 1** and said R/W margin two (2) courses as follows:

- 1) N 41°48'50" W, 40.75' to a Rebar;
- 2) N 87°16'46" W, 137.80' to the **Point of BEGINNING**;

Having an area of 1,238,046 square feet, 28.422 Acres, more or less, as shown on a survey by Metrolina Land Surveying, Inc., dated 6/20/25.

**Parcel # 4754254679, Tract 1**

**BEGINNING** at a 1/2" Iron Pipe along the Southern Right-of-Way margin of Japul Road (60' Public R/W per PB 6 PG 75, PB 13 PG 55, DB 640 PG 857), and an Access Easement (DB 671 PG 232), being the common front property corner of Parcel numbers 475425534, 4754250523 and 4754254679 (herein Subject Property Tract 1), and being the **Point Of BEGINNING**;

Thence with **Subject Property Tract 1**, N 06°02'21" E, crossing said Japul Road, a distance of 78.79' to a 1" Iron Pipe located North of the Right-of-Way near a Pond, being a common property corner with Parcel 4754251727;

Thence N 04°31'37" E, 51.12' to a Computed Point within said Pond, common property corner with Parcel 4754254679;

Thence N 84°40'26" E, 168.22' to a Computed Point within said Pond and a Creek, being a common property corner with Parcel 4754254679, Tract 3;

Thence with the common line of Tract 1 and Tract 3, S 04°38'18" W, 28.82' to a Rebar;

Thence S 04°43'53" W, 153.64' to a Rebar along the Southern Right-of-Way of said Japul Road and an Access Easement, common property corner with Parcel 475425534;

Thence with Tract 1 and said R/W margin two (2) courses as follows:

- 1) N 41°48'50" W, 40.75' to a Rebar;
- 2) N 87°16'46" W, 137.80' to the **Point of BEGINNING**;

Having an area of 23,946 square feet, 0.55 Acres, more or less, as shown on a survey by Metrolina Land Surveying, Inc., dated 6/20/25.

#### **Parcel # 4754254679, Tract 2**

**BEGINNING** at a 1/2" Iron Pipe along the Southern Right-of-Way margin of Japul Road (60' Public R/W per PB 6 PG 75, PB 13 PG 55, DB 640 PG 857), and an Access Easement (DB 671 PG 232), being the common front property corner of Parcel numbers 475425534, 4754250523 and 4754254679, Tract 1);

Thence with Tract 1 and said R/W margin two (2) courses as follows:

- 1) S 87°16'46" E, 137.80' to a Rebar
- 2) S 41°48'50" E, 40.75' to a Rebar, being a common property corner with Parcel 4754254679, Tract 3;

Thence S 04°12'37" W, 219.61' to a Rebar, common property corner with Parcel 4754254679, (herein Subject Property Tract 2), and being the **Point Of BEGINNING**;

Thence with **Subject Property Tract 2** and the common line of Tract 3, S 04°27'40" W, 702.89' to a Rebar, common property corner with Parcel 4754236335;

N 86°15'57" W, 170.42' to a 1" Iron Pipe, being a common property corner with Parcel 4754149791, Lot 35, PB 34 PG 10;

Thence six (6) courses with Lots 30 thru 35, PB 34 PG 10, as follows:

- 1) N 04°44'19" E, 27.26' to a Rebar;
- 2) N 04°18'54" E, 79.83' to a Rebar;
- 3) N 04°25'47" E, 80.40' to a Rebar;

- 4) N 04°23'20" E, 93.18' to a Rebar;
- 5) N 04°24'43" E, 104.72'to a Rebar;
- 6) N 04°19'34" E, 114.03' to a Stone;

Thence N 04°59'10" E, 204.87' to a Rebar, being a common property corner with Parcel 4754250523 and 475425534;

Thence S 85°47'59" E, 169.12' to the **Point of BEGINNING**;

Having an area of 119,925 square feet, 2.75 Acres, more or less, as shown on a survey by Metrolina Land Surveying, Inc., dated 6/20/25.

**Parcel # 4754342055, Vacant Tract**

**BEGINNING** at a Rebar along the Southeastern Right-of-Way of Beauty Street (60' Public R/W per PB 16 PG 100, PG 73 PG 127 and PB 42 PG 92), and being a common property corner of Parcel 4754353465 and Parcel 4754352055 (herein Subject Property Vacant Tract), and being the **Point Of BEGINNING**;

Thence with said **Subject Property Vacant Tract** and Right-of-Way margin, three (3) courses as follows:

- 1) S 43°12'48" W, 110.00' to a Rebar;
- 2) S 03°40'33" W, 40.13' to a Rebar;
- 3) S 04°57'16" E, 25.77' to a Rebar, common corner with Parcel 4754353461;

Thence two (2) courses as follows:

- 1) S 05°45'45" E, 129.15' to a Computed Point;
- 2) S 89°07'27" E, 135.73' to a Computed Point, being a common property corner with Parcel 4754355226;

Thence S 01°00'59" W, 60.62' to a 1/2" Iron Pipe, common property corner with Parcel 4754354193;

Thence S 00°58'56" W, 160.01' to an Angle Iron, common property corner with Parcel 4754355085 and 4754345927;

Thence S 00°49'41" W, 109.55' to an Angle Iron, common property corner with Parcel 4754345807, Lot 97, PB 11 PG 4;

Thence two (2) courses with Lots 97 thru 99, PB 11 PG 4, as follows

- 1) S 01°43'40" W, 96.52' to a Rebar;
- 2) S 00°31'52" W, 174.96' to a 1/2" Iron Pipe, common property corner with Parcel 4754236335;

Thence, N 86°14'01" W, crossing said Existing 20' Sanitary Sewer Easement, for a distance of 375.97' to a 1" Iron Pipe, common property corner with Parcel Tract 3;

Thence with Parcel 4754254679, Tract 3, four (4) courses as follows:

- 1) N 08°35'05" E, 808.76' to a Rebar
- 2) Thence N 14°21'07" W, 58.19' to a Rebar;
- 3) Thence N 01°29'51" W, 118.69' to a Rebar;
- 4) Thence N 00°45'51" W, 20.20' to a Computed Point along the Right-of-Way margin of said Beauty Street;

Thence with said Right-of-Way margin, S 55°54'21" E, crossing said Existing 20' Sanitary Sewer Easement, for a distance of 252.56' to the **Point of BEGINNING**;

Having an area of 253,384 square feet, 5.82 Acres, more or less, as shown on a survey by Metrolina Land Surveying, Inc., dated 6/20/25.

**Parcel # 4754254679, Tract 3**

**BEGINNING** at a Rebar along the Southeastern Right-of-Way of Beauty Street (60' Public R/W per PB 16 PG 100, PG 73 PG 127 and PB 42 PG 92), and being a common property corner of Parcel 4754353465 and Parcel 4754352055, Vacant Tract;

Thence with said Right-of-Way margin, N 55°54'21" W, crossing said Existing 20' Sanitary Sewer Easement, for a distance of 252.56' to a Computed Point, being the common property corner of said Vacant Tract and Parcel 4754254679, Tract 3, (herein Subject Property Tract 3), and being the **Point of BEGINNING**;

Thence with said common line of **Subject Property Tract 3** and Vacant Tract, four (4) courses as follows:

- 1) S 00°45'51" E, 20.20' to a Rebar;
- 2) S 01°29'51" E, 118.69' to a Rebar;
- 3) S 14°21'07" E, 58.19' to a Rebar;
- 4) S 08°35'05" W, 808.76' to a 1" Iron Pipe, common property corner with Parcel 4754236335;

Thence N 86°16'00" W, 781.77' to a Rebar, common property corner with Parcel 4754254679, Tract 2;

Thence with said common line, N 04°27'40" E, 702.89' to a Rebar, common property corner with Parcel 475425534;

Thence N 04°12'37" E, 219.61' to a Rebar along the Southern Right-of-Way margin of Japul Road (60' Public R/W per PB 6 PG 75, PB 13 PG 55, DB 640 PG 857), and an Access Easement (DB 671 PG 232), being the common property corner of Parcel numbers 475425534 and 4754254679, Tract 1);

Thence with the common line of Tract 1 and Tract 3, N 04°43'53" E, 153.64' to a Rebar

Thence N 04°38'18" E, 28.82' to a Computed Point between a Pond and a Creek, and being a common property corner with Parcel 475425855,

Thence three (3) courses being Computed Points, as follows:

- 1) S 75°08'13" E, 36.85';
- 2) S 81°53'15" E, 68.30';
- 3) N 87°12'01" E, crossing an Existing 20' Sanitary Sewer Easement (DB 701 PG 738), a distance of 36.81', being a common property corner with said Parcel 475425467 and Lots 6 thru 10, PB 42 PG 91;

Thence with said Parcels and Creek, twenty-three (23) courses being Computed Points, as follows:

- 1) S 86°46'36" E, 50.52';
- 2) N 80°34'49" E, 30.77';
- 3) N 89°02'34" E, 32.91';
- 4) S 47°23'43" E, 61.51';
- 5) S 78°11'25" E, 26.59';
- 6) S 48°11'16" E, 62.96';
- 7) S 03°39'47" W, 38.14';
- 8) S 78°45'57" E, 29.31';
- 9) S 63°59'25" E, 29.04';
- 10) N 28°13'06" E, 28.25';
- 11) S 47°08'34" E, 17.56';
- 12) N 56°15'36" E, 32.90';
- 13) S 71°51'06" E, 24.56';
- 14) S 06°56'31" W, 14.62';
- 15) S 68°46'34" E, 18.68';
- 16) N 29°34'07" E, 12.63';
- 17) S 72°06'21" E, 29.33';
- 18) S 76°49'13" E, 76.08';
- 19) N 81°02'14" E, 42.91';
- 20) N 48°02'47" E, 27.14';
- 21) S 67°04'49" E, 47.19';
- 22) N 58°39'38" E, 24.27';
- 23) S 85°35'28" E, 45.48' to the **Point Of BEGINNING**;

Having an area of 840,792 square feet, 19.30 Acres, more or less, as shown on a survey by Metrolina Land Surveying, Inc., dated 6/20/25.

Section 3. Notice of said public hearing shall be published in the Statesville Record and Landmark, a newspaper having general circulation in the City of Statesville, at least 10 days prior to the date of the public hearing.

Adopted this 16<sup>th</sup> day of February 2026.

CITY OF STATESVILLE

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_

# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Erika Martin, AICP, Planning Director  
**DATE:** 2/3/2026 5:19 PM

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**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving a resolution to lead a countywide micro-transit study.**

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### **1. Summary of Information:**

The Charlotte Regional Transportation Planning Organization (CRTPO) has requested the City of Statesville lead a countywide Microtransit study. The study is estimated to cost between \$180,000 - \$220,000 with the City of Statesville, Town of Mooresville, and Town of Troutman splitting the 20% match (\$15,100 per municipality) and work in partnership with Iredell County to improve transit services within the county and region.

This would provide a wholistic view for micro-transit feasibility. Micro-transit is a technology-enabled, on-demand shared transportation service that uses smaller vehicles, like minivans, to provide a flexible, often door to door service. The software typically uses a smartphone app. Mooresville was able to obtain estimates for the cost, and this planning grant funding requires a 20% match.

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

On October 20, 2025, Council approved Statesville to participate in the match for this study.

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

**Developing Our City:** Attract and retain a talented, engaged workforce responsive to the needs of our growing community.

**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:** Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

**Strategic Plan Values:** We value and encourage Opportunity

The study could assist in providing more convenient and better utilized transit services.

### **4. Budget/Funding Implications:**

Study is estimated to between \$180,000 - \$220,000 with a 20% match provided by the City of Statesville, Town of Mooresville, and Town of Troutman. Therefore, the City of Statesville would pay up to \$15,100.

### **5. Consequences for Not Acting:**

If this request is not approved, this study may not continue as we have been asked to take the lead

for all municipalities.

**6. Department Recommendation:**

Staff recommends leading and participating in the countywide microtransit study.

**7. Manager Comments:**

Micro transit has been a discussion item for some time in Statesville. The ability to offer affordable transportation options for those in need is in direct correlation with our Strategic Plan, and would be a benefit for many of our residents. This is the first step toward a bigger goal and I recommend for approval.

**8. Next Steps:**

The project has been awarded by CRTPO with funds available beginning July 1, 2026. As lead agency, the City would follow federal procedures to procure a consultant to deliver the study in partnership with the participating municipalities and Iredell County.

**9. Attachments:**

1. Microtransit

**RESOLUTION \_\_\_\_\_**

**RESOLUTION FOR MICROTRANSIT STUDY**

WHEREAS, the Charlotte Regional Transportation Planning Organization (CRTPO) has requested the City of Statesville lead a countywide Microtransit study; and

WHEREAS, the City of Statesville, Town of Mooresville, and Town of Troutman will split the required 20% match and work in partnership with Iredell County; and

WHEREAS, the Microtransit study will review Iredell County Area Transit Service's (ICATS) current fixed route and on-demand services and determine how the services can be better utilized to support a regional transit; and

WHEREAS, the Microtransit study will evaluate how areas of the region could be consolidated into on-demand zones to efficiently provide service to and from healthcare services, employment hubs, and key attractions; and

WHEREAS, the Microtransit study will assess the financial and technical viability of a countywide microtransit program; and

WHEREAS, the Microtransit study will estimate the operating costs and eligible funding sources for a countywide microtransit program; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Statesville, North Carolina does hereby agree to lead the countywide Microtransit study.

Adopted this 16<sup>th</sup> day of February 2026.

CITY OF STATESVILLE

By: \_\_\_\_\_  
J. Douglas Hendrix, Mayor

ATTEST:

\_\_\_\_\_  
Emily Kurfees, City Clerk

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** John Ferguson, Airport Director  
**DATE:** 2/4/2026 9:05 AM

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**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving two work authorizations from our airport consultants, Parrish and Partners.**

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### **1. Summary of Information:**

Work authorization #28 is in the amount of \$72,119.00. Based on FAA input it has been determined that a Supplemental Environmental Assessment (EA) will be prepared for improvements that include construction of the remaining western portion of the South Parallel Taxiway and approximately 112 acres of land acquisition, at Statesville Regional Airport.

Work Authorization #29 is in the amount of \$524,410.00 engineering and design services for the construction of the Southwest Parallel Taxiway. Because of the cost associated with the western half of Taxiway B, it has been divided into three separate projects to allow for funding flexibility. Generally, the work that will be included in each phase is described below.

- Phase 1 will consist of the construction of a taxiway turnaround at the Runway10 end as well as continuing the construction of Taxiway B from the end of the current partial parallel taxiway to the next runway connector. Also included is grading and site preparation of a portion of the taxiway connector that will not be constructed under Phase 1.
- Phase 2 will consist of site preparation for the remainder of Taxiway B that was not constructed under Phase 1.
- Phase 3 will consist of paving and lighting of the area prepared under Phase 2.

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

no action in relation to this specific 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:** N/A

**Strategic Plan Values:** We value City Staff.

This project will enhance the safe operation of aircraft at the Statesville Regional Airport and will provide an opportunity for additional land development for future hangar construction.

### **4. Budget/Funding Implications:**

These work authorizations costs will be covered by several years of Non-Primary Entitlement funds that we have been accruing.

Year	Amount from NPE	(Match)	Amount to Work Authorizations 28 and 29
2021	\$ 150,000.00	\$ 16,666.00	\$ 166,666.00
2022	\$ 150,000.00	\$ 16,666.00	\$ 116,810.00
2023	\$ 150,000.00	\$ 16,666.00	\$ 166,666.00
2024	\$ 131,748.00	\$ 14,639.00	\$ 146,387.00

**5. Consequences for Not Acting:**

Project would not be completed.

**6. Department Recommendation:**

Airport Management recommends approval

**7. Manager Comments:**

NCDOT Aviation has committed to funding this southwest taxiway project, as shown in the attachments. This project is independent of the proposed Bethlehem Road reconnection to Hwy. 70. These work authorizations will allow our consultant to move forward with the project now, with money previously accumulated through our annual entitlement grants. Although we have not been funded for the project, per se, the commitment from the State is an indicator that this will happen. If for some reason the funding falls through, we will have the design and environmental work "on the shelf" and ready for when we do get funded.

I recommend approving these work authorizations.

**8. Next Steps:**

Upon approval, consultants will begin the engineering services.

**9. Attachments:**

1. SVH WA No. 28 - Taxiway EA (003)
2. \_WA No. 29 South Parallel TW - West (Rev) partially executed (003)
3. South Parallel Taxiway - West-22x34

**WORK AUTHORIZATION No. 28**

ENGINEERING CONSULTING SERVICES BY:  
**PARRISH AND PARTNERS OF NORTH CAROLINA, PLLC**

FOR:  
**RUNWAY 10-28 SAFETY ENHANCEMENTS PROGRAM –  
SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT (EA)**

AT:  
**STATESVILLE REGIONAL AIRPORT**

REFERENCING:  
**PROJECT GRANT #: TBD**

**June 15, 2025**

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**I. PROJECT SUMMARY**

Based on FAA input and guidance in FAA Orders 1050.1F and 5050.4B, it has been determined that a Supplemental Environmental Assessment (EA) will be prepared for improvements that include construction of the remaining western portion of the South Parallel Taxiway and relocation of Bethlehem Road, and approximately 112 acres of land acquisition, at Statesville Regional Airport (SVH). The document will be prepared in accordance with the National Environmental Policy Act (NEPA) by Parrish and Partners of North Carolina, PLLC (**CONSULTANT**) for review and approval by the City of Statesville (**OWNER**), FAA Memphis Airport Districts Office (**FAA**), and NCDOT Division of Aviation (**NCDOA**). A Finding of No Significant Impact (FONSI) was previously issued for these projects by the NCDOA in October 2017 as part of the Runway 10-28 Safety Enhancements Program. Although several of the project components included in the 2017 EA Proposed Action have been completed, the 2025 NEPA documentation will be supplemented to include three new areas of land acquisition not previously evaluated. Areas to be addressed under this work authorization include:

- A. Proposed Action
- B. Airport Operations
- C. Natural Resources
- D. Land Use
- E. Agency Coordination
- F. Public Involvement

- G. NEPA Documentation
- H. Project Management and Grant Services

## II. WORK TASKS

The anticipated scope of work will be completed by performing the following tasks:

### A. Proposed Action

As described in the 2017 EA, the proposed Runway 10-28 Safety Enhancements Program includes two primary components:

- RSA Improvements/Mitigation of Displaced Thresholds for Both Runway Ends
- South Full-Length Parallel Taxiway

An alternatives analysis was completed for these two components and a Preferred Alternative was identified. Project components from the Proposed Action evaluated in the 2017 EA that have not yet been completed include:

- Construction of the remaining western portion of the full-length parallel taxiway south of Runway 10-28
- Acquisition of approximately 105 acres of property
- Construction of relocated Bethlehem Road

Based on guidance from FAA representatives, the 2017 Proposed Action will be supplemented with an additional approximately 7 acres of fee simple property acquisition that is either required for construction of relocated Bethlehem Road or as identified on the Exhibit A Property Map.

The above projects will comprise the 2025 Proposed Action and will be described and evaluated in the Supplemental EA. The purpose and need for these project components will be detailed in the Supplemental EA. Available operational information, FAA criteria, and safety issues/concerns, will be utilized in this section to support the justification for the project. Exhibits will be prepared of the study area, Proposed Action, the existing conditions, and other areas, as appropriate, and will be included. Adequate description of alternatives, the differentiating factors and criteria for alternative selection, and project phasing will be summarized and included in the 2025 Supplemental EA.

### B. Review of Airport Operations

Forecasts of operational activity by type were developed as part of the 2017 EA and 2018 ALP Update effort for SVH. The forecast base year is 2014; however, activity forecasts were also developed for milestone years – 2019, 2024, 2029, and 2034. For the 2025 Supplemental EA, these forecasts will be reviewed and compared with the latest available FAA TMS data as well as the Airport's 1200 Aero data. Additionally, interviews with the Airport Director and various tenants, as appropriate, will be

completed to identify any recent operational changes at SVH. The updated operations and critical aircraft information will be compared with the prior forecasts to determine if there have been any significant changes in aircraft operations or fleet mix since 2017.

C. **Natural Resources**

Natural resources in the study area have been evaluated numerous times since 2017, as documented in 2016 Environmental Resources Technical Report and 2022 Bethlehem Road Relocation Final Natural Resources Technical Report, as well as US Army Corps of Engineers (USACE) jurisdictional determinations SAW-2015-01645 and SAW-2022-01912. The natural resource evaluation effort for the 2025 Supplemental EA will include review of these previous reports, verification that the jurisdictional determinations remain valid, a field reconnaissance to verify general plant communities and identify if any potentially suitable habitat for federally protected species occurs within the project area, and coordination with the USACE, US Fish and Wildlife Service (USFWS), and the NC Natural Heritage Program (for element occurrence data), as appropriate for input regarding the Proposed Action. Natural resources will be identified and documented in a technical memorandum for inclusion in the Supplemental EA. This information will be used to prepare the biotic communities, protected species, water quality, and water resources sections, in accordance with regulatory guidance, including the Clean Water Act Section 404, Section 7 of the Endangered Species Act, and the Bald and Golden Eagle Protection Act.

D. **Land Use**

Based on the proposed land acquisition and construction of relocated Bethlehem Road, the potential impacts of the Proposed Action on surrounding land use will be evaluated. Existing land use in the study area will be identified based on review of current aerial photography and other online databases and validated during a site reconnaissance. In addition to this baseline data, the SVH Airport Layout Plan, City of Statesville future land use plans, and input from the City of Statesville Planning Department, will be reviewed and used to evaluate the potential disruption of communities, relocation, and induced socioeconomic impacts resulting from the Proposed Action. Additionally, documentation to support sponsor's assurance under 49 U.S.C. § 47107 (a) (10), of the 1982 Airport Act, that appropriate actions will be taken, to the extent reasonable, to restrict land use to purposes compatible with normal airport operations will be prepared and included in the Supplemental EA.

E. **Agency Coordination**

Due to the proposed acquisition of property that is in active agricultural production and the amount of time that has lapsed since completion of the 2017 EA, Form AD-

1006 will be completed and coordinated with the Natural Resources Conservation Service, as appropriate.

In addition, the project will be submitted to the NC Department of Administration's State Environmental Review Clearinghouse to receive agency input on initial project planning and the draft Supplemental EA. Various federal agencies, including the USACE, USFWS, and US Environmental Protection Agency will also be provided an opportunity to comment on the Proposed Action and draft Supplemental EA.

F. **Public Involvement**

Based on the high level of public outreach that has occurred since 2017 and input from the FAA, a project update will be provided to the surrounding community via a postcard or newsletter. The **CONSULTANT** will coordinate with the City of Statesville to prepare a current mailing list of affected residents. The mailer will describe the Proposed Action and how they can provide comments or ask questions regarding the project. A phone number will also be included for providing input and contacting the project team. Following **FAA** approval of the draft Supplemental EA, the **CONSULTANT** will prepare a notice to be run in a paper of local distribution advertising the availability of the draft Supplemental EA for review and the opportunity to request a public hearing. The draft Supplemental EA will be made available for public review and comment a minimum of 30 days.

G. **NEPA Documentation**

A Supplemental EA will be prepared in accordance with the National Environmental Policy Act (NEPA) and based on guidance in FAA Order 5050.4B and Order 1050.1F. Existing data will be collected from the appropriate agencies and sources, including the **OWNER**, and will be analyzed to evaluate environmental concerns associated with the Proposed Action. The documentation will be concise and will reference support documents, as appropriate. Documentation addressing the updated Proposed Action description, natural resources, land use and public involvement will be incorporated into the Supplemental EA. This will include descriptions of environmental resources identified and potential environmental concerns, as well as appropriate figures.

The **CONSULTANT** will compile public comments received and provide written responses to be included as an appendix in the revised Final Supplemental EA. As appropriate, the Supplemental EA will also be revised to address comments received from environmental agencies. The revised Final Supplemental EA will be resubmitted to the FAA with a request for issuance of a Finding of No Significant Impact (FONSI).

**H. Project Management and Grant Services**

Once approved by the **OWNER** and NCDOA, **CONSULTANT** shall assist the **OWNER** in overall project management, preparation of documentation for local and state authorities and agencies including requests for funding and completion of applicable State and Federal grant forms, including meetings, grant applications, request for reimbursements, and project closeout.

**III. PROJECT SCHEDULE**

The following is the proposed project schedule:

Prepare Supplemental EA	90 days
Agency/Public Reviews	30 days
Total	120 days

**IV. GENERAL ASSUMPTIONS, CLARIFICATIONS AND DELIVERABLES**

1) Assumptions

- a. Proposed Action
  - i. Changes to Section 2 (Alternatives) of the 2017 EA, are not anticipated to result from revisions to the Proposed Action description.
  - ii. Section 3 (Affected Environment/Environmental Consequences) will be updated as necessary and at a level of detail appropriate for a Supplemental EA.
- b. Airport Operations
  - i. None
- c. Natural Resources
  - i. Formal consultation, if required, will be handled under a separate contract.
- d. Land Use
  - i. One site visit is assumed
- e. Agency Coordination
  - i. None
- f. Public Involvement
  - i. Written responses to public comments will be prepared, as appropriate. A maximum of fifteen (15) responses are assumed.
- g. NEPA Documentation
  - i. None
- h. Project Management and Grant Services
  - i. None

2) Deliverables

- a. Proposed Action
  - i. None
- b. Airport Operations
  - i. None
- c. Natural Resources
  - i. Natural Resources Technical Memorandum
- d. Land Use
  - i. General Written Assurances for signature
- e. Agency Coordination
  - i. State Environmental Review Clearinghouse submittals (2)
- f. Public Involvement
  - i. Project postcard
  - ii. Written responses to public comments received, as appropriate
- g. NEPA Documentation
  - i. The Supplemental EA documentation will assess potential impacts to environmental resources resulting from the Proposed Action, including supplemental land acquisition areas. The Supplemental EA will consist of full color electronic (PDF) and hard copies as outlined below.
  - ii. Electronic copies of the initial Draft Supplemental EA will be submitted to the **OWNER, FAA, and NCDOA** for review and comment.
  - iii. Following receipt of comments, a revised document will be prepared and submitted as the final Draft Supplemental EA to the **OWNER, FAA, and NCDOA**. Once approved by the FAA, the Draft Supplemental EA will be released for agency review and a 30-day notice of public review/opportunity to request a public meeting will be advertised. Two (2) hard copies of the Draft Supplemental EA will be provided for public review.
  - iv. Following the 30-day review period, the document will be revised to address public and agency comments as appropriate. Once signed, electronic copies of the Final Supplemental EA will be distributed to the **OWNER, NCDOA, and FAA**.
- h. Project Management and Grant Services
  - i. Assist **OWNER** in overall project management, preparation of documentation for local and state authorities and agencies including requests for funding and completion of applicable State and Federal grant forms, including meetings, grant applications, request for reimbursements, and project closeout.

**V. EXPENSES**

Project Expenses have been included utilizing the state rates allowable.

**VI. OTHER**

No additional information.

**VII. CONTACT/CLOSING**

The **OWNER** agrees to compensate the **CONSULTANT** for services performed for the work described herein as follows:

A. SPECIAL SERVICES:

1. Tasks A thru G - Prepare Supplemental Environmental Assessment for RW 10-28 Safety Enhancement Program: As compensation for preparing Supplemental EA (Tasks A thru G), the **OWNER** shall pay the **CONSULTANT** the lump sum fee of Fifty-seven Thousand Seven Hundred Twenty-six Dollars (\$57,726.00).
2. Task H - Project Management and Grant Services: As compensation for providing Project Management and Grant Services, the **OWNER** shall pay the **CONSULTANT** the lump sum fee of Fourteen Thousand Three Hundred Ninety-Three Dollars (\$14,393.00).

Agreed as to scope of services, schedule, and budget:

**CITY OF STATESVILLE**

**PARRISH AND PARTNERS OF  
NORTH CAROLINA, PLLC**

\_\_\_\_\_  
By: Doug Hendrix  
Mayor of Statesville

\_\_\_\_\_  
By: Jeff Kirby, PE  
President

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attachments:

- Exhibit A – Study Area Map
- Exhibit B – Professional Services Fee Summary



**LEGEND**

- Delineated Waters
- Airport Boundary
- Study Area Boundary
- Bethlehem Rd. Corridor
- Parcel



**Study Area Map**  
 Statesville Regional Airport  
 Supplemental EA  
 Iredell County, NC

Page 94 of 203

**Figure**

**1**

0      0.13      0.25  
 Miles

N

PROJECT DESCRIPTION: SVH Runway 10-28 Safety Enhancements Program - Supplemental EA	DATE PREPARED: 06/20/2025
PREPARED BY: Parrish and Partners of North Carolina, PLLC	

**Exhibit A - Professional Services Fee Summary**

<b>Special Services</b>	
<b>1</b>	<b>Project Formulation / Project Management</b>

SubTotal: \$14,393.00

<b>2</b>	<b>Supplemental EA</b>
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SubTotal: \$57,726.00

<b>Total</b>	<b>\$72,119.00</b>
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<b>Total WA No. 24 Amount</b>	<b>\$72,119.00</b>
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**WORK AUTHORIZATION No. 29**

ENGINEERING CONSULTING SERVICES BY:  
**PARRISH AND PARTNERS OF NORTH CAROLINA, PLLC**

FOR:  
**SOUTH PARALLEL TAXIWAY - WEST**

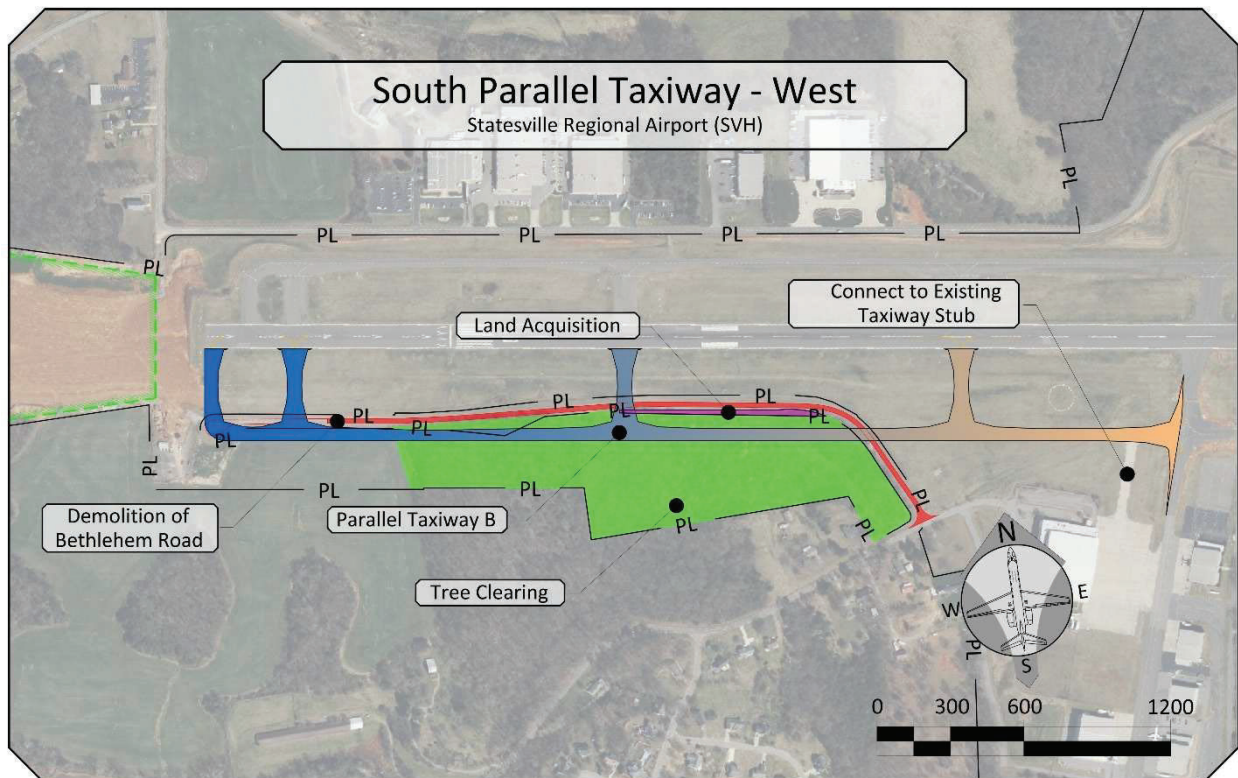
AT:  
**STATESVILLE REGIONAL AIRPORT**

REFERENCING:  
**PROJECT GRANT #: TBD (NPE FUNDS)**

**August 21, 2025**  
**Revised: January 5, 2026**

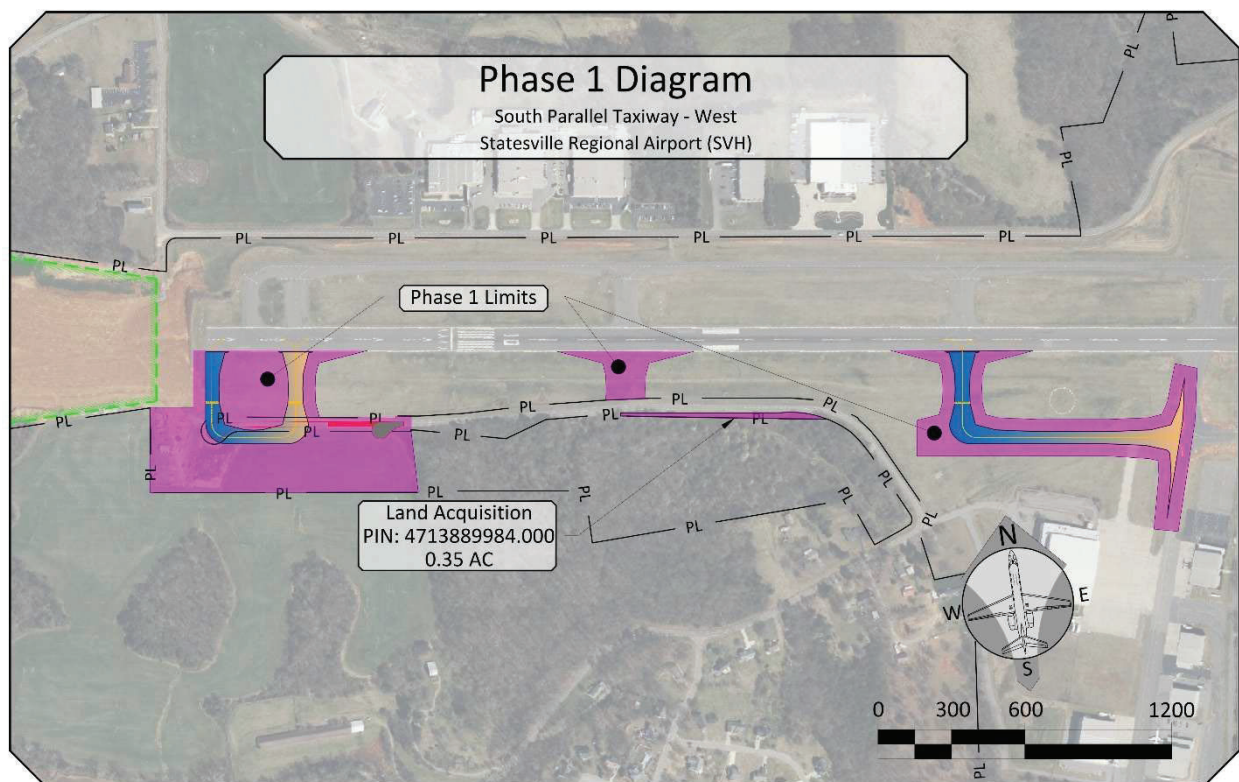
**I. PROJECT SUMMARY**

This project consists of the design and bidding of the first phase of the western half of the south parallel taxiway at Statesville Regional Airport.



Because of the cost associated with the western half of Taxiway B, it has been divided into three separate projects to allow for funding flexibility. Generally, the work that will be included in each phase is described below.

- Phase 1 will consist of the construction of a taxiway turnaround at the Runway 10 end as well as continuing the construction of Taxiway B from the end of the current partial parallel taxiway to the next runway connector. Also included is grading and site preparation of a portion of the taxiway connector that will not be constructed under Phase 1.
- Phase 2 will consist of site preparation for the remainder of Taxiway B that was not constructed under Phase 1.
- Phase 3 will consist of paving and lighting of the area prepared under Phase 2.



The construction cost of the total project is estimated at \$18M, and the first phase is estimated at \$8M.

Project elements of Phase 1 include:

- A. Pre-design topographic survey and geotechnical investigation.
- B. Preliminary (30%) design of the entire remaining Taxiway B, continuing from existing Taxiway B to the Runway 10 end. Preliminary design will include sufficient grading and drainage design to establish the full Taxiway B profile. Preliminary design will also include initial lighting evaluation for the ultimate project, as well as utility and

- roadway impacts. No detailed plan sheets will be developed for work outside of Phase 1; exhibits will be prepared detailing the design that was developed.
- C. Final (60%, 90%, and 100%) design of Phase 1 of Taxiway B.
  - D. Design and permitting of erosion control for Phase 1.
  - E. Land acquisition services related to the acquisition of a 0.35-acre parcel adjacent to Bethlehem Road, including a boundary survey of the parcel to be acquired, a Phase 1 Environmental Site Assessment, and an appraisal of the property.
  - F. Partial demolition of Bethlehem Road and abandonment of associated right-of-way.
  - G. Construction of a cul-de-sac at the new end of Bethlehem Road and dedication of associated new right-of-way.
  - H. Grading and site preparation within Phase 1 limits.
  - I. Paving within Phase 1 limits. Paving limits will extend past the taxiway connectors included under Phase 1 so that future closures of areas constructed under Phase 1 will not be required. Both concrete and asphalt pavements will be evaluated.
  - J. Installation of taxiway edge lights and modification of runway edge lights where necessary. Stubs will be left for connection during Phase 3. Vault equipment will be evaluated to determine if it is capable of supporting the additional lighting load.
  - K. Relocation of the existing windcone.
  - L. Relocation of the existing REILs at the Runway 10 end.
  - M. Realignment of utilities within the Phase 1 limits. Based on preliminary information, utilities to be relocated will include a private water main, private copper communications, and private fiber optic communications.
  - N. Realignment of perimeter fence within Phase 1 limits and replacement with fence meeting current recommendations.

The following tasks are not required for this work authorization:

- A. NEPA documentation, which is being completed under a separate agreement, Work Authorization No. 28.
- B. Stormwater management design and permitting, as this project is deemed permitted as confirmed by the city Stormwater Program Manager.

## II. CONSULTANT'S SCOPE OF WORK OVERVIEW

It is agreed to undertake the following work in accordance with the provisions of the Master Agreement for Professional Services dated December 4, 2023.

The scope of work for this Work Authorization includes:

1. Preliminary Design – Prepare 30% Plans

2. Design Development – Prepare 60% Plans
3. Final Design – Prepare 90% and 100% Plans
4. Bidding Phase
5. Pre-Design Surveying Services/Geotechnical Investigation/Prepare Base Drawings
6. Permitting Coordination
7. Land Acquisition Assistance

The contract is Lump Sum as stated in the attached manhour summaries.

This scope does not include:

- Detailed design of improvements beyond the limits of Phase 1
- Construction phase services and project oversight
- Permitting or erosion control design of off-airport borrow sites
- Permit fees associated with permits or agency approvals
- Grant services, which are included under a separate work authorization

### III. DESIGN CRITERIA AND REQUIREMENTS

The following are the primary FAA Advisory Circulars and other design standards to be utilized during the design effort. All design will be performed according to the current edition at the time of execution of this work authorization.

- FAA AC 150/5300-13; Airport Design
- FAA AC 150/5340-1; Standards for Airport Markings
- FAA AC 150/5370-2; Operational Safety on Airports During Construction
- FAA AC 150/5320-6; Airport Pavement Design and Evaluation
- FAA AC 150/5340-30; Design and Installation Details for Airport Visual Aids
- FAA AC 150/5370-10; Standards for Specifying Construction of Airports
- Federal Aviation Regulation Part 77 Surfaces
- 2024 NCDOT Standard Drawings and Specifications
- City of Statesville Unified Development Code

### IV. WORK TASKS

A. BASIC SERVICES: The **CONSULTANT** shall perform the following Basic Services for the project as outlined in Exhibit C of the above referenced Master Agreement and further described below:

1. Preliminary Design – Prepare 30% Plans: The **CONSULTANT** shall:

- a) Perform General Project Coordination with **OWNER** on matters affecting the Project and general correspondence preparation, as needed;

- b) Coordinate with **OWNER** and funding agencies on project formulation, including cost estimated project justification;
- c) Prepare project scoping, fee preparation, project justification, finances, and schedules;
- d) Advise **OWNER** as to the necessity of obtaining field surveys, soil borings, and laboratory testing, and coordinating with others to provide needed information;
- e) Develop preliminary design of the project:
  - a. Perform site walkover to evaluate field conditions and field verify existing data;
  - b. Develop geometric design of entire taxiway, including evaluation of the type and location of taxiway connectors;
  - c. Prepare preliminary layouts of cul-de-sac and other road modifications;
  - d. Preliminary lighting evaluation for ultimate project;
  - e. Evaluate windcone relocation;
  - f. Layout new REIL location;
  - g. Develop preliminary profile of entire taxiway;
  - h. Prepare preliminary grading layout of entire taxiway;
  - i. Prepare preliminary drainage layout of entire taxiway;
  - j. Preliminary utility layout;
  - k. Preliminary fence layout for Phase 1;
  - l. Preliminary fence layout for the ultimate taxiway construction;
  - m. Layout of required demolition; and
  - n. Initial development of phasing criteria.
- f) Prepare detailed plans at the 30% completion level. Only work anticipated to be completed during Phase 1 will be included on plan sheets. An estimated list of sheets for the 30% completion level are as follows;
  - a. Cover Sheet (1 sheet)
  - b. Construction Safety and Phasing Plan
    - General and Safety Notes
    - Existing Conditions
    - Project Layout
    - Preliminary Phasing Plan
    - Survey Control

- c. Demolition Plan
  - d. Geometric Site Plan
  - e. Plan and Profile
  - g) Total Anticipated Number of Sheets: ±15
  - h) Prepare Preliminary Design Report;
  - i) Prepare Exhibits detailing the 30% design of the overall project;
  - j) Prepare Exhibits detailing anticipated project impacts for use with permitting;
  - k) Perform quality review and revisions prior to submissions of documents;
  - l) Distribute documents for approvals to **OWNER, NCDQA**, and other regulatory agencies, including electronic copies (PDF) of the design report and one hard copy of the plans; and,
  - m) Attend review meeting with **OWNER** after 30% milestone.
2. Final Design – Prepare 60%, 90%, and 100% Plans: The CONSULTANT shall:
- a) Perform General Project Coordination with **OWNER** on matters affecting the Project and general correspondence preparation, as needed;
  - b) Coordinate with **OWNER** and funding agencies as necessary, including coordination with airport users on potential construction schedules, submittal of CSPP checklist to **NCDQA** prior to submission of FAA Form 7460;
  - c) Develop final design of the project at 60%, 90%, and 100% levels for work within the Phase 1 limits:
    - a. Perform site walkover to evaluate field conditions after submission of preliminary design;
    - b. Update geometric design of the taxiway;
    - c. Update geometric design of roadway and other elements;
    - d. Update phasing plan data;
    - e. Develop allowable construction equipment heights;
    - f. Update profile of taxiway;
    - g. Update layout of required demolition;
    - h. Develop grading design;
    - i. Develop erosion control design and calculations;
    - j. Develop drainage design and calculations;
    - k. Develop lighting design;
    - l. Develop utility design and calculations;
    - m. Develop marking layout; and,
    - n. Perform pavement design and develop joint layout;

- d) Prepare detailed plans at the 60%, 90%, and 100% completion levels. An estimated list of sheets for the 100% completion level are as follows;
- a. Cover Sheet
  - b. Construction Safety and Phasing Plan
    - General and Safety Notes
    - Existing Conditions
    - Project Layout
    - Phasing Plan
    - Survey Control
    - Construction Equipment Heights
  - c. Demolition Plan
  - d. Geometric Layout and Dimension Plan
  - e. Plan and Profile
  - f. Grading and Drainage Plan and Details
  - g. Erosion Control Plan and Details
  - h. Utility Plan and Details
  - i. Marking Plan and Details
  - j. Joint Layout, Elevation Plan, and Details
  - k. Lighting Layout Plan and Details
  - l. Typical Sections and Pavement Details
  - m. General Details
  - n. Cross Sections

Total Anticipated Number of Sheets: ±65

- e) Prepare CSPP Checklist documentation and submit to **NCDOA** for review;
- f) Prepare airspace documentation and submit through OE/AAA for FAA review;
- g) Prepare for review and approval by **OWNER**, its legal counsel and other advisors, necessary Bidding information, bidding forms, the Conditions of the Contract, and the form of Agreement between the **OWNER** and Contractor (otherwise referred to as the Front-End Contract Documents including FAA General Provisions);
- h) Prepare special provisions, technical project specifications, and compile project manual;
- i) Prepare quantity calculations;
- j) Prepare life cycle cost analysis documentation to evaluate bids received for asphalt and concrete pavements during the bidding phase;
- k) Update Engineer's Design Report at 60%, 90%, and 100% levels;

- l) Prepare a preliminary estimate of probable construction costs at the 60%, 90%, and 100% submission stages, including adjustments caused by changes in general scope, extent or character or design requirements of the **PROJECT** or market conditions;
  - m) Perform quality review and revisions prior to submissions of documents;
  - n) Incorporate **OWNER** and **NCDOA** comments into 90% and 100% Plan Sets;
  - o) Print and provide necessary copies for in-house production of engineering drawings and contract specifications;
  - p) Distribute documents for approvals to **OWNER**, **NCDOA**, and other regulatory agencies;
  - q) Attend review meeting with **OWNER** after the 60% and 90% milestones.
  - r) Submittals will be made at 60%, 90%, and 100% (Bid) completion levels. Each submittal will consist of plans, cost estimate, and engineer's report. Electronic copies (PDF) of the final design report and specifications and (1) hardcopy of the plans will be provided to **NCDOA** and **OWNER** for each review; and,
3. Bidding Phase: The **CONSULTANT** shall:
- a) Coordinate with the **OWNER** and the **NCDOA** for concurrence to advertise the project;
  - b) Assist the **OWNER** in advertising for, and opening, bids for the **PROJECT**, in accordance with state and federal bidding requirement
  - c) Maintain a record of prospective bidders to whom Bidding Documents have been issued, and receive and process payments for Bidding Documents;
  - d) Receive and respond to contractor inquiries related to the **PROJECT**;
  - e) Attend and assist the **OWNER** in conducting a pre-bid conference to share pertinent bidding and technical information and requirements with prospective bidders;
  - f) Issue addenda as appropriate to interpret, clarify or expand the Bidding Documents;
  - g) Distribute digital sets of Bidding Documents to Prospective Bidders and selected plan rooms during the Bidding Phase;
  - h) Prepare for and attend the bid opening and prepare certified bid summary;
  - i) Prepare certified bid tabulation sheets, assist **OWNER** in evaluating bids, and provide a formal recommendation to award. DBE/MBE/WBE commitments or Good Faith Effort will be provided after bidding and prior to determination of the lowest bidder. Attend **OWNER** meeting to provide recommendation

and assist in potential award of the project. Concurrence from **NCDOA** will be obtained prior to providing a formal recommendation to award;

j) Invite **NCDOA** to all pre- and post-bid meetings with a minimum of five business days' notice; and,

k) Provide guidance to ensure that all bidding will be in accordance with state bidding laws per NC General Statute 143-129.

B. SPECIAL SERVICES: The **CONSULTANT** shall perform the following Special Services for the project as outlined in Exhibit C of the Master Agreement and further described below:

1. Pre-Design Surveying Services/Geotechnical Investigation/Prepare Base Drawings. Existing available mapping will be used to the greatest extent possible to develop base drawings used in the design of this project. Additional surveys will be performed to supplement existing data on an as needed basis. See Exhibit C. Design grade topographic survey will be based on NAVD 88 vertical datum. Pre-Design Geotechnical Investigation Services will also be performed to provide design data and recommendations for ultimate design of project elements as outlined in Exhibit D.
2. Permitting Coordination: **CONSULTANT** will prepare the necessary erosion control and utility permitting documents and coordinate with NCDEQ, the City of Statesville, and utility providers. Design of erosion control and utilities is included in Basic Services.
3. Land Acquisition Assistance: Assist **OWNER** with the acquisition of a 0.35-acre parcel adjacent to Parcels A41 and A42 on the current ALP. Acquisition of the parcel is necessary for the construction of the taxiway. Services include a pen and ink update to the ALP Exhibit A to reflect the property, which is currently not identified; survey, appraisal, and Phase 1 Environmental Site Assessment of the parcel; and general coordination, assistance, and preparation of a Land Acquisition Notebook in accordance with NC Division of Aviation requirements. Additional details for the survey, appraisal, and Phase 1 Environmental Site Assessment can be found in Exhibits C, E, and F, respectively.

## V. PROJECT SCHEDULE

The following is the proposed project design schedule:

Project Formulation/Contracting	30 days
30% Design Complete, contingent on receipt of survey	30 days
<b>OWNER</b> Review and Comment	5 days
60% Design Complete	60 days
<b>NCDOA/OWNER</b> Review and Comments	14 days
90% Design Complete	60 days
Permitting Process, concurrent with subsequent steps	30 days (concurrent)
<b>NCDOA/OWNER</b> Review	14 days
100% Design Complete	7 days
<b>NCDOA/OWNER</b> Review	7 days
Revisions	5 days
Bidding Period	35 days
<hr/>	
Total	267 days

## VI. GENERAL ASSUMPTIONS AND CLARIFICATIONS

- 1) Preliminary Design – Prepare 30% Plans
  - a. One site visit is included in this Phase: Initial site visit to review existing data and review the site (Sr. Engineer and Civil Associate).
- 2) Final Design – Prepare 60%, 90% and 100% Plans
  - a. The 60%, 90% and 100% Plans will be prepared as a single bid schedule, with an alternate item for concrete vs asphalt pavement. Alternate bid schedules are not anticipated.
  - b. Three site visits are included in this Phase: Review meetings and site walkover prior to the 90% Plan submittal. (Sr. Engineer and Engineer).
  - c. The Design Phase ends upon submittal of 100% (bid) Plans.
  - d. Construction cost estimates will be submitted to **NCDOA** for minority goal determination.
  - e. Permitting costs will be paid directly by the **OWNER** to permitting agencies.
- 3) Bidding Phase
  - a. The cost of publishing the advertisement for bids in local publications is not included in this Work Authorization. The **OWNER** will pay for the cost of advertising directly to the publisher.
  - b. The cost of reproducing bid documents is not included.
  - c. The Bidding Phase ends upon submission of the recommendation to award letter to the City.
  - d. Three site visits are included in this Phase: Pre-bid conference (Sr. Engineer and Engineer), Bid Opening (Sr. Engineer and Civil Associate) and presentation to City Council (Sr. Engineer).
  - e. After bid opening and prior to recommendation of award, minority paperwork will be submitted to **NCDOA** for review and approval.

- 4) Deliverables
  - a. Preliminary and Final Design
    - i. PDF of 30% submittal to City of Statesville.
    - ii. PDF of 60%, 90% and 100% plans, and electronic versions of design report and specifications as outlined above for **NCDOA** and **OWNER** review.
  - b. Bidding Phase
    - i. Summary of bids received, bid tabulation, and life cycle cost analysis with data from bidders.
    - ii. Recommendation of award.
  - c. Special Services
    - i. Permit packages for: erosion control and utilities.
- 5) It is generally assumed that wetland mitigation will not be required.

#### VII. EXPENSES/RESIDENT PROJECT REPRESENTATIVE (RPR)

Project Expenses have been included utilizing the state rates allowable.

Construction Phase Services, including RPR Services, are not included with this Work Authorization.

#### VIII. OTHER

No additional information.

#### IX. CONTACT/CLOSING

The **OWNER** agrees to compensate the **CONSULTANT** for services performed for the work described herein as follows:

##### A. BASIC SERVICES:

1. Preliminary Design – Prepare 30% Plans: As compensation for providing Preliminary Design – Prepare 30% Plans, the **OWNER** shall pay the **CONSULTANT** the lump sum fee of One Hundred Twenty-Five Thousand Nine Hundred Twenty-Four Dollars and no cents (\$125,924.00).
2. Final Design – Prepare 60%, 90%, and 100% Plans: As compensation for providing Final Design – Prepare 60%, 90%, and 100% Plans, the **OWNER** shall pay the **CONSULTANT** the lump sum fee of Two Hundred Twenty-Seven Thousand Nine Hundred Thirty-Six Dollars and no cents (\$227,936.00).
3. Bidding Phase: As compensation for providing Bidding Phase Services, the **OWNER** shall pay the **CONSULTANT** the lump sum fee of Sixteen Thousand Nine Hundred Seventy-Three Dollars and no cents (\$16,973.00).

##### B. SPECIAL SERVICES:

1. Pre-Design Surveying Services/Geotechnical Investigation/Prepare Base Drawings: As compensation for providing Pre-Design Surveying Services /

Geotechnical Investigation / Prepare Base Drawings, the **OWNER** shall pay the **CONSULTANT** the lump sum fee of One Hundred Thirty-Three Thousand Four Hundred Thirty-Seven Dollars and no cents (\$133,437.00).

2. Permitting Coordination: As compensation for providing Permitting Coordination, the **OWNER** shall pay the **CONSULTANT** the lump sum fee of Eleven Thousand Forty-Nine Dollars and no cents (\$11,049.00).
3. Land Acquisition Assistance: As compensation for providing Land Acquisition Assistance, the **OWNER** shall pay the **CONSULTANT** the lump sum fee of Nine Thousand Ninety-One Dollars and no cents (\$9,091.00).

The total amount of Work Authorization No. 29 is Five Hundred Twenty-Four Thousand Four Hundred Ten Dollars and no cents (\$524,410.00).

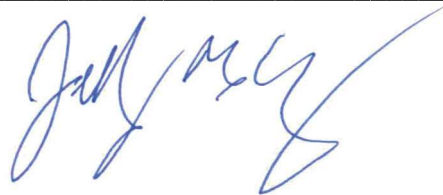
Agreed as to scope of services, schedule, and budget:

**CITY OF STATESVILLE**

**PARRISH AND PARTNERS OF  
NORTH CAROLINA, PLLC**

\_\_\_\_\_  
By: Doug Hendrix  
Mayor of Statesville

\_\_\_\_\_  
By:



Date: \_\_\_\_\_

Date: January 7, 2026

- Attachments:
- Exhibit A – Professional Services Fee Summary
  - Exhibit B – Project Sketch
  - Exhibit C – Surveying Subconsultant Proposal
  - Exhibit D – Geotechnical Subconsultant Proposal
  - Exhibit E – Proposal for Appraisal of 0.35-Acre Parcel
  - Exhibit F – Proposal for Phase 1 Environmental Site Assessment

PROJECT DESCRIPTION: SVH South Parallel Taxiway - West	DATE PREPARED: 1/5/26
PREPARED BY: Parrish and Partners of North Carolina, PLLC	

**Exhibit A - Professional Services Fee Summary**

**Basic Services**

**1 Preliminary Design - Prepare 30% Plans**

SubTotal: \$125,924.00

**2 Final Design - Prepare 60%, 90%, and 100% Plans**

SubTotal: \$227,936.00

**3 Bidding Phase**

SubTotal: \$16,973.00

**Special Services**

**1 Pre-Design Surveying Services/Geotechnical Investigation/Prepare Base Drawings**

SubTotal: \$133,437.00

**2 Permitting Coordination**

SubTotal: \$11,049.00

**3 Land Acquisition Assistance**

SubTotal: \$9,091.00

<b>Total</b>	<b>\$524,410.00</b>
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<b>Total WA No. 25 Amount</b>	<b>\$524,410.00</b>
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Statesville Regional Airport (KSVH)  
**South Parallel Taxiway - West**  
March 2025

Existing Approach/  
Departure RPZ

Phase 1 - Site Prep, Paving, & Lighting End Sections  
Phase 2 - Site Prep of Middle Section  
Phase 3 - Paving & Lighting of Middle Section

Land Acquisition  
PIN: 4713889984.000  
0.35 AC

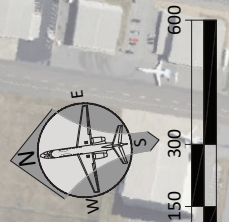
Pavement  
Demolition Limits

Clearing Limits

Taxiway B  
(Phase 1)

Taxiway B  
(Phase 2/3)

Taxiway B  
(Phase 1)



December 29, 2025 (revised)

Joseph Wilbourne, PE  
Parrish & Partners  
1801 Stanley Road, Suite 315  
Greensboro, North Carolina 27407

Re: Letter Agreement for Surveying Services - Statesville Airport Property (KSVH)  
Statesville, North Carolina

Dear Joseph,

This letter will serve as our Agreement between Regional Land Surveyors, Inc. (RLS) and Parrish & Partners. RLS will provide Surveying Services at the Statesville Airport Property in Statesville, North Carolina.

In preparing and providing the a Topographic and Utility Survey, an Acquisition Survey, Establishing to Control Points for the Ends of the Runway, and a Right-of-Way Abandonment and Dedication Plat, RLS will adhere to the Standards of Practice for Land Surveying in North Carolina Title 21, Chapter 56, Section .1600, and all survey data will be tied to the North Carolina State Plane Coordinate System and reference NAD83(NSRS2011 datum).

- The Topographic data will be captured within the survey limits and represented at 1' contour intervals, except in the dense tree areas (as shown on the attached exhibit) which will be collected for 2' contours and be shown on the survey. Deliverables for the Topographic and Utility Survey will be a signed PDF, a DWG file, an XML file for your use in Engineering Design upon completion of the survey.
- The Right-of-way Abandonment and Dedication Plat will adhere to the Standards of Practice for Land Surveying in North Carolina and General Statues of 47-30 as revised. Deliverables for the Right-of-way Abandonment and Dedication Plat will be a preliminary (for your review) prior to submittal to Irdell County and a recorded PDF.
- The Acquisition Survey will require a partial Boundary Survey to complete the survey. RLS will adhere to the Standards of Practice for Land Surveying in North Carolina Title 21, Chapter 56, Section .1600, and all survey data will be tied to the North Carolina State Plane Coordinate System and reference NAD83(NSRS2011 datum). Deliverables for the Acquisition Survey will be signed PDF.

The lump sum fee for the above-described survey is **\$ 89,744.00**. We anticipate a preliminary of the Topographic and Utility Survey over the next **40 to 50** normal business days dependent on weather conditions. Attached herewith is an exhibit of the property to be surveyed, a copy of our hourly rate schedule and the cost breakdown for your review.

We will perform our services consistent with the professional skill and care ordinarily provided by professionals practicing in the same or similar locality under the same or

similar circumstances. ("The Standard of Care"). Additionally, we shall perform our services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. Payment is due within 15 days of the completion of work or receipt of deliverables or invoices. To the fullest extent permitted by law, RLS's total liability for any and all claims, losses, costs, or damages of any nature whatsoever claimed by you or anyone claiming by, through or under you, shall not exceed twice the total fee for this project.

This Letter Agreement represents the entire agreement between you and RLS and supersedes all previous oral or written agreements for this project. Regional Land Surveyors, Inc. (RLS)'s shall not be held to the terms of any other agreements or contracts, unless expressly made part of this Agreement and approved by RLS.

If you are in agreement with the terms and conditions above, please sign below. Upon receipt of one signed copy of this Letter Agreement, we will begin work on your project. The conditions of this Letter Agreement shall be applicable for forty-five (45) days from the date of this Letter Agreement, after which, RLS reserves the right to review and/or renegotiate them with you. In addition, if we are requested to perform any of the services described in this Letter Agreement, the terms and conditions of this Letter Agreement shall be deemed accepted as if signed by you.

If you have any questions or concerns related to this Letter Agreement or if you would like to modify the scope of work described above, please contact me at your earliest convenience.

Sincerely,

Kim R. Lilly PLS CFS  
*Licensed in North Carolina, South Carolina, Kentucky, and California*

This scope of services, terms and conditions of this Letter of Agreement are accepted:

\_\_\_\_\_  
Print Name of Authorized Representative and Business/Corporation Name/ Date

\_\_\_\_\_  
Signature of Authorized Representative

Statesville, Regional Airport (KSVH)  
**South Parallel Taxiway - West**  
 March 2025

Existing Approach/  
 Departure RZ

Phase 1 - Site Prep, Paving, & Lighting End Sections  
 Phase 2 - Site Prep of Middle Section  
 Phase 3 - Paving & Lighting of Middle Section

Land Acquisition  
 PIN: 4713889984.000  
 0.35 AC

Taxiway B  
 (Phase 2/3)

Pavement  
 Demolition Limits

Taxiway B  
 (Phase 1)

Taxiway B  
 (Phase 1)

Clearing Limits

*2' CONTOUR AREA*

- Survey proposal:
- general topo survey of entire area within blue dashed line
  - within area identified as 'clearing limits', reduce accuracy to save money - 'planning level'
  - along entire property line, including in 'clearing limits' - much higher frequency for accuracy
  - abandonment plat for area of Bethlehem Road to be demolished
  - dedication plat for new cut de sac on Bethlehem Road
  - final acquisition-style independent survey of parcel identified with blue dashed line
  - PK nail on both ends of runway
- Generally throughout the area:
- +/- 25' grid standard
  - +/- 10' spacing on edges of pavement
  - drainage, utilities, fence, terrain features, etc., all to be picked up by survey
  - additional features as appropriate





**Parrish & Partners Statesville Airport Surveying Services**

**Proposal Breakdown**

Cost Breakdown Topographic and Utility Survey (approximately 64 acres)	UNIT	QUANTITY	RATE	ESTIMATE
2-man Survey Crew	Hourly	388.0	\$162.00	\$62,856.00
Survey Tech	Hourly	70.0	\$105.00	\$7,350.00
Professional Surveyor	Hourly	10.0	\$173.00	\$1,730.00
Underground Utilities	LS	1.0	\$6,600.00	\$6,600.00
<b>SUBTOTAL</b>				<b>\$78,536.00</b>

Cost Breakdown Acquisition Survey (Boundary Survey)	UNIT	QUANTITY	RATE	ESTIMATE
2-man Survey Crew	Hourly	20.0	\$162.00	\$3,240.00
Survey Tech	Hourly	20.0	\$120.00	\$2,400.00
Professional Surveyor	Hourly	2.0	\$173.00	\$346.00
<b>SUBTOTAL</b>				<b>\$2,746.00</b>

Cost Breakdown Right-of-Way Abandonment and Dedication Plat	UNIT	QUANTITY	RATE	ESTIMATE
Survey Tech Process and Map	Hourly	30.0	\$120.00	\$3,600.00
Professional Surveyor	Hourly	6.0	\$173.00	\$1,038.00
Fees - Review and Recording	LS	1.0	\$500.00	\$500.00
<b>SUBTOTAL</b>				<b>\$5,138.00</b>

Cost Breakdown to Establish 2 Control Points for the Ends oof the Runway	UNIT	QUANTITY	RATE	ESTIMATE
Survey Tech Process and Map	Hourly	12.0	\$120.00	\$1,440.00
Professional Surveyor	Hourly	8.0	\$173.00	\$1,384.00
Fees - Review and Recording	LS	1.0	\$500.00	\$500.00
<b>SUBTOTAL</b>				<b>\$3,324.00</b>

**ESTIMATED SURVEY BUDGET** **\$89,744.00**

2025 Hourly Fee Schedule

<u>Personnel</u>	<u>Rate</u>
Professional Surveyor	\$173.00
Project Manager	\$152.00
GIS Coordinator	\$110.00
Scan Data Technician	\$120.00
CADD/GIS Technician	\$105.00
Senior CADD Technician	\$120.00
1 Man Survey crew	\$100.00
2 Man Survey crew	\$162.00
3 Man Survey crew	\$215.00
1 Man Scan Crew	\$147.00
2 Man Scan Crew	\$195.00
Clerical/Administrative	\$63.00
Expert Witness	\$420.00

Equipment

All-terrain Vehicle	\$50.00/Day
Boat (Non-motorized)	\$30.00/Day

Review, recording, outside consultant and other fees or leased equipment are billed at cost plus 10% for handling and processing, except as otherwise negotiated.

Other billing rates

Mileage	GSA Rate/mile
Supplies/Expenses/Fees	Cost plus 10%
Lodging & Meals	GSA Rates/day per man



7327 G West Friendly Avenue  
Greensboro, North Carolina 27410  
P (336) 854-8135  
**Terracon.com**

May 6, 2025

Parrish and Partners, LLC  
1801 Stanley Rd, Suite 315  
Greensboro, NC 27407

**Attn:** Joseph Wilbourne  
P: (336) 549-7340  
E: jwilbourne@parrishandpartners.com

**RE:** Proposal for Geotechnical Engineering Services  
South Parallel Taxiway Statesville Airport  
238 Airport Rd  
Statesville, North Carolina  
Terracon Proposal No. P75255077

Dear Mr. Wilbourne:

We appreciate the opportunity to submit this proposal to Parrish and Partners, LLC to provide Geotechnical Engineering services for the above-referenced project. The following are exhibits to the attached Agreement for Services.

Exhibit A	Project Understanding
Exhibit B	Scope of Services
Exhibit C	Compensation and Project Schedule
Exhibit D	Site Location
Exhibit E	Anticipated Exploration Plan

Our base fee to perform the Scope of Services is shown in Exhibit C and includes additional services for your consideration.

Your authorization for Terracon to proceed in accordance with this proposal can be issued by signing and returning a copy of the attached Agreement for Services to our office.

Sincerely,  
  
**Terracon**

  
Edson K. Dyovo  
Geotechnical Proposal Manager

  
Mitch D. Crayton, P.E.  
Geotechnical Department Manager

## Exhibit A – Project Understanding

Our Scope of Services is based on our understanding of the project as described by Parrish and Partners. We have not visited the project site to confirm the information provided. Aspects of the project, undefined or assumed, are highlighted in the table below. We request Parrish and Partners and/or the design team verify all information prior to our initiation of field exploration activities. We have included scopes of services pertaining to both preliminary and final reporting.

### Planned Construction

Item	Description
<b>Information Provided</b>	<ul style="list-style-type: none"> <li>■ An email request for proposal was provided by Joseph Wilbourne on April 23, 2025</li> <li>■ The email included the following:                             <ul style="list-style-type: none"> <li>■ Sketch view plan, named south Parallel Taxiway, dated March 2025.</li> <li>■ Sketch view plan, named SP TW-W-Phase-1, dated March 2025.</li> </ul> </li> </ul>
<b>Project Description</b>	<ul style="list-style-type: none"> <li>■ The project consists of constructing an extension from the existing Runway 10 to tie into the new Taxiway B development</li> <li>■ We understand that the taxiway will be primarily airfield traffic, and the actual pavement design will be performed by others.</li> <li>■ We have included a preliminary scope of service to provide site characterization data for the currently wooded area of the planned Taxiway B. We anticipate additional exploration will be required when that phase of work begins.</li> </ul>
<b>Grading/Slopes</b>	<ul style="list-style-type: none"> <li>■ Approximately 2 feet of cut and 40 feet of fill will be required to develop final grades</li> <li>■ Final slope ratios no steeper than 3.0H:1.0V (horizontal to vertical) are expected</li> </ul>
<b>Pavements</b>	<ul style="list-style-type: none"> <li>■ Design parameters such as CBR values and Modified Proctor compaction results will be provided for the Design Team’s use in designing the airfield pavement</li> </ul>

## Site Location and Anticipated Conditions

Item	Description
<b>Parcel Information</b>	<ul style="list-style-type: none"> <li>■ The project is located at 238 Airport Rd in Statesville, North Carolina</li> <li>■ Parcel is identified by Iredell County PIN Numbers 4723094032 and 4713889645, with a total combined area of 164.5 acres</li> <li>■ Located at approximately 35.7654° N, 80.9587° W (See Exhibit D)</li> </ul>
<b>Existing Improvements</b>	<ul style="list-style-type: none"> <li>■ The current site improvements include a nearby existing taxiway located to the north, along with some existing driveways and buildings situated to the east of the site.</li> </ul>
<b>Current Ground Cover</b>	<ul style="list-style-type: none"> <li>■ Grass covered and moderately-heavily vegetated, with an existing asphalt perimeter roadway</li> </ul>
<b>Existing Topography</b> (from Iredell County GIS)	<ul style="list-style-type: none"> <li>■ The site slopes downward generally from east to west</li> <li>■ Elevations range from approximately 960 to 920 feet</li> </ul>
<b>Exploration Location Access</b>	<ul style="list-style-type: none"> <li>■ Equipment clearing will be required to access some of the exploration locations</li> </ul>

## Exhibit B - Scope of Services

Our proposed Scope of Services consists of field exploration, laboratory testing, and engineering/project delivery. These services are described in the following sections.

### Field Exploration

Based on input provided by Parrish and Partners, and our experience with similar projects near the project site, we propose the following field exploration program.

Location Designation	Planned Exploration Depth (feet) <sup>1</sup>	Planned Location <sup>2</sup>
B-01 through B-09 and B-12 through B-22	10 to 15	Planned Taxiway Phase 1
B-10, B-11 and B-23 through B-26	10 to 20	Planned Taxiway Phase 2/3

1. Locations will be advanced to the depths indicated unless probe/auger refusal is encountered prior to reaching the planned depths indicated
2. The planned exploration locations are shown on the attached **Anticipated Exploration Plan**

**Exploration Layout and Elevations:** We will use handheld GPS equipment to position locations with an estimated horizontal accuracy of +/-5 feet. Field measurements from existing site features may be utilized. If available, approximate elevations will be obtained by interpolation from a site specific, surveyed topographic map, or the Iredell County GIS website. We can alternatively coordinate with your Project Surveyor to include locations and surface elevations in project information, if so requested.

**Subsurface Exploration Procedures:** We will advance soundings and/or borings with truck, ATV- or track-mounted equipment in general accordance with local standard procedures for standard penetration tests (SPTs) and/or cone penetration tests (CPTs).

The CPT hydraulically pushes an instrumented cone through the soil while nearly continuous readings are recorded to a portable computer and no soil samples are retrieved during the CPT. A macrocore sampler may be used to collect select soil samples in 4-foot to 5-foot intervals at select CPT locations. In addition, we observe and record groundwater levels during drilling and sampling.

During the SPT, four samples are obtained in the upper 10 feet of each boring and at intervals of 5 feet thereafter. Soil sampling is typically performed using split-barrel sampling procedures. In the split barrel sampling procedure, a standard 2-inch outer diameter split barrel sampling spoon is driven by a 140-pound automatic hammer falling

30 inches. The number of blows required to advance the sampling spoon for 12 inches of penetration following a 6-inch seating interval is recorded as the Standard Penetration Test (SPT) resistance value. The SPT resistance values, also referred to as N-values, are indicated on the boring logs at the test depths. The samples are placed in appropriate containers, taken to our soil laboratory for testing, and classified by a geotechnical engineer.

Our exploration team will prepare field logs as part of standard drilling operations including sampling depths, penetration distances, and other relevant sampling information. Field logs include visual classifications of materials encountered during drilling, and our interpretation of subsurface conditions between samples. Final boring logs, prepared from field logs, represent the Geotechnical Engineer's interpretation, and include modifications based on observations and laboratory tests.

**Property Disturbance:** Terracon will take reasonable efforts to reduce damage to the property; however, in the normal course of our work some disturbance could occur including rutting of the ground surface and damage to landscaping.

CPT soundings and macrocore locations will be backfilled with bentonite chips after completing each location. We will backfill boreholes with soil after completion. We will limit disturbance to the property when clearing paths for rig access, however some trees and brush will need to be removed to allow our crews site access. Our services do not include repair of the site beyond backfilling our boreholes. Excess auger cuttings will be dispersed in the general vicinity of each borehole. Because backfill material often settles below the surface after a period, we recommend periodically checking and backfilling boreholes, if necessary. We can provide this service for additional fees, at your request.

## Safety

Terracon is not aware of environmental concerns at this project site that would create health or safety hazards associated with our exploration program; thus, our Scope considers standard OSHA Level D Personal Protection Equipment (PPE) appropriate. Our Scope of Services does not include environmental site assessment services, but identification of unusual or unnatural materials observed while drilling will be noted on our logs.

Exploration efforts require advancing soundings/borings into the subsurface, therefore Terracon will comply with local regulations to request a utility location service through NC One-Call. We will consult with the Owner/Client regarding potential utilities, or other unmarked underground hazards. Based on the results of this consultation, we will consider the need for alternative subsurface exploration methods, as the safety of our field crew is a priority.

We will contract the services of a private utility locator prior to mobilizing to the site. Terracon will not be responsible for damaging private utilities not disclosed to us. Terracon is providing this service to assist the Owner/Client. Fees associated with the additional services are included in our current Scope of Services. Detecting underground utilities depends on the composition and construction of the utility line; some utilities are comprised of non-electrically conductive materials and may not be readily detected. The use of a private utility locate service does not relieve the Owner of their responsibilities in identifying private underground utilities. Utility locators should be given access to utility vaults to locate private utilities. Please contact us if additional planning and coordinating should be done before the utility locating is completed.

**Site Access and Safety:** Terracon must be granted access to the site by the Property Owner. By accepting this proposal, without information to the contrary, we consider this as authorization to access the property for conducting field exploration in accordance with the Scope of Services. We plan to access to the work area during non-holiday, normal business hours (Monday through Friday between 7:00am and 5:00pm). Please contact us so we can adjust our schedule and fee if the project requires performing our work during night hours, weekends or holidays. Additionally, the scope of services does not consider delays and additional costs associated with vagrant activities or homeless encampments set up on the property. We will communicate any obvious signs of trespassers or encampments on the property to the Client as quickly as possible to revise our access plan in the interest of safety to our personnel and others who may be on the property at the time of our sitework.

## Laboratory Testing

The project engineer will review field data and assign laboratory tests to understand the engineering properties of various soil strata. Exact types and number of tests cannot be defined until completion of fieldwork, but we anticipate the following laboratory testing may be performed:

- Water content
- Grain size analysis (percent fines only)
- Atterberg limits
- Moisture-density relationship (Modified Proctor)
- California Bearing Ratio (CBR)

Our laboratory testing program often includes examination of soil samples by an engineer. Based on the results of our field and laboratory programs, we will describe and classify soil samples in accordance with the Unified Soil Classification System (USCS).

## Engineering and Project Delivery

The results of our field and laboratory programs will be evaluated, and a geotechnical engineering report will be prepared under the supervision of a licensed professional engineer. The geotechnical engineering report will include the final and the preliminary and provide the following:

- Sounding/boring logs with field and laboratory data
- Stratification based on visual soil classification and/or normalized CPT behavior
- Groundwater levels observed during and after completing each exploration location
- Site Location and Exploration Plans
- Subsurface exploration procedures
- Description of subsurface conditions
- Earthwork recommendations including site/subgrade preparation
- General recommendations for site development and suitability of site soils for reuse based on the limited exploration data collected in the Phase 2/3 areas
- Scope recommendations for a final geotechnical engineering study for the Phase 2/3 areas
- Recommended pavement design parameters for Phase 1 areas

In addition to an emailed report, your project will also be delivered using our **Terracon Compass (Compass)**. Upon initiation, we provide you and your design team the necessary link and password to access the website (if not previously registered). Each project includes a calendar to track the schedule, an interactive site map, a listing of team members, access to the project documents as they are uploaded to the site, and a collaboration portal. We welcome the opportunity to have project kickoff conversations with the team to discuss key elements of the project and demonstrate features of Compass. The typical delivery process includes the following:

- Project Planning – Proposal information, schedule and anticipated exploration plan
- Site Characterization – Findings of the site exploration and laboratory results
- Geotechnical Engineering Report – Summary of the completed scope of services

When services are complete, we upload a printable version of our completed Geotechnical Engineering report, including the professional engineer's seal and signature, which documents our services. Previous submittals, collaboration, and the report are maintained in our system. This allows future reference and integration into subsequent aspects of our services as the project goes through final design and construction.

## Additional Services

In addition to the services noted above, the following are often associated with geotechnical engineering services. Fees for services noted above do not include the following:

**Review of Plans and Specifications:** Our geotechnical report and associated verbal and written communications will be used by others in the design team to develop plans and specifications for construction. Review of project plans and specifications is a vital part of our geotechnical engineering services. This consists of review of project plans and specifications related to site preparation, foundation, and pavement construction. Our review will include a written statement conveying our opinions relating to the plans and specifications' consistency with our geotechnical engineering recommendations.

**Observation and Testing of Pertinent Construction Materials:** Development of our geotechnical engineering recommendations and report relies on an interpretation of soil conditions. Our assessment is based on widely spaced exploration locations and the assumption that construction methods will be performed in a manner sufficient to meet our expectations and consistent with recommendations made at the time the geotechnical engineering report is issued. We should be retained to conduct construction observations, and perform/document associated materials testing, for site preparation, foundation, and pavement construction. These services allow a more comprehensive understanding of subsurface conditions and necessary documentation of construction to confirm and/or modify (when necessary) the assumptions and recommendations made by our engineers.

## Exhibit C - Compensation and Project Schedule

### Compensation

Based upon our understanding of the site, the project as summarized in Exhibit A, and our planned Scope of Services outlined in Exhibit B, our base fee is shown in the following table:

Task	Lump Sum Fee <sup>2</sup>
Private Utility Locate Services, Subsurface Exploration <sup>1</sup> , Laboratory Testing, Geotechnical Consulting and Reporting	\$21,520
Clearing Services	\$2,530
<b>Total</b>	<b>\$24,050</b>

1. The lump sum fee considers one rig mobilization and no unexpected onsite delays. Terracon will contact the Owner and discuss remedial action if unexpected delays occur.
2. Proposed fees noted above are effective for 90 days from the date of the proposal

Additional services not part of the base fee include the following:

Additional Services (see Exhibit B)	Lump Sum Fee <sup>2</sup>	Initial for Authorization
Plans and Specifications Review <sup>1</sup>	\$230 / HR	Upon Request
Construction Materials Testing and Observation	TBD	

1. Fee will only be invoiced if initialed by the Owner/Client
2. Additional fees noted above are effective for 90 days from the date of the proposal

Our Scope of Services does not include services associated with permitting, global stability analyses, wet ground conditions, tree or shrub clearing, or repair of/damage to existing landscape. If such services are desired by the owner/client, we should be notified so we can adjust our Scope of Services.

Unless instructed otherwise, we will submit our invoice(s) to the address shown at the beginning of this proposal. If conditions are encountered that require Scope of Services revisions and/or result in higher fees, we will contact you for approval, prior to initiating

services. A supplemental proposal stating the modified Scope of Services as well as its effect on our fee will be prepared. We will not proceed without your authorization.

## Project Schedule

We developed a schedule to complete the Scope of Services based upon our existing availability and understanding of your project schedule. However, our schedule does not account for delays in field exploration beyond our control, such as weather conditions, delays resulting from utility clearance, permit delays, or lack of permission to access the boring locations. In the event the schedule provided is inconsistent with your needs, please contact us so we may consider alternatives.

Delivery on Compass	Schedule (Business days) <sup>1, 2</sup>
Kickoff Call with Client	5 days after notice to proceed
Site Characterization	15 days after completion of field program
Geotechnical Engineering	25 days after completion of field program <sup>3</sup>

1. Upon receipt of your notice to proceed we will activate the schedule component on **Compass** with specific, anticipated dates for the delivery points noted above as well as other pertinent events
2. We will maintain an activities calendar on **Compass** and the schedule will be updated to maintain a current awareness of our plans for delivery
3. We will provide draft logs and preliminary design recommendations as feasible and as desired by the design team to expedite the project schedule ahead of delivering the final geotechnical report

### Exhibit D – Site Location

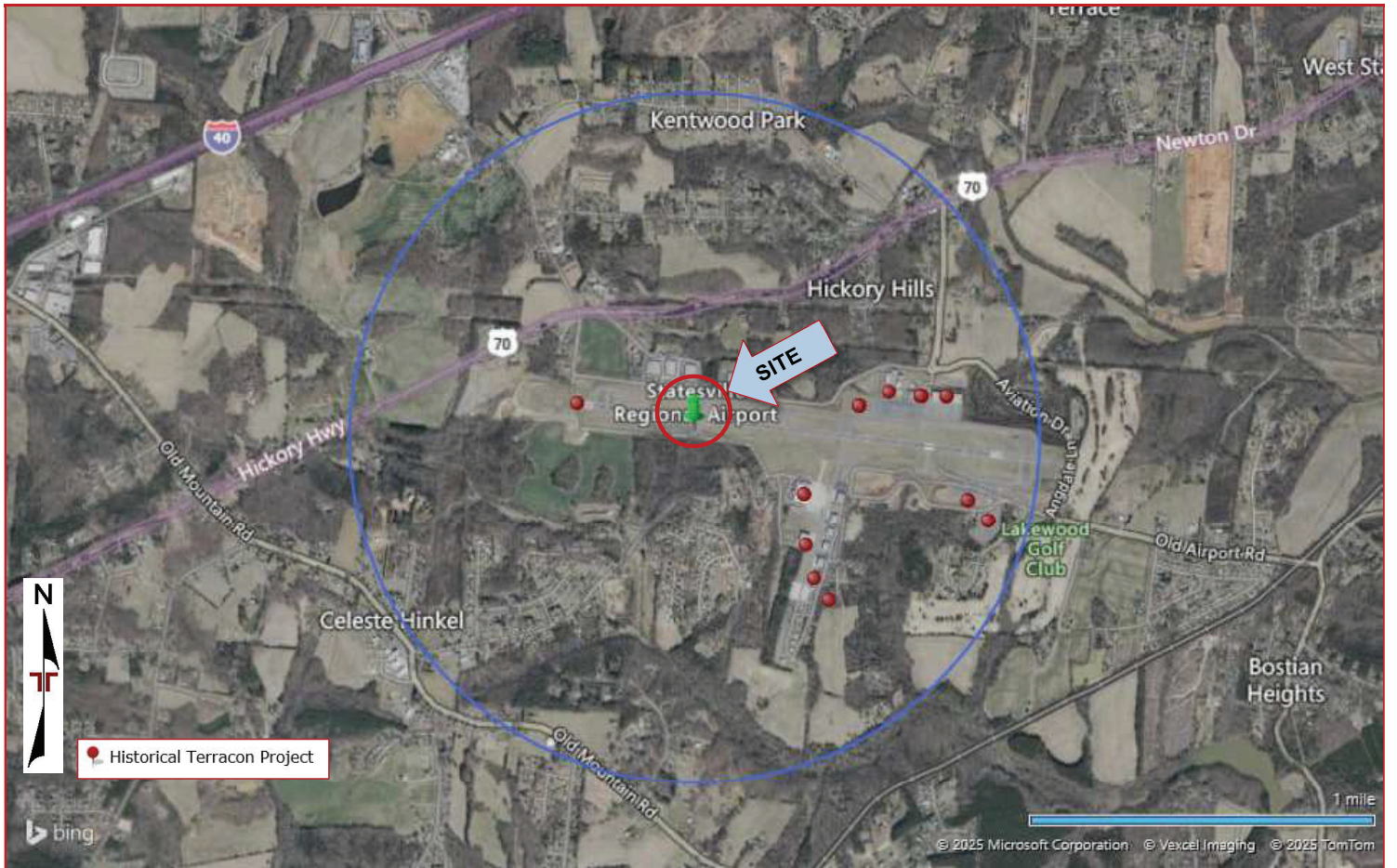
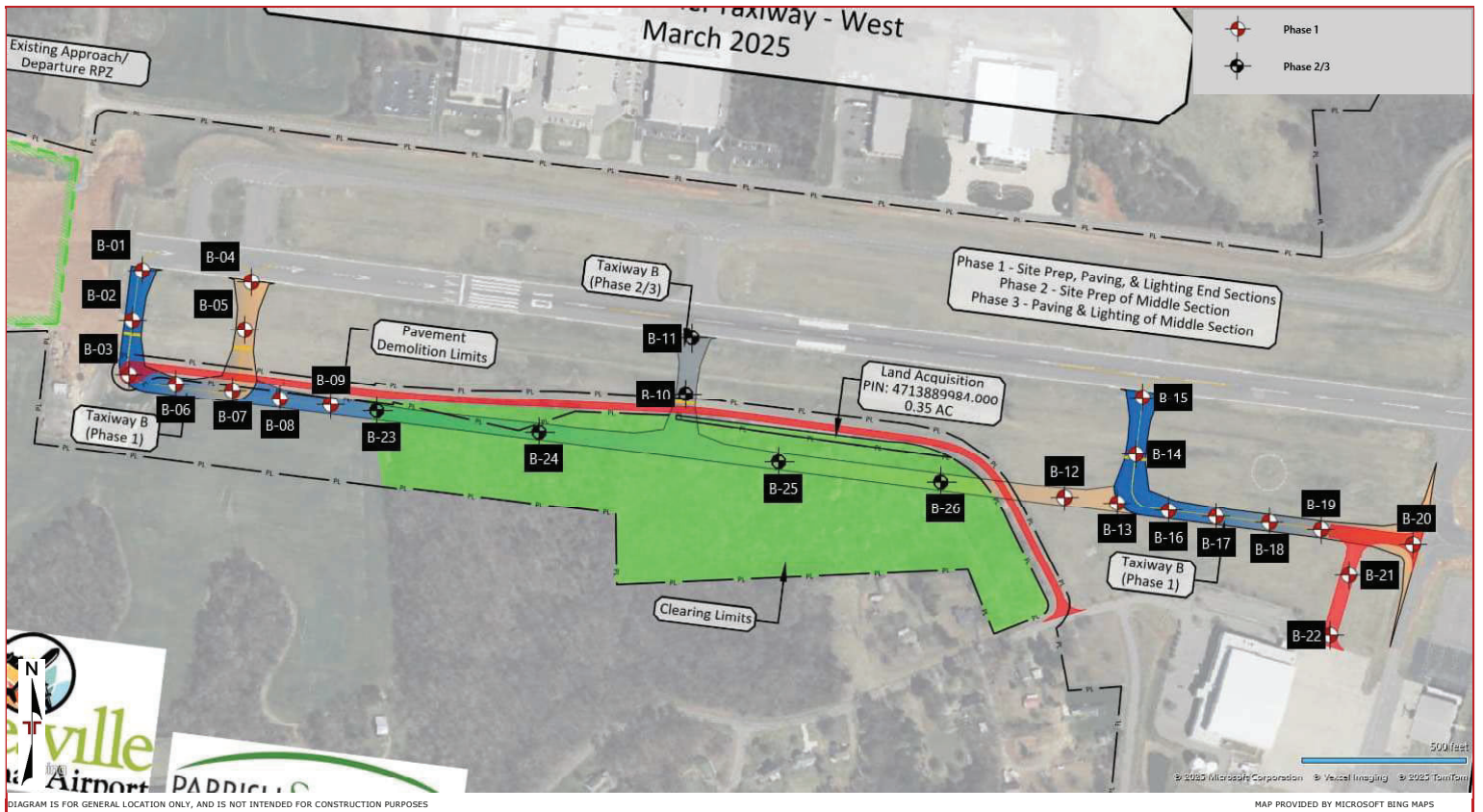


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY MICROSOFT BING MAPS

**Exhibit E – Anticipated Exploration Plan**





May 1, 2025

Joseph Wilbourne, PE  
Operations Manager  
Parrish & Partners  
1801 Stanley Rd, Suite 315  
Greensboro, NC 27407

**SVH Appraisal**  
PID 4713889984.000  
Iredell County

**Proposal for Appraisal Services**

Pursuant to Parrish & Partners request for TELICS to submit a proposal for Appraisal Services for the above parcel, the following is submitted for your consideration:

Description	Unit Price
Appraisal Report	\$2,500.00 / parcel

- Appraisal will be provided by Cooper + McCain Real Estate Valuation Consultation
- Appraisal will be completed within 4 weeks of notice to proceed or acceptance.
- If required, Appraisal Review will be handled by NCDOT.

Please contact me with questions or if you require additional information.

For your consideration,

Andrew J. Ponder, SR/WA  
Senior Manager  
TELICS  
(704) 657-3323  
[aponder@telics.com](mailto:aponder@telics.com)

Acceptance:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CC: Steve Nichols / ADMIN



April 29, 2025

Mr. Joseph Wilbourne  
Parrish and Partners  
1801 Stanley Road, Suite 315  
Greensboro, North Carolina 27407

Reference: Proposal for Environmental Services  
Approximate 0.35-Acre Tract  
Bethlehem Boulevard  
Statesville, Iredell County, North Carolina  
Pilot Proposal 12616

Dear Mr. Wilbourne:

Pilot Environmental, Inc. (Pilot) has prepared this proposal to conduct a Phase I Environmental Site Assessment (ESA) for an approximate 0.35-acre tract located south of Bethlehem Boulevard in Statesville, Iredell County, North Carolina. The site consists of the parcel identified by the Iredell County Geographic Information System (GIS) as Parcel Identification Number (PIN) 4713889984.

#### Phase I Environmental Site Assessment Scope

The Phase I ESA will be prepared in general accordance with ASTM Standard E1527-21, satisfying All Appropriate Inquiry. The Phase I ESA is typically applicable in cases where the user wishes to conduct environmental due diligence and is seeking to qualify for Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability protection. The Phase I ESA seeks to identify and summarize recognized environmental conditions (RECs). The Phase I ESA will be completed by or under the direct supervision of an Environmental Professional, as defined by the ASTM Standard. We reserve the right to adjust the quoted price for the Phase I ESA if supplemental investigation, additional lender requirements or other services, beyond the scope outlined in this proposal, are requested.

In general, the Phase I ESA scope includes the following:

- Performing a reconnaissance for a standard Phase I ESA with interviews of subject property owners/occupants/contacts;
- Performing a vehicular reconnaissance of the surrounding areas to determine current uses of nearby properties;
- Sub-contracting a private vendor to perform a radius report of State and Federally listed databases of facilities/incidents that have occurred on the subject property or within ASTM defined search distances;

- Reviewing and summarizing reasonably ascertainable historical information such as Sanborn Fire Insurance Maps, historical aerial photographs, historical topographic maps, and city or cross reference directories;
- Reviewing reasonably ascertainable government and private sector information sources;
- Identifying and summarizing RECs, CRECs, HRECs, and Significant Data Gaps;
- Preparing a written report including an executive summary and supporting documentation/sources checked;
- Generating/submitting an electronic pdf copy of the report; and,
- Maintaining client/project confidentiality.

User Questionnaire

To fulfill the ASTM Standard, the User Questionnaire must be completed by the user of the Phase I ESA report for consideration during the review process. Pilot cannot complete the report until the questionnaire has been returned. Please complete and return the attached user questionnaire with the signed Proposal Authorization Form.

Environmental Liens and Activity and Use Limitations (AULs)

The ASTM standard requires a search for the presence of environmental liens and activity and use limitations (AULs). According to the ASTM 1527-21 Standard, searches for environmental liens and AULs are the responsibility of the User and must be searched back to 1980. Pilot recommends that you consult with legal counsel to determine if they can provide this information to supplement the Phase I ESA. If this information is not readily available, Pilot can contract with a third-party provider to conduct this search for an additional fee. Please note that failure to provide this information may prevent your ability to qualify for certain liability protections. Please indicate below if you would prefer Pilot to obtain this information on your behalf.

Estimated Fee and Schedule

We will complete the above scope of services for the following lump sum fee:

ASTM E1527-21 Phase I ESA .....\$1,600.00

*This price does not include an Environmental Liens or AULs search. Failure to provide or obtain this information may prevent CERCLA liability protections. If requested, we can contract with third party provider to conduct this search for an additional fee of \$250.00 for up to two parcels and \$150 per each additional parcel. Please note, it may take approximately two to four weeks upon authorization to receive this information. Please indicate on the attached User Questionnaire if you would like for us to contract a third party to conduct this search.*

ASTM E1527-21 Lien Search (1 Parcel) – If Requested .....\$250.00

We can begin this project upon receipt of written authorization to proceed. The report will be completed within two to three weeks of receiving written authorization. We will provide preliminary verbal conclusions and recommendations prior to submittal of our written report. Please provide Pilot with a point of contact for subject property access and a chain of ownership for the subject property, if available.

### Proposal Assumptions

Pilot has made the following assumptions in developing this proposal:

- We will provide a pdf copy of the report within two to three weeks of receiving written authorization to proceed.
- Prices are valid for 60 days from proposal date.
- Client will provide access to conduct field work.
- Please note that the review of regulatory files within minimum search criteria may be required to fulfill ASTM requirements. Review of regulatory files is beyond the scope of this proposal. If the site and/or properties located within minimum distances are identified on federal or state regulatory lists, and if requested as an additional service, we will contact you before proceeding. An additional fee may be necessary depending on the location and volume of information pertaining to regulatory files.
- If Freedom of Information (FOIA) requests must be submitted to obtain information regarding releases of petroleum or hazardous materials or the historical use of the site or surrounding properties, additional time to complete the report may be necessary depending on the response time of the government agency and the quantity of information available. We will contact you if such requests are submitted.

This proposal can be authorized by signing and returning the attached authorization. We appreciate the opportunity to provide a proposal and look forward to working with you on your project. If you have questions concerning this proposal or need additional information, please contact us at (336) 310-4527.

Sincerely,



Heather D. LaGamba  
Administrative Assistant



Toby S. Benfield  
Senior Project Manager

Enclosures: Proposal Authorization Form  
Environmental Questionnaire for User  
Terms and Conditions of Service

### Environmental Questionnaire for User

The person who will use the Phase I ESA should provide the following information. Please fill in this form to the best of your ability, explaining any Yes answers on a separate sheet of paper. Without these answers, our report would have to note that the Phase One is incomplete, and your Landowner Liability Protections could be at risk. Please complete and return with the Proposal Authorization Form.

1. **Environmental Cleanup Liens.** ASTM requires the User to check for environmental liens that may be filed or recorded against the subject property under federal, tribal, state or local law. Failure to check for these liens could put your Landowner Liability Protections at risk.

Would you like Pilot to provide for an additional fee?  Yes  No

Have you or your agent checked for these environmental cleanup liens?  Yes  No

Are you aware of any such liens against the subject property?  Yes  No

2. **Activity and Use Limitations (AULs).** These include engineering controls (e.g., slurry walls, caps) and land use restrictions or institutional controls (e.g., deed restrictions, covenants) that may be in place at the site or filed under federal, tribal, state or local law.

Are you aware of any possible AULs involving the subject site?  Yes  No

3. **Specialized Knowledge.** This involves personal knowledge or experience related to the subject property or nearby properties. For example, if you are involved in the same line of business as the current or former occupants of the property or an adjoining property, you would probably know of any chemicals, oil, degreasers, gasoline, or other hazardous substances commonly used in that type of business.

Do you have any specialized knowledge that might indicate the past or present use of such substances on the subject or nearby properties?  Yes  No

4. **Fair Market Value (FMV).** A purchase price significantly below FMV may indicate an environmental problem. Please note that this question does not require an appraisal of the property. If the price is significantly below FMV, the User should consider whether it might be because contamination may be present at the property.

Is the purchase price significantly below fair market value?  Yes  No

5. **Obvious Indicators.** This involves past or present spills, stains, releases, cleanups, etc. on or near the site.

Do you know of any obvious indicators of possible contamination on or near the site?  Yes  No

6. **Common Knowledge.** Please use a separate sheet if necessary.

a. Describe the past uses of the property: \_\_\_\_\_

\_\_\_\_\_

b. Describe any specific chemicals that may have been present at the property: \_\_\_\_\_

\_\_\_\_\_

c. Describe any other information (spills, chemical releases or environmental cleanups) that may help us identify possible contamination: \_\_\_\_\_

\_\_\_\_\_

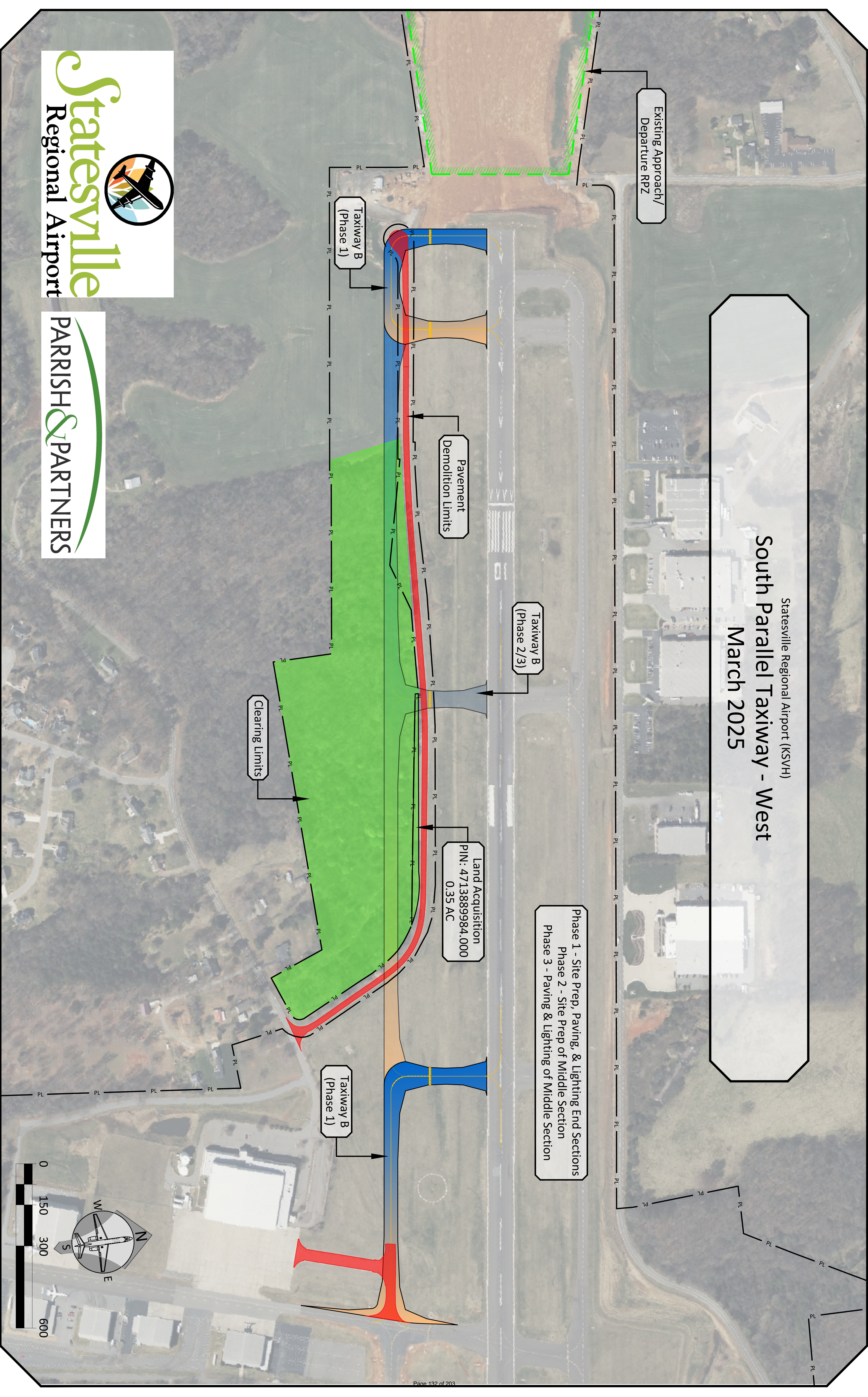
Your Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# of separate sheets attached: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Explain Yes answers on a separate sheet.

Statesville Regional Airport (KSVH)  
South Parallel Taxiway - West  
March 2025



Phase 1 - Site Prep, Paving, & Lighting End Sections  
Phase 2 - Site Prep of Middle Section  
Phase 3 - Paving & Lighting of Middle Section

Land Acquisition  
PIN: 4713889984.000  
0.35 AC

Pavement  
Demolition Limits

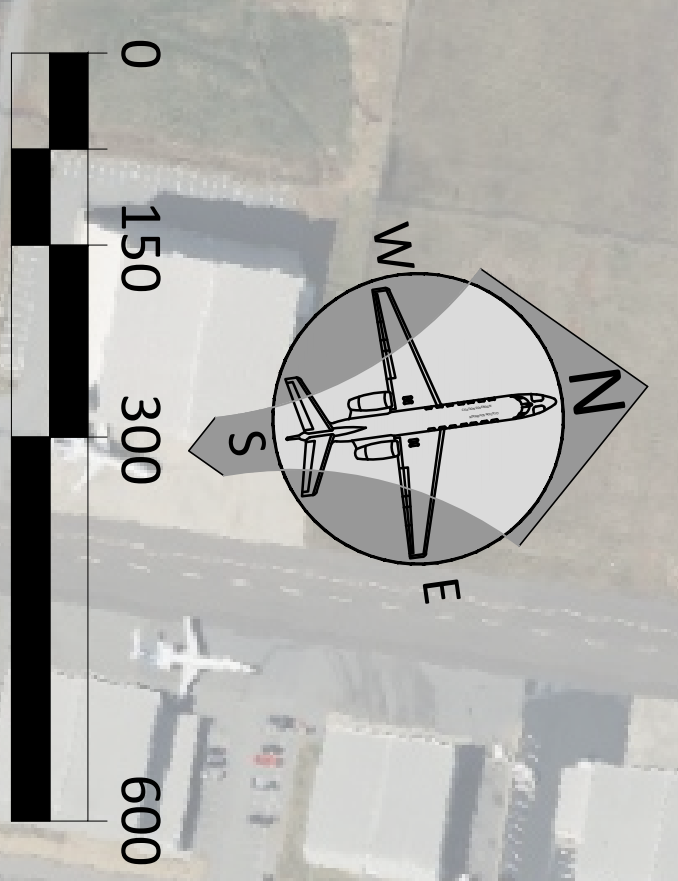
Taxiway B  
(Phase 2/3)

Taxiway B  
(Phase 1)

Taxiway B  
(Phase 1)

Clearing Limits

Existing Approach/  
Departure RPZ





STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

JOSH STEIN  
GOVERNOR

J.R. "JOEY" HOPKINS  
SECRETARY

09/09/2025

The Honorable Costi Kutteh, Mayor  
City of Statesville  
P.O. Box 1111  
Statesville, NC 28687

**RE: Letter of Intent for Federal Discretionary Funding**

Dear Mr. Kutteh:

Please be advised NCDOT Aviation placed **Statesville Regional Airport** on its project list for proposed Discretionary funding through the Federal Aviation Administration (FAA)'s Airport Improvement Program (AIP). This letter of intent describes the process, requirements and likely timetable for securing these funds. Additionally, please be aware that local match will be based on FAA requirements at the time of the award. We suggest planning for 10% local match.

With the placement of this project on the FAA's Discretionary Project List, NCDOT Aviation commits to advancing the required environmental determinations, design and bidding **during the state fiscal year preceding your discretionary grant funding year**. This work will be completed with Non-Primary Entitlement (NPE) and/or State Aid to Airports funds (based on available funding), to be determined with your regional airport project manager (APM) at the time of project scoping.

Note that for airports to receive this Discretionary funding, the airport must:

- Contribute at least one year of NPE funding toward the construction phase of projects proposed to receive discretionary grants.
- Not spend NPE on revenue-generating projects for three years prior to the award.

Each sponsor is responsible for completing one of the following tasks in July of the calendar year prior to proposed Discretionary funding:

- Coordinate the scope of work with their APM to meet the deadlines set for their proposed project **and** confirm local matching funds are available for the project.
- Request that the project be delayed for discretionary funding **or** request the project be removed from the Discretionary Project List.

*Mailing Address:*  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION OF AVIATION  
1560 MAIL SERVICE CENTER  
RALEIGH, NC 27699-1560

*Telephone:* 919-814-0550  
*Fax:* 919-840-9267

*Location:*  
1050 MERIDIAN DRIVE  
MORRISVILLE, NC 27560

*Website:* [ncdot.gov/aviation](http://ncdot.gov/aviation)  
Page 133 of 203

As of August 2025, **Statesville Municipal Airport** is proposed to receive discretionary funds for the following project in the federal fiscal year (FFY) noted:

<b>Airport</b>	<b>Project Description</b>	<b>Federal Fiscal Year</b>
SVH	Westside Parallel Taxiway Phase I	2027

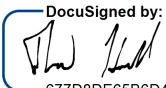
NOTE: Historically, discretionary grants of this type have been awarded in August of the proposed year.

If you choose to advance this request for funding, the following dates must be met to be eligible for the grant award in the proposed year:

- Environmental determination completed by June 2026
  - Requires review by NCDOT and approval from FAA
- Design ready for bid by March 2027
  - Requires review and comments addressed by NCDOT and FAA
- DBE goals set
- Submit FAA Form 5100-100 to APM for FAA Programming
- Submit FAA Form 7460, Notice of Proposed Construction or Alteration to OE/AAA portal
  - Requires review by NCDOT and approval from FAA

We look forward to advancing this work with you and the FAA to accomplish the proposed improvements.

Sincerely,

DocuSigned by:  
  
 677D8DE65B6D4C2...

J. Thad Howell  
Interim Director of Aviation

JTH/ah

- cc: John Ferguson, Airport Manager, Statesville Municipal Airport  
 Brian Roberts, Chief Finance Officer, City of Statesville  
 Michelle Holman, Assistant Finance Director, City of Statesville  
 Cynthia Dunford, Finance Director, City of Statesville  
 Mark Stafford, P.E., NCDOT Division 12 Engineer  
 Rachel S. Bingham, P.E., Aviation Development Manager/Deputy Director, NCDOT  
 Alex Rotenberry, Aviation Environmental Planner, NCDOT  
 Raj Kondapalli, P.E., Western Region Lead Airport Project Manager, NCDOT

# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** John Ferguson, Airport Director  
**DATE:** 2/3/2026 5:08 PM

---

**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider accepting a grant from the Federal Aviation Administration for airport infrastructure projects in the amount of \$3,103,840.00 and approve Budget Amendment #2026-14.**

---

### **1. Summary of Information:**

This grant will construct a water line from Buffalo Shoals Road, down Old Airport Road to the Airport. This is a 90% grant with a city match of \$81,680 and a County match of \$81,680. This new water line will increase the water pressure around the airport for future hangar development. These funds will be used along side the current Transportation Reserve Directed Funds (TRDF) already dedicated to the South Corporate Hangar Development Project.

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

None

### **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:** We value City Staff.

This infrastructure project will enhance the availability of adequate water service for the future development of the airport.

### **4. Budget/Funding Implications:**

City share of the project is \$81,680.00.

### **5. Consequences for Not Acting:**

Return of unused grant funds to the detriment of future airport development.

### **6. Department Recommendation:**

Airport staff recommends approval.

### **7. Manager Comments:**

Recommend for approval.

**8. Next Steps:**

Upon approval, continue the development of the south corporate hangar development project.

**9. Attachments:**

1. 2025\_09-25\_SVH\_Construct Hangar Site Development (CON)\_36237.46.22.1
2. Map
3. BA Form Acceptance of NCDOT Grant for Hanger Site Development #2026-14



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

JOSH STEIN  
GOVERNOR

J.R. "JOEY" HOPKINS  
SECRETARY

09/25/2025

The Honorable Costi Kutteh, Mayor  
City of Statesville  
P.O. Box 1111  
Statesville, NC 28687

**RE: NOTIFICATION OF AWARD**

Dear Mr. Kutteh:

On behalf of Governor Josh Stein, Transportation Secretary J.R. "Joey" Hopkins, and the NC Board of Transportation, please be advised that Airport Infrastructure Grant (AIG) funds have been allocated under the State Block Grant Program for Federal Fiscal Year (FFY) 2025 for **Statesville Regional Airport**.

**Furthermore, all final billing of funds must be completed by May 1, 2029, unless otherwise approved in writing by the Division of Aviation. The Division of Aviation will remove any unexpended funds from the project grant at that time.**

The specific work elements and funding allocation is noted below:

<u>Award ID</u>	<u>Description</u>	<u>AIG Funds</u>	<u>Local Funds</u>
36237.46.22.1	Construct Hangar Site Development (CON)	\$3,103,840	\$163,360

Upon receipt of this award letter, the Division of Aviation requires that you submit a Request for Aid within 120 days of receipt. Please visit the NCDOT Connect website for links to detailed grant and development resources.

The NCDOT Division of Aviation appreciates your commitment and contribution to our state aviation system, and we are excited to partner with you on this grant.


*Mailing Address:*  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION OF AVIATION  
1560 MAIL SERVICE CENTER  
RALEIGH, NC 27699-1560

*Telephone:* 919-814-0550  
*Fax:* 919-840-9267

*Location:*  
1050 MERIDIAN DRIVE  
MORRISVILLE, NC 27560

Sincerely,

DocuSigned by:



9C4D45D897794C2...  
Nick Short, P.E., P.L.S.  
Director of Aviation

NASah

cc: John Ferguson, Airport Manager, Statesville Regional Airport  
Brian Roberts, Chief Finance Officer, City of Statesville  
Michelle Holman, Assistant Finance Director, City of Statesville  
Cynthia Dunford, Finance Director, City of Statesville  
Rachel S. Bingham, P.E., Aviation Development Manager/Deputy Director, NCDOT  
Jason B. Schronce, P.E., Deputy Director of Programs and Planning, NCDOT  
Raj Kondapalli, P.E., Airport Project Manager, NCDOT

STATESVILLE REGIONAL AIRPORT (KSVH)  
Southeast Hangar Development - Phase 1 - Option 1  
November 2023

Future Bethlehem Road Relocation  
(submitted under a separate project)

Ultimate 150' x 100' Hangar (typ.)

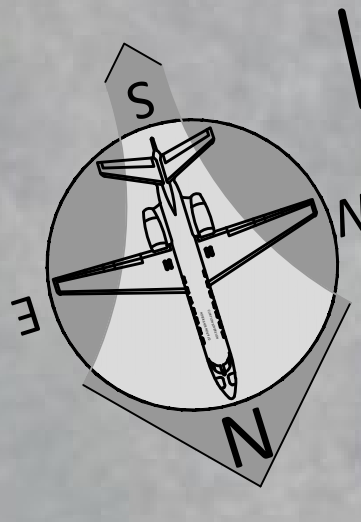
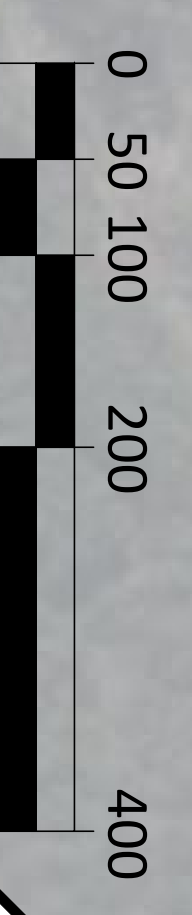
Ultimate 170' x 150' Hangar

Proposed 120' x 100' Hangar

Future 120' x 100' Hangar

Stormwater Pond

Stormwater Pond



**CITY OF STATESVILLE**  
**BUDGET AMENDMENT #2026-14**  
 February 16, 2026  
 FISCAL YEAR 2025-2026

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
<b>Airport Improvement Fund</b>					
505.0000.340.86.7x	Revenue	NCDOT Airport Grant 36237.46.22.1		3,103,840	3,103,840
505.0000.340.86.7x	Revenue	NCDOT Airport Grant - Iredell Co Match 36237.46.22.1		81,680	81,680
Total Revenues			-	<u>3,185,520</u>	<u>3,185,520</u>
505.6510.xx.xx	Expense	Contracted Services NCDOT 36237.46.22.1	-	3,185,520	3,185,520
Total Expenditures			-	<u>3,185,520</u>	<u>3,185,520</u>

*DESCRIPTION: To receive NCDOT Airport Grant revenues and appropriate the corresponding expenditures in the Airport Improvement Fund (Fund 505) for hanger site development.*

\_\_\_\_\_  
 Budget Officer

*Jina Lawrence*  
 Chief Finance Officer

APPROVED BY CITY COUNCIL:

\_\_\_\_\_  
 City Clerk

# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Steve Bridges - Public Works Director  
**DATE:** 1/23/2026 8:08 AM

---

**ACTION NEEDED ON:** February 2, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

Consider adding multiple streets in the Martha's Ridge Phase 2, Bell Farm, and Dogwood Grove (Pine Forest II) Subdivisions to the City's street maintenance system.

---

### **1. Summary of Information:**

The streets listed below have been fully constructed and the Engineering Division has reviewed testing and inspection data confirming they meet the city standards and specifications. The streets have been inspected by City staff and are in good condition.

#### Martha's Ridge II total length = 3,916 LF

- Andes Drive: 2,432 LF

- Dyssa Loop: 1,136 LF

- Tuppy Court: 147 LF

- Trissy Court: 106 LF

- Moondog Court: 95 LF

#### Bell Farm total length = 11,426 LF

-White Apple Way: 3,842 LF

-Findley Road: 2,822 LF

-Red Juniper Way: 440 LF

-Pampas Place: 1,615 LF

-Yellow Jasmine Trail: 426 LF

-Pink Dogwood Road: 161 LF

-Olive Tea Lane: 1,265 LF

-Nandia Trail: 300 LF

-Carolina Cherry Court: 557 LF

Dogwood Grove total length = 3,760 LF

Cotton Field Drive: 1,260 LF

Old Field Road: 630 LF

Farrier Lane: 440 LF

North Heart Pine Lane: 1,430 LF

Total Length Three Subdivisions = 19,102 LF = approximately 3.62 miles

## 2. Previous Council or Relevant Actions:

Council approved the Site/Sketch plan for the Martha's Ridge Subdivision with conditions and complying with the City's UDC and Street Specifications on 12/6/99. Phase 2 was redesigned and the final plat approved in 2022 with construction starting shortly after that approval. Council approved the Site/Sketch plan for the Bell Farm Subdivision with conditions, and complying with the City's UDC and Street Specifications on 3/18/2019. Council approved the Site/Sketch plan for the Dogwood Grove Subdivision complying with the City's UDC and Street Specifications on 8/15/16.

## 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:** We value Quality and Creativity

Accepting these streets allows the city to expand it's system to more citizens and adds new streets to the city system which will also increase our maintenance responsibility for these streets. In the short term these newer streets will increase our PCI score slightly now, but will also have the opposite effect later when they begin to deteriorate.

## 4. Budget/Funding Implications:

We will be able to add these streets to the Powell Bill list for funding even though it will not be enough to maintain the streets in perpetuity. The city receives \$2,005.14 per mile and \$25.20 per person in Powell Bill Funding annually. These funds help with maintenance but provide less than half the funds needed to maintain the road system.

Powell Bill funds can vary based on the initial amount of funding NCDOT allocates statewide each year. There have been years where miles were added and population increased but Powell Bill allocations decreased year over year, due to NCDOT not allotting the same or enough of an increase to the statewide fund. This has not happened often in the past but it has happened.

The average cost for the city to maintain roads (not including the sidewalk and curb and gutter) is currently approximately \$7,000 per mile annually for general maintenance such as pot holes, striping, cracks, etc. The cost per mile including general maintenance and capital costs over a 20-year period including resurfacing or major repair is approximately \$39,447 annually. These numbers were calculated on today's prices and do not include the cost of inflation over that period. As you can see, Powell Bill funding will never be able to cover the cost of maintaining our street system alone.

## 5. Consequences for Not Acting:

These streets will not become part of the city's maintenance system and maintenance will fall to the HOA. Our Powell Bill list will not include these roads and the funding for them will not be received by the city. Council will also be setting a departure from past decisions on additions since we routinely accept roads that were approved by the city and designed, built, and tested per our ordinance. This could open the city up to liability as the developers designed the subdivision and streets to city

standards with the intent and implication they would be added if designed and built appropriately. The City Engineer and Planning Director or their designees sign the final plat to assure the subdivision was constructed correctly.

**6. Department Recommendation:**

The Department recommends approving the request to add these streets to the city's maintenance system.

**7. Manager Comments:**

When new developments are approved at the plat level, there is an agreement between the developer and the city that the streets, if built to city standards, will be accepted into our maintenance program. In the short term, there are not significant maintenance costs. However, over the long term, those costs will mount. As Statesville grows, we need to consider the long term impacts of those street costs and determine a method to prepare future staff and councils to have the money to maintain those streets. That said, due to the agreement and expectation of the city maintaining these streets, and the fact they meet our standards, I would recommend for approval.

**8. Next Steps:**

If approved, the Streets Division will begin maintaining these roads and Engineering will update the Powell Bill Map and list for the July 2026 submission.

**9. Attachments:**

1. 2025.11.11 Marthas Ridge Acceptance Letter Signed
2. C.A.R.map - Martha's Ridge Subdivision Phase 2
3. Bell Farm Formal Street Acceptance Request
4. C.A.R.map - Bell Farm Subdivision
5. Dogwood Grove Rd turnover request
6. C.A.R.map - Dogwood Grove Subdivision



November 11, 2025

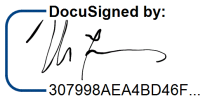
Reference: Martha's Ridge Phase II Acceptance

City of Statesville,

I hope this letter finds you well. This letter formally requests the City of Statesville to accept maintenance of roads within Martha's Ridge (Phase II) Subdivision. The roads to be accepted for maintenance include the following:

- Andes Drive, 2,432 Linear Feet
- Dyssa Loop, 1,136 Linear Feet
- Tuppy Court, 147 Linear Feet
- Trissy Court, 106 Linear Feet
- Moondog Court, 95 Linear Feet

Please direct any questions regarding this matter to Montrose, LLC at (704) 828-6096.

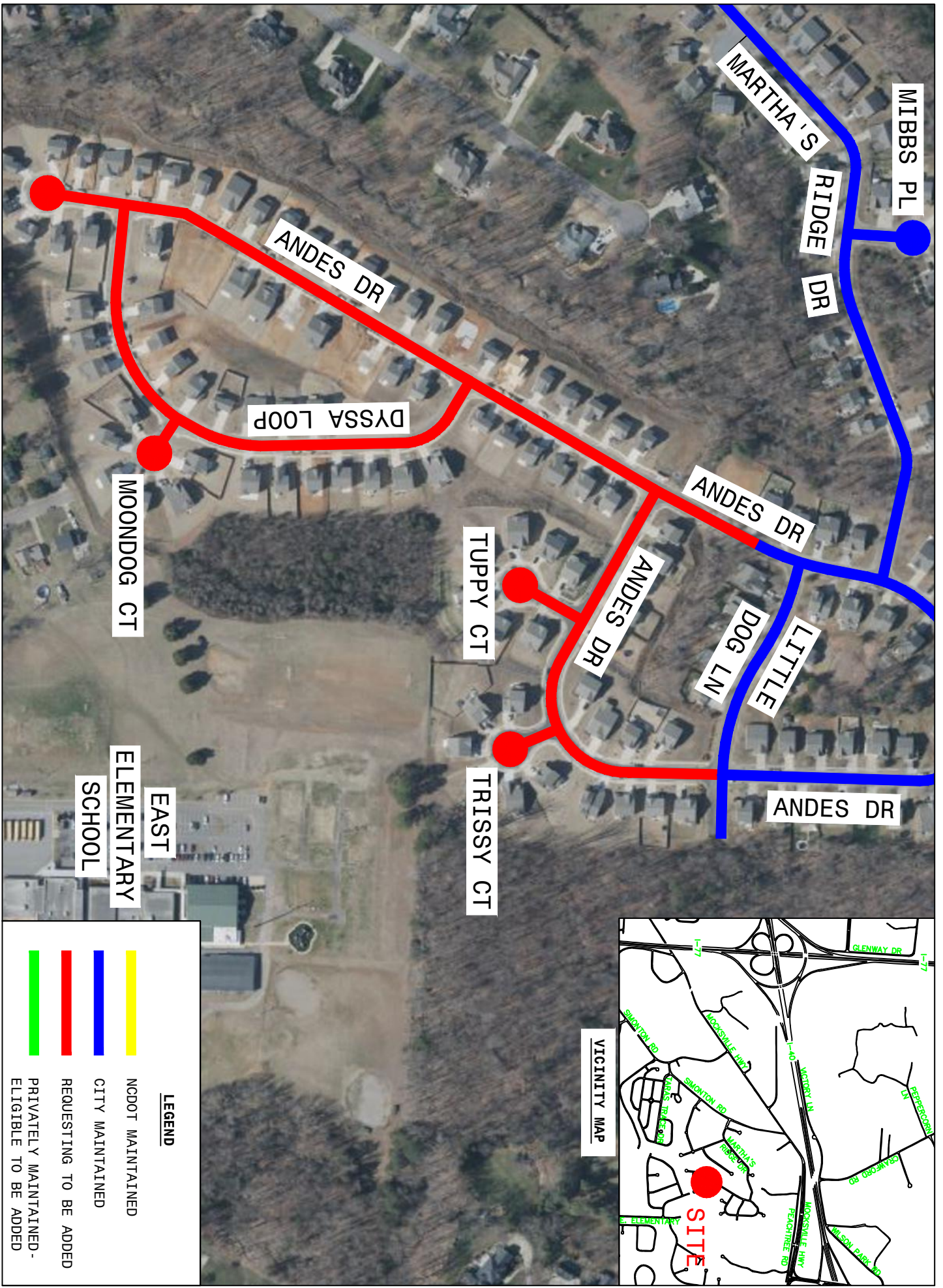
Signature: 

Date: 11/11/2025

Best regards,

Aaron Sloan – Project Coordinator  
Montrose, LLC  
Phone: (704) 450-8427  
Email: [asloan@themontroseteam.com](mailto:asloan@themontroseteam.com)

**STREETS TO BE ADDED - Andes Dr, Dyssa Loop, Tuppy Ct, Trissy Ct, Moondog Ct**



**LEGEND**

	NCDOT MAINTAINED
	CITY MAINTAINED
	REQUESTING TO BE ADDED
	PRIVATELY MAINTAINED - ELIGIBLE TO BE ADDED

**LENNAR CORPORATION**

11605 N. Community House Road Suite 400  
Charlotte, NC 28277

December 15, 2025

City of Statesville  
227 C. Center Street  
Statesville, NC 28687

Dear Sir/Madam:

Lennar Corporation has completed the following roads in Bell Farm Subdivision:

- White Apple Way: 3,842 LF
- Findley Road: 2,822 LF
- Red Juniper Way: 440 LF
- Pampas Place: 1,615 LF
- Yellow Jasmine Trail: 426 LF
- Pink Dogwood Road: 161 LF
- Olive Tea Lane: 1,265 LF
- Nandia Trail: 300 LF
- Carolina Cherry Court: 557 LF

Please accept this as Lennar Corporation's formal request for the City of Statesville to take over maintenance of these roads.

Thank you for your assistance,

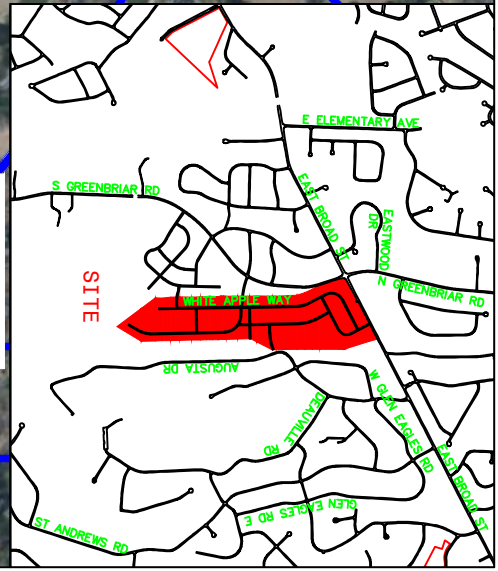
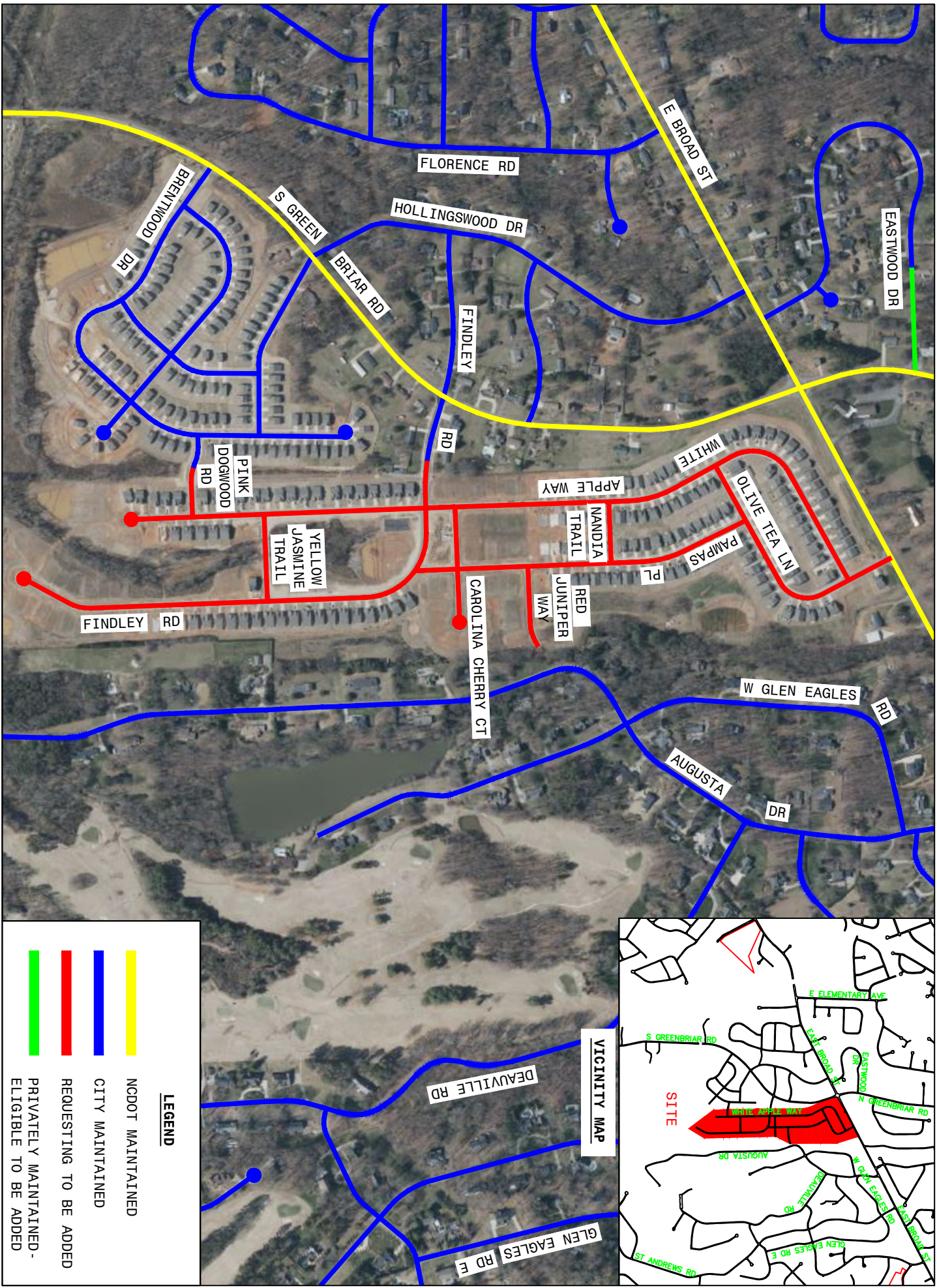
Sincerely,

A handwritten signature in black ink, appearing to read 'Jared Cohen', with a horizontal line extending from the end of the signature.

Jared Cohen

Land Development Manager

**STREETS TO BE ADDED - White Apple Way, Findley Rd, Red Juniper Way, Pampas Pl, Yellow Jasmine Trail, Pink Dogwood Rd, Olive Tea Ln, Nandia trail, Carolina Cherry Ct**



**LEGEND**

<span style="color: yellow;">—</span>	NCDOT MAINTAINED
<span style="color: blue;">—</span>	CITY MAINTAINED
<span style="color: red;">—</span>	REQUESTING TO BE ADDED
<span style="color: green;">—</span>	PRIVATELY MAINTAINED - ELIGIBLE TO BE ADDED



**built with care.**

**Eastwood Construction Partners LLC dba Eastwood Homes**  
**Corporate Division**  
2857 Westport Road  
Charlotte, NC 28208  
Phone: 704.399.4663

November 18, 2025

Steve Bridges  
Director of Public Works  
301 S Center Street  
Statesville, NC 28677

We respectfully request that the following streets be accepted for City maintenance:

Cotton Field Drive – 1,260 LF

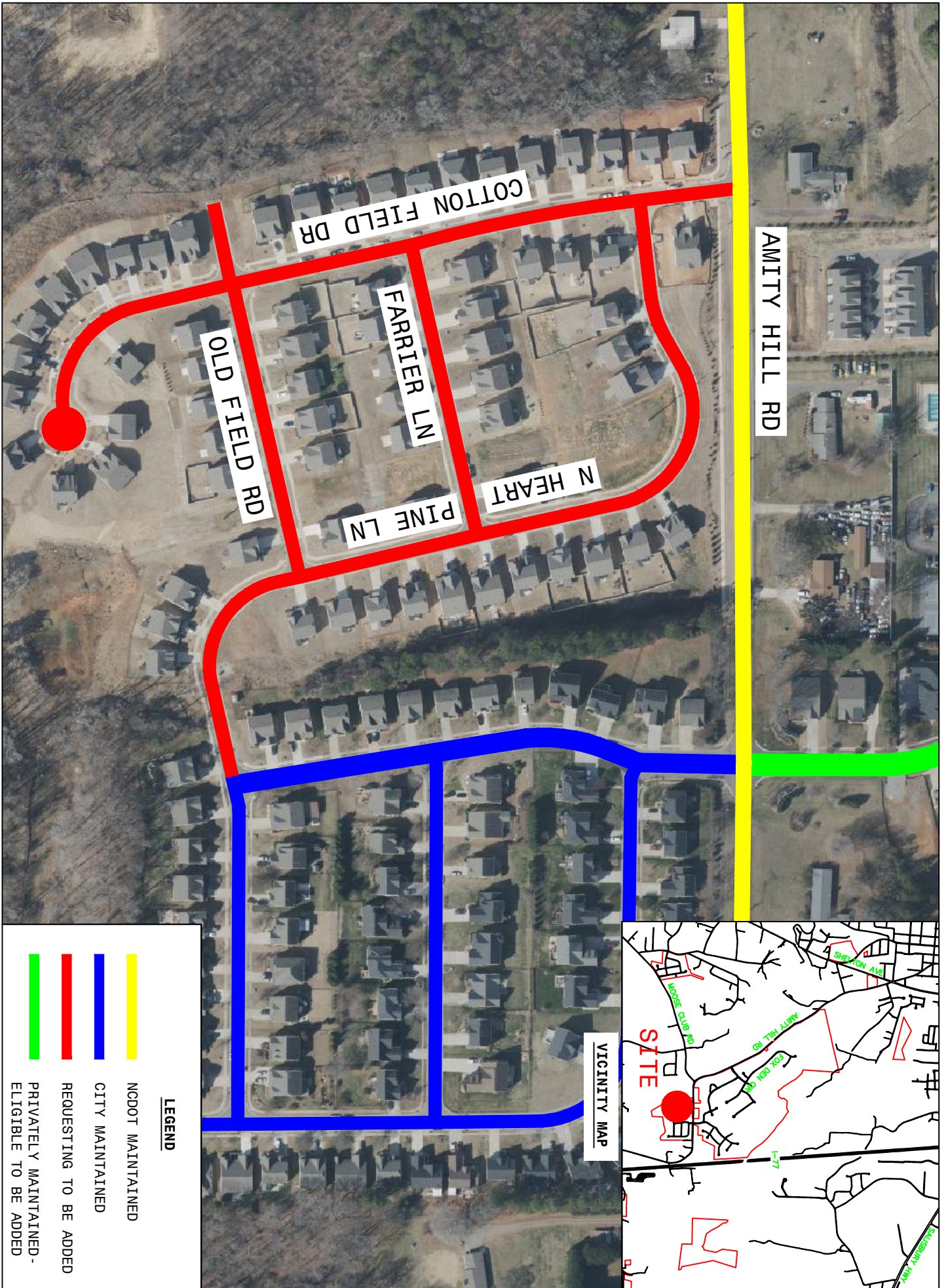
Old Field Road – 630 LF

Farrier Lane – 440 LF

North Heart Pine Lane – 1,430 LF

Alex Morrow, Land Development Manager

**STREETS TO BE ADDED - Cottonfield Dr, Old Field Rd, Farrier Ln, & N. Heart Pine Ln**



**LEGEND**

- NCDOT MAINTAINED
- CITY MAINTAINED
- REQUESTING TO BE ADDED
- PRIVATELY MAINTAINED - ELIGIBLE TO BE ADDED

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Erika Martin, AICP, Planning Director  
**DATE:** 2/5/2026 9:21 AM

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**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving budget amendment #2026-17 to accept a donation towards a future fire station.**

---

### **1. Summary of Information:**

In 2017 the Beaver Creek/Hidden Lakes subdivision was conditionally rezoned to allow residential development. One of the conditions included providing land for a fire station to provide coverage for the southern area of the City. However, a location was not determined at the time of the rezoning and all these years later the land remaining isn't ideal for the fire department's needs. Therefore, the developers are proposing to dedicate an approximately 2 acre tract of land to the City to fulfill the original condition and donate \$70,000 towards a future southern coverage fire station. Upon acceptance, the developers will be able to complete the final phases of the neighborhood.

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

Condition to be fulfilled from 2017: "Developer must provide to the City of Statesville an acceptable site for a fire station. The donation can occur in the Hidden Lake subdivision or the Beaver Creek subdivision, whichever is deemed most appropriate."

### **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:** Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

**Strategic Plan Values:** We value Quality and Creativity

The land donation fulfills the original rezoning condition, while the monetary donation will contribute to a future site better suited to provide coverage to the southern area of Statesville.

### **4. Budget/Funding Implications:**

\$70,000 to the Fire Department for a future southern coverage fire station.

### **5. Consequences for Not Acting:**

The City will miss out on a donation towards a future fire station.

### **6. Department Recommendation:**

Recommends accepting the monetary donation.

**7. Manager Comments:**

This effort has been ongoing for some time, with many contributors, I would strongly recommend for approval.

**8. Next Steps:**

Accept the budget amendment. Staff will work with the developer on completing the survey for the land donation and lifting the hold on Beaver Creek.

**9. Attachments:**

1. Letter to city of Statesville - Land Donation
2. Letter to city of Statesville - Fire Station
3. BA Form Acceptance of Donation for Future Fire Station #2026-17

City of Statesville

Attn: City Leadership / Planning Department

Statesville, North Carolina

Dear City of Statesville Leadership,

On behalf of True Homes, this letter serves as formal notice of our intent to donate a portion of property located within the Hidden Lakes development to the City of Statesville, in satisfaction of a condition associated with the requested rezoning.

A subdivision plat is currently being generated to define the boundary in general accordance with the attached sketch as well as a Deed conveying the land. While this process is being finalized, we formally request that the hold be lifted from the Beaver Creek Phase 2 plat and it be approved to record.

Thank you for your consideration and continued collaboration throughout the process. We appreciate the opportunity to work in partnership with the City of Statesville.

Sincerely,

Andrew McDonald

True Homes



City of Statesville  
Attn: City Leadership  
Statesville, North Carolina

Dear City of Statesville Leadership,

On behalf of True Homes, we are pleased to provide a contribution of \$70,000 in support of the City of Statesville's search for a new Fire Station Location near our Hidden Lakes Development.

True Homes is deeply committed to the communities where we live, build, and work. We recognize the vital role that fire and emergency services play in protecting residents, supporting responsible growth, and ensuring the long-term safety of the city. It is an honor to support an investment that will serve the Statesville community for generations.

Thank you for your leadership and continued partnership. Please accept our sincere appreciation for all you do on behalf of our clients we serve and who are proud to be Citizens of Statesville.

Sincerely,

Andrew McDonald  
True Homes

**CITY OF STATESVILLE**  
**BUDGET AMENDMENT #2026-17**  
 February 16, 2026  
 FISCAL YEAR 2025-2026

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
<b>General Fund</b>					
010.0000.380.16.00	Revenue	Donations		70,000	70,000
Total Revenues			-	70,000	70,000
010.5300.73.00	Expenditure	Capital Outlay-Other Improvements	136,292	70,000	206,292
Total Expenditures			136,292	70,000	206,292

*DESCRIPTION: Accepting donation for \$70,000 towards future fire station near Hidden Lake/Beaver Creek subdivisions.*

\_\_\_\_\_  
 Budget Officer

*Jina Lawrence*  
 Chief Finance Officer

APPROVED BY CITY COUNCIL:

\_\_\_\_\_  
 City Clerk

# **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager  
**FROM:** Matt Kirkendall, Senior Planner  
**DATE:** 2/3/2026 5:12 PM

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**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Conduct a public hearing and consider approving the first reading of ZC26-01 540 Monroe Street to rezone from B-5 (General Business) Zoning District to R-5 (High Density Single-Family Residential) District.**

---

### **1. Summary of Information:**

This is a straight rezoning; therefore, no conditions may be added. The property is located within the city limits. The property is in a community that has a mixture of existing single-family houses and businesses. Although the B-5 (General Business) 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 B-5 zoning district.

The current uses permitted in the B-5 (General Business) zoning district are limited to those indicated in Table 3-1, which include lumberyards, storage units, auto body shops and other commercial activities that generate loud noises, heavy truck traffic or other potential nuisances to neighboring residential uses. If rezoned to R-5 (High Density Single-Family Residential) Zoning District; uses permitted in this zoning district shall be limited to those indicated in Table 3-1, including detached single-family residential uses.

The 2045 Land Development Plan shows the property to be in an area suitable for Downtown Traditional Neighborhood 2 Character Intent which includes primary uses such as residential, secondary uses as institutional, neighborhood-scale corner, commercial/office and pocket parks. Additionally, the Small Area Plan for West Front St and Monroe St support this parcel to transition to Neighborhood District.

The surrounding zoning districts and land uses are as follows:

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

East of the Site: B-5 (General Business) District, with single-family homes and some R-5 in the vicinity.

South of the Site: B-5 (General Business) District, with single-family homes and some R-5 in the vicinity.

West of the Site: B-5 (General Business) District, with a trucking repair company and some R-5 in the vicinity.

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

City Council approved the rezoning of two lots on Bond Street in 2025, five of the lots located at the intersection of Monroe Road and Jost Street in 2024, and three of the lots in the same block were rezoned to residential in 2022.

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

**Developing Our City:** N/A

**Connecting Our City:** N/A

**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 Quality and Creativity

This parcel is located in the City Limits, Tier 1 Growth Area, and all utilities are available.

**4. Budget/Funding Implications:**

The current tax value of the parcel is \$58,320. City of Statesville Sewer and Statesville Public Power are available. The estimated tax value at full buildout is to be determined.

**5. Consequences for Not Acting:**

Without rezoning, the property would be able to be developed under the B-5 (General Business) zoning regulations.

**6. Department Recommendation:**

The 2045 Land Development Plan is supportive of this parcel being rezoned to residential due to existing conditions. There are several R-5 Residential Districts North, South, and East of the site that have been rezoned from HI and B-5 (General Business) to R-5. Therefore, staff recommends consistency statement option 1 to approve rezoning this property from B-5 (General Business) District to R-5 (High Density Single-Family).

**7. Manager Comments:**

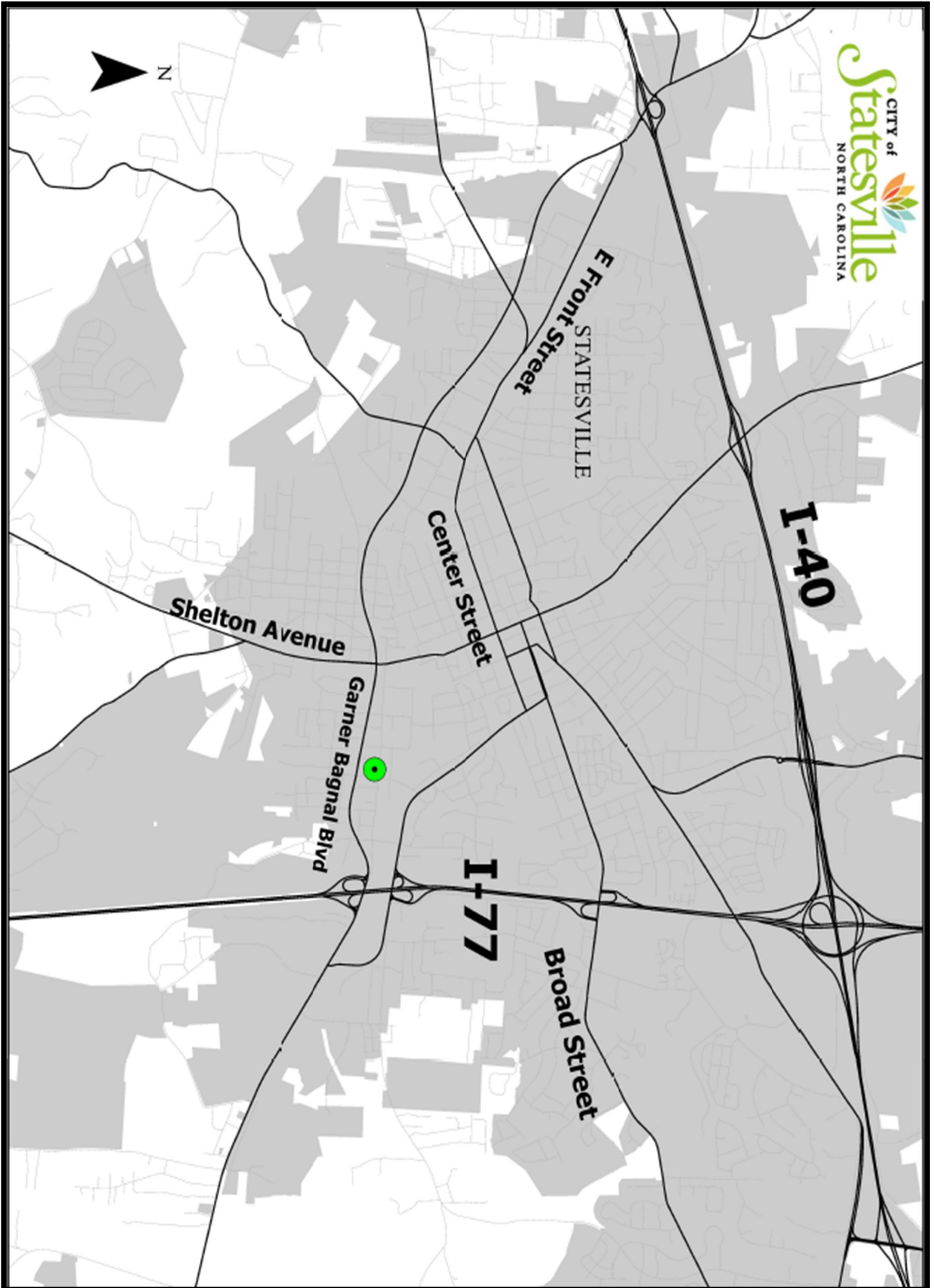
I concur with the department recommendation.

**8. Next Steps:**

If approved, the second reading will be March 2, 2026.

**9. Attachments:**

1. Packet Attachments



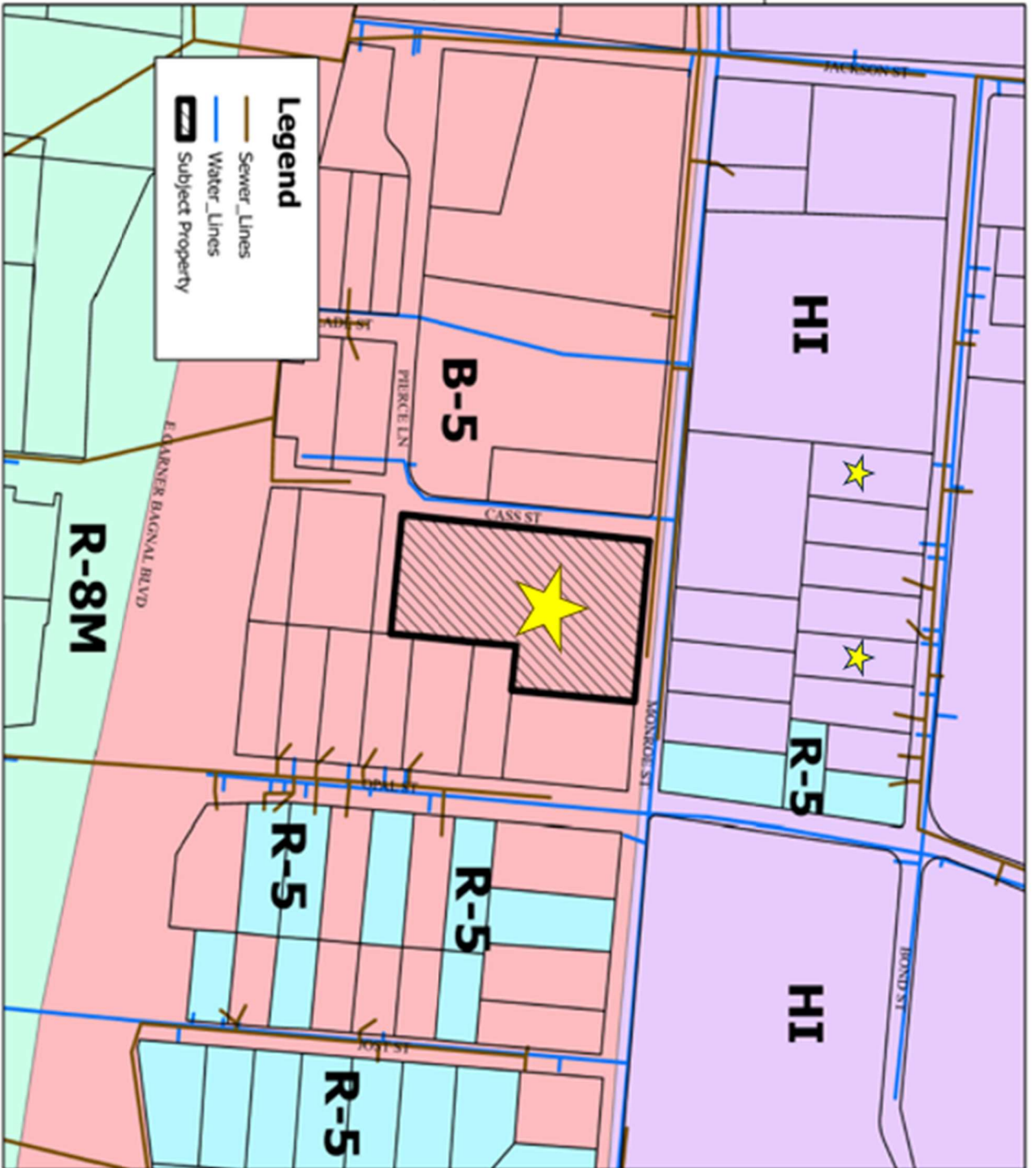


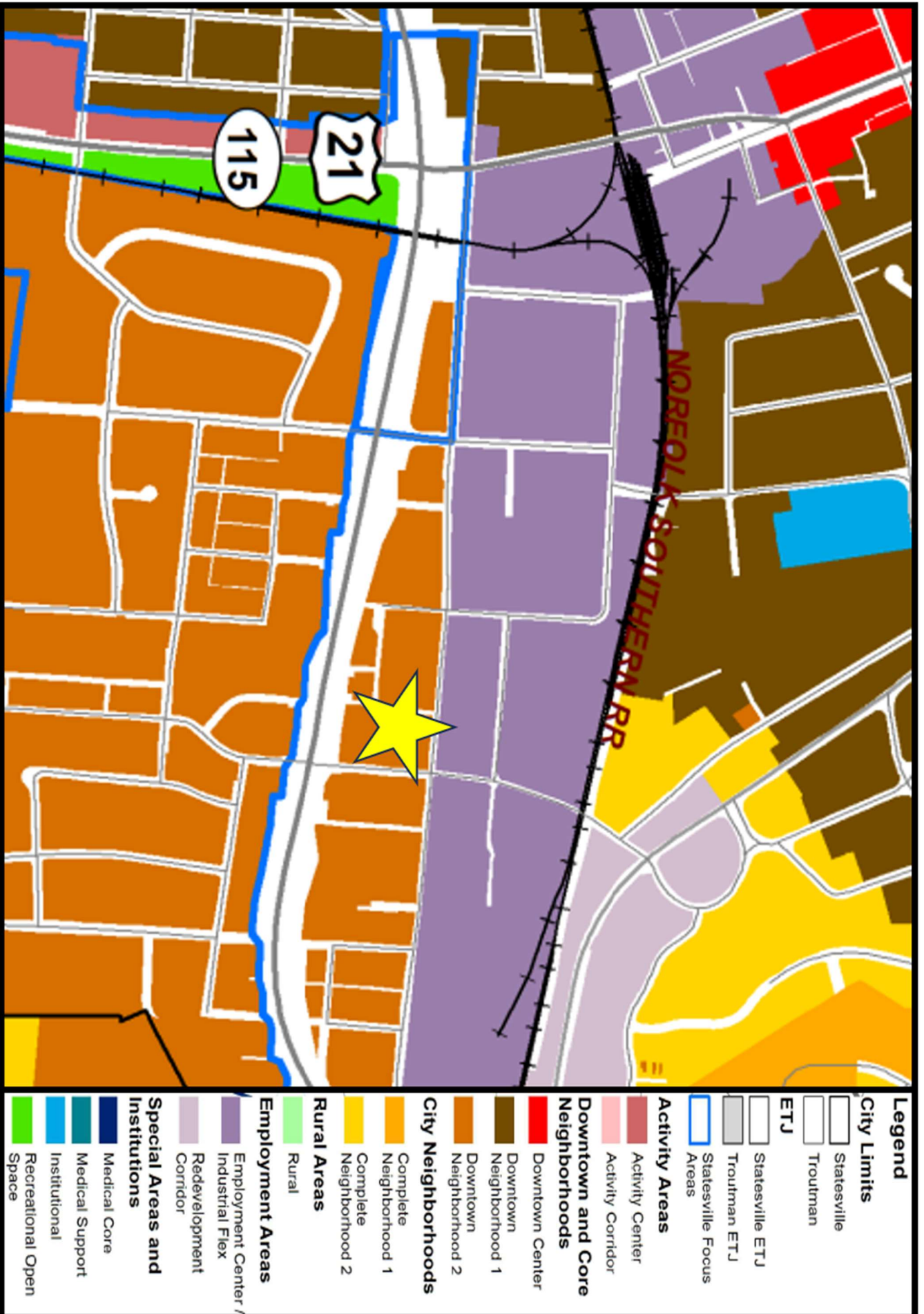


Site Photo - ZC26-01 540 Monroe Street

**City of Statesville  
Planning Department**

ZC26-01  
540 Monroe St  
4744-41-0508





# Downtown Traditional Neighborhood 2

## Character Intent

Downtown Traditional Neighborhood 2 areas include established inner ring neighborhoods that surround the Downtown Center and Downtown Traditional Neighborhood 1 areas. These are older neighborhoods that do not currently have a historic designation and have a more varied pattern of development than Downtown Traditional Neighborhoods 1 and a modified grid street pattern. Downtown Traditional Neighborhoods 2 are predominantly residential with some community uses such as churches and schools. Single family detached homes are the most common residential building type with secondary uses including smaller multiplex apartments and duplexes. Design of residential uses are varied and include small lot single family homes and cottages, larger homes with wraparound porches, and many intermediate styles. Street and side yard setbacks are varied. New infill and redevelopment should consider the block length, footprints of neighboring adjacent residential uses and building setbacks to create cohesion between old and new development. Downtown Transition Neighborhoods located south of Garner Bagnal are opportunities for reinvestment in individual properties and neighborhood improvement efforts. Neighborhood scale corner store uses are appropriate new uses. The area is unified by a common style of homes, connected sidewalks, and street trees.

## Pattern & Form

Modified grid pattern with curvilinear streets and a variety of block lengths and setbacks.

## Opportunities

Accessory dwelling units, a variety of housing type choices (see page 37); context-sensitive infill, neighborhood aesthetic and connectivity improvements.

## Primary Uses

Residential

## Secondary Uses

Institutional, neighborhood-scale commercial/office, corner pocket parks.

## Form Characteristics

<b>Building Height</b>	One to three stories
<b>Building Orientation</b>	Residences oriented towards the primary street, 5-30 ft setbacks.
<b>Building Types</b>	Single family detached homes, a variety of housing type choices (see page 37), neighborhood scale commercial buildings at street corners, institutional buildings
<b>Street Character</b>	Local streets with sidewalks on both sides and street trees where space is available
<b>Parking Character</b>	Driveway parking to the rear of properties and in back alleys, some on-street parking





To: Statesville City Council  
From: Joseph Campbell, Planner II  
Date: February 16, 2026  
Subject: Rezoning  
Case: ZC26-02 540 Monroe Street  
Address: 540 Monroe Street

**Option 1: Approve (Staff Recommendation)**

The zoning amendment is **approved to R-5** and is consistent with the City's 2045 comprehensive land use plan, is reasonable, and in the public interest because the Monroe St and Front St Small Area Plan supports the continuation of residential uses in this area.

**Option 2: Deny**

The zoning amendment is **denied** because it is inconsistent with the City's comprehensive land plan and is not reasonable, nor in the public interest. Specifically, even though the land use plan calls for this area to be redeveloped as Downtown Neighborhood 2, however, leaving the site as industrial is more appropriate to allow opportunities for future business expansion.

---

Date: Doug Hendrix, Mayor

---

Date: Joseph Campbell, Planner II

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTY FROM B-5 (GENERAL BUSINESS) ZONING DISTRICT TO R-5 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT.

ZC26-01 540 Monroe Street Property  
540 Monroe Street, Statesville, NC  
Iredell County Tax Map Parcel #'s 4744-41-0508

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 February 16, 2026 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 property from B-5 (General Business) 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 February 5, 2026 and 12, 2026, 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 property be changed as particularly set out below, said property being more particularly described as follows:

Approximately 1.08 acres owned by Marro Investments LLC:

**Description**

This Property is in Iredell County North Carolina, Statesville Inside Township, and being the same property as described in Deed Book 3042 at Page 708 as recorded in the Iredell County Register of Deeds. Beginning at a #4 rebar found on the southern right of way line of Monroe Street, Being the northwest corner of Lot 4, John M. Sharp's, Dimond Hill Property recorded in Plat Book 1 at page 59 in the Iredell County Register of Deeds and The Point and Place of Beginning; Thence with said lots western line South 04\* 29' 52" West, a distance of 150.15 feet to a 1" Iron pipe found; Thence North 84\* 02' 30" West, a distance of 49.80 feet to a ¾" iron pipe found, being the northwest corner of Lot 7, John M. Sharp's, Dimond Hill Property recorded in Plat Book 1 at page 59 in the Iredell County Register of Deeds; Thence with the western plat line of John M. Sharp's, Dimond Hill Property recorded in Plat Book 1 at page 59 in the Iredell County Register of Deeds, South 04\* 23' 27" West, a distance of 144.42 feet to a #4 rebar set on the northern right of way line of an unopened road as shown on Horney Brothers Land Company Subdivision and recorded in Plat book 1 at Page 75B, in the Iredell County Register of Deeds; Thence with the northern right of way of said unopened road, North 84\* 39' 30" West, a distance of 105.08 feet to a #4 rebar set in the eastern right of way line of Cass Street per Deed Book 2006 at Page 1094 as recorded in the Iredell County Register of Deeds; Thence with the eastern right of way line of said road, North 04\* 03' 07" East, a distance of 300.02 feet to a mag nail set within the right of way of Monroe Street; Thence South 84\* 39' 58" East, a distance of 106.85 feet to a mag nail set; Thence South 04\* 23' 27" West, a distance of 5.88 feet to a #4 rebar set; Thence South 84\* 33' 54" East, a distance of 50.07 feet to the Point and Place of Beginning, containing 0.90 acres more or less.

Addresses: 540 Monroe Street, Statesville, NC

This ordinance was introduced for first reading by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and unanimously carried on the 16th day of February, 2026.

Ayes:

Nayes:

The second and final reading of this ordinance was heard on the 2nd day of March, 2026 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 2nd day of March, 2026.

CITY OF STATESVILLE

\_\_\_\_\_  
Doug Hendrix, Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_  
City Attorney

ATTEST:

\_\_\_\_\_  
City Clerk

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# **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager  
**FROM:** Matthew Kirkendall, Senior Planner  
**DATE:** 2/4/2026 9:10 AM

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**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Conduct a public hearing and consider approve the first reading of the rezoning request ZC26-02 149 Weeping Cherry Lane to remove a portion of the parcel located at 149 Weeping Cherry Lane from the City's ETJ (Extra-Territorial Jurisdiction) zoning to Iredell County's jurisdiction.**

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### **1. Summary of Information:**

This parcel is split zoned between the City of Statesville's ETJ – R-10 (Urban Low Density Single-Family Zoning) District and Iredell County RA (Residential Agricultural). Approximately 18 acres of the 41.43-acre parent parcel is within the City of Statesville's ETJ (see survey). The remaining approximately 23 acres of the parcel is located in Iredell County.

The property owner, Mr. Derek Jordan on behalf of the Doris M Johnson Revocable Living Trus is considering subdividing their property into large tracts of land that could be served without Statesville utilities. They are asking to be released from Statesville's jurisdiction to Iredell's jurisdiction to allow such subdivision and subsequent development to occur entirely under the County's rules.

The surrounding zoning districts and current land uses are as follows:

North of the Site: Iredell County RA (Residential Agricultural) District, with undeveloped land and single-family homes in the Northmont Subdivision.

East of the Site: Iredell County RA (Residential Agricultural) District, with undeveloped land.

South of the Site: Statesville R-10 (Urban Low Density Single-Family), with single-family homes along Old Wilkesboro Road and within the Canterbury Subdivision.

West of the Site: Statesville R-10 (Urban Low Density Single-Family), with single-family homes along Old Wilkesboro Road

If this request is approved by City Council, the property will be released to Iredell County to establish an appropriate County zoning district.

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

The Planning Board will make their recommendation at their called meeting on February 9, 2026.

### **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

The 2045 Land Development Plan shows the property to be in an area suitable for Rural character intent which includes residential and agricultural uses. This area is in Tier 3 of the Tiered Growth Map.

**4. Budget/Funding Implications:**

N/A

**5. Consequences for Not Acting:**

N/A

**6. Department Recommendation:**

The 2045 Land Development Plan is supportive of this request, as it calls for this area to be Rural and no utilities are available.

Therefore, staff recommends approval – option 1 to relinquish the properties from the ETJ.

**7. Manager Comments:**

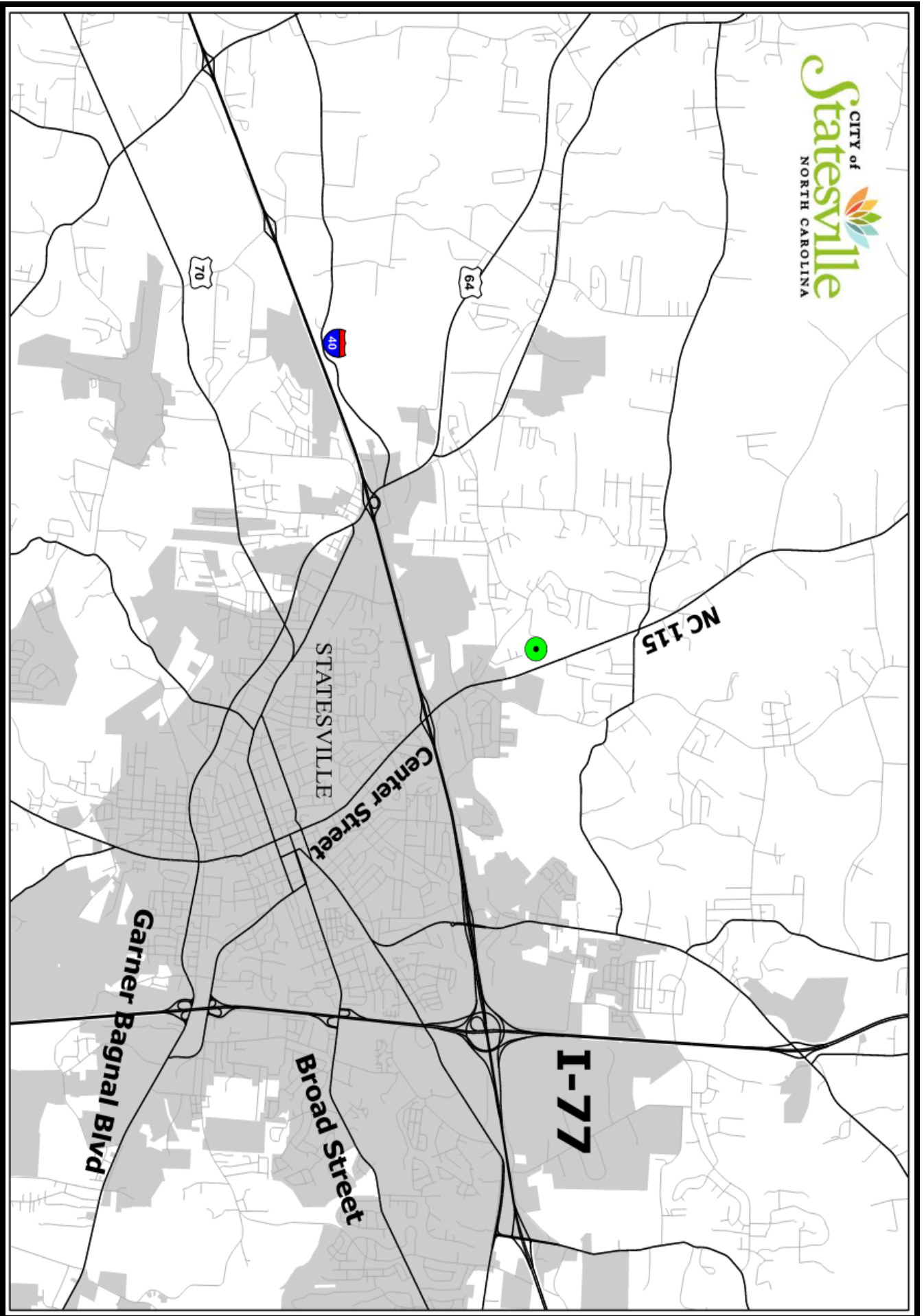
Approve as recommended.

**8. Next Steps:**

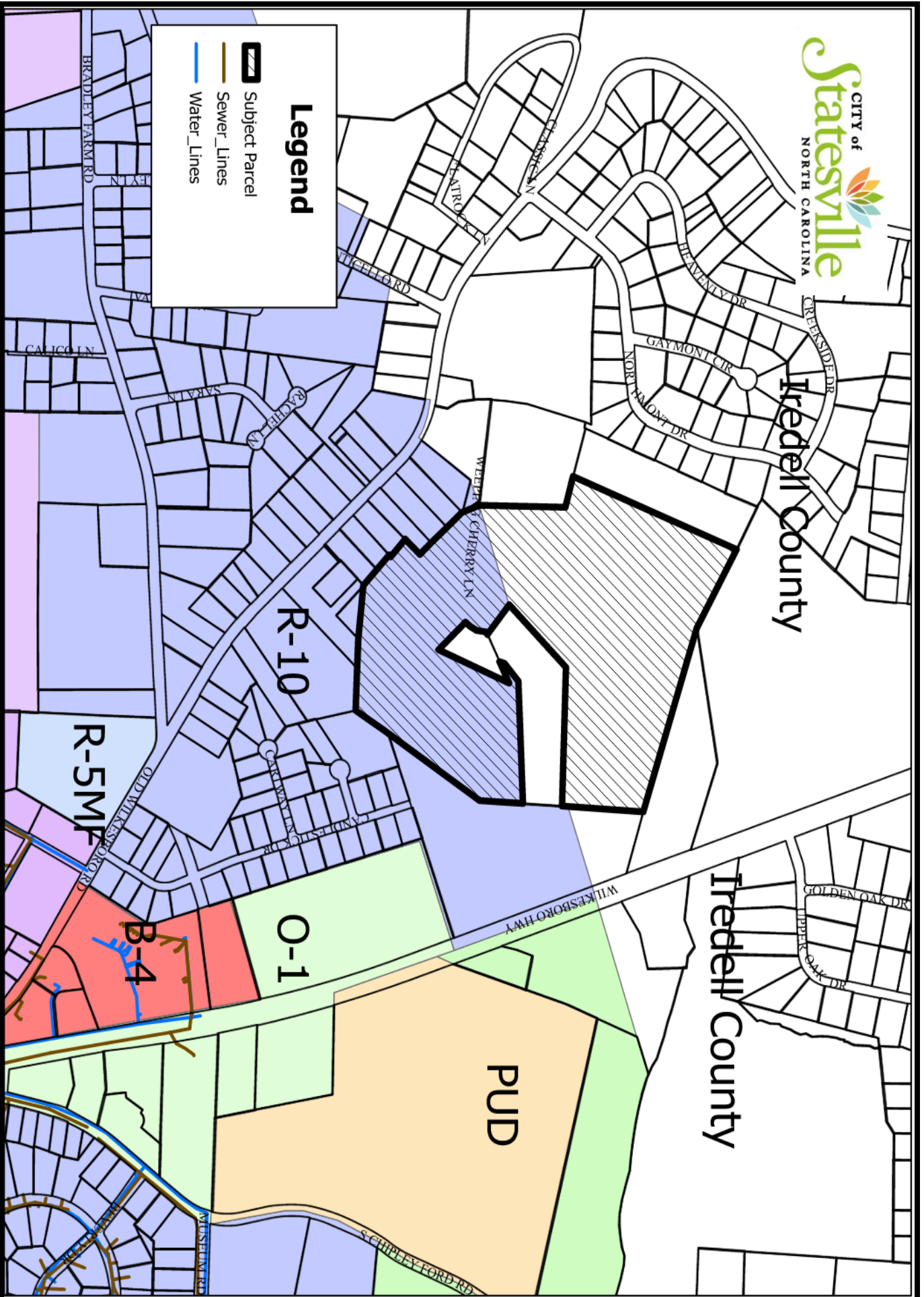
If approved, the second reading will be March 2, 2026.

**9. Attachments:**

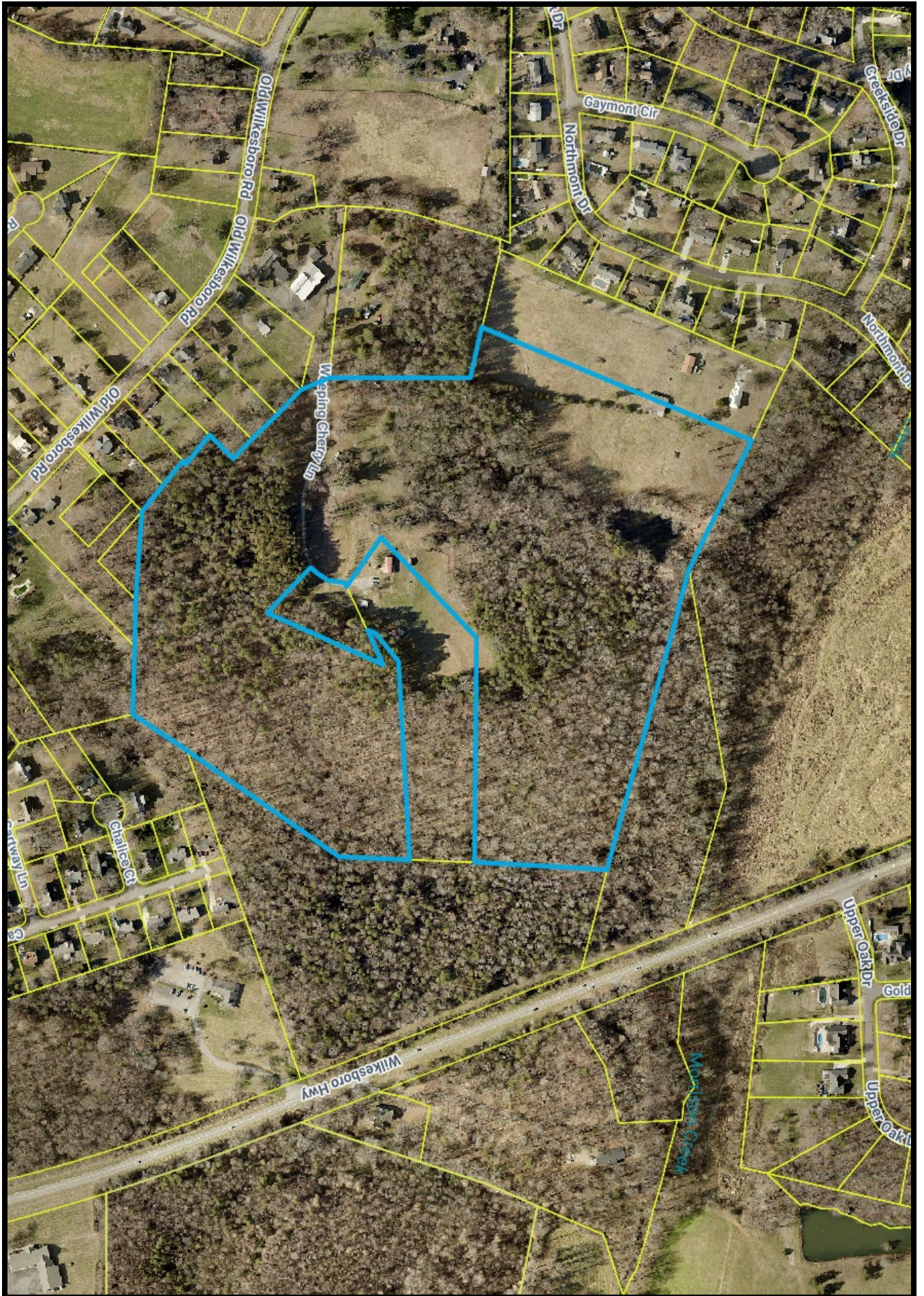
1. Packet Maps ETJ Relinquishment 149 Weeping Cherry
2. Rural Character Intent
3. Survey
4. Consistency Statement for CC 149 Weeping Cherry Lane
5. Zoning Ordinance ZC26-02 Weeping Cherry Lane



Location Map – 149 Weeping Cherry Lane

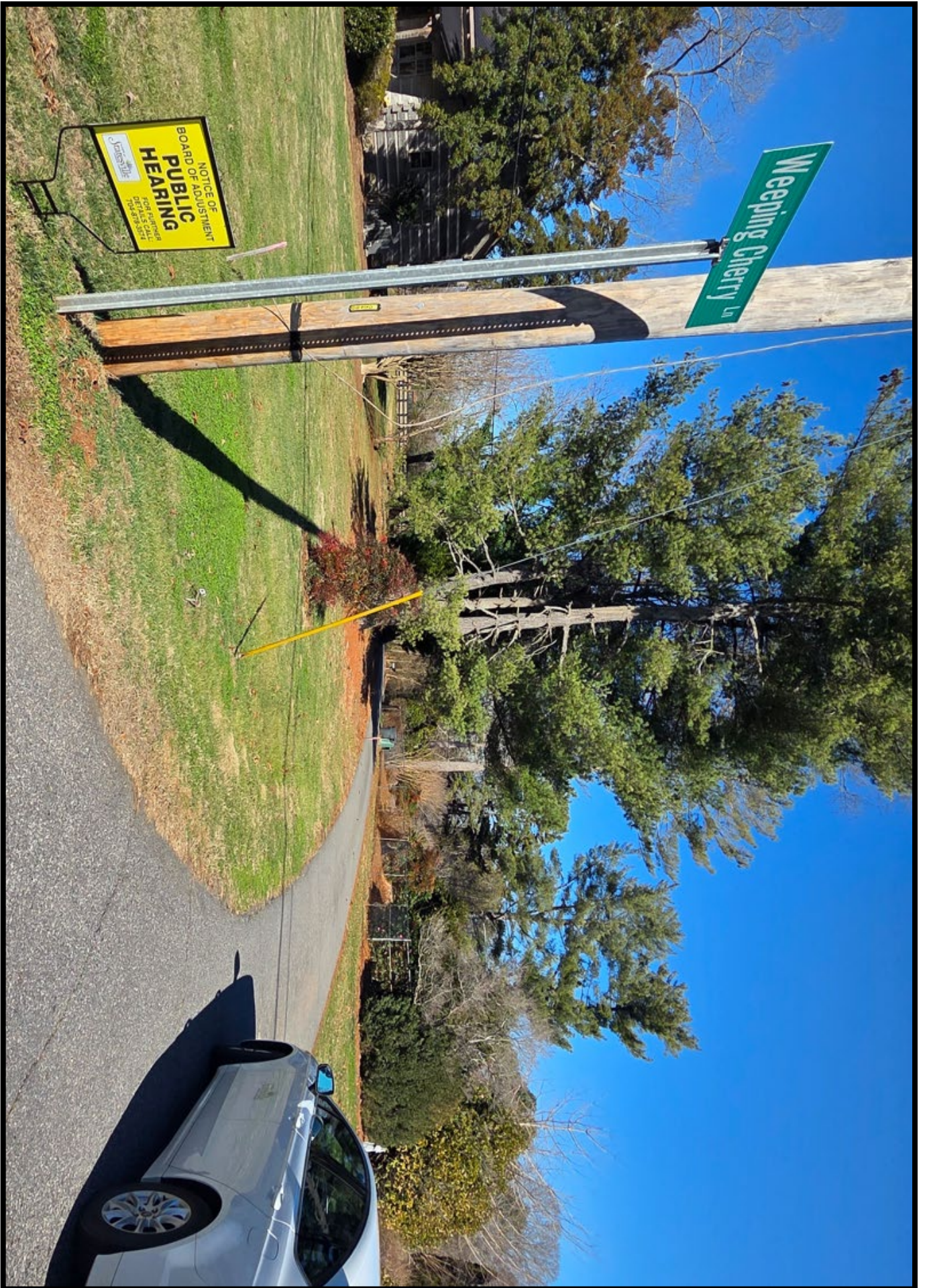


Location Map Zoomed In – 149 Weeping Cherry Lane



Aerial Photo - 149 Weeping Cherry Lane

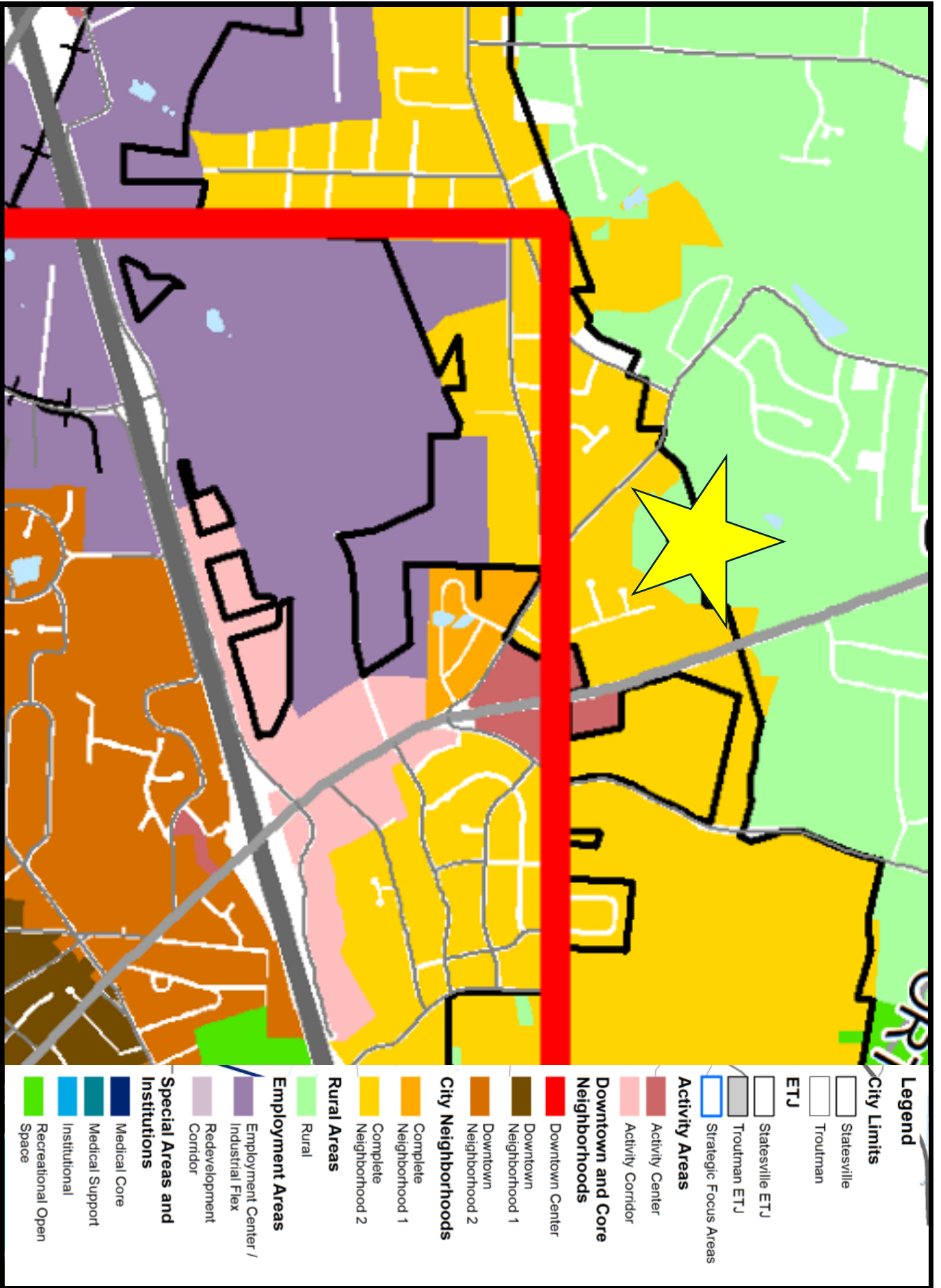




Site Photo – 149 Weeping Cherry Lane – From Old Wilkesboro Highway



Site Photo – 149 Weeping Cherry Lane – From Weeping Cherry Lane



# Rural

## Character Intent

On the edges of the planning area outside of the City’s corporate limits and ETJ are areas of undeveloped land, farmhouses, agricultural uses, forests, large rural homesteads, and lower density residential neighborhoods built in the county. Some rural commercial uses that support residents and farming operations are appropriate at rural crossroad intersections. Properties in the Rural Character Area are not expected to be a target of growth over the horizon of this Plan; City extension of water and sewer infrastructure is not planned. Some areas may be developed at higher intensity in the future and some may be retained as rural indefinitely, providing a rural band of land surrounding the city. Where utilities become available sooner than anticipated, a land use and character change to Complete Neighborhood 2 is appropriate. The City and County should develop strategies to plan for areas of common interest on the edges of jurisdictional boundaries. This collaboration is particularly important to ensure that future development in these areas fits the context of the surrounding communities and meets the vision of this Plan.

## Pattern & Form

Large rural lots with private drives along rural roads and open space.

## Opportunities

Rural-style residences and farms, voluntary conservation of private open space, new rural economic uses.

## Primary Uses

Rural residential, agricultural development, and undeveloped property.

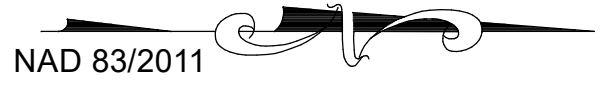
## Secondary Uses

Rural commercial, institutions.

### Form Characteristics

<b>Building Height</b>	One to three stories, excluding specific agricultural uses (i.e., silos)
<b>Building Orientation</b>	Residences and other uses oriented towards the primary street, 15-40 ft setbacks
<b>Building Types</b>	Single family detached homes, manufactured homes, farm and agricultural buildings, small-scale commercial convenience buildings at crossroads
<b>Street Character</b>	Paved rural streets, generally without curb and gutter in the County, and with curb and gutter if annexed prior to development
<b>Parking Character</b>	Driveway parking for residences, small surface lots for businesses

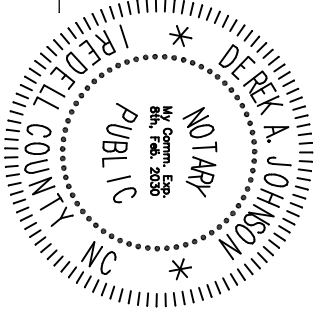




**OWNER CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS, that Phillip R. Johnson hereby certifies that the information contained in this plat and statement to be our free act and do hereby dedicate to public use all streets, alleys, easements and other public areas shown on this plat. We further certify that David B. Jordan is the owner of the land shown on this plat and that the entire subdivision is within the boundaries of a tract conveyed to me by a deed recorded on Book 1889, Page 771 and Book 206, Page 593, Irredell County Registry.

I, David B. Jordan, a Notary Public of the County of Irredell, State of North Carolina, do hereby certify that Phillip R. Johnson is the owner of the land shown on this plat and that the entire subdivision is within the boundaries of a tract conveyed to me by a deed recorded on Book 1889, Page 771 and Book 206, Page 593, Irredell County Registry.



Phillip R. Johnson Date \_\_\_\_\_ My commission expires \_\_\_\_\_ Notary Public

**SURVEY NOTES**

- 1) Subject Property and adjoining property is zoned R-40 (City of Statesville).
- 2) By Graphic platting only. Subject property is on FRM# Parcel # 3701072900L and 40318-0005.
- 3) All areas shown are by Coordinate Computation Method.
- 4) Linear feet in proposed street N/A.
- 5) The purpose of this plat is to remove property from City of Statesville Zoning Jurisdiction.
- 6) This survey was prepared without the benefit of a title abstract and is made subject to any/all liens shown or to be shown by individual Special Warranty Deeds.
- 7) All lots shown are to be served by individual wells.

**SUBDIVISION ADMINISTRATOR**

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of the County of Irredell, North Carolina, and I am duly qualified to act as Subdivision Administrator for recording in the Register of Deeds of Irredell County.

Subdivision Administrator  
Irredell County, North Carolina

The Subdivision shown herein to the best of my knowledge does lie within the N35W (N) Section 7 shown as designated by the North Carolina State Plane, and as it appears on the Watershed Protection Map of Irredell County.

Date: \_\_\_\_\_ Subdivision Administrator  
STATE OF NORTH CAROLINA  
COUNTY OF IREDELL

1. Review Officer of Irredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date: \_\_\_\_\_ Review Officer

**SURVEYOR CERTIFICATION**

That the survey is of another category, such as the reconnection of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

I, David B. Jordan, certify that this plat was drawn under my supervision from an actual survey of the land shown on this plat. I am duly qualified to act as a Surveyor and the information found in Book N/A, Page N/A, that the ratio of precision as calculated is 1: \_\_\_\_\_ was used to perform the GPS (GNSS if dual constellations are used) survey.

Class of Survey: N/A

Type of GPS field procedure: RTK Network

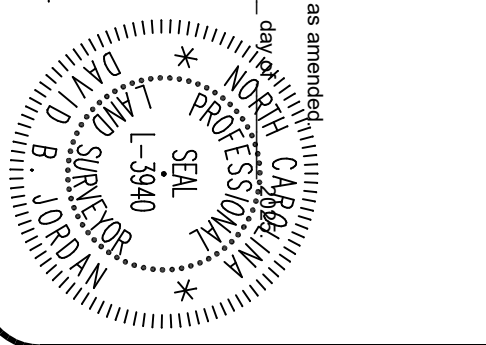
Date of Survey: 08/14/2025

Good model product: 10.989691149353

Units: US Survey Feet

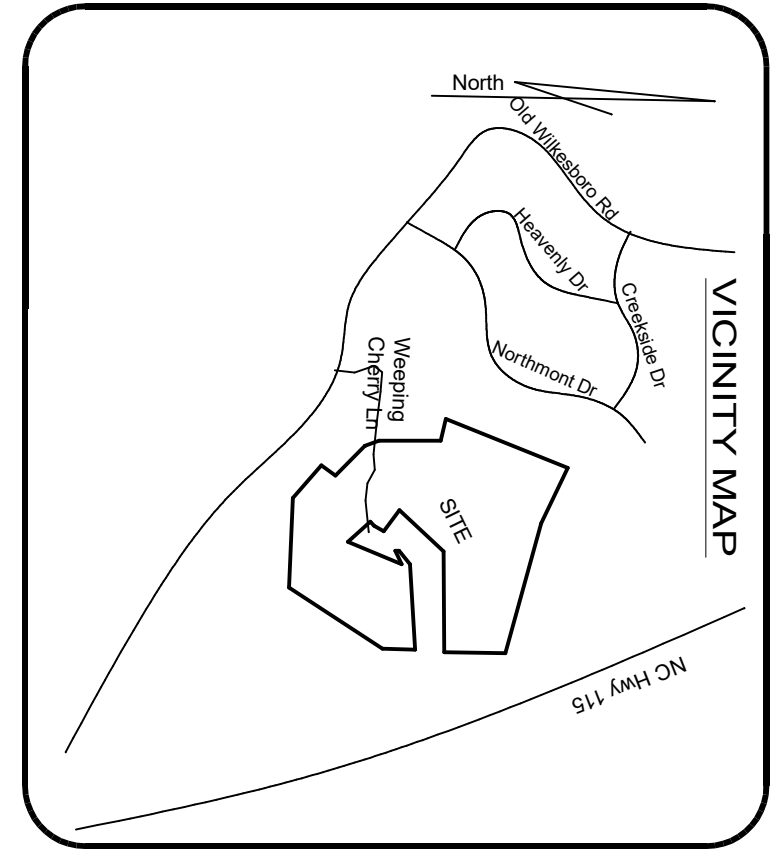
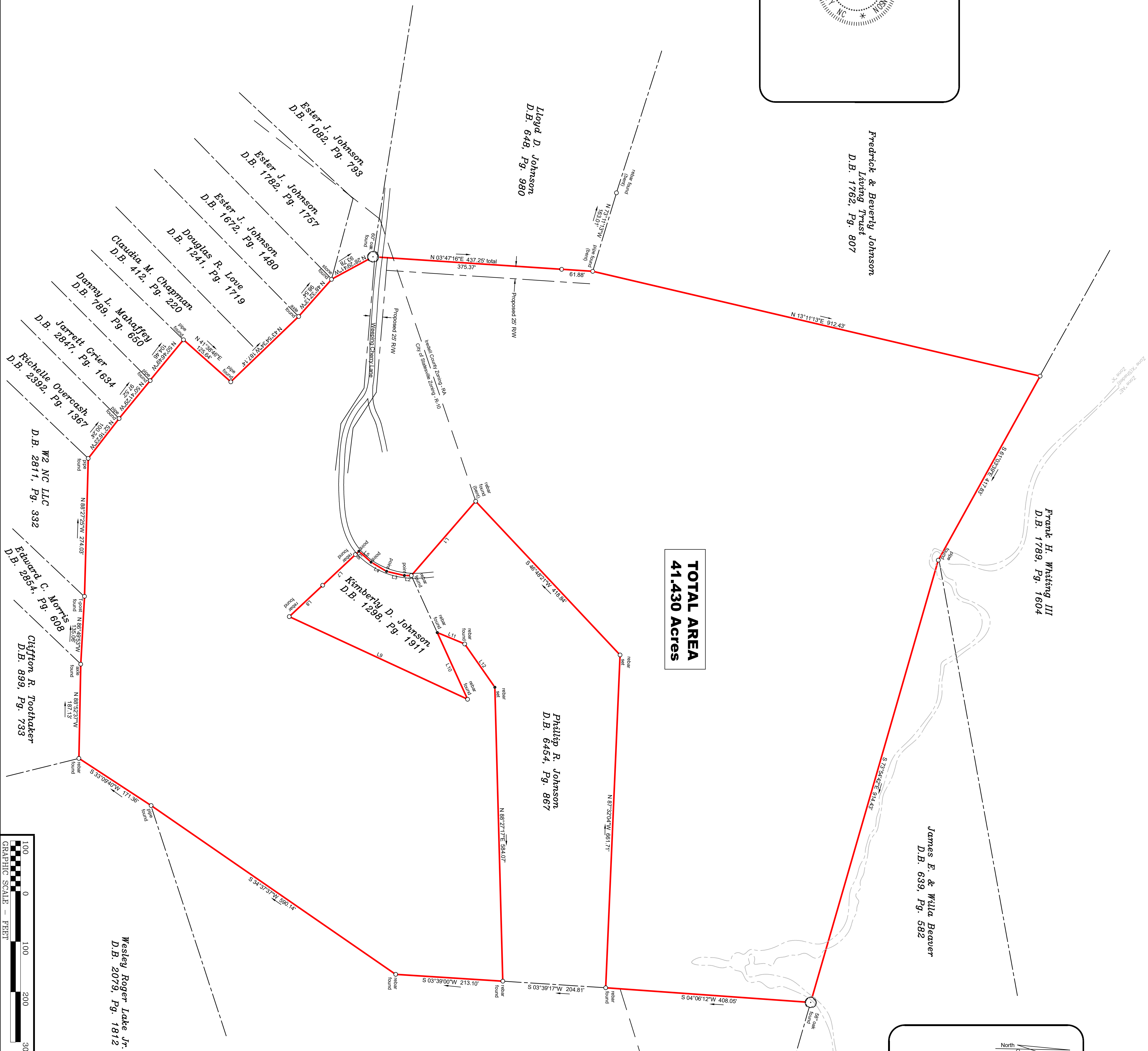
That the plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.



**Line Table**

Course	Bearing	Distance
L-1	S 40°05'42" E	185.16'
L-2	S 00°17'20" W	13.86'
L-3	S 13°02'31" W	38.34'
L-4	S 41°35'56" W	32.85'
L-5	S 43°10'52" E	9.54'
L-6	S 43°10'52" E	9.54'
L-7	S 43°10'52" E	89.05'
L-8	N 24°42'47" E	300.22'
L-9	N 24°42'47" E	145.46'
L-10	S 65°34'08" W	145.46'
L-11	N 22°31'44" E	58.97'
L-12	N 57°19'14" E	163.85'



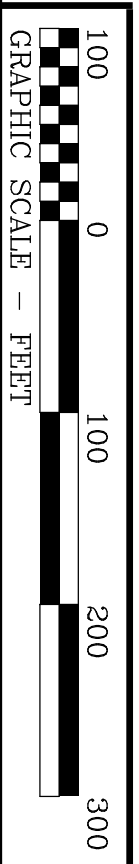
**Total Area: 43.135 Acres**

James E. & Willa Beaver  
D.B. 647, Pg. 12

Surveyed by: **David B. Jordan & Associates, PLLC**  
582 Bonas Farm Road  
Statesville, NC 28629  
Firm# P-2397

Drawn By:	D.A.J.	Deed Ref.:	1889-771
App'd By:	D.B.J.	Tax Id#:	236-369
Field Date:	June-August 2025	Date:	4735-17-3043
Plat Date:	10-12-2025	Revision:	
Scale:	1" = 100'	Date:	
Revision:		Revision:	

Family Sub-division For	
Project Address:	Weeping Cherry Lane
Project Location:	Statesville Outside and Concord Twp.
Project Location:	Irredell Co., N.C.
Job Number:	250619





To: Statesville City Council

From: Matthew Kirkendall, Senior Planner

Date: February 16, 2026

Subject: ETJ Relinquishment

Case: ZC26-02 149 Weeping Cherry Lane

Address: Property located at 149 Weeping Cherry Lane; Parcel 4735-17-3043

**Option 1: Approve (Staff Recommendation)**

The zoning amendment is hereby **approved** to release the jurisdiction and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because: The 2045 Land Development Plan is supportive of this request, as it calls for this area to be Rural and no City of Statesville utilities are available.

**Option 2: Deny**

The zoning amendment is hereby **denied** because it is inconsistent with the City's comprehensive land plan and is not reasonable, nor in the public interest. Specifically, this parcel should remain under the city of Statesville's zoning regulations and future plans for development.

---

Date: Doug Hendrix, Mayor

---

Date: Matthew Kirkendall, Senior Planner

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE RELEASING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTY FROM THE CITY OF STATESVILLE R-10 (URBAN LOW DENSITY SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT.**

**ZC26-02 149 Weeping Cherry Lane Property  
Iredell County Tax Map Parcel #4735-17-3043**

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 February 16, 2026 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 release the zoning classification of the after described property from City of Statesville R-10 (Urban Low 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 February 5, 2026 and 12, 2026, 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:

Address: 149 Weeping Cherry Lane

This ordinance was introduced for first reading by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and unanimously carried on the 16th day of June, 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 2nd day of March, 2026.

CITY OF STATESVILLE

\_\_\_\_\_  
Doug Hendrix, Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_  
City Attorney

ATTEST:

\_\_\_\_\_  
City Clerk

# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Matthew Kirkendall, Senior Planner  
**DATE:** 2/4/2026 9:08 AM

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**ACTION NEEDED ON:** February 16, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Conduct a public hearing to consider to permanently close a portion of unopened Henry Street between South Center Street.**

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### **1. Summary of Information:**

This request is initiated by Mr. Marvin Stanley, to abandon a portion of unopened Henry Street between South Center Street and Shelton Avenue. (See attached location map, aerial photo, and site photo). The applicant owns the adjacent property to the north, 634 S. Center Street (PIN 4744-03-9230), that would be affected by the abandonment. Henry Street was originally platted as an 18ft right-of-way. The southern half (9ft) was previously abandoned and has been acquired by the adjacent property to the south, 641 Shelton Avenue (PIN 4744-03-9152).

Both Statesville Public Power and the Public Utilities Departments have confirmed there are no utilities within the right-of-way, and therefore, no easements will be required.

Per Section 2.13 of the Unified Development Code, the following criteria must be met prior to closing the street.

#### Section 2.13 - Abandonment of Streets, Easements or Plats

##### F. Review Criteria

Prior to approval, the City Council shall find that:

1. The abandonment conforms to State law;
2. The abandonment is consistent with the Comprehensive Plan, Major Street Plan and other adopted plans and policies of the City;
3. The abandonment does not restrict access to any parcel or result in access that is unreasonable, economically prohibitive, or devalues any property; [and]
4. The abandonment does not adversely impact the health, safety, or welfare of the community, nor reduce the quality of public services provided to any parcel of land.

##### G. Decision Maker

The City Council shall approve, approve with conditions or deny approval of the application.

The review criteria in Section 2.13 of the UDC are met because:

1. Henry Street was never improved to function as a city street, rather it is currently serving as a parking lot for a former service station. Staff was able to look into aerial photography and the area has been a parking lot since at least 1956, the oldest aerial photography available.
2. Henry Street is not shown as needing improvement in the 2019 Mobility + Development Plan

nor is neighborhood access restricted.

3. Both of the adjacent properties can be accessed by South Center Street or Shelton Avenue
4. The health and safety will not be impacted due to the neighborhood because there will still be access to the adjacent properties.

**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:** N/A

**4. Budget/Funding Implications:**

N/A

**5. Consequences for Not Acting:**

Henry Street would remain unchanged.

**6. Department Recommendation:**

Staff's recommendation is favorable to abandon this portion of the unopened street.

**7. Manager Comments:**

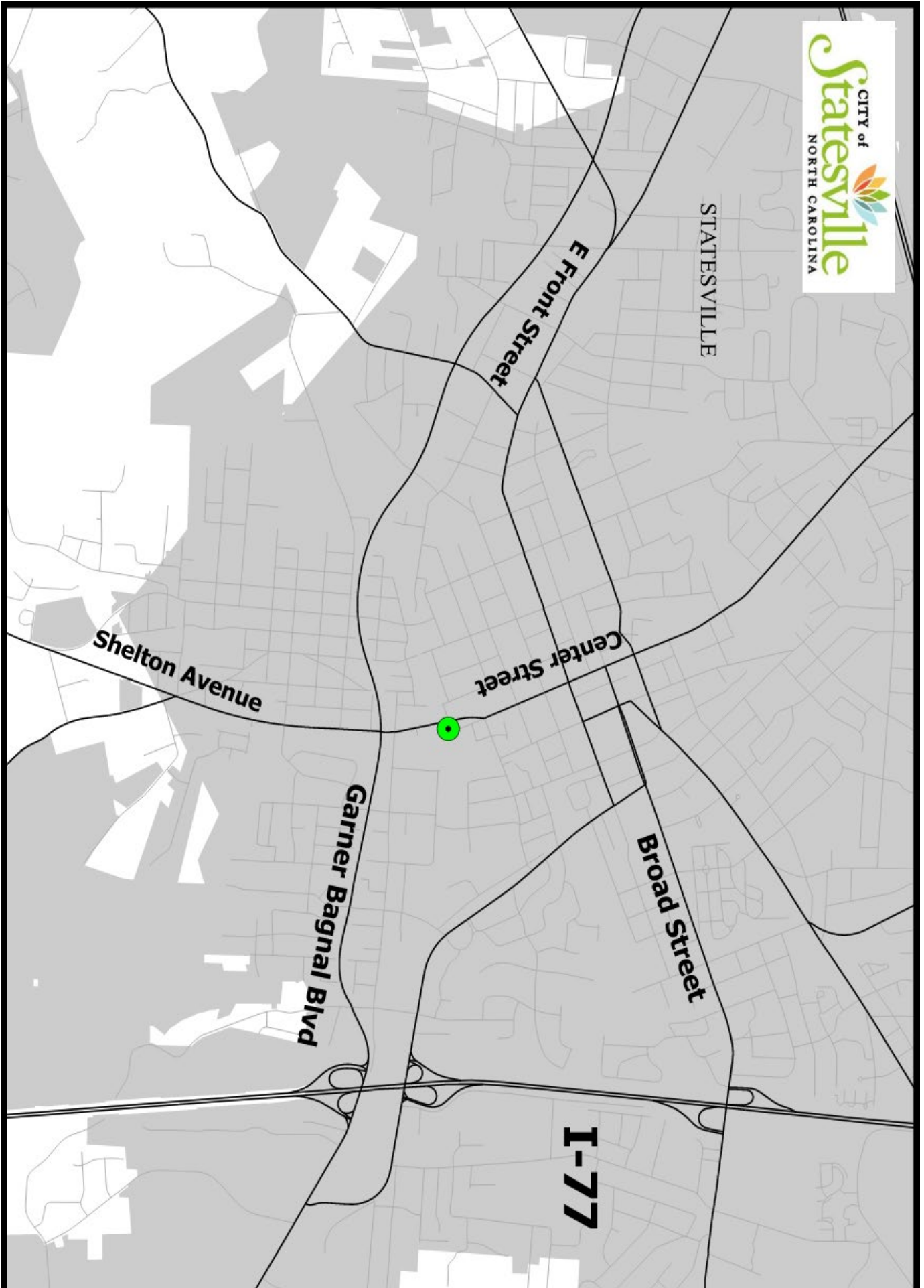
Concur with the department recommendation.

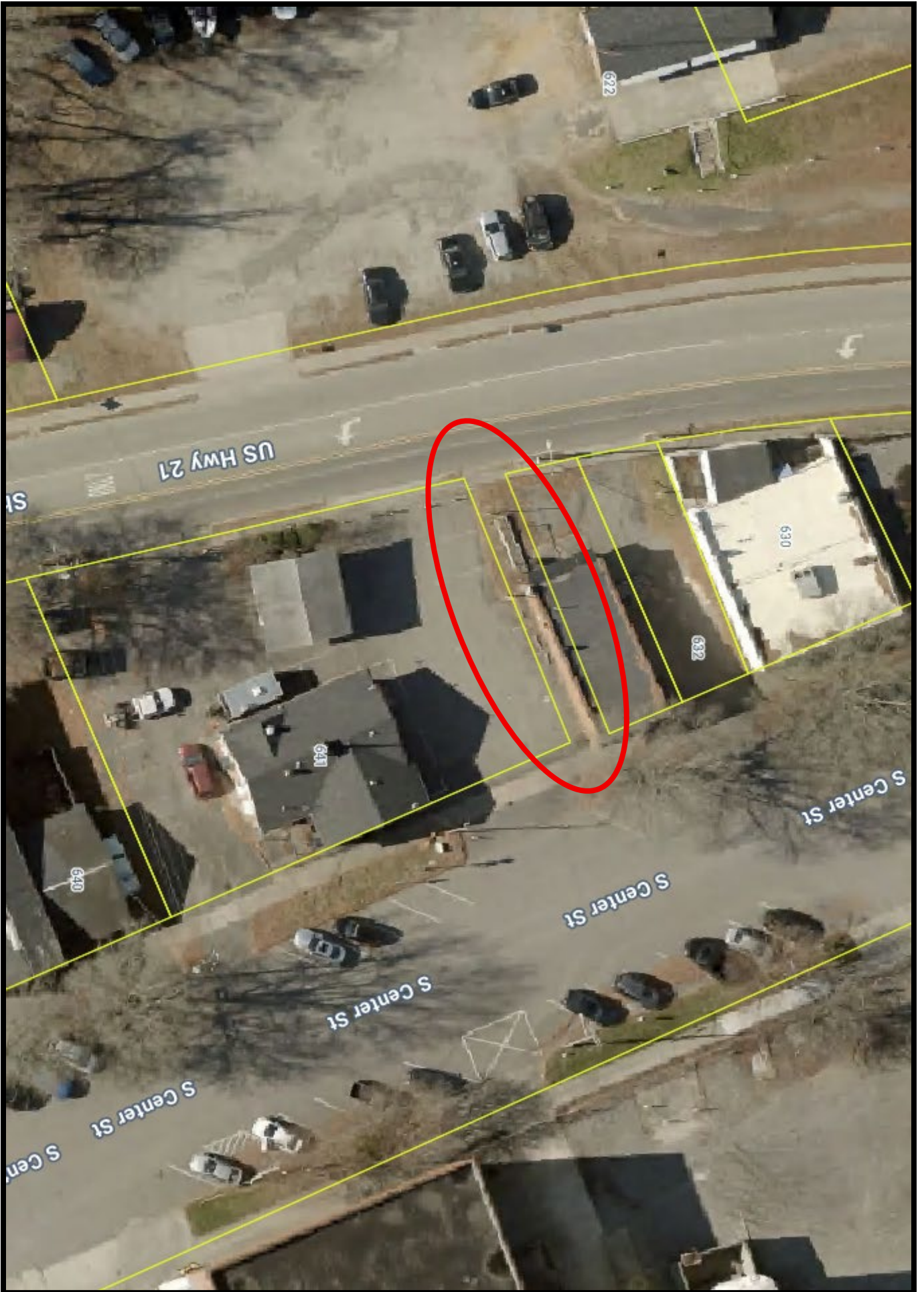
**8. Next Steps:**

If the Resolution to Close and a Declaration of Withdrawal are approved, the street will be permanently closed.

**9. Attachments:**

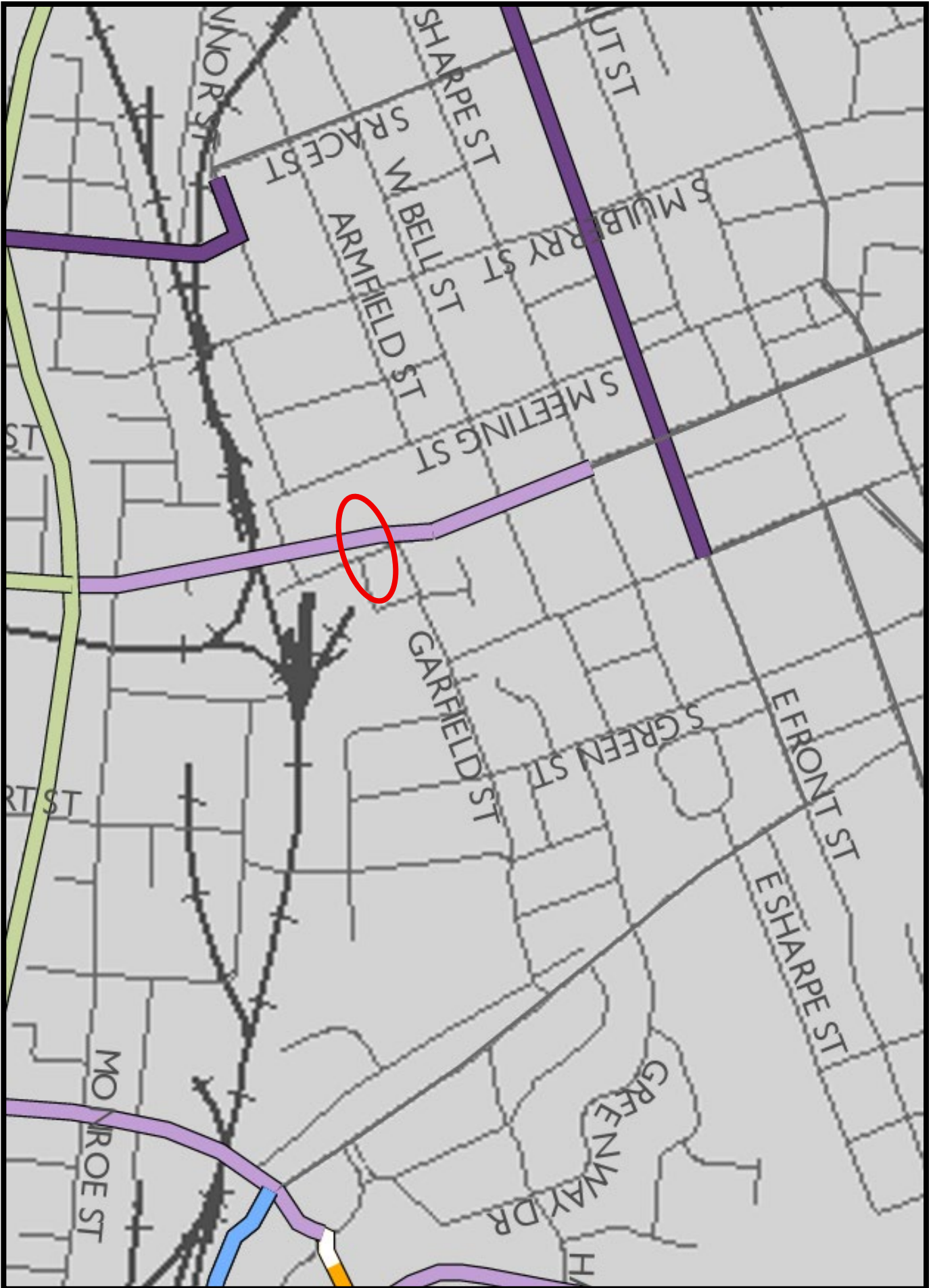
1. Packet Maps Henry Street Closing
2. Resolution Closing Henry Street Portion
3. Declaration of Withdrawal







Site Photo from Shelton Avenue



**RESOLUTION NO. \_\_\_\_\_**  
**RESOLUTION OF STREET CLOSING**

**RESOLUTION BY THE CITY COUNCIL OF STATESVILLE, NORTH CAROLINA OFFICIALLY  
CLOSING OF A PORTION OF AN UNOPENED ALLEY ADJOINING S. CENTER STREET  
DESCRIBED ON THE ATTACHED EXHIBIT A AND SHOWN ON THE SURVEY PREPARED  
BY W. MATTHEW JORDAN, NC PLS, DATED AUGUST 07, 2025, ATTACHED HERETO AS  
EXHIBIT B.**

WHEREAS, the City Council by Resolution No. \_\_\_\_\_, at its regular meeting on the day of January 12, 2026, gave notice of its intention to close a portion of an unopened alley adjoining S. Center Street described on the attached Exhibit A and shown on the survey by W. Matthew Jordan, NC PLS, dated August 07, 2025 and attached hereto as Exhibit B, and called for a public hearing thereon. The portion of the street is not necessary for the reasonable means of ingress, egress or regress for property owners in the vicinity of the affected alley and the closing of said alley is not contrary to the public interest.

WHEREAS, such Resolution of intention was published in the Statesville Record & Landmark on \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, and

WHEREAS, a copy of said Resolution of Intention was delivered by certified mail to the adjoining property owners; and

WHEREAS, a notice of the closing and public hearing was prominently posted in at least two places along the streets and alleys; and

WHEREAS, the public hearing was held on February 16, 2026, concerning the closing and no opposition to the closing was heard; and

WHEREAS, abandonment of the portion the alley is consistent with the Comprehensive Land Use Plan, Comprehensive Transportation Plan, and other adopted plans and policies of the City; and

WHEREAS, it appears to the satisfaction of the City Council that closing the portion of the alley is not contrary to the public interest and no individual owning property in the vicinity of the streets and alleys would thereby be deprived of reasonable means of ingress and egress to their property; and

WHEREAS, these street and alley abandonments do not adversely impact the health, safety, or welfare of the community, nor reduce the quality of public services provided to any parcel of land; and

NOW, THEREFORE, BE IT RESOLVED that the portion of unopened alley adjoining S. Center Street described on the attached Exhibit A and shown on the survey by W. Matthew Jordan, NC PLS, dated August 07, 2025 and attached hereto as Exhibit B, be closed to the general public use.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF STATESVILLE

By: \_\_\_\_\_  
J. Douglas Hendrix, Mayor

ATTEST:

\_\_\_\_\_  
Emily Kurfees, City Clerk

**Exhibit A: Legal Descriptions**

BEGINNING at existing iron pipe in the western margin of the sidewalk of S. Center Street, the southeastern corner of lot 12, Block A as shown in Plat Book I, page 121, having NAD 83 coordinates of N=743, 207 .1210 and E= 1,440,981 .5810, and running thence for the point of Beginning and with the margin of the sidewalk, South 20° 52 minutes 18 seconds East 9.00 feet to a PK nail set; thence crossing the former Henry Street, South 68° 02 minutes 01 seconds West 82.83 feet to a PK nail set; thence South 68° 02 min. 01 seconds West 5.00 feet to a point in the sidewalk of Shelton Avenue; thence with the sidewalk of Shelton Avenue, North 21° 56 minutes 15 seconds West 9.00 feet to point; thence with the line of Lot 12, North 68° 02 minutes 01 seconds East 5.00 feet to an iron rod set; thence continuing with the line of Lot 12, North 68° 02 min. 01 seconds East 83.00 feet to an iron rod set, the point and place of Beginning, containing 0.018 acres, more or less, with this description taken from the survey entitled "Right of Way Abandonment Map for Marvin Stanley & Sons Fate Real Estate Group, LLC," by W. Matthew Jordan, Professional Land Surveyor, dated August 7, 2025.



**STATE OF NORTH CAROLINA  
COUNTY OF IREDELL**

**DECLARATION OF WITHDRAWAL**

THIS DECLARATION OF WITHDRAWAL was made and entered this 16<sup>th</sup> day of February, 2026, by the City of Statesville, a municipal corporation duly chartered with its principal office in Statesville, Iredell Couty, North Carolina.

**WITNESSETH:**

WHEREAS, Marvin Stanley & Sons Fate Real Estate Group, LLC has requested that a portion of an unopened alley located in the City of Statesville be closed; and

WHEREAS, a full description of the unopened alley adjoining South Center Street to be closed is highlighted on the attached Exhibit A by W. Matthew Jordan PLS and shown on the survey dated August 07, 2025 and attached hereto as Exhibit B” and the portion to be closed is not necessary for other property owners in the vicinity of the affected alley to have ingress, egress or regress to their property and are not contrary to the public interest; and

WHEREAS, neither the City of Statesville nor any division of the state or county government will be required to maintain the alley for public use and the City of Statesville hereby does execute this withdrawal for the sole purpose of withdrawing the unopened portion of the alley affected from public dedication.

NOW, THEREFORE, BE IT RESOLVED and in consideration of the premises and for the purpose set forth above and under and by virtue of the provisions of North Carolina General Statute 160A-299, the City of Statesville by this instrument declares that the portion of an unopened alley adjoining South Center Street described on the attached Exhibit A and shown on the survey by W. Matthew Jordan, NC PLS, dated August 07, 2025 and attached hereto as Exhibit B, is hereby closed and the same is hereby withdrawn from public use to which it was heretofore dedicated.

IN WITNESS WHEREOF, the City of Statesville has caused this instrument to be executed in its corporate name by its duly authorized officers and its corporate seal to be affixed hereto all by authority duly given on the date and year first above written.

CITY OF STATESVILLE

BY: \_\_\_\_\_  
Doug Hendrix, Mayor

ATTEST:

\_\_\_\_\_  
Emily Kurfees, City Clerk

### **Exhibit A: Legal Description**

BEGINNING at existing iron pipe in the western margin of the sidewalk of S. Center Street, the southeastern corner of lot 12, Block A as shown in Plat Book I, page 121, having NAD 83 coordinates of N=743,207.1210 and E=1,440,981.5810, and running thence for the point of Beginning and with the margin of the sidewalk, South 20° 52 minutes 18 seconds East 9.00 feet to a PK nail set; thence crossing the former Henry Street, South 68° 02 minutes 01 seconds West 82.83 feet to a PK nail set; thence South 68° 02 min. 01 seconds West 5.00 feet to a point in the sidewalk of Shelton Avenue; thence with the sidewalk of Shelton Avenue, North 21° 56 minutes 15 seconds West 9.00 feet to point; thence with the line of Lot 12, North 68° 02 minutes 01 seconds East 5.00 feet an iron rod set; thence continuing with the line of Lot 12, North 68° 02 min. 01 seconds East 83.00 feet to an iron rod set, the point and place of Beginning, containing 0.018 acres, more or less, with this description taken from the survey entitled "Right of Way Abandonment Map for Marvin Stanley & Sons Fate Real Estate Group, LLC," by W. Matthew Jordan, Professional Land Surveyor, dated August 7, 2025.



**DESIGN REVIEW COMMITTEE CALLED MEETING  
SECOND FLOOR CONFERENCE ROOM  
NOVEMBER 6, 2025 @ 2:00 pm**

**Members Present:** Elena Sollazzo, Bryan George, Chuck Goode

**Absent:** John Furlow, John Marshall

**Staff Present:** Marci Sigmon, Matthew Pierce, Lori Deal

Chairman Goode welcomed everyone and called the meeting to order.

**Meeting Minutes**

**George made a motion to approve the August 21, 2025 DRC meeting minutes as presented, seconded by Sollazzo. The motion carried unanimously.**

**Consider Design Review Application DRC 25-06 from 224 – 226 North Center Street LLC, represented by Jeff Nichols with Design Associates Architecture, to renovate the exterior of two adjacent buildings located at 224 and 226 North Center Street; Tax Maps 4734-96-7663 and 4734-96-7658.**

Sigmon gave the following staff report:

The properties located at 224 North Center Street and 226 North Center Street were built as two separate commercial brick buildings adjacent to each other. Both properties have a basement, first floor, and second floor. Gordon’s Furniture Store was located in this location for many years before closing. Currently, both buildings are vacant.

One entity, 224 226 N Center St LLC, owns both buildings. As such, the owner has compiled the request for both 224 North Center Street and 226 North Center Street. Iredell County tax records describe 224 North Center Street being built ca. 1940 and 226 North Center Street being built ca. 1900.

The owner, 224 226 N Center St LLC, represented by Jeff Nichols with Schaeffer Architecture Design Associates, is requesting to renovate the front, side, and rear façades of both buildings.

1. Project Description for **224 North Center Street:**
  - a. The owner’s general intent is to lease the ground floor and basement as retail / entertainment/ food and beverage uses and the second floor as apartments.
    - i. Front elevation renovations include:
      1. Replacing the existing street-level storefront with new storefront including new wood and metal with new wood doors.
      2. Removing the existing flat canopy and black glass above existing storefront and replace with new fabric awning.
      3. Removing the brick infill from existing second floor window openings and installing new metal-clad wood windows.
    - ii. South elevation renovations include:
      1. Repainting the existing painted brick.

2. Removing the brick infill from the existing second floor window openings and installing new metal-clad wood windows.
- iii. Rear elevation renovations include:
  1. Removing the existing asphalt paper siding.
  2. Improvements to the existing wood structure as needed (full scope to be determined once framing is exposed).
  3. Keeping the existing brick walls at basement level.
  4. Placing new cementitious board and batten siding on the exterior of the first floor and second floor.
  5. Leave or replace existing metal landing/ramp at rear door as needed once structural condition is assessed.

2. Project Description for **226 North Center Street**:

- a. The owner's general intent is to lease the ground floor as retail / entertainment / food & beverage uses, the basement either as these uses or storage / warehouse, and the second floor as apartments.
- b. General overview of structure is:
  - i. Existing brick walls have deflected in various directions. Project includes installing new steel structure inside of existing shell and attaching existing brick walls to this structure to prevent further deflection.
  - ii. Where existing brick work has deteriorated, was previously replaced with poor quality infill / CMU, and where non-original window openings were cut into the existing brick walls, these areas will be infilled with new brick.
  - iii. The existing floor structure will be reinforced/replaced. Full scope of work to be determined after existing structure is exposed.
- c. Front elevation renovations include:
  - i. Replacing the existing storefront with a new storefront including new wood and metal with new wood doors.
  - ii. Installing a new flat metal canopy and/or balcony with metal railing.
  - iii. Repainting the existing painted brick.
  - iv. Removing the non-original window opening below parapet and infilling with appropriate brick.
  - v. Replacing upper windows with new metal-clad wood single hung windows.
  - vi. Maintaining the existing plaster "cornice" and repainting it.
  - vii. Installing a new flat metal canopy and/or balcony with metal railing.
  - viii. Placing new decorative plates along the wall at locations where existing walls will be attached to the new interior structure design.
- d. North side renovations include:
  - i. Due to the existing ground north of the building sloping toward the building, the slope will be graded to better direct the storm drainage to the existing storm drain.
  - ii. After the north side ground is reworked for better storm drainage, the basement windows will be infilled or replaced based on the final grade level. Existing windows will be replaced with new windows if possible.
  - iii. Repainting the existing painted brick.
  - iv. Replacing all windows with new metal-clad wood single hung windows.
  - v. Installing new decorative plates along the wall at locations where existing walls will be attached to the new interior structure design.
- e. Rear elevation renovations include:
  - i. Repainting the existing painted brick.

- ii. Replacing windows with new metal-clad wood single hung windows.
- iii. Replacing the oversize basement access door with carriage-house-style roll up door.
- iv. Replacing the basement window with a new hollow metal door.
- v. Placing new decorative plates along the wall at locations where existing walls will be attached to the new interior structure design.
- vi. Replacing the existing poor-quality brickwork and CMU infill with new brick.

George asked if this property is in the commercial historic district and Sigmon stated no, but it is in the DRC purview area. George asked if it is included in the DSDC tax district and Sigmon stated yes. Sollazzo asked if the signage would be the same standards as the downtown standards and Sigmon stated yes.

Chairman Goode asked for anyone to speak on behalf of the project.

Jeff Nichols, Design Associates Architecture asked for questions. Sollazzo asked if there is a carriage door or a roll up door on the rear elevation and Nichols stated it is a roll up door that looks like a carriage door. Sollazzo asked about the new decorative plates and Nichols stated the washers will be on the outside that ties the brick to the plates. Sollazzo asked about where signage will be placed on the buildings and Nichols stated on the vertical valance at the front. The balcony is to distract from the irregular spaced windows and the awning replaces the existing flat canopy.

Sollazzo asked about reinforcing the floors and Nichols stated the basement of 226 is a concrete slab with steel columns reinforcing wood beams that reinforce the floors and all the wood is termite eaten. The goal is to build off existing posts and build a new skeleton inside to secure the structure because the building is leaning six to eight inches north.

Goode asked if there is a single ingress to the upper level from Center Street and Nichols stated yes. Goode asked if it is a shared door for both buildings and Nichols stated no, there is door in each building leading to the stairs on the second floor. The 224 side has existing apartments on the second floor so it is a nonconforming use and the old apartments will be replaced with new apartments with one exit from the second floor. The 226 side has been unoccupied for a long time without a permitted use for the second floor so it will follow current building code rules.

Goode asked about the grade on the north elevation and the adjacent property owner and Nichols stated the slope on the north is not on their client's property so it will be a coordinated effort. The existing storm drain is in the back corner and the goal is to rework the slope, with the property owner's permission, to reduce water intrusion into the basement and not impact the adjacent structure.

George asked how this structure fits in with the downtown master plan and Sigmon stated this location is projected to be multi-use per the Land Use Plan.

George asked if there is dirt behind both buildings and Nichols stated yes. Behind 224 the rear property line goes to Gordon Avenue and parking is shared with the Special Treasures building. Behind 226 they own part of the dirt and there is access for a separate tenant. George asked if he is in charge of the parking lot plan and Nichols stated not yet because the structure renovation project is evolving and once the building is approved then the design of the site plan will be done.

Sollazzo asked if the buildings are sprinkled and Nichols stated 224 is not required to be sprinkled because of the three existing apartments, but 226 will have a residential sprinkler system due to current building code.

Matthew Pierce asked about the status of the murals and there was discussion about the history of the murals. George stated it should be up to the property owner to determine how or if to incorporate the mural into the renovation. Nichols asked for the procedure to request new murals and Sigmon stated a request would be made to DRC and they would make a recommendation to City Council and they make the decision to approve or deny.

**George made a motion to approve Design Review Application DRC 25-06 to renovate the exterior of two adjacent buildings located at 224 and 226 North Center Street with the condition the parking lot, lighting, and any variance from the submitted exterior plan will be submitted to DRC, seconded by Sollazzo. The motion carried unanimously.**

#### **Other Business**

Sigmon stated the next meeting will be December 11, 2025.

The green shell building facing West Front Street was approved for demolition by City Council 11/3/25, but there is not a timeline yet. When completed the fencing will be moved back to the property line so the sidewalk will be open.

There was an update regarding PIN4744-04-7095 located on South Center Street that the fence previously approved by DRC will be installed, new sidewalk has been added, and new street furniture will be added in the streetscape area.

The meeting was adjourned.

# Statesville ABC Board Minutes

Tuesday December 9, 2025 11:00am

Meeting in the Board Room of the Statesville ABC Board

## I. Call to order

The meeting was called to order by Chairperson Ron Matthews. In attendance were board members David Pope and Michelle Rokes; General Manager Tip Nicholson; Assistant General Manager Paulette Inscoe

## II. Statement of Potential Conflicts of Interest

*Does any board member have any known conflict of interest or appearance of conflict with respect to any matters coming before the Board today? If so, please identify the conflict or appearance of conflict and refrain from any undue participation in the particular matter involved.*

No conflicts were disclosed

## III. Approval of minutes from Tuesday October 28, 2025 meeting

The minutes were approved unanimously

## IV. Reports

- Reports from the NCAABC and ABC Commission

Ms. Rokes reported on the most recent meeting of the association. Hank Bauer, commission chairperson and Greg Stallings, association director were in attendance. Both reported that the warehouse project is moving forward subject to the legislature passing a budget. Privatization has been in the news but does not appear to be an upcoming issue. The changing legislation regarding hemp was discussed. Mr. Matthews, education committee chair, gave a report.

- Store reports from staff

Ms. Inscoe gave a report on current staffing issues. Marian Crew will be retiring as a store manager the end of the month. Tim Ellenburg has been hired full time to be a clerk supervisor at store #2. There have been some health issues with current part time employees and some new employees have been hired. The store #1 reset is almost complete.

- Financial Report

Monthly Sales Figures

October	Compared to Last Year	Year to Date
Store #1	-4.77%	-3.97%
Store #2	-0.34%	3.51%
Total	-2.93%	-0.93%
NC Total	2.51%	0.73%

November	Compared to Last Year	Year to Date
Store #1	-15.45	-6.26
Store #2	-2.69%	2.27%
Total	-10.03%	-2.75%
NC Total		

**V. Old & New Business**

- In door replacement downtown store

The work has been completed

- HVAC unit at store #2

After discussion, it was agreed that it made better financial sense to replace the HVAC unit rather than repair it. This decision was approved unanimously upon a motion by Mr. Pope and a second by Mr. Matthews.

**VI. Other business**

Next scheduled meeting date is January 27, 2026

**Adjournment**

Ron Matthews

David Pope

Michelle Rokes

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**DESIGN REVIEW COMMITTEE CALLED MEETING  
CITY HALL COUNCIL CHAMBERS  
DECEMBER 17, 2025 @ 2:00 pm**

**Members Present:** John Furlow, John Marshall, Bryan George, Chuck Goode

**Absent:** Elena Sollazzo

**Staff Present:** Marci Sigmon, Joseph Campbell

Chairman Goode welcomed everyone and called the meeting to order.

**Meeting Minutes**

**Marshall made a motion to approve the November 6, 2025 Called DRC meeting minutes as presented, seconded by George. The motion carried unanimously.**

**Consider Design Review Application DRC 25-08 from James Lussier, represented by Jeff Nichols with Design Associates Architecture, to request a modification in previously approved renovations to the building located at 106 Court Street; Tax Map 4734-95-9534.**

Sigmon gave the following staff report:

The property located at 106 Court Street was originally built ca. 1925 and is a two-story brick structure with two altered storefronts. The historic survey describes the upper elevations as being rather plain, with four two-over two double-hung sash windows (which are the middle two paired) and a cornice of small corbelled pendants. Currently, the first floor is being used as retail and the second floor is vacant.

The owner, James Lussier of Beauty from Restoration, LLC, represented by Jeff Nichols with Schaeffer Architecture Design Associates, was approved by the Design Review Committee to renovate the front, side, and rear façade of the building during June 2025. One of the requests involved the front façade entry doors remaining as is recessed back from the building front façade wall. The owner is now requesting to change the front façade front door entry ways to be flush with the building's front façade wall and storefront windows (see attached elevations). The front façade storefront materials approved during June 2025 are not changing and will continue to include a painted aluminum storefront, metal-clad wood, and solid kick panels made of metal clad or painted fypon.

Chairman Goode asked for anyone to speak on behalf of the project.

Jeff Nichols, Schaeffer Architecture Design Associates, stated the original submittal of the front doors were recessed six feet and now they are revising the doors to be flush with the front of the building to allow more square footage and the awnings will provide weather protection. George asked if there is a double entrance inside and Nichols stated the door on the left opens to the apartments and the door on the right opens to the tenant space, so there is no vestibule. Furlow asked if there are two separate rooms with a passage between and Nichols stated there is one tenant space downstairs with a wall that runs down the middle with openings along the wall with no door. Goode asked if the openings in the wall are existing or will be cut into the wall and Nichols stated they are existing.

**Marshall made a motion to approve Design Review Application DRC 25-08 from James Lussier, represented by Jeff Nichols with Design Associates Architecture, seconded by George. The motion carried unanimously.**

**Consider Design Review Application DRC 25-07 from Holland Properties Holdings, LLC, represented by Steven Bell with G.L. Wilson, to parge northern exterior wall and repair west wall on the building located at 106 South Center Street; Tax Maps 4734-95-9633.**

Sigmon gave the following staff report:

The property located at 106 South Center Street is part the building associated with 108 South Center Street and was built ca. 1895. The historic survey states the building is a two-and-a-half story brick building with a central rusticated granite round-arched monumental entranceway. The first story has pressed metal cornice with corner gabled brackets and corner brick and granite pilasters. The second story is divided into three bays with one-over-one sash with side windows having rusticated stone lintels and center paired windows having stone and brick voussoired lintels. The third story has round-arched windows with label molding and stone string course doubling as sills; paired windows separated by a pressed metal cartouche. The original urns atop the outer edges of the parapet have been lost.

The owner Holland Properties Holdings, LLC, represented by Steven Bell with G.L. Wilson Building Company, is requesting to parge the exterior north wall of the building with a concrete sealing mixture to repair and protect the wall which has been exposed to weather elements since a tragic fire occurred adjacent to the building on April 25, 2023. The applicant and owner state portions of the masonry need to be completely replaced and a select number of mortar joints need to be re-pointed. Additionally, some sections of the west wall (rear façade) facing the rear alleyway will be repaired by replacement and re-pointing of mortar. After the completion of the individual area repairs, the entire north wall will receive a structural lathe and parge coat.

The wall is suggested to be parged with Parex 210 Armourwall stucco base concentrate. Parex Armourwall is a combination of Portland cement, reinforcing fibers, and proprietary ingredients. With this product sand will be added to the stucco base at the project site. Parex 210 Armourwall is intended for application over concrete, masonry, and metal lath. The applicant states Parex DPR Standard Acrylic finish is proposed to be applied over the Parex Armourwall. Parex DPR allows for specific finish options and color of any Sherwin Williams selection. The Parex product also provides weather resistance while allowing vapor inside the wall to permeate the layers of Parex Products. Additionally, the applicant states this Parex combination will “structurally integrate all of the brick as needed and provide a protective coat over the brick that is in poor condition” and will produce a more consistent color and finish as compared to a traditional masonry lath/stucco. This lathe and parge coating system is identical to the process used to stabilize and repair the east wall of 111 West Broad Street during 2024. Paint color Sherwin-Williams SW6342 Spicey Hue will be integrally mixed into the Parex formula.

Additionally, the parapet metal cap is proposed to be installed after the Parex finish so that the metal cap can properly cover the top edge of the wall finish, directing water over the face of the wall.

Chairman Goode asked for anyone to speak on behalf of the project.

Benjamin Loftis, G L Wilson Building Engineering Director, stated he is standing in for Steven Bell. Furlow asked if Parex is sprayed on and Loftis stated it is troweled on. The mortar and brick are in bad shape so

a lath will be installed and covered with the Parex. Lofti stated this is the same product, method, and subcontractor used on the East Broad Street building with fire damage just a different color. Marshall asked if the appearance will be a solid wall instead of brick and Loftis stated yes.

**Marshall made a motion to approve Design Review Application DRC 25-07 from Holland Properties Holdings, LLC, represented by Benjamin Loftis with G.L. Wilson, to parge northern exterior wall and repair west wall on the building located at 106 South Center Street, seconded by Furlow. The vote on the motion was as follows:**

**Aye: Marshall, Furlow, George**

**Nay: Goode**

**Motion Carried: 3 to 1**

**Other Business**

Sigmon stated the next meeting will be January 8, 2026 with the election of officers.

The meeting was adjourned.