

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

**Statesville City Hall – 227 S. Center Street**

**February 26, 2026 - 4:00 p.m. - Pre-Agenda Meeting – 2<sup>nd</sup> Floor Conference Room**  
**March 2, 2026 – 4:00 p.m. – Workshop with Electricities – 2<sup>nd</sup> Floor Conference Room**  
**March 2, 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. America 250 Proclamation p. 9**

**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 February 12, 2026, Pre-Agenda Meeting Minutes and the February 16, 2026, Regular Meeting Minutes. (E. Kurfees) p. 11**
- B. Consider approving the first reading of an ordinance that authorizes the City to enter into an Amended and Restated Project Power Sales Agreement with North Carolina Municipal Power Agency 1. (Leis) p. 21**
- C. Consider approving the first reading of an Ordinance that authorizes the City to enter into an Amended and Restated Supplemental Power Sales Agreement with North Carolina Municipal Power Agency 1. (Leis) p. 31**
- D. Consider approving the second reading of the rezoning request 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. 41**
- E. Consider approving the second 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. 45**

- F. **Consider approving an Urban Archery Ordinance and allowing the Police Department to submit a letter on behalf of the City of Statesville to participate in the Urban Archery Season.** (Onley) p. 49
- G. **Consider appropriating fund balance to approve Budget Amendment #2026-18 to pay an economic incentive in the amount of \$186,688.26 to Doosan Bobcat.** (Lawrence) p. 53
- H. **Consider appropriating fund balance to approve Budget Amendment #2026-19 to pay an economic incentive in the amount of \$80,793.67 to Statesville Industrial Partners, LLC.** (Lawrence) p. 73
- I. **Consider appropriating fund balance to approve Budget Amendment #2026-20 to pay an economic incentive in the amount of \$216,170.17 to Northpoint Development, LLC.** (Lawrence) p. 83

**REGULAR AGENDA**

- IX. **Conduct a public hearing and consider a rezoning request, ZC26-05 initiated by Mr. Richard Alan Lewis on behalf of TKC Land Development II, LLC, to rezone three parcels located along Dover Road.** (Caulder) p. 95
- X. **Conduct a public hearing and consider passing the first reading of an ordinance to annex AX26-05: Dover Road, filed by Mr. Richard Alan Lewis on behalf of TKC Land Development II, LLC, for approximately 10 acres located on Dover Road inside the Larkin Commerce Park.** (Caulder) p. 111
- XI. **Conduct a public hearing and consider passing the first reading of the rezoning request ZC25-15 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.** (Kirkendall) p. 123
- XII. **Conduct a public hearing and consider approving the first reading of the petition of annexation AX26-01 Japul Road.** (Kirkendall) p. 143
- XIII. **Consider approving the Affordable Housing Fund and Policy.** (Smith) p. 157
- XIV. **Advisory Boards Meeting Minutes - None**
- XV. **Other Business**
- XVI. **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
- XVII. **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.

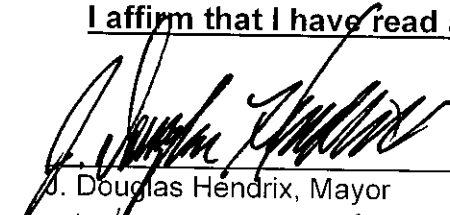
**Section 7.** At a Special Meeting held on December 2, 2025, the City Council developed the following list of "Norms", which they agreed to exercise in their duties as elected officials:

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

The City Council also agreed to the following actions:

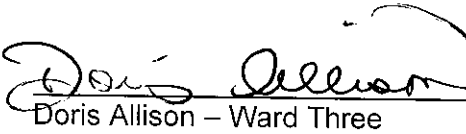
- Foster frequent communication and collaboration between the Council and City Manager/staff
- Agree to disagree when necessary
- Attend, be punctual, and prepare for meetings
- Be informed and participate in meetings and events

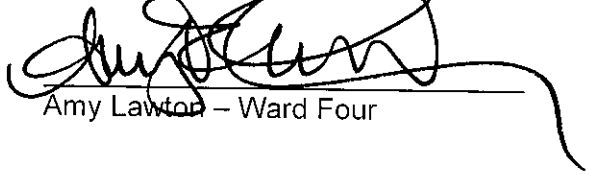
**I affirm that I have read and understand the City of Statesville Code of Ethics**

  
 J. Douglas Hendrix, Mayor

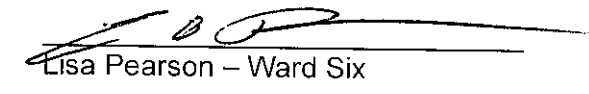
  
 David Jones, Mayor Pro Tem – Ward One

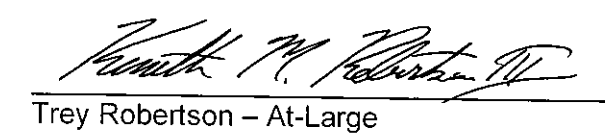
  
 Kristi Madison Pfeuffer – Ward Two

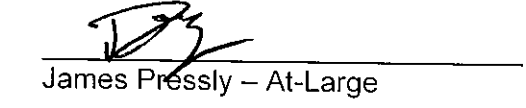
  
 Doris Allison – Ward Three

  
 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 of Statesville, North Carolina

## Office of the Mayor

### Proclamation

#### America 250 – Celebrating 250 Years of American Independence

**WHEREAS**, on July 4, 1776, the Declaration of Independence was adopted, establishing the United States of America and affirming the enduring principles of liberty, equality, and self-governance; and

**WHEREAS**, the year 2026 marks the 250th anniversary of that historic event, known nationwide as the United States Semiquincentennial, or “America 250”; and

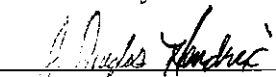
**WHEREAS**, this milestone provides an opportunity to reflect on our nation’s history – its achievements, its challenges, and the generations whose service and sacrifice have strengthened our democracy; and

**WHEREAS**, the City of Statesville, founded in 1789, has grown alongside our nation and continues to contribute to the civic, cultural, and economic vitality of North Carolina and the United States; and

**WHEREAS**, commemorating America 250 promotes civic engagement, historical understanding, volunteerism, and renewed commitment to the ideals that unite us as Americans;

**NOW, THEREFORE, I**, J. Douglas Hendrix, Mayor of the City of Statesville, together with the Statesville City Council, do hereby proclaim the year 2026 as “**America 250 Year**” in the City of Statesville and encourage residents, schools, civic organizations, businesses, and community partners to participate in activities and events that honor our shared history and inspire continued service to our community and nation.

*IN WITNESS WHEREOF* I have set  
my Hand and caused the Great Seal  
of the City of Statesville to be affixed  
this 2nd day of March 2026



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J. Douglas Hendrix, Mayor

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**MINUTE BOOK 31, PAGE  
STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – February 12, 2026  
227 S. CENTER STREET – STATESVILLE CITY HALL – 4:00 PM**

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

**Council Absent:** None

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

- 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 (Only at the Regular Meeting)**
- VI. Presentations & Recognitions (Only at the Regular Meeting)**
  - 1. **CALEA Accreditation Presentation**
  - 2. **Receive the 2025 Statesville Police Department Crime Statistics.** (Onley)
  - 3. **Receive the 2025 Statesville Fire Department Year in Review.** (G. Kurfees)
  - 4. **Black History Month Proclamation**
- VII. Public Comment (Only at the Regular Meeting)**
- VIII. CONSENT AGENDA**

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

  - A. Consider approving the January 29, 2026, Pre-Agenda Meeting Minutes and the February 2, 2026, Regular Meeting Minutes.** (E. Kurfees)  
There were no changes to the minutes.
  - 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)
  - 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)  
Lawrence stated that this is the first payment of the incentive agreement.  
  
Smith stated that we would like to put this in the budget so that there are no budget amendments.
  - 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)

Lawrence stated that we need to correct an accounting error that was made in the last fiscal year budget.

**E. Consider approving a resolution donating a portable generator from the Statesville Fire Department to the Monticello Volunteer Fire Department.** (G. Kurfees)

Chief Kurfees stated that it is an old portable generator and it can work but it would end up costing the city more.

**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)

Martin stated that this project is for a special use permit that was approved at a previous meeting.

**G. Consider pass a resolution directing the City Clerk to investigate a petition of annexation AX26-01 Japul Road (Harmony Vistas) Subdivision, filed by Mr. Mark Misericocchi 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)

Martin stated that this is accepting the petition and setting the hearing. In March, we will hear both the conditional rezoning and the annexation. They are not connecting to Japul Road.

Council Member Pressly asked which water supplier will be at this project.

**H. Consider approving a resolution to lead a countywide micro-transit study.** (Martin)

Martin stated that we have been asked to lead the study.

Council Member Jones asked if the County will assist. Smith stated that the county confirmed earlier this week that they would contribute.

Mayor Hendrix likes the idea of Microtransit in the city.

**I. Consider approving two work authorizations from our airport consultants, Parrish and Partners.** (Ferguson)

John Ferguson introduced Joseph with Parrish and Partners. He stated that the state has been encouraging us that the FAA will probably fund the taxiway in 2027. The NCDOT asked us to bank the entitlement funds to pay for the environmental study and design of the taxiway. These work authorizations will be paid for by grant funding.

Council Member Pressly asked if the funds will be coming out of the general fund. Ferguson stated that that the

Council Member Lawton asked if we could move this project to March.

Ferguson stated that the we may loose grant funding if we wait too long to get this approved.

After some discussion, the council decided for staff to review the questions and keep the work authorizations on consent.

- 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)

Ferguson stated that this project is the waterline project. The Airport has low water pressure and it will help the airport have better water.

- 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)

Bridges stated that there are no issues on these roads and they can be added to the City's maintenance system.

Council Member Robertson asked if we kept the bonds. Bridges stated that maintenance bonds are illegal. He stated that they do not have the buffer right.

Messick stated that we cannot tie the buffer and the streets. Martin stated that the code compliance team can look into it.

- L. Consider approving budget amendment #2026-17 to accept a donation towards a future fire station.** (Martin)

Martin stated that the \$70,000 to help or a future fire station to help fulfill their condition. In the future, we will get 2 acres.

- M. Consider approving a resolution directing the City Clerk to investigate a petition of annexation AX26-05 Dover Road (Larkin Commerce Park), filed by Mr. Richard Alan Lewis of The Keith Corporation, for three parcels located along Dover Road, 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.** (Caulder)

Martin stated that this is for the economic development project.

## **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)

Martin stated that this is a rezoning to allow single family infill development. This area is located in the Monroe Street Small Area Plan.

Council Member Allison asked about the heavy equipment and code violations. Martin stated that this would resolve some of the code violations.

- 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)

Martin stated that the parcel is half in the city and half in the county. It make sense to release the project to the Iredell County.

The Planning Board unanimously approved this item.

- XI. Conduct a public hearing to consider permanently closing a portion of unopened Henry Street between South Center Street.** (Kirkendall)

Martin stated that staff recommend moving forward with this item.

Council Member Pearson is concerned because the deed does not show the owner.

Messick stated that the ownership of the alley needs to be worked out privately. She stated that she would pull the general statute regarding this item.

**XII. Advisory Boards Meeting Minutes**

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. There was no closed session.

**XV. Adjournment**

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

**MINUTE BOOK 31, PAGE  
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – February 16, 2026  
227 S. CENTER STREET – STATESVILLE CITY HALL – 6:00 PM**

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

**Council Absent:** None

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

**I. Call to Order**

Mayor Hendrix called the meeting to order.

**II. Invocation**

The City Clerk led in the invocation.

**III. Pledge of Allegiance**

Mayor Hendrix led in the Pledge of Allegiance.

**IV. Adoption of the Agenda**

**Council Member Lawton made a motion to approve the agenda; Council Member Allison seconded the motion. The motion passed unanimously.**

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

**VI. Presentations & Recognitions**

**1. CALEA Accreditation Presentation**

Chief Onley stated that the Police Department was reaccredited for the 3<sup>rd</sup> time.

**2. Receive the 2025 Statesville Police Department Crime Statistics. (Onley)**

Chief Onley reviewed the Crime statistics from the previous calendar year.

Chief Onley stated that the violent crime has significantly decreased since 2020. He stated there are car break ins continue to stay stagnant. The vehicle crashes increase due to the population increased. He stated that they focus on areas where the traffic accidents have personal injury.

Council Member Allison thanked Chief Onley for all their work.

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

Chief Kurfees reviewed the year in review.

Chief Kurfees stated that we are making a difference in people's lives, especially the medical calls.

**4. Black History Month Proclamation**

Mayor Hendrix invited Todd Scott to the podium for Black History month. He read the proclamation into the record.

**VII. Public Comment**

Mayor Hendrix stated that each person will have 3 minutes to speak.

Chris Mayes, Shelton Avenue, he is concerned about the closing of Henry Street. Messick stated that his comments would be better addressed during the public hearing.

Kristin Linvig, 105 White Apple Way, is concerned about the issues in the Bell Farm Development. She thanked staff for their work in addressing her issues. Lenar the developer has not been corporative in getting things repaired. She stated that the nature trail is not being maintained and there are not exercise equipment per the plan.

**VIII. CONSENT AGENDA**

Mayor Hendrix stated that all items below are considered to be routine by City Council and will be enacted by one motion.

- A. Consider approving the January 29, 2026, Pre-Agenda Meeting Minutes and the February 2, 2026, Regular Meeting Minutes. (E. Kurfees)**
- 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)**  
Ordinance 01-26
- 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)**
- 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)**
- E. Consider approving a resolution donating a portable generator from the Statesville Fire Department to the Monticello Volunteer Fire Department. (G. Kurfees)**  
Resolution 11-26
- 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)**  
Resolution 04-26, 05-26
- G. Consider pass a resolution directing the City Clerk to investigate a petition of annexation AX26-01 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. (Kirkendall)**  
Resolution 06-26, 07-26

- H. **Consider approving a resolution to lead a countywide micro-transit study.**  
(Martin)  
Resolution 08-26
- I. **Consider approving two work authorizations from our airport consultants, Parrish and Partners.** (Ferguson)
- 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)
- 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)
- L. **Consider approving budget amendment #2026-17 to accept a donation towards a future fire station.** (Martin)
- M. **Consider approving a resolution directing the City Clerk to investigate a petition of annexation AX26-05 Dover Road (Larkin Commerce Park), filed by Mr. Richard Alan Lewis of The Keith Corporation, for three parcels located along Dover Road, 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.** (Caulder)  
Resolutions 09-26, 10-26

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

## **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)

**Mayor Hendrix opened the public hearing.**

Kirkendall stated that this is a straight rezoning on Monroe Street. He stated that there is a small list of uses that is available by right. He stated that the Monroe Small Area Plan is in support of rezoning this property.

Council Member Jones asked where the lots will be placed. Cory stated that it will be a minor subdivision of 5 to 7 lots with some facing Cass and some on Monroe.

Council Member Allison thanked the staff for work on cleaning up the area.

**Mayor Hendrix stated that no one signed up to speak during the public hearing. Hearing no additional speakers, he closed the public hearing.**

**Council Member Jones made a motion to approve the rezoning request and read the consistency statement**

**Council Member Lawton seconded the motion. The motion passed unanimously.**

- 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)**

**Mayor Hendrix opened the public hearing.**

Kirkendall stated that the rezoning is looking at a ETJ relinquishment to Iredell County. The property is off Old Wilkesboro. He stated that half the property is in City zoning and half is in the County. The property owner is looking to rezone all in county zoning. Staff recommends to support the request.

**Mayor Hendrix asked if there was anyone else who wanted to speak. Hearing none, he closed the public hearing.**

**Council Member Allison made a motion to approve the rezoning request and read the consistency statement.**

**Council Member Robertson seconded the motion. The motion passed unanimously.**

- XI. Conduct a public hearing to consider permanently closing a portion of unopened Henry Street between South Center Street. (Kirkendall)**  
**Mayor Hendrix opened the public hearing.**

Kirkendall stated that Stanley is requesting to abandon a portion of Henry Street. 9 feet of the road has been absorbed by another parcel. Kirkendall stated that the mobility plan does not show any improvements. When closing a street, there are 4 findings of fact that must be met.

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.

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.

Mayor Hendrix asked if there are any questions.

Council Member Pearson asked how we can abandon the street. Kirkendall stated that the state law states that paper streets can be abandoned after 14 years. Council member Pearson is concerned about the property owners. Messick stated that the state statute allows the Council to approve the closure and we cannot require a fee.

Council Member Nicholson asked when the first half was abandoned. Kirkendall stated that the register of deeds says 2000.

Council Member Allison asked who needs to maintain the property. Messick stated that if this is granted, then half goes to the adjacent property owners. If the property owner is failing to keep their property up, then the code enforcement will ensure the property is maintaining to city standards.

Council Member Jones asked who gave the 9 feet. Messick stated that she has not done a title search. She stated that the other property owner does not get additional feet.

Chris Mayes, Shelton Avenue, is against the item. He stated that he has property already in the 9 feet. In the last 5 years, he has been maintaining the property. The property has been used as a parking lot. He is concerned to why the street can be closed with no street.

Messick stated that the street was platted and unopened since 1925. She stated that 2.13 statute allows the city to close the street and grant half to each adjacent property line.

Mr. Mayes stated that he has some electrical in the 9 feet. Messick stated that the property owners need to discuss that privately.

Messick stated that 9 feet go to one property owner and 9 feet go to the other because Henry Street was originally 18 feet.

Council Member Robertson stated that the 9 feet go to each property owner.

Messick stated that this is the only body who can close the street. The body can only take the action if the 4 findings of fact.

Council Member Allison stated that it benefits the property owners to close the street.

Council Member Pearson asked what happens if someone is upset with the decision. Messick stated that the legislative decisions can be appealed in 60 days. If they do not appeal, then the City cannot be in the middle of the legal issues.

**Mayor Hendrix closed the public hearing.**

**Council Member Allison made a motion to close the street and incorporated the 4 findings of fact. Council Member Pearson seconded the motion. The motion carries unanimously.**

**XII. Consider applying for the BUILD Grant.**

Smith reviewed the original application of what the project will be from Sharpe Street to Amity Hill Road. He stated that the total grant amount will be \$18,379,502 and the city's

match will be 8% in the amount of \$1,470,360. He stated that the total grant amount will be \$1,470,360. He stated that the match is new because of change in the administration. The consultant recommends an 8% match to show we have skin in the game.

Council Member Pearson asked if the community partners are on board with the project. Smith stated that we have 15 letters of support for the project.

Council Member Allison stated that she is in support of the project.

**Council Member Allison made a motion to apply for the BUILD grant. Council Member Robertson seconded the motion. The motion passed unanimously.**

**XIII. Advisory Boards Meeting Minutes**

1. November 6, 2025 DRC Meeting Minutes
2. December 9, 2025 ABC Board Meeting Minutes
3. December 12, 2025 DRC Meeting Minutes

**XIV. Other Business**

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

**XVI. Adjournment**

**Council Member Allison made a motion to adjourn. Council Member Lawton seconded the motion. The motion passed unanimously.**

# **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager  
**FROM:** Cody Leis, Director, Statesville Public Power Director.  
**DATE:** 2/23/2026 9:09 AM

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

## **COUNCIL ACTION REQUESTED:**

**Consider approving the first reading of an Ordinance that authorizes the City to enter into an Amended and Restated Project Power Sales Agreement with North Carolina Municipal Power Agency 1.**

---

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

With the current Project Power Sales Agreement expiring in 2033 after its 50 year initial term, this Amended and Restated Project Power Sales Agreement allows NCMPA1 to extend the contract to align with the Catawba Plant Nuclear Operating License date of December 5th, 2043. Recent changes to the North Carolina General Statute Chapter 159B (Joint Municipal Electric Power and Energy Act) allow participants to amend and restate project and supplemental power sales agreements. The Board of Commissioners of the Power Agency and Board of Directors of ElectriCities of North Carolina Inc. have concluded that it is the best interest of the Power Agency and its members to enter into such agreement, which would commence on January 1, 2033.

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

Some relevant actions that stemmed from Council include the decision to join the Power Agency back when the Nuclear License started in the 80s and the selling of 150 MW to Central Electric Cooperative back in 2023 that allowed for a one time credit and 10% reduction in wholesale power. These decisions have allowed the City to be a part of one of the most well run Nuclear Facilities in the US, and have allowed SPP to offer some of the lowest rates in the state.

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

**Developing Our City:** N/A  
**Connecting Our City:** N/A  
**Connecting Our Communities:** N/A  
**Strategic Plan Values:** We value Quality and Creativity

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

Current and future wholesale power are budgeted annually within our Operations and Maintenance accounts. This accounts for 60% of our budget.

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

If Council does not believe an Amended and Restated Project Power Sales Agreement with NCMPA1 is necessary, the City would be on the hook for securing its own wholesale power source outside the Power Agency by 2033, when the current agreement expires.

**6. Department Recommendation:**

The Department recommends approval of the ordinance that would allow another 10 years of NCMPA1 participation in clean, stable, and affordable power supply for Statesville Public Power customers.

**7. Manager Comments:**

Recommend for approval.

**8. Next Steps:**

If approved, ElectriCities will proceed with the next steps of securing these Amended and Restated Power Sales Agreements with Duke Energy.

**9. Attachments:**

1. Ordinance
2. Additional documents (online only)

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STATESVILLE, NORTH CAROLINA, DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE CITY OF STATESVILLE TO APPROVE AND AUTHORIZE THE EXECUTION AND DELIVERY OF, AMONG OTHER DOCUMENTS, AN AMENDED AND RESTATED PROJECT POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1 AND AN AMENDED AND RESTATED SUPPLEMENTAL POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1**

WHEREAS, the City of Statesville (the “**Municipality**”) and North Carolina Municipal Power Agency Number 1 (“**Power Agency**”) entered into a Project Power Sales Agreement, Catawba Nuclear Project (the “**Power Sales Agreement**”), dated as of the first day of May, 1978, pursuant to which Power Agency provides, or causes to be provided, the Municipality with power and energy from the Catawba Project; and

WHEREAS, the Board of Directors of Electricities of North Carolina, Inc., on January 23, 2026, adopted (i) Resolution BDR-1-26 (the “**Resolution**”), which, among other things, (i) authorizes Power Agency to execute and deliver to each Participant an Amended and Restated Project Power Sales Agreement (“**Amended and Restated PPSA**”) and (ii) authorizes Power Agency to execute and deliver to each Participant an Amended and Restated Supplemental Power Sales Agreement (“**Amended and Restated SPSA**”) and to take such actions as are necessary, advisable or convenient to obtain the consent of each Participant to, and the approval of each Participant of, the consummation of the transactions contemplated by the Amended and Restated PPSA and Amended and Restated SPSA; and

WHEREAS, Power Agency has caused GDS Associates, Inc., Power Agency’s Consulting Engineer, to prepare an economic analysis of the projected impact of the transactions contemplated by the Amended and Restated PPSA and Amended and Restated SPSA on Power Agency’s

wholesale power costs and proposed full requirements wholesale rates (the “**Economic Analysis**”); and

WHEREAS, Power Agency has caused to be furnished to the Municipality each of the following: (i) the Amended and Restated PPSA, (ii) Amended and Restated SPSA, (iii) Resolution BDR-1-26, (iv) an executed Amended and Restated PPSA, dated as of January 23, 2026, (v) an executed Amended and Restated SPSA, dated as of January 23, 2026, and (vi) the Economic Analysis; and

WHEREAS, the City Council of the Municipality (the “**Governing Body**”) has taken into consideration the benefits which might be achieved by (i) approving, executing and delivering the Amended and Restated PPSA and (ii) approving, executing and delivering the Amended and Restated SPSA.

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

1. After due consideration to the contents of each of the preambles set forth above and to each of the documents referred to in such preambles, the Governing Body hereby finds and determines that it is in the best interests of the Municipality to enter into the Amended and Restated PPSA and the Amended and Restated SPSA.

2. The Governing Body hereby authorizes and directs that the Amended and Restated PPSA and the Amended and Restated SPSA be executed for and on behalf of the Municipality by the Mayor and Clerk, sealed with the seal of the Municipality and delivered to the Power Agency in the form and substance of the Amended and Restated PPSA and the Amended and Restated SPSA presented at this meeting.

3. The Governing Body hereby directs the Clerk to furnish or cause to be furnished to Power Agency a certified copy of this ordinance together with the executed Amended and Restated PPSA and the executed Amended and Restated SPSA.

4. The Governing Body hereby directs the Clerk to file with the minutes of this meeting (i) Resolution BDR-1-26, (ii) the proposed Amended and Restated PPSA, (iii) the proposed Amended and Restated SPSA, and (iv) the Economic Analysis as presented and available at this meeting.

5. This Ordinance shall become effective upon its adoption.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

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

(SEAL)

## CLERK'S CERTIFICATE

I, Emily Kurfees, Clerk of the City of Statesville, North Carolina (the "**Municipality**"), DO HEREBY CERTIFY as follows:

1. To the date of this Certificate, the City Council of the Municipality ("the **Governing Body**") has adopted no ordinance, resolution or rule regulating the procedure to be followed or observed by the Governing Body in the adoption of ordinances or resolutions which is not included in the Municipality's Charter, as amended to date.

2. As of the date of this Certificate and the date of introduction and adoption of the Ordinance hereinafter described, the Governing Body of the Municipality consisted of eight (8) members, all of whom have been duly elected and qualified.

3. Doug Hendrix was the duly elected and qualified Mayor of the Municipality at the time of the introduction and adoption of the Ordinance hereinafter described and at the time of the execution of the documents hereinafter described by the Municipality.

4. The undersigned Clerk has been duly appointed by the Governing Body as Clerk of the Municipality to hold office at the pleasure of the Governing Body, and the appointment as Clerk predated the introduction and adoption of the Ordinance hereinafter described and remains in full force and effect.

5. The seal, an impression of which appears below, is the corporate seal adopted by the Municipality.

6. The undersigned, as Clerk, is charged with the duty of keeping custody of the minutes and official records of the proceedings of the Governing Body.

7. At a regular meeting of the Governing Body conducted on the \_\_\_\_ day of \_\_\_\_\_, 2026, the ordinance entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STATESVILLE, NORTH CAROLINA, DETERMINING THAT

IT IS IN THE BEST INTERESTS OF THE CITY OF STATESVILLE TO APPROVE AND AUTHORIZE THE EXECUTION AND DELIVERY OF, AMONG OTHER DOCUMENTS, AN AMENDED AND RESTATED PROJECT POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1 AND AN AMENDED AND RESTATED SUPPLEMENTAL POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1,” a full, true and complete copy of which is attached hereto and made a part of this Certificate (the “**Ordinance**”), was introduced. At the next regular meeting of the Governing Body conducted on the \_\_\_ day of \_\_\_\_\_, 2026, and, after consideration by the Governing Body, the Ordinance was duly adopted by the Governing Body by a vote of \_\_\_\_\_ yeas and \_\_\_\_\_ nays. The Ordinance was thereafter duly recorded in the ordinance book of the Municipality and the municipal journal, if any. A copy of the minutes of said meeting is attached hereto.

8. The meeting referred to in this Certificate was a duly called and held regular meeting of the Governing Body, open to the public, and a quorum of the Governing Body was present and acting throughout; the copy of the minutes attached hereto has been compared by the undersigned with the original thereof that is on file and of record in the office of the undersigned and it is a full, true and complete copy of said original; and the copy of the Ordinance attached hereto has been compared by the undersigned with the original thereof that is on file in the ordinance book (and municipal journal, if any) and it is a full, true and complete copy of said original. The Ordinance has not been amended, modified, superseded or repealed and is in full force and effect as of the date hereof.

9. The Amended and Restated Project Power Sales Agreement (“**Amended and Restated PPSA**”) and the Amended and Restated Supplemental Power Sales Agreement

(“Amended and Restated SPSA”) referred to in the Ordinance have been filed in the Clerk’s office with the minutes of the proceedings at which the Ordinance was adopted.

10. Each execution copy of the Amended and Restated PPSA and the Amended and Restated SPSA being furnished to North Carolina Municipal Power Agency Number 1 by the undersigned has been duly executed by the Mayor of the Municipality and attested by the undersigned as Clerk of the Municipality, all pursuant to authority granted by the Ordinance.

11. Since August 22, 2023, the Governing Body of the Municipality has not amended, revised or altered the Charter of the Municipality pursuant to legislative action, Section §160A-101 et seq. of the North Carolina General Statutes, or in any other manner whatsoever, except as such may have been amended, revised or altered by the document(s), if any, attached hereto; a copy of such document(s) was compared by me with the original(s) thereof on file and of record in the offices of the undersigned and it is a full, true and complete copy of said original(s); and such document(s) has not been amended, modified, superseded or repealed (except as reflected in the documents attached hereto) and is/are in full force and effect as of the date of this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the City of Statesville, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

Emily Kurfees, City Clerk

(Impress Seal Here)

Attachments:

- Ordinance
- Minutes
- Charter Amendments, if any

**[Municipal Attorney's Letterhead]**

North Carolina Municipal Power Agency Number 1  
1427 Meadow Wood Blvd.  
Raleigh, NC 27604

Greetings:

In connection with the Amended and Restated Project Power Sales Agreement, dated as of January 23, 2026, and the Amended and Restated Supplemental Power Sales Agreement, dated as of January 23, 2026, regarding the extension of the terms of the aforescribed agreements through December 5, 2043, each by and between the City of Statesville (the "**Municipality**") and North Carolina Municipal Power Agency Number 1 ("**Power Agency**") (collectively, the "**Member Agreements**"), I have examined (i) the Constitution and laws of the State of North Carolina and the Charter of the Municipality, (ii) the Member Agreements, (iii) an Ordinance entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STATESVILLE, NORTH CAROLINA, DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE CITY OF STATESVILLE TO APPROVE AND AUTHORIZE THE EXECUTION AND DELIVERY OF, AMONG OTHER DOCUMENTS, AN AMENDED AND RESTATED PROJECT POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1 AND AN AMENDED AND RESTATED SUPPLEMENTAL POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1" (the "**Ordinance**"), approving the terms and provisions of the Member Agreements and authorizing the execution and delivery thereof, and the proceedings of the City Council of the City of Statesville had and taken upon such adoption, (iv) such contracts, instruments and documents to which the Municipality is a party and which might affect the validity or the operation of the Member Agreements, and (v) such other instruments and documentation as I have deemed necessary in order to render the opinions set forth herein.

It is my opinion that:

- (a) The Municipality is a municipal corporation duly created and validly existing under and pursuant to the Constitution and laws of the State of North Carolina;
- (b) The Municipality has power and is authorized to enter into, execute and deliver the Member Agreements and carry out and perform the obligations of the Municipality thereunder;
- (c) The Ordinance has been duly adopted by the governing body of the Municipality, has not been amended, rescinded or repealed and is in full force and effect. The meeting at which the Ordinance was adopted was duly called, duly held, and all applicable laws respecting notice of such meeting were complied with fully;

(d) The Member Agreements have been duly authorized, executed and delivered by the Municipality and constitute valid and binding agreements of the Municipality, enforceable in accordance with their terms;

(e) The authorization, execution and delivery by the Municipality of the Member Agreements and compliance with all terms and provisions thereof to be carried out and performed by the Municipality thereunder do not conflict with and are not in violation of any law of the State of North Carolina, including any of the provisions, terms and conditions of any ordinance, resolution, rule, by-law or motion of the Municipality;

(f) The authorization, execution and delivery by the Municipality of the Member Agreements and compliance with all terms and provisions thereof to be carried out and performed by the Municipality thereunder will not be a breach of, or constitute a default under, the terms and conditions of any indenture, loan agreement, mortgage, resolution, ordinance, contract, or other instrument, agreement or document to which the Municipality is a party or may be bound; and

(g) To my knowledge, information and belief, there are no burdensome restrictions or conditions of any unusual character in any indenture, loan agreement, mortgage, resolution, ordinance or contract or other instrument, agreement or document to which the Municipality is a party or may be bound which impairs its ability to discharge its obligations under and carry out the terms of the Member Agreements.

In addition, to my knowledge, information and belief, there is not any litigation pending or threatened against the Municipality which, if decided unfavorably to the interests of the Municipality, would materially adversely affect the validity of the Member Agreements or the financial affairs or the Municipality's electric system.

The opinion expressed in paragraph (d) above is subject to applicable bankruptcy, insolvency, reorganization, moratorium, and other laws heretofore or hereafter affecting creditors' rights and is subject to the principles of equity relating to or affecting the enforcement of obligations, whether such enforceability is considered in equity or at law.

Very truly yours,

**Leah Gaines-Messick**  
**City of Statesville Attorney**

# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Cody Leis, Director, Statesville Public Power Director  
**DATE:** 2/23/2026 9:02 AM

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

## **COUNCIL ACTION REQUESTED:**

**Consider approving the first reading of an Ordinance that authorizes the City to enter into an Amended and Restated Supplemental Power Sales Agreement with North Carolina Municipal Power Agency 1.**

---

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

With the current Supplemental Power Sales Agreement expiring in 2028 after its 50 year initial term, this Amended and Restated Supplemental Power Sales Agreement allows NCMPA1 to extend the contract to align with the Catawba Plant Nuclear Operating License date of December 5th, 2043. Recent changes to the North Carolina General Statute Chapter 159B (Joint Municipal Electric Power and Energy Act) allow participants to amend and restate project and supplemental power sales agreements. The Board of Commissioners of the Power Agency and Board of Directors of ElectriCities of North Carolina Inc. have concluded that it is the best interest of the Power Agency and its members to enter into such agreement, which would commence on May 1, 2028.

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

Some relevant actions that stemmed from Council include the decision to join the Power Agency back when the Nuclear License started in the 80s and the selling of 150 MW to Central Electric Cooperative back in 2023 that allowed for a one time credit and 10% reduction in wholesale power. These decisions have allowed the City to be a part of one of the most well run Nuclear Facilities in the US, and have allowed SPP to offer some of the lowest rates in the state.

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

**Developing Our City:** N/A  
**Connecting Our City:** N/A  
**Connecting Our Communities:** N/A  
**Strategic Plan Values:** We value Quality and Creativity

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

Current and future wholesale power are budgeted annually within our Operations and Maintenance accounts. This accounts for 60% of our budget.

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

If Council does not believe an Amended and Restated Supplemental Power Sales Agreement with NCMPA1 is necessary, the City would be on the hook for securing its own supplemental wholesale power source outside the Power Agency by 2028, when the current agreement expires.

**6. Department Recommendation:**

The Department recommends approval of the ordinance that would allow another 15 years of NCMPA1 participation in clean, stable, and affordable power supply for Statesville Public Power customers

**7. Manager Comments:**

I concur with the department recommendation.

**8. Next Steps:**

If approved, Electricities will proceed with the next steps of securing these Amended and Restated Supplemental Power Sales Agreements with Duke Energy to align the terms with the Catawba Nuclear Operating License of 2043.

**9. Attachments:**

1. Ordinance

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STATESVILLE, NORTH CAROLINA, DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE CITY OF STATESVILLE TO APPROVE AND AUTHORIZE THE EXECUTION AND DELIVERY OF, AMONG OTHER DOCUMENTS, AN AMENDED AND RESTATED PROJECT POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1 AND AN AMENDED AND RESTATED SUPPLEMENTAL POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1**

WHEREAS, the City of Statesville (the “**Municipality**”) and North Carolina Municipal Power Agency Number 1 (“**Power Agency**”) entered into a Project Power Sales Agreement, Catawba Nuclear Project (the “**Power Sales Agreement**”), dated as of the first day of May, 1978, pursuant to which Power Agency provides, or causes to be provided, the Municipality with power and energy from the Catawba Project; and

WHEREAS, the Board of Directors of Electricities of North Carolina, Inc., on January 23, 2026, adopted (i) Resolution BDR-1-26 (the “**Resolution**”), which, among other things, (i) authorizes Power Agency to execute and deliver to each Participant an Amended and Restated Project Power Sales Agreement (“**Amended and Restated PPSA**”) and (ii) authorizes Power Agency to execute and deliver to each Participant an Amended and Restated Supplemental Power Sales Agreement (“**Amended and Restated SPSA**”) and to take such actions as are necessary, advisable or convenient to obtain the consent of each Participant to, and the approval of each Participant of, the consummation of the transactions contemplated by the Amended and Restated PPSA and Amended and Restated SPSA; and

WHEREAS, Power Agency has caused GDS Associates, Inc., Power Agency’s Consulting Engineer, to prepare an economic analysis of the projected impact of the transactions contemplated by the Amended and Restated PPSA and Amended and Restated SPSA on Power Agency’s

wholesale power costs and proposed full requirements wholesale rates (the “**Economic Analysis**”); and

WHEREAS, Power Agency has caused to be furnished to the Municipality each of the following: (i) the Amended and Restated PPSA, (ii) Amended and Restated SPSA, (iii) Resolution BDR-1-26, (iv) an executed Amended and Restated PPSA, dated as of January 23, 2026, (v) an executed Amended and Restated SPSA, dated as of January 23, 2026, and (vi) the Economic Analysis; and

WHEREAS, the City Council of the Municipality (the “**Governing Body**”) has taken into consideration the benefits which might be achieved by (i) approving, executing and delivering the Amended and Restated PPSA and (ii) approving, executing and delivering the Amended and Restated SPSA.

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

1. After due consideration to the contents of each of the preambles set forth above and to each of the documents referred to in such preambles, the Governing Body hereby finds and determines that it is in the best interests of the Municipality to enter into the Amended and Restated PPSA and the Amended and Restated SPSA.

2. The Governing Body hereby authorizes and directs that the Amended and Restated PPSA and the Amended and Restated SPSA be executed for and on behalf of the Municipality by the Mayor and Clerk, sealed with the seal of the Municipality and delivered to the Power Agency in the form and substance of the Amended and Restated PPSA and the Amended and Restated SPSA presented at this meeting.

3. The Governing Body hereby directs the Clerk to furnish or cause to be furnished to Power Agency a certified copy of this ordinance together with the executed Amended and Restated PPSA and the executed Amended and Restated SPSA.

4. The Governing Body hereby directs the Clerk to file with the minutes of this meeting (i) Resolution BDR-1-26, (ii) the proposed Amended and Restated PPSA, (iii) the proposed Amended and Restated SPSA, and (iv) the Economic Analysis as presented and available at this meeting.

5. This Ordinance shall become effective upon its adoption.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

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

(SEAL)

## CLERK'S CERTIFICATE

I, Emily Kurfees, Clerk of the City of Statesville, North Carolina (the "**Municipality**"), DO HEREBY CERTIFY as follows:

1. To the date of this Certificate, the City Council of the Municipality ("the **Governing Body**") has adopted no ordinance, resolution or rule regulating the procedure to be followed or observed by the Governing Body in the adoption of ordinances or resolutions which is not included in the Municipality's Charter, as amended to date.

2. As of the date of this Certificate and the date of introduction and adoption of the Ordinance hereinafter described, the Governing Body of the Municipality consisted of eight (8) members, all of whom have been duly elected and qualified.

3. Doug Hendrix was the duly elected and qualified Mayor of the Municipality at the time of the introduction and adoption of the Ordinance hereinafter described and at the time of the execution of the documents hereinafter described by the Municipality.

4. The undersigned Clerk has been duly appointed by the Governing Body as Clerk of the Municipality to hold office at the pleasure of the Governing Body, and the appointment as Clerk predated the introduction and adoption of the Ordinance hereinafter described and remains in full force and effect.

5. The seal, an impression of which appears below, is the corporate seal adopted by the Municipality.

6. The undersigned, as Clerk, is charged with the duty of keeping custody of the minutes and official records of the proceedings of the Governing Body.

7. At a regular meeting of the Governing Body conducted on the \_\_\_\_ day of \_\_\_\_\_, 2026, the ordinance entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STATESVILLE, NORTH CAROLINA, DETERMINING THAT

IT IS IN THE BEST INTERESTS OF THE CITY OF STATESVILLE TO APPROVE AND AUTHORIZE THE EXECUTION AND DELIVERY OF, AMONG OTHER DOCUMENTS, AN AMENDED AND RESTATED PROJECT POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1 AND AN AMENDED AND RESTATED SUPPLEMENTAL POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1,” a full, true and complete copy of which is attached hereto and made a part of this Certificate (the “**Ordinance**”), was introduced. At the next regular meeting of the Governing Body conducted on the \_\_\_ day of \_\_\_\_\_, 2026, and, after consideration by the Governing Body, the Ordinance was duly adopted by the Governing Body by a vote of \_\_\_\_\_ yeas and \_\_\_\_\_ nays. The Ordinance was thereafter duly recorded in the ordinance book of the Municipality and the municipal journal, if any. A copy of the minutes of said meeting is attached hereto.

8. The meeting referred to in this Certificate was a duly called and held regular meeting of the Governing Body, open to the public, and a quorum of the Governing Body was present and acting throughout; the copy of the minutes attached hereto has been compared by the undersigned with the original thereof that is on file and of record in the office of the undersigned and it is a full, true and complete copy of said original; and the copy of the Ordinance attached hereto has been compared by the undersigned with the original thereof that is on file in the ordinance book (and municipal journal, if any) and it is a full, true and complete copy of said original. The Ordinance has not been amended, modified, superseded or repealed and is in full force and effect as of the date hereof.

9. The Amended and Restated Project Power Sales Agreement (“**Amended and Restated PPSA**”) and the Amended and Restated Supplemental Power Sales Agreement

(“Amended and Restated SPSA”) referred to in the Ordinance have been filed in the Clerk’s office with the minutes of the proceedings at which the Ordinance was adopted.

10. Each execution copy of the Amended and Restated PPSA and the Amended and Restated SPSA being furnished to North Carolina Municipal Power Agency Number 1 by the undersigned has been duly executed by the Mayor of the Municipality and attested by the undersigned as Clerk of the Municipality, all pursuant to authority granted by the Ordinance.

11. Since August 22, 2023, the Governing Body of the Municipality has not amended, revised or altered the Charter of the Municipality pursuant to legislative action, Section §160A-101 et seq. of the North Carolina General Statutes, or in any other manner whatsoever, except as such may have been amended, revised or altered by the document(s), if any, attached hereto; a copy of such document(s) was compared by me with the original(s) thereof on file and of record in the offices of the undersigned and it is a full, true and complete copy of said original(s); and such document(s) has not been amended, modified, superseded or repealed (except as reflected in the documents attached hereto) and is/are in full force and effect as of the date of this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the City of Statesville, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

Emily Kurfees, City Clerk

(Impress Seal Here)

Attachments:

- Ordinance
- Minutes
- Charter Amendments, if any

**[Municipal Attorney's Letterhead]**

North Carolina Municipal Power Agency Number 1  
1427 Meadow Wood Blvd.  
Raleigh, NC 27604

Greetings:

In connection with the Amended and Restated Project Power Sales Agreement, dated as of January 23, 2026, and the Amended and Restated Supplemental Power Sales Agreement, dated as of January 23, 2026, regarding the extension of the terms of the aforescribed agreements through December 5, 2043, each by and between the City of Statesville (the "**Municipality**") and North Carolina Municipal Power Agency Number 1 ("**Power Agency**") (collectively, the "**Member Agreements**"), I have examined (i) the Constitution and laws of the State of North Carolina and the Charter of the Municipality, (ii) the Member Agreements, (iii) an Ordinance entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STATESVILLE, NORTH CAROLINA, DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE CITY OF STATESVILLE TO APPROVE AND AUTHORIZE THE EXECUTION AND DELIVERY OF, AMONG OTHER DOCUMENTS, AN AMENDED AND RESTATED PROJECT POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1 AND AN AMENDED AND RESTATED SUPPLEMENTAL POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1" (the "**Ordinance**"), approving the terms and provisions of the Member Agreements and authorizing the execution and delivery thereof, and the proceedings of the City Council of the City of Statesville had and taken upon such adoption, (iv) such contracts, instruments and documents to which the Municipality is a party and which might affect the validity or the operation of the Member Agreements, and (v) such other instruments and documentation as I have deemed necessary in order to render the opinions set forth herein.

It is my opinion that:

- (a) The Municipality is a municipal corporation duly created and validly existing under and pursuant to the Constitution and laws of the State of North Carolina;
- (b) The Municipality has power and is authorized to enter into, execute and deliver the Member Agreements and carry out and perform the obligations of the Municipality thereunder;
- (c) The Ordinance has been duly adopted by the governing body of the Municipality, has not been amended, rescinded or repealed and is in full force and effect. The meeting at which the Ordinance was adopted was duly called, duly held, and all applicable laws respecting notice of such meeting were complied with fully;

(d) The Member Agreements have been duly authorized, executed and delivered by the Municipality and constitute valid and binding agreements of the Municipality, enforceable in accordance with their terms;

(e) The authorization, execution and delivery by the Municipality of the Member Agreements and compliance with all terms and provisions thereof to be carried out and performed by the Municipality thereunder do not conflict with and are not in violation of any law of the State of North Carolina, including any of the provisions, terms and conditions of any ordinance, resolution, rule, by-law or motion of the Municipality;

(f) The authorization, execution and delivery by the Municipality of the Member Agreements and compliance with all terms and provisions thereof to be carried out and performed by the Municipality thereunder will not be a breach of, or constitute a default under, the terms and conditions of any indenture, loan agreement, mortgage, resolution, ordinance, contract, or other instrument, agreement or document to which the Municipality is a party or may be bound; and

(g) To my knowledge, information and belief, there are no burdensome restrictions or conditions of any unusual character in any indenture, loan agreement, mortgage, resolution, ordinance or contract or other instrument, agreement or document to which the Municipality is a party or may be bound which impairs its ability to discharge its obligations under and carry out the terms of the Member Agreements.

In addition, to my knowledge, information and belief, there is not any litigation pending or threatened against the Municipality which, if decided unfavorably to the interests of the Municipality, would materially adversely affect the validity of the Member Agreements or the financial affairs or the Municipality's electric system.

The opinion expressed in paragraph (d) above is subject to applicable bankruptcy, insolvency, reorganization, moratorium, and other laws heretofore or hereafter affecting creditors' rights and is subject to the principles of equity relating to or affecting the enforcement of obligations, whether such enforceability is considered in equity or at law.

Very truly yours,

**Leah Gaines-Messick**  
**City of Statesville Attorney**

# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Matt Kirkendall, Senior Planner  
**DATE:** 2/23/2026 8:04 AM

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

## **COUNCIL ACTION REQUESTED:**

**Consider approving the second 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.**

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### **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.

City Council held the public hearing and first reading on February 16, 2026. No one from the public spoke during the public hearing. The first reading passed unanimously.

**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 rezoning will be in effect following the March 2nd meeting.

**9. Attachments:**

1. Zoning Ordinance ZC26-01 540 Monroe St

**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:

Nays:

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:

Nays:

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:** Matt Kirkendall, Senior Planner  
**DATE:** 2/23/2026 8:04 AM

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

## **COUNCIL ACTION REQUESTED:**

**Consider approve the second 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 City Council held the public hearing on February 16. No one from the public spoke. The first reading passed unanimously.

**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:**

I concur with the department recommendation.

**8. Next Steps:**

If approved, the rezoning would go into affect on March 16.

**9. Attachments:**

1. Zoning Ordinance ZC26-02 Weeping Cherry Lane

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:** David Onley, Chief of Police  
**DATE:** 2/23/2026 8:05 AM

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

## **COUNCIL ACTION REQUESTED:**

**Consider approving an Urban Archery Ordinance and allowing the Police Department to submit a letter on behalf of the City of Statesville to participate in the Urban Archery Season.**

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

Members of the community have contacted council members and the Statesville Police Department to request the city participate in the NCWRC Urban Archery Program. This program extends the deer season and permits individuals to hunt on private land for deer inside the city limits. Hunters can utilize archery equipment under the stipulations defined in the ordinance. The use of firearms is strictly prohibited and there are property size requirements along with distance requirements from public areas. A letter from the city requesting to be part of this program must be submitted before April 1st.

### **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:** N/A

**Strategic Plan Values:** N/A

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

None

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

Hunters will not be authorized to participate in the program inside the Statesville city limits.

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

Staff recommends approval of the ordinance and authority to submit a letter of request to the NCWRC.

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

I concur with the department recommendation.

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

Ordinance approval requires a second reading.

**9. Attachments:**

1. Ordinance for Urban Archery Deer Hunting

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

**AN ORDINANCE TO AMEND CHAPTER 3 OF THE CODE OF THE CITY OF STATESVILLE**

**TA\_\_-\_\_**

**WHEREAS**, The Statesville Police Department is requesting amendments to the text of the Code of the City of Statesville, addressing Chapter 3 Animals; and

**WHEREAS**, the City of Statesville and the Statesville Police Department recognize a reduction in deer population is important as it relates to public safety, specifically motor vehicle accidents and property damage,

**WHEREAS**, the City of Statesville and the Statesville Police Department contend that an extended archery season would provide hunters an extra opportunity to help manage deer populations in urban settings,

**WHEREAS**, the City of Statesville and the Statesville Police Department acknowledges the benefits of participating in the North Carolina Urban Archery Deer Hunting Program and requests a section be added to ensure program participants are subject to regulations and safety protocols,

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Statesville that the Code of the City of Statesville be amended as follows:

**Add Section 3-6. - Urban Archery Deer Hunting. as follows:**

The purpose of this section is to reduce urban deer populations through voluntary participation in the North Carolina Urban Archery Deer Hunting Program, which is regulated by the North Carolina Wildlife Resources Commission. For the purposes of this section, deer hunting related to this program is permitted within the city limits of the City of Statesville only in accordance with the following provisions:

- (a) For the purposes of this article, hunting is defined as, "all operations during, immediately preparatory, and immediately subsequent to an attempt, whether successful or not, to kill, pursue, or otherwise reduce to possession any deer."
- (b) Hunters shall follow all state and local laws, rules, and ordinances when hunting deer within the city limits.
- (c) Hunting with firearms is strictly prohibited. Only archery equipment, as defined by the North Carolina Wildlife Resources Commission, is permitted.
- (d) Hunting dates and times for the Urban Archery Deer Hunting Program, which are established annually by the North Carolina Wildlife Resources Commission, shall apply for the purposes of this article.
- (e) Hunters must have in their possession a valid North Carolina Hunting License showing completion of a hunting safety course.

(f) Hunting is allowed only on private property. Hunters must have in their possession written permission from property owner(s), dated within one year, to hunt on specific private property; or the hunter(s) must be the property owner(s).

(g) No hunting is allowed on publicly owned property.

(h) No hunting is allowed on private property within 500 feet of the property line of a school, daycare center, playground, park, or other location where children are likely to be located.

(i) No hunting is allowed on, from, or across the right-of-way of any public street or highway.

(j) Hunting is allowed only on a tract or parcel of land which is at least three (3) or more acres. Adjacent tracts or parcels of land may be combined or pooled to meet this requirement, with written permission from each landowner.

(k) No archery equipment may be discharged unless the hunter/shooter is located at least 100 feet within the allowed property line. This 100-foot buffer within each property line is an area in which no hunting may occur.

(l) A violation of this ordinance is a misdemeanor under G.S. 14-4.

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

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Doug Hendrix, Mayor

APPROVED AS TO FORM

# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Gina Lawrence, Chief Financial Officer  
**DATE:** 2/23/2026 9:11 AM

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

## **COUNCIL ACTION REQUESTED:**

**Consider appropriating fund balance to approve Budget Amendment #2026-18 to pay an economic incentive in the amount of \$186,688.26 to Doosan Bobcat.**

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

In September 2021 Doosan Bobcat entered into an economic incentive agreement with the City of Statesville and Iredell County for a multi-year economic incentive agreement.

The agreement calls for an incentive equivalent to 80% of the ad valorem taxes paid by the company to the City attributable to the improvements made and maintained in accordance with the terms and conditions. The request is to appropriate funds necessary to pay the Year 2 incentive for the 2025 taxes.

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

City Council approved the economic incentive agreement on May 3, 2021.

City Council approved payment of Year 1 economic incentive on March 3, 2025.

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

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** N/A

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

This agreement allows citizens of our city to have the opportunity for a high paying job. The company also does many community service projects for the community.

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

The budget amendment moves \$186,688.26 from the General Fund fund balance to pay for the incentive grant year 2.

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

The City would be in violation of the incentive agreement.

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

Approve as presented.

**7. Manager Comments:**

Recommend for approval.

**8. Next Steps:**

Staff will issue payment to the company.

**9. Attachments:**

1. Doosan Bobcat North America
2. Doosan Bobcat Economic Incentive Calculation
3. BA Form Doosan Bobcat Economic Incentive #2026-18



250 East Beaton Drive  
West Fargo, ND 58078  
T: 701-241-8700

January 27, 2026  
City of Statesville  
Attn: City Manager  
PO Box 1111  
Statesville, NC 28687

Re: Incentive Agreement between City of Statesville and Doosan Bobcat North America, Inc. (fka Clark Equipment Company)

To Whom it May Concern:

In September of 2021, the City of Statesville entered into an agreement with Doosan Bobcat North America, Inc. (DBNA) where DBNA would hire an additional 175 employees and make improvements to their property in Statesville, NC of about 70 million dollars.

Attached is a signed Exhibit A – Certificate, with supporting documentation prepared by DBNA, reflecting the data requested per the agreement. This shows that DBNA has fulfilled the conditions and is requesting a review and approval for payment.

If you need any additional information to approve this or have questions on this submission, please feel free to reach out to me directly.

Sincerely,

A handwritten signature in blue ink that reads "K. Nickell". The signature is written in a cursive, flowing style.

Kelly Nickell  
Sr. Manager State & Local Tax  
Doosan Bobcat North America, Inc.  
Ph. 763.335.0035  
Kelly.nickell@doosan.com

Attachment

EXHIBIT A -- CERTIFICATE

TO: THE CITY OF STATESVILLE, NORTH CAROLINA

This Certificate is delivered pursuant to Sections 3 and 6 of the Joint Economic Development Agreement (the "Agreement"), dated September 8, 2021, between the City of Statesville, North Carolina (the "City") and Clark Equipment Company dba Doosan Bobcat North America (the "Company"). Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Agreement.

I, Kathleen Merkel, do hereby certify, for and on behalf of Company that:

a. The Company made investments for taxable Improvements to the Property and for acquisitions of tangible personal property in the City in connection with the project totaling [\$ 82,381,123] on or before December 31, 2025 in accordance with Section 5 of the Agreement;

\*See supporting document A

b. The Company has paid in full its ad valorem taxes to the County for tax year 2025;

c. As of October 31, 2025, the Company employed [308] new employees, in accordance with Section 3 of the Agreement, at an average annual salary of [\$ 69,322], and Company retained [477] employees from Doosan Bobcat North America;

\*See supporting document C

d. The Company has maintained employment of [477] new employees since December 31, [2021];

e. The Investment for which this request is made has been completed and has been submitted on the Property Listing Form to the Iredell County Tax Assessor.

\*Filed 4/15/2025

f. The Company has attached receipt of its taxes paid in full to the County for the tax year due and owing.

\*See supporting document F

g. The Company has attached the NCUI 101 form(s) verifying employment for the Improvement Period.

\*See supporting document G.

h. Company is not closing and does not intend to close, as a result of completing the Improvements, other Company manufacturing facilities in Iredell County.

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 [308] net new jobs.

Dated at West Fargo, North Dakota this the 26th day of January, 2026.

**Clark Equipment Company d/b/a Doosan Bobcat North  
America**

By: Kathleen Merkel

Printed Name: Kathleen Merkel

Title: Sr. Director Tax

**Doosan Bobcat North America**  
 City of Statesville, North Carolina  
 Joint Economic Development Agreement

*A: Property Improvements Costs*

	<b>Spend</b>	<b>Forecast</b>	<b>Forecasted Funds Expected to be Spent by</b>
<b>Site Expansion</b>			
Building Work	52,176,286		
Uplifts	2,968,611		
Phase 2 of Uplifts	1,091,862		Complete
<b>NHP</b>			
Equipment	975,205		Complete
<b>MT</b>			
Equipment	5,062,145		Complete
<b>SAL</b>			
Equipment	5,468,556		Complete
<b>CT</b>			
Equipment	14,638,458	36,675	Q1 2026
<b>Total</b>	<u>\$ 82,381,123</u>	<u>\$ 36,675</u>	<u>\$ 82,417,798</u>

**Doosan Bobcat North America, Inc.**  
 Iredell County North Carolina  
 Joint Economic Development Agreement

*C: Payroll Summary - NC101*

Quarter Ending	1st Month Employees	2nd Month Employees	3rd Month Employees	Average Employees	Quarterly Wages Paid	Quarterly Ave. per EE	Annualized Salary
09/30/21	441	462	465	456	7,452,706	16,344	65,375
12/31/21	470	475	486	477	7,766,685	16,282	65,129
03/31/22	501	495	498	498	9,792,492	19,664	78,655
06/30/22	518	523	527	523	7,830,644	14,982	59,928
09/30/22	557	568	583	569	9,349,789	16,422	65,689
12/31/22	606	626	637	623	10,168,758	16,322	65,289
03/31/23	658	673	715	682	13,724,595	20,124	80,496
06/30/23	776	783	871	810	12,730,286	15,716	62,866
09/30/23	888	890	885	888	12,887,571	14,518	58,074
12/31/23	892	904	907	901	14,813,803	16,442	65,766
03/31/24	912	908	899	906	18,568,695	20,488	81,951
06/30/24	882	866	864	871	14,463,395	16,612	66,447
09/30/24	859	849	825	844	13,183,717	15,614	62,457
12/31/24	809	763	761	778	14,050,872	18,068	72,272
03/31/25	750	738	742	743	15,807,092	21,265	85,061
06/30/25	743	747	766	752	14,111,173	18,765	75,059
09/30/25	777	769	746	764	13,240,571	17,331	69,322
12/31/25*							

Change in Average Number of Employees: 308

Average Annualized Salary: 69,322

\*Please note that the NC101 for the period ending 12/31/25 is not due until 2/2/26. This filing is being submitted with data through 10/31/25 and 12/31/25 data can be provided when available.

Doosan Bobcat North America, Inc.  
 City of Statesville, North Carolina  
 Joint Economic Development Agreement

F: Proof of Property Tax Payment

Account Number: 77474051

Selected Tax Bill Info		View Appraisal Card				
<b>Account#:</b> 77474051 CLARK EQUIPMENT COMPANY C/O TAX DEPT 250 E BEATON DR WEST FARGO ND 58078-2656 1293 GLENWAY DR	<b>Bill#:</b> 021721 <b>Parcel#:</b> 4745755711.000 <b>Pin#:</b> 0106Q02000A007A <b>Escrow:</b> <b>Status:</b> <b>Legal Description:</b> US 21 OFF 92.281AC	<b>Last Trans Date:</b> 12/31/2025 <b>Last Payment :</b> 12/31/2025	<b>Building Value:</b> 47,955,750 <b>Obxf Value:</b> 2,772,480 <b>Land Value:</b> 3,765,070 <b>Parcel Value Total:</b> 54,493,300 <b>Deferred Value:</b> 0 <b>Taxable Value:</b> 54,493,300	<b>Current Balance:</b> 0.00 <b>Original Levy:</b> 554,523.82 <b>Personal Value:</b> 0 <b>Total Valuation:</b> 54,493,300 <b>Exemption:</b> 0		
Taxes/Fees						
Description	Levied	Interest/Fees	Released	Collected	Balance	
COUNTY	272,466.50	0.00	0.00	272,466.50	0.00	
STATESVILLE	282,057.32	0.00	0.00	282,057.32	0.00	
<b>Totals</b>	<b>554,523.82</b>	<b>0.00</b>	<b>0.00</b>	<b>554,523.82</b>	<b>0.00</b>	

Selected Tax Bill Info		View Appraisal Card				
<b>Account#:</b> 77474051 CLARK EQUIPMENT COMPANY C/O TAX DEPT 250 E BEATON DR WEST FARGO ND 58078-2656 1405 GLENWAY DR	<b>Bill#:</b> 021723 <b>Parcel#:</b> 4745774735.000 <b>Pin#:</b> 1110B00000A043 <b>Escrow:</b> <b>Status:</b> <b>Legal Description:</b> SR 2173 62.124AC	<b>Last Trans Date:</b> 12/31/2025 <b>Last Payment :</b> 12/31/2025	<b>Building Value:</b> 0 <b>Obxf Value:</b> 0 <b>Land Value:</b> 1,888,570 <b>Parcel Value Total:</b> 1,888,570 <b>Deferred Value:</b> 0 <b>Taxable Value:</b> 1,888,570	<b>Current Balance:</b> 0.00 <b>Original Levy:</b> 19,218.09 <b>Personal Value:</b> 0 <b>Total Valuation:</b> 1,888,570 <b>Exemption:</b> 0		
Taxes/Fees						
Description	Levied	Interest/Fees	Released	Collected	Balance	
COUNTY	9,442.85	0.00	0.00	9,442.85	0.00	
STATESVILLE	9,775.24	0.00	0.00	9,775.24	0.00	
<b>Totals</b>	<b>19,218.09</b>	<b>0.00</b>	<b>0.00</b>	<b>19,218.09</b>	<b>0.00</b>	

Selected Tax Bill Info		View Appraisal Card				
<b>Account#:</b> 77474051 CLARK EQUIPMENT COMPANY C/O TAX DEPT 250 E BEATON DR WEST FARGO ND 58078-2656 0 JAMES FARM RD	<b>Bill#:</b> 021724 <b>Parcel#:</b> 4745769986.000 <b>Pin#:</b> 1110B00000A070 <b>Escrow:</b> <b>Status:</b> <b>Legal Description:</b> SR 2173 0.690AC	<b>Last Trans Date:</b> 12/31/2025 <b>Last Payment :</b> 12/31/2025	<b>Building Value:</b> 0 <b>Obxf Value:</b> 0 <b>Land Value:</b> 66,240 <b>Parcel Value Total:</b> 66,240 <b>Deferred Value:</b> 0 <b>Taxable Value:</b> 66,240	<b>Current Balance:</b> 0.00 <b>Original Levy:</b> 674.06 <b>Personal Value:</b> 0 <b>Total Valuation:</b> 66,240 <b>Exemption:</b> 0		
Taxes/Fees						
Description	Levied	Interest/Fees	Released	Collected	Balance	
COUNTY	331.20	0.00	0.00	331.20	0.00	
STATESVILLE	342.86	0.00	0.00	342.86	0.00	
<b>Totals</b>	<b>674.06</b>	<b>0.00</b>	<b>0.00</b>	<b>674.06</b>	<b>0.00</b>	

**Doosan Bobcat North America**

City of Statesville, North Carolina

Joint Economic Development Agreement

*G: Employer's Quarterly Tax & Wage Report*

See following attachments for copies of returns originally filed electronically.

**DEPARTMENT OF UNEMPLOYMENT INSURANCE  
CONTRIBUTIONS DIVISION**

<b>ADDRESS</b>  <b>EMPLOYER NAME: DOOSAN BOBCAT NORTH AMERICA INC</b> <b>EMPLOYER ACCOUNT#: 444235</b> <b>FEIN: 380425350</b> <b>TAX RATE: 0.68%</b>	<b>QUARTERLY WAGE REPORT</b>  <b>QUARTER ENDING: 03/31/2024</b> <b>REPORT DUE DATE: 05/31/2024</b> <b>FILE DATE: 04/19/2024</b> <b>AGENT NAME: ADP</b> <b>AGENT ACCOUNT NUMBER:</b>
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**Report Summary**

1	Total Wages Reported:	\$18568694.63
2	Excess Wage Calculated by System:	\$3920996.54
3	Taxable Wages Calculated by System:	\$14647698.09
4	Tax Due:	\$99604.35
5	Interest:	\$0.00
6	Penalty:	\$0.00
7	Credit Applied:	\$0.00
8	Amount Due:	\$99604.35
*Reflects the amount due for the quarter as calculated by System at the time the report was filed.		
Employee Count: 951	The number of workers in covered employment (subject to North Carolina Employment Security Law) who performed services during the payroll period which includes the 12th of the month	
Total number of workers reported: 951	Month 1 912	Month 2 908
		Month 3 899

**DEPARTMENT OF UNEMPLOYMENT INSURANCE  
CONTRIBUTIONS DIVISION**

<b>ADDRESS</b>  <b>EMPLOYER NAME: DOOSAN BOBCAT NORTH AMERICA INC</b> <b>EMPLOYER ACCOUNT#: 444235</b> <b>FEIN: 380425350</b> <b>TAX RATE: 0.68%</b>	<b>QUARTERLY WAGE REPORT</b>  <b>QUARTER ENDING: 06/30/2024</b> <b>REPORT DUE DATE: 07/31/2024</b> <b>FILE DATE: 07/21/2024</b> <b>AGENT NAME:</b> <b>AGENT ACCOUNT NUMBER:</b>
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**Report Summary**

1	Total Wages Reported:	\$14463395.00
2	Excess Wage Calculated by System:	\$5840030.06
3	Taxable Wages Calculated by System:	\$8623364.94
4	Tax Due:	\$58638.88
5	Interest:	\$0.00
6	Penalty:	\$0.00
7	Credit Applied:	\$0.00
8	Amount Due:	\$58638.88

\*Reflects the amount due for the quarter as calculated by System at the time the report was filed.

Employee Count: 944	The number of workers in covered employment (subject to North Carolina Employment Security Law) who performed services during the payroll period which includes the 12th of the month		
Total number of workers reported: 944	Month 1 882	Month 2 866	Month 3 864

**DEPARTMENT OF UNEMPLOYMENT INSURANCE  
CONTRIBUTIONS DIVISION**

<b>ADDRESS</b>  <b>EMPLOYER NAME: DOOSAN BOBCAT NORTH AMERICA INC</b> <b>EMPLOYER ACCOUNT#: 444235</b> <b>FEIN: 380425350</b> <b>TAX RATE: 0.68%</b>	<b>QUARTERLY WAGE REPORT</b>  <b>QUARTER ENDING: 09/30/2024</b> <b>REPORT DUE DATE: 12/31/2024</b> <b>FILE DATE: 10/23/2024</b> <b>AGENT NAME:</b> <b>AGENT ACCOUNT NUMBER:</b>
---	---

**Report Summary**

1	Total Wages Reported:	\$13183717.09
2	Excess Wage Calculated by System:	\$9293943.94
3	Taxable Wages Calculated by System:	\$3889773.15
4	Tax Due:	\$26450.46
5	Interest:	\$0.00
6	Penalty:	\$0.00
7	Credit Applied:	\$0.00
8	Amount Due:	\$26450.46
*Reflects the amount due for the quarter as calculated by System at the time the report was filed.		
Employee Count: 885	The number of workers in covered employment (subject to North Carolina Employment Security Law) who performed services during the payroll period which includes the 12th of the month	
Total number of workers reported: 885	Month 1 859	Month 2 849
		Month 3 825

**DEPARTMENT OF UNEMPLOYMENT INSURANCE  
CONTRIBUTIONS DIVISION**

<b>ADDRESS</b>  <b>EMPLOYER NAME: DOOSAN BOBCAT NORTH AMERICA INC</b> <b>EMPLOYER ACCOUNT#: 444235</b> <b>FEIN: 380425350</b> <b>TAX RATE: 0.68%</b>	<b>QUARTERLY WAGE REPORT</b>  <b>QUARTER ENDING: 12/31/2024</b> <b>REPORT DUE DATE: 01/31/2025</b> <b>FILE DATE: 01/20/2025</b> <b>AGENT NAME:</b> <b>AGENT ACCOUNT NUMBER:</b>
---	---

**Report Summary**

1	Total Wages Reported:	\$14050872.32
2	Excess Wage Calculated by System:	\$12782571.00
3	Taxable Wages Calculated by System:	\$1268301.32
4	Tax Due:	\$8624.45
5	Interest:	\$0.00
6	Penalty:	\$0.00
7	Credit Applied:	\$0.00
8	Amount Due:	\$8624.45
*Reflects the amount due for the quarter as calculated by System at the time the report was filed.		
Employee Count: 841	The number of workers in covered employment (subject to North Carolina Employment Security Law) who performed services during the payroll period which includes the 12th of the month	
Total number of workers reported: 841	Month 1 809	Month 2 763
		Month 3 761

**DEPARTMENT OF UNEMPLOYMENT INSURANCE  
CONTRIBUTIONS DIVISION**

<b>ADDRESS</b>  <b>EMPLOYER NAME: DOOSAN BOBCAT NORTH AMERICA INC</b> <b>EMPLOYER ACCOUNT#: 444235</b> <b>FEIN: 380425350</b> <b>TAX RATE: 0.68%</b>	<b>QUARTERLY WAGE REPORT</b>  <b>QUARTER ENDING: 03/31/2024</b> <b>REPORT DUE DATE: 05/31/2024</b> <b>FILE DATE: 04/19/2024</b> <b>AGENT NAME: ADP</b> <b>AGENT ACCOUNT NUMBER:</b>
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**Report Summary**

1	Total Wages Reported:	\$18568694.63
2	Excess Wage Calculated by System:	\$3920996.54
3	Taxable Wages Calculated by System:	\$14647698.09
4	Tax Due:	\$99604.35
5	Interest:	\$0.00
6	Penalty:	\$0.00
7	Credit Applied:	\$0.00
8	Amount Due:	\$99604.35
*Reflects the amount due for the quarter as calculated by System at the time the report was filed.		
Employee Count: 951	The number of workers in covered employment (subject to North Carolina Employment Security Law) who performed services during the payroll period which includes the 12th of the month	
Total number of workers reported: 951	Month 1 912	Month 2 908
		Month 3 899

**DEPARTMENT OF UNEMPLOYMENT INSURANCE  
CONTRIBUTIONS DIVISION**

<b>ADDRESS</b>  <b>EMPLOYER NAME: DOOSAN BOBCAT NORTH AMERICA INC</b> <b>EMPLOYER ACCOUNT#: 444235</b> <b>FEIN: 380425350</b> <b>TAX RATE: 0.88%</b>	<b>QUARTERLY WAGE REPORT</b>  <b>QUARTER ENDING: 03/31/2025</b> <b>REPORT DUE DATE: 04/30/2025</b> <b>FILE DATE: 04/17/2025</b> <b>AGENT NAME:</b> <b>AGENT ACCOUNT NUMBER:</b>
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**Report Summary**

1	Total Wages Reported:	\$15807091.78
2	Excess Wage Calculated by System:	\$2700653.66
3	Taxable Wages Calculated by System:	\$13106438.12
4	Tax Due:	\$115336.66
5	Interest:	\$0.00
6	Penalty:	\$0.00
7	Credit Applied:	\$0.00
8	Amount Due:	\$115336.66

\*Reflects the amount due for the quarter as calculated by System at the time the report was filed.

Employee Count: 765	The number of workers in covered employment (subject to North Carolina Employment Security Law) who performed services during the payroll period which includes the 12th of the month		
Total number of workers reported: 765	Month 1 750	Month 2 738	Month 3 742

**DEPARTMENT OF UNEMPLOYMENT INSURANCE  
CONTRIBUTIONS DIVISION**

<b>ADDRESS</b>  <b>EMPLOYER NAME: DOOSAN BOBCAT NORTH AMERICA INC</b> <b>EMPLOYER ACCOUNT#: 444235</b> <b>FEIN: 380425350</b> <b>TAX RATE: 0.88%</b>	<b>QUARTERLY WAGE REPORT</b>  <b>QUARTER ENDING: 06/30/2025</b> <b>REPORT DUE DATE: 07/31/2025</b> <b>FILE DATE: 07/16/2025</b> <b>AGENT NAME:</b> <b>AGENT ACCOUNT NUMBER:</b>
---	---

**Report Summary**

1	Total Wages Reported:	\$14111172.76
2	Excess Wage Calculated by System:	\$6305789.72
3	Taxable Wages Calculated by System:	\$7805383.04
4	Tax Due:	\$68687.37
5	Interest:	\$0.00
6	Penalty:	\$0.00
7	Credit Applied:	\$0.00
8	Amount Due:	\$68687.37
*Reflects the amount due for the quarter as calculated by System at the time the report was filed.		
Employee Count: 822	The number of workers in covered employment (subject to North Carolina Employment Security Law) who performed services during the payroll period which includes the 12th of the month	
Total number of workers reported: 822	Month 1 743	Month 2 747
		Month 3 766

**DEPARTMENT OF UNEMPLOYMENT INSURANCE  
CONTRIBUTIONS DIVISION**

<b>ADDRESS</b>  <b>EMPLOYER NAME: DOOSAN BOBCAT NORTH AMERICA INC</b> <b>EMPLOYER ACCOUNT#: 444235</b> <b>FEIN: 380425350</b> <b>TAX RATE: 0.88%</b>	<b>QUARTERLY WAGE REPORT</b>  <b>QUARTER ENDING: 09/30/2025</b> <b>REPORT DUE DATE: 10/31/2025</b> <b>FILE DATE: 10/17/2025</b> <b>AGENT NAME:</b> <b>AGENT ACCOUNT NUMBER:</b>
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**Report Summary**

1	Total Wages Reported:	\$13240570.57
2	Excess Wage Calculated by System:	\$9918067.60
3	Taxable Wages Calculated by System:	\$3322502.97
4	Tax Due:	\$29238.03
5	Interest:	\$0.00
6	Penalty:	\$0.00
7	Credit Applied:	\$0.00
8	Amount Due:	\$29238.03

\*Reflects the amount due for the quarter as calculated by System at the time the report was filed.

Employee Count: 828	The number of workers in covered employment (subject to North Carolina Employment Security Law) who performed services during the payroll period which includes the 12th of the month		
Total number of workers reported: 828	Month 1 777	Month 2 769	Month 3 746

Economic Incentive Calculation

Column1	Column2
2021 Original Tax Value	11,363,040.00
2025 New Tax Value	56,448,110.00
Increased Value	45,085,070.00
Divided by 100	450,850.70
Gen Prop Tax Factor	0.5176
	233,360.32
Multiply 80%	186,688.26
<b>Due to Clark Equipment</b>	<b>186,688.26</b>
<b>(Doosan Bobcat)</b>	

**CITY OF STATESVILLE**  
**BUDGET AMENDMENT #2026-18**  
**March 2, 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	186,688	14,429,000
		Total Revenues	<u>14,242,312</u>	<u>186,688</u>	<u>14,429,000</u>
010.6600.57.50	Expense	Economic and Physical Develop	472,305	186,688	658,993
		Total Expenditures	<u>472,305</u>	<u>186,688</u>	<u>658,993</u>
<i>DESCRIPTION: To appropriate funds to cover economic incentive for Dooson Bobcat.</i>					

\_\_\_\_\_

Budget Officer

APPROVED BY CITY COUNCIL:

\_\_\_\_\_

City Clerk

*Jina Lawrence*

Chief Finance Officer

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Gina Lawrence, Chief Financial Officer  
**DATE:** 2/23/2026 9:10 AM

---

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

## **COUNCIL ACTION REQUESTED:**

**Consider appropriating fund balance to approve Budget Amendment #2026-19 to pay an economic incentive in the amount of \$80,793.67 to Statesville Industrial Partners, LLC.**

---

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

In December 2022, Statesville Industrial Partners, LLC entered into a multi-year economic incentive agreement with the City and Iredell County.

The agreement calls for an incentive equivalent to 80% of the ad valorem taxes paid by the company to the City attributable to the improvements made and maintained in accordance with the terms and conditions. The request is to appropriate funds necessary to pay the Year 2 incentive for the 2025 taxes.

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

City Council approved the economic incentive agreement on February 21, 2022.

City Council approved payment of Year 1 economic incentive on March 17, 2025

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

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** N/A

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

The improvements outlined in the agreement are expected to increase the City tax base, population, and business prospects resulting in creation of a number of jobs in the City.

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

The budget amendment moves \$80,793.67 from the General Fund fund balance to pay for the incentive grant year 2.

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

The City would be in violation of the incentive agreement.

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

Approve as presented.

**7. Manager Comments:**

Recommend for approval.

**8. Next Steps:**

Staff will issue payment to the company.

**9. Attachments:**

1. Williams Development Group Certificate Submission
2. Williams Development Group Economic Incentive Calculation
3. BA FORM Statesville Industrial Partners Incentive #2026-19

**EXHIBIT A**

**CERTIFICATE**

TO: City of Statesville

This Certificate is delivered pursuant to Section 3 of the Joint Economic Development Agreement (the "Agreement"), dated December 30, 2022, between City of Statesville and Statesville Industrial Partners LLC and Williams Development Group, LLC, ("Company"). Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Agreement.

I, Stephen T. Williams Jr., do hereby certify, for and on behalf of Company that:

(a) Company is not closing and does not intend to close, as a result of completing the Improvements, other facilities in Statesville.

(b) The construction, acquisition and /or installation of the Improvements on or at the Property will result, or has resulted, in the creation of \$ 18,528,870 in improvements in Iredell County.

(c) The Company has paid in full ad valorem taxes to the county and City for tax year 2025.

(d) 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.

(e) The Company has attached receipt of its taxes paid in full to the County and City for the tax year due and owing.

(f) The Company shall attach verification of certificate of occupancy or shell building certification from Iredell County. *(provided with prior year submission)*

(g) The Company will verify expenses for public infrastructure improvements as required and agreed upon by the City by sharing copies of invoices, bank statements, and checks (back and front) and or other proof of payment, accepted by the City.

Dated at Winston-Salem, North Carolina,

This the 23rd day of January, 2026

**Statesville Industrial Partners LLC**

By: Stephen T. Williams Jr.

Title: Managing Member

**Williams Development Group, LLC**

By: Stephen T. Williams Jr.

Title: Managing Member



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 #: 4753 26 4769 000

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
<a href="#">2023 127710</a>	80095186	STATESVILLE INDUSTRIAL PARTNERS LLC		99,470.09	0.00	0	4753264769.000 1305L0000A018 02	146 E BARKLEY RD
<a href="#">2024 107064</a>	80095186	STATESVILLE INDUSTRIAL PARTNERS LLC		196,919.54	0.00	0	4753264769.000 1305L0000A018 02	146 E BARKLEY RD
<a href="#">2025 109459</a>	80095186	STATESVILLE INDUSTRIAL PARTNERS LLC		209,170.53	0.00	0	4753264769.000 1305L0000A018 02	146 E BARKLEY RD

### Selected Tax Bill Info

[View Appraisal Card](#)

Account#: 80095186	Bill#: 109459	Last Trans Date: 12/12/2025	Building Value: 18,213,490	Current Balance: 0.00
STATESVILLE INDUSTRIAL PARTNERS LLC	Parcel#: 4753264769.000	Last Payment: 12/12/2025	Obxf Value: 1,519,230	Original Levy: 209,170.53
331 HIGH ST	Pln#: 1305L0000A018 02		Land Value: 822,560	Personal Value: 0
WINSTON SALEM NC 27101-5234	Escrow:		Parcel Value Total: 20,555,280	Total Valuation: 20,555,280
146 E BARKLEY RD	Status:		Deferred Value: 0	Exemption: 0
	Legal Description: TRACT1 WILLIAMS DEVELOPMENT GROUP LLC PB77-59 PB82-51 26.364AC		Taxable Value: 20,555,280	

### Taxes/Fees

Description	Levied	Interest/Fees	Released	Collected	Balance
COUNTY	102,776.40	0.00	0.00	102,776.40	0.00
STATESVILLE	106,394.13	0.00	0.00	106,394.13	0.00
<b>Totals</b>	<b>209,170.53</b>	<b>0.00</b>	<b>0.00</b>	<b>209,170.53</b>	<b>0.00</b>

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

Iredell County shall not be held liable for any errors in the data represented on this record. The data cannot be construed to be a legal document. Information contained herein was created for Iredell County's internal use. Iredell County, its employees and agents make no warranty as to the correctness or accuracy of the information set forth on this site. While every effort has been made to ensure the accuracy of this information, Tax Collections does not certify the accuracy of the information presented. Any person using this website assumes the risk of any omissions or inaccuracies contained herein. Iredell County, Tax Collections, and any officers, contractors, agents, and/or employees shall not be liable or otherwise legally responsible for any actions taken or omissions made as a consequence of any user's reliance upon information contained in or omitted from this website in any manner whatsoever. Use of this site is an acknowledgement of the disclaimer. If you have any questions about the data displayed on this website please contact the Iredell County Tax Collector's Office at 704-878-3020.

1.7.96.282



IREDELL COUNTY TAX COLLECTOR  
 PO BOX 1027  
 STATESVILLE NC 28687-1027  
 iredellcountync.gov

IREDELL COUNTY PROPERTY TAX BILL 31118  
 IMPORTANT INFORMATION - PLEASE READ

**PAID**

\*070380/2--S 208--B 1



WILLIAMS DEVELOPMENT GROUP LLC  
 331 HIGH ST  
 WINSTON SALEM NC 27101-5234

**INTEREST:** Accrues at the rate of 2% for January & 3/4% each month thereafter. Taxes are delinquent after January 5, 2023.

**PROPERTY SOLD:** Ownership is determined as of Jan. 1, 2022 (NCGS 105-285). If you have sold the real property assessed to you, please forward this tax notice to the new owner.

**FAILURE TO PAY:** Delinquent taxes are subject to wage garnishment, bank attachment, levy of personal property, sheriff's warrant, NC Debt Setoff Program, and foreclosure proceedings AFTER January 5, 2023. See back of this bill for more information.

**PAYMENT OPTIONS:** See payment information on the back of this tax bill.

**START MAKING PAYMENTS TODAY IF YOU ARE UNABLE TO PAY IN FULL BY JANUARY 5, 2023 - SEE BACK OF TAX BILL.**

**APPEALS:** See reverse side of this bill for more information.

**SOLID WASTE FEE:** This annual fee supports the construction and operation of the Iredell County landfill. This is an availability fee charged for each home, mobile home site, and apartment unit. The landfill charges a non-residential waste fee by ton or load. Landfill stickers are available at the Solid Waste Facility only.

**ESCROW / MORTGAGE ACCOUNTS:** The property owner is responsible for ensuring full payment of this bill. If "YES" appears in the box below, a copy of this bill has been forwarded to an escrow company. If your taxes are escrowed, and the box below is blank, forward this bill to your mortgage holder.

TAXES ESCROWED:

Page 1 of 2

SEE THE BACK OF THIS BILL FOR MORE INFORMATION

ACCOUNT NUMBER	BILL NUMBER	TAX YEAR	BILL DATE	DUE DATE	PAST DUE AFTER
80087223	2022031821	2022	08/05/2022	09/01/2022	01/05/2023

PARCEL ID: 4753276245.000  
 DESCRIPTION: SR 2475  
 PROPERTY ADDRESS: E BARKLEY RD  
 ACREAGE OR LOTS: 54.7320AC

REAL ESTATE VALUE: \$831,930.00  
 PERSONAL PROPERTY VALUE: \$.00  
 DEFERRED: \$.00  
 EXEMPTION APPLIED:

TOTAL TAX VALUE: \$831,930.00

**Personal Property Detail**

**ENTERED**

TAX DISTRICT	TAX RATE	TAX AMOUNT	LATE LIST PENALTY
COUNTY	\$.5375	\$4,471.62	
STATESVILLE	\$.5478	\$4,557.31	

**IT IS IMPORTANT THAT YOU CHECK THIS BILL FOR ACCURACY!**

Verify the Tax Districts listed and call the County Assessor's Office if errors exist. District taxes become a lien on property even if they do not appear on this bill. N.C.G.S. 105-348

**TOTAL TAX DUE \$9,028.93**

See reverse side of this bill for a chart of Iredell County services paid for in part by your property tax payments.

You may pay in person at the Office of the Tax Collector 135 E. Water St. Statesville, NC 28677  
 OFFICE HOURS: 8:00 AM - 5:00 PM MONDAY - FRIDAY



IREDELL COUNTY TAX COLLECTOR  
 PO BOX 1027  
 STATESVILLE NC 28687-1027  
[iredellcountync.gov](http://iredellcountync.gov)

IREDELL COUNTY PROPERTY TAX BILL  
 IMPORTANT INFORMATION - PLEASE READ

**INTEREST:** Accrues at the rate of 2% for January & 3/4% each month thereafter.  
 Taxes are delinquent after January 5, 2023.

**PROPERTY SOLD:** Ownership is determined as of Jan. 1, 2022 (NCGS 105-285). If you have sold the real property assessed to you, please forward this tax notice to the new owner.

**FAILURE TO PAY:** Delinquent taxes are subject to wage garnishment, bank attachment, levy of personal property, sheriff's warrant, NC Debt Setoff Program, and foreclosure proceedings AFTER January 5, 2023. See back of this bill for more information.

**PAYMENT OPTIONS:** See payment information on the back of this tax bill.  
**START MAKING PAYMENTS TODAY IF YOU ARE UNABLE TO PAY IN FULL BY JANUARY 5, 2023 - SEE BACK OF TAX BILL.**

**APPEALS:** See reverse side of this bill for more information.

**SOLID WASTE FEE:** This annual fee supports the construction and operation of the Iredell County landfill. This is an availability fee charged for each home, mobile home site, and apartment unit. The landfill charges a non-residential waste fee by ton or load. Landfill stickers are available at the Solid Waste Facility only.

**ESCROW / MORTGAGE ACCOUNTS:** The property owner is responsible for ensuring full payment of this bill. If "YES" appears in the box below, a copy of this bill has been forwarded to an escrow company. If your taxes are escrowed, and the box below is blank, forward this bill to your mortgage holder.

TAXES ESCROWED:

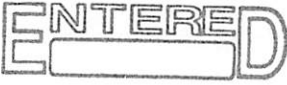
070380/2--S 208--B 1

WILLIAMS DEVELOPMENT GROUP LLC  
 331 HIGH ST  
 WINSTON SALEM NC 27101-5234

PAID

Page 2 of 2

SEE THE BACK OF THIS BILL FOR MORE INFORMATION

ACCOUNT NUMBER	BILL NUMBER	TAX YEAR	BILL DATE	DUE DATE	PAST DUE AFTER
80087223	2022085882	2022	08/05/2022	09/01/2022	01/05/2023
PARCEL ID: 4753169517.000 DESCRIPTION: SR 2475 PROPERTY ADDRESS: E BARKLEY RD ACREAGE OR LOTS: 13.2340AC  REAL ESTATE VALUE: \$211,740.00 PERSONAL PROPERTY VALUE: \$.00 DEFERRED: EXEMPTION APPLIED: \$.00  TOTAL TAX VALUE: \$211,740.00			<b>Personal Property Detail</b>  		
TAX DISTRICT	TAX RATE	TAX AMOUNT	LATE LIST PENALTY	IT IS IMPORTANT THAT YOU CHECK THIS BILL FOR ACCURACY!	
COUNTY	\$.5375	\$1,138.10		Verify the Tax Districts listed and call the County Assessor's Office if errors exist. District taxes become a lien on property even if they do not appear on this bill. N.C.G.S. 105-348	
STATESVILLE	\$.5478	\$1,159.91			
<b>TOTAL TAX DUE</b>			<b>\$2,298.01</b>	See reverse side of this bill for a chart of Iredell County services paid for in part by your property tax payments.	
You may pay in person at the Office of the Tax Collector 135 E. Water St. Statesville, NC 28677 OFFICE HOURS: 8:00 AM - 5:00 PM MONDAY - FRIDAY					

Economic Incentive Calculation

Column1	Column2
2022 Original Tax Value	1,043,670.00
2025 New Tax Value	20,555,280.00
Increased Value	19,511,610.00
Divided by 100	195,116.10
Gen Prop Tax Factor	0.5176
	100,992.09
Multiply 80%	80,793.67
<b>Due to Williams Development</b>	<b>80,793.67</b>
<b>(Statesville Industrial Partners)</b>	

**CITY OF STATESVILLE**  
**BUDGET AMENDMENT #2026-19**  
**March 2, 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	80,794	14,323,106
		Total Revenues	<u>14,242,312</u>	<u>80,794</u>	<u>14,323,106</u>
010.6600.57.50	Expense	Economic and Physical Develop	472,305	80,794	553,099
		Total Expenditures	<u>472,305</u>	<u>80,794</u>	<u>553,099</u>
<i>DESCRIPTION: To appropriate funds to cover economic incentive for Statesville Industrial Partners, LLC.</i>					

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

APPROVED BY CITY COUNCIL:

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

*Jina Lawrence*  
Chief Finance Officer

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Gina Lawrence, Chief Financial Officer  
**DATE:** 2/23/2026 9:11 AM

---

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

## **COUNCIL ACTION REQUESTED:**

**Consider appropriating fund balance to approve Budget Amendment #2026-20 to pay an economic incentive in the amount of \$216,170.17 to Northpoint Development, LLC.**

---

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

In November 2022, Northpoint Development, LLC entered into a multi-year economic incentive agreement with the City and Iredell County.

The agreement calls for an incentive equivalent to 80% of the ad valorem taxes paid by the company to the City attributable to the improvements made and maintained in accordance with the terms and conditions. The request is to appropriate funds necessary to pay the Year 1 incentive for the 2025 taxes.

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

City council approved the economic incentive agreement on November 14, 2022.

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

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** N/A

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

The improvements outlined in the agreement are expected to increase the City tax base, population and business prospects for the City resulting in the creation of a number of jobs in the City.

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

The budget amendment moves \$216,170.17 from the General Fund fund balance to pay for the incentive grant year 1.

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

The City would be in violation of the incentive agreement.

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

Approve as presented.

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

Recommend for approval.

**8. Next Steps:**

Staff will issue payment to the company.

**9. Attachments:**

1. Northpoint Development Exhibit A
2. Northpoint Development Economic Incentive Calculation
3. BA Form Northpoint Development Economic Incentive #2026-20

**EXHIBIT A**

CERTIFICATE

TO: City of Statesville

This Certificate is delivered pursuant to Section 3 of the Joint Economic Development Agreement (the "Agreement"), dated November 14, 2022, between City of Statesville and NP BGO NC PARK STATESVILLE, LLC, ("Company"). Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Agreement.

I, Nathaniel Hagedorn, do hereby certify, for and on behalf of Company that:

- (a) Company is not closing and does not intend to close, as a result of completing the Improvements, other facilities in Statesville.
- (b) The construction, acquisition and /or installation of the Improvements on or at the Property will result, or has resulted, in the creation of \$ 72,927,439.38 in improvements in Iredell County.
- (c) The Company has paid in full ad valorem taxes to the county and City for tax year 2025.
- (d) 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.
- (e) The Company has attached receipt of its taxes paid in full to the County and City for the tax year due and owing.
- (f) Company shall attach verification of certificate of occupancy or shell building certification from Iredell County.
- (g) Company will verify expenses for public infrastructure improvements as required and agreed upon by the City by sharing copies of invoices, bank statements, and checks (back and front) and or other proof of payment, accepted by the City.

[Signature page follows]

Dated at Kansas City, Missouri

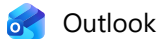
This is the 28<sup>th</sup> day of January, 2026.

**NP BGO NC Park Statesville, LLC**  
a Delaware limited liability company

By: NP BGO NC Park Statesville, JV, LLC  
a Delaware limited liability company, its Sole Member

By: NPD Management, LLC  
a Missouri limited liability company, its Manager

By:   
\_\_\_\_\_  
Nathaniel Hagedorn, Manager



Receipt for payment to Iredell County, NC

From Iredell County, NC <no-reply@municipay.com>  
Date Thu 12/18/2025 11:56 AM  
To Seth Castinado <scastinado@northpointkc.com>

TRANSACTION SUMMARY

PAYMENT ITEM	BILL / REF NUMBER(S)	AMOUNT
Real Property	84764	\$1,332.45
Real Property	84761	\$8,207.15
Real Property	84763	\$110,790.18
Real Property	84762	\$24,694.40
AUTOAGENT*SERVICE FEE		\$1.50
<b>Total:</b>		<b>\$145,025.68</b>

-----

Confirmation Number JATFS72R3B  
Date Processed Dec 18, 2025 12:55 PM  
Transaction Type E-Check  
Account Type Checking  
Account Number \*\*\*\*\*3048  
Cardholder Name NP BGO NC Park Statesville JV, LLC  
Email scastinado@northpointkc.com  
Phone 816-888-7380

-----

**Iredell County, NC**  
P.o. Box 1027  
Statesville, NC 286871027  
Phone: 704-878-3020  
Fax: 704-928-2033

Reference Number: 22398628

Payment Item	Year	Amount
Real Property (4746904550000) Bill / Ref Number(s): 84764	2025	\$1,332.45
Real Property (4746913014000) Bill / Ref Number(s): 84761	2025	\$8,207.15
Real Property (4755088835000) Bill / Ref Number(s): 84763	2025	\$110,790.18

Real Property (4756008969000)

Bill / Ref Number(s):

2025 \$24,694.40

84762

**Total: \$145,024.18**

**AUTOAGENT\*SERVICE FEE**

433 Plaza Real, Suite 275

Boca Raton, FL 33432

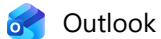
Phone: 877-932-8478

Reference Number: 22398629

AUTOAGENT\*SERVICE FEE \$1.50

**Total \$1.50**

Note: This confirmation e-mail merely indicates that your payment is being processed and may take up to 5 business days to post. Transactions can also be rejected by your bank for various reasons. Please retain a copy of this message for your records.



Receipt for payment to Iredell County, NC

From Iredell County, NC <no-reply@municipay.com>  
Date Tue 12/30/2025 8:47 AM  
To Seth Castinado <scastinado@northpointkc.com>

TRANSACTION SUMMARY

PAYMENT ITEM	BILL / REF NUMBER(S)	AMOUNT
Real Property	84760	\$212,853.45
AUTOAGENT*SERVICE FEE		\$1.50
<b>Total:</b>		<b>\$212,854.95</b>

-----

Confirmation Number	U8S5VU3EC1
Date Processed	Dec 30, 2025 09:46 AM
Transaction Type	E-Check
Account Type	Checking
Account Number	*****3055
Cardholder Name	NP BGO NC Park Statesville, LLC
Email	scastinado@northpointkc.com
Phone	816-888-7380

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**Iredell County, NC**  
P.o. Box 1027  
Statesville, NC 286871027  
Phone: 704-878-3020  
Fax: 704-928-2033

Reference Number: 22538306

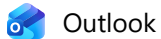
Payment Item	Year	
Real Property (4746924435000)		
Bill / Ref Number(s):	2025	\$212,853.45
84760		
<b>Total:</b>		<b>\$212,853.45</b>

**AUTOAGENT\*SERVICE FEE**  
433 Plaza Real, Suite 275  
Boca Raton, FL 33432  
Phone: 877-932-8478

Reference Number: 22538307

AUTOAGENT*SERVICE FEE	\$1.50
<b>Total</b>	<b>\$1.50</b>

Note: This confirmation e-mail merely indicates that your payment is being processed and may take up to 5 business days to post. Transactions can also be rejected by your bank for various reasons. Please retain a copy of this message for your records.



Receipt for payment to Iredell County, NC

From Iredell County, NC <no-reply@municipay.com>  
Date Tue 12/23/2025 1:40 PM  
To Seth Castinado <scastinado@northpointkc.com>

TRANSACTION SUMMARY

PAYMENT ITEM	BILL / REF NUMBER(S)	AMOUNT
Real Property	84760	\$200,000.00
AUTOAGENT*SERVICE FEE		\$1.50
<b>Total:</b>		<b>\$200,001.50</b>

-----

Confirmation Number	SDJVE8V5JU
Date Processed	Dec 23, 2025 02:39 PM
Transaction Type	E-Check
Account Type	Checking
Account Number	*****3055
Cardholder Name	NP BGO NC Park Statesville, LLC
Email	scastinado@northpointkc.com
Phone	816-888-7380

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**Iredell County, NC**  
P.o. Box 1027  
Statesville, NC 286871027  
Phone: 704-878-3020  
Fax: 704-928-2033

Reference Number: 22463409

Payment Item	Year	
Real Property (4746924435000)		
Bill / Ref Number(s):	2025	\$200,000.00
84760		
<b>Total:</b>		<b>\$200,000.00</b>

**AUTOAGENT\*SERVICE FEE**  
433 Plaza Real, Suite 275  
Boca Raton, FL 33432  
Phone: 877-932-8478

Reference Number: 22463410

AUTOAGENT*SERVICE FEE	\$1.50
<b>Total</b>	<b>\$1.50</b>

Note: This confirmation e-mail merely indicates that your payment is being processed and may take up to 5 business days to post. Transactions can also be rejected by your bank for various reasons. Please retain a copy of this message for your records.

Column1	Column2
2023 Original Tax Value	2,617,950.00
2025 New Tax Value	54,822,880.00
Increased Value	52,204,930.00
Divided by 100	522,049.30
Gen Prop Tax Factor	0.5176
	270,212.72
Multiply 80%	216,170.17
<b>Due to Northpoint Development</b>	<b>216,170.17</b>
<b>(NP BGO NC PARK Statesville LLC)</b>	

**CITY OF STATESVILLE**  
**BUDGET AMENDMENT #2026-20**  
**March 2, 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	216,170	14,458,482
		Total Revenues	<u>14,242,312</u>	<u>216,170</u>	<u>14,458,482</u>
010.6600.57.50	Expense	Economic and Physical Develop	472,305	216,170	688,475
		Total Expenditures	<u>472,305</u>	<u>216,170</u>	<u>688,475</u>
<i>DESCRIPTION: To appropriate funds to cover economic incentive for Northpoint Development, LLC.</i>					

\_\_\_\_\_

Budget Officer

*Gina Lawrence*  
\_\_\_\_\_  
Chief Finance Officer

APPROVED BY CITY COUNCIL:

\_\_\_\_\_

City Clerk

# **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager  
**FROM:** Herman Caulder, Assistant Planning Director  
**DATE:** 2/23/2026 8:58 AM

---

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

## **COUNCIL ACTION REQUESTED:**

**Conduct a public hearing and consider a rezoning request, ZC26-05 initiated by Mr. Richard Alan Lewis on behalf of TKC Land Development II, LLC, to rezone three parcels located along Dover Road.**

---

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

There are three parcels totaling 10 acres that were not purchased and rezoned when the Larkin Commerce Park was developed. The applicant is under contract to purchase these parcels and would like to have them rezoned consistent with the surrounding properties from Iredell County RA (Rural Agricultural) District to City of Statesville HI (Heavy Industrial) District. The HI district allows offices, manufacturing, warehousing, and most industrial uses by right. Additionally, the property owners (Daniel Plyler Etal, Marty Tucker, and James and Deborah Revocable Trust) are seeking annexation concurrently into the City of Statesville. Standard rezonings do not include a concept plan as no conditions may be added.

The 2045 Land Development Plan shows the property to be in a Tier 1 Growth Area suitable for Employment Center/Industrial Flex character intent.

The surrounding zoning districts and current land uses are as follows:

North of the Site: HI (Heavy Industrial) District in the Larkin Commerce Park.

East of the Site: HI (Heavy Industrial) District in the Larkin Commerce Park.

South of the Site: HI (Heavy Industrial) District in the Larkin Commerce Park.

West of the Site: HI (Heavy Industrial) District in the Larkin Commerce Park.

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

The surrounding industrial park was originally rezoned in 2007. At that time, the three parcels mentioned here were not part of the rezoning. Now the applicant has the opportunity to absorb these parcels into the larger development.

### **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 and encourage Opportunity

The 2045 Land Development Plan calls for this area to be an Industrial Flex/Employment Center intent area. Furthermore, the parcels recommended for rezoning are surrounded by land inside the Larkin Commerce Park. Working with industrial partners will provide employment opportunities for our citizens and promote economic growth for our community.

**4. Budget/Funding Implications:**

Industrial growth would expand the tax base.

**5. Consequences for Not Acting:**

Not acting would leave pockets of residential land inside an industrial park and possibly be a deterrent to recruiting industry to the area.

**6. Department Recommendation:**

The 2045 Land Development Plan is supportive of this request, as it shows these parcels to be in a Tier 1 Growth Area with an Employment Center/Industrial Flex intent area, which supports this request.

Therefore, staff recommends approval – option 1 to approve the requested rezoning.

The Planning Board voted on February 9, 2026 to recommend approval of the request (option 1).

**7. Manager Comments:**

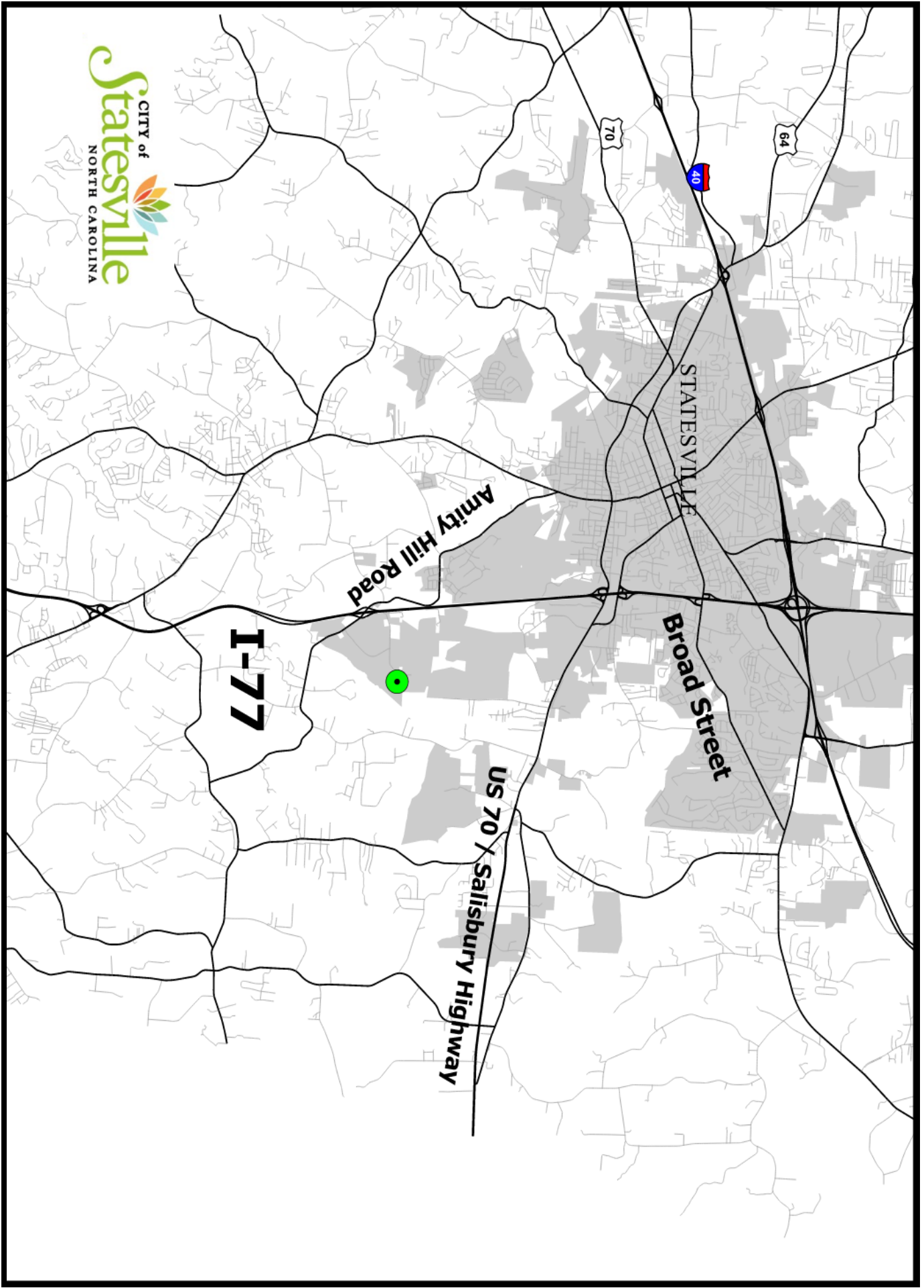
I concur with the department recommendation.

**8. Next Steps:**

An affirmative vote would send the agenda item to a second reading during the March 16, 2026 City Council meeting.

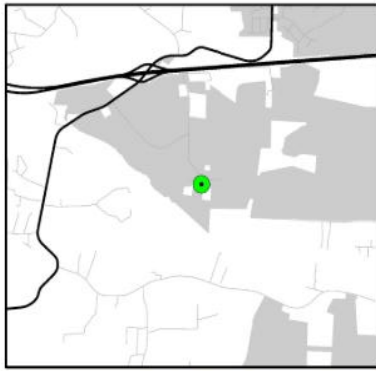
**9. Attachments:**

1. ZC26-02 Dover Road Packet Maps for CC
2. Consistency Statements for CC - ZC26-05 Dover Road (Larkin Commerce Park)
3. Ordinance ZC26-05 Dover Road (Larkin Commerce Park)



**City of Statesville  
Planning Department**

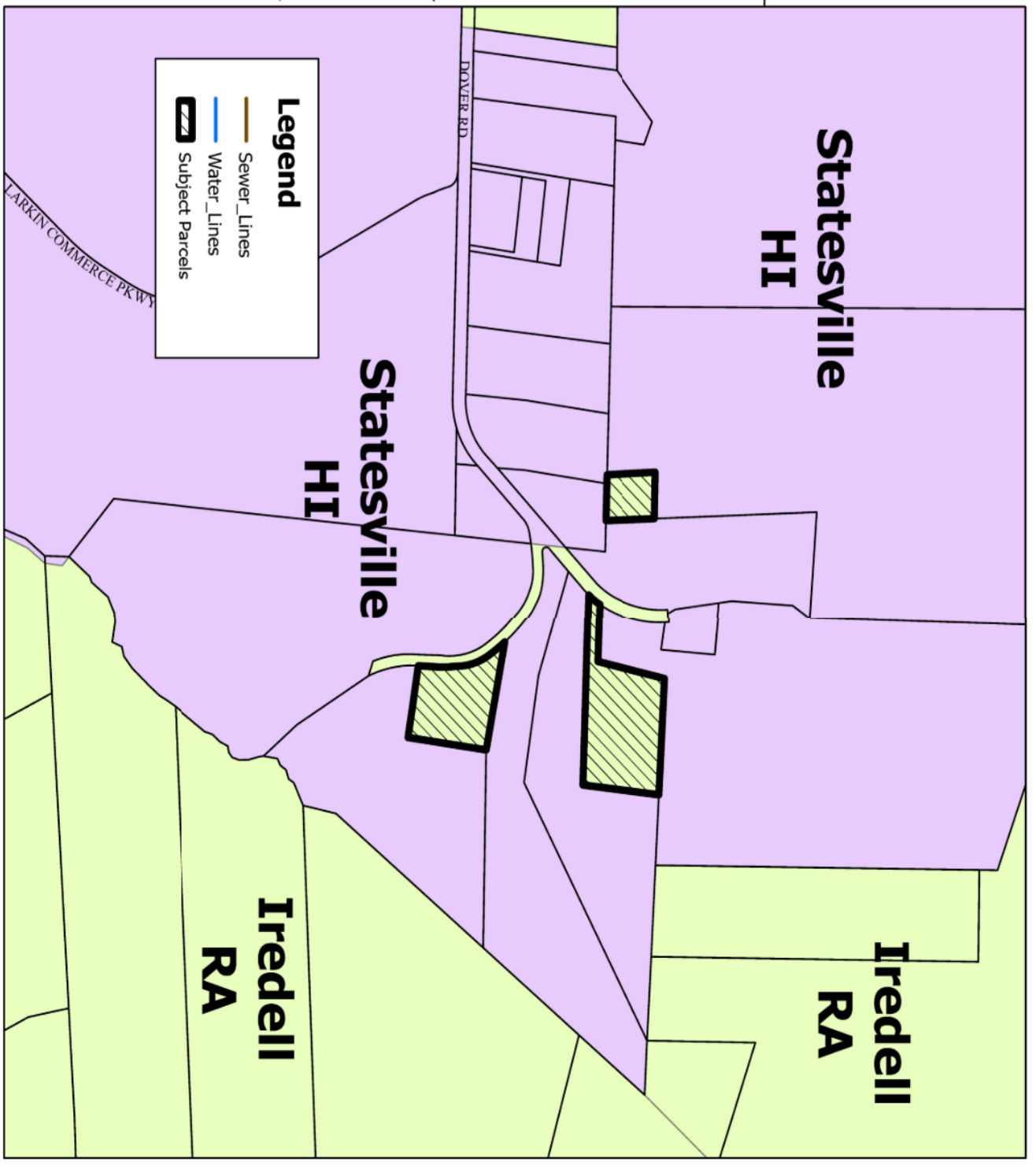
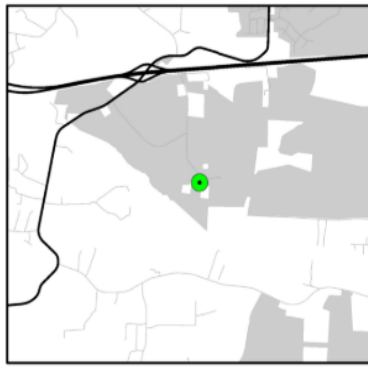
ZC26-05  
Dover Rd  
4752-26-3618, 4752-36-3615, &  
4752-35-2809



© 2014 Aerial

**City of Statesville  
Planning Department**

ZC26-05  
Dover Rd  
4752-26-3618, 4752-36-3615, &  
4752-35-2809





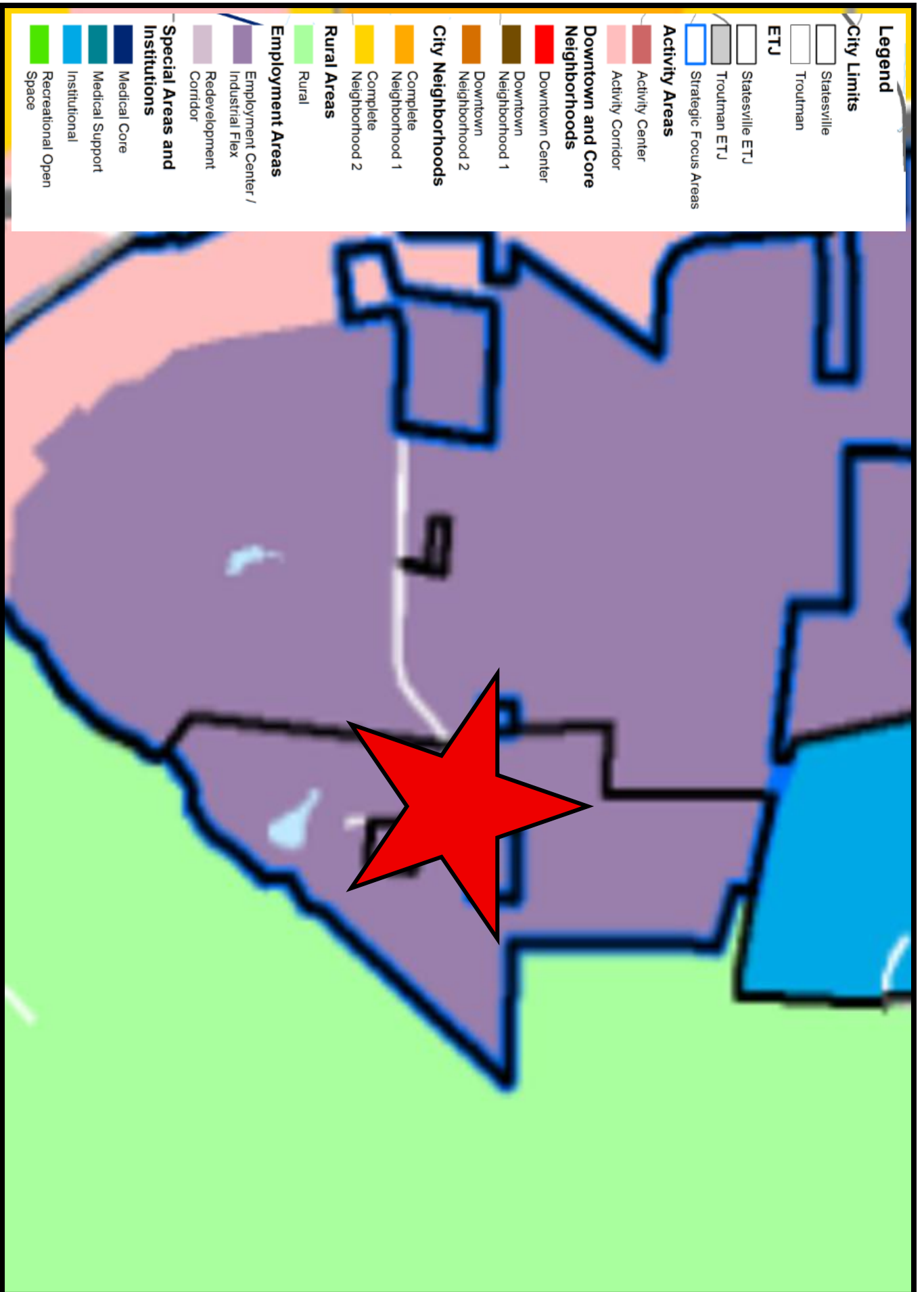
ZC26-02 Dover Road Site Photo



ZC26-02 Dover Road Site Photo



ZC26-02 Dover Road Site Photo



# Employment Center / Industrial Flex

## Character Intent

This character area serves as an engine of employment for the city including business parks, corporate campuses, flex space, as well as heavy manufacturing, warehousing, logistics and distribution, research and development and other industrial uses. These areas are located along major road corridors that provide adequate truck access. The market for employment space is changing and requires flexibility to cater to new production models, employee preferences, and customers. Production facilities may include public-facing show rooms, test kitchens, or tour spaces. This character area allows for such diversification while maintaining a focus on industrial and manufacturing uses. Restaurants and convenience commercial are appropriate uses in these areas to reduce worker commutes and enhance productivity. Uses and loading areas should be buffered from adjacent lower intensity uses with landscaping and other transitions. Developments fronting gateway corridors should have enhanced landscaping and buffering to maximize visual quality along the corridor. Corporate campuses should be master planned to maximize pedestrian access between buildings and create a visually appealing entranceway through landscaping and signage.

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

## Pattern & Form

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

## Opportunities

New industries and employers.

## Primary Uses

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

## Secondary Uses

Convenience retail, restaurants and bars.

### Form Characteristics

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







To: City Council Members  
From: Herman Caulder, Assistant Planning  
Date: Director February 11, 2026  
Subject: Rezoning  
Case: ZC26-05 Dover Road (Larkin Commerce Park)  
Address: Dover Road (Larkin Commerce Park)

**Option 1: Approve (Staff Recommendation)**

The zoning amendment is **recommended for approval**. It is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because the 2045 Land Development Plan supports the continuation of industrial uses in this area.

**Option 2: Deny**

The zoning amendment is **recommended for denial** because it is not in the public interest and is not in harmony with the surrounding area.

\_\_\_\_\_  
Date: Doug Hendrix, Mayor

\_\_\_\_\_  
Date: Herman Caulder, Assistant Planning Director

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTIES FROM IREDELL COUNTY R-A (RESIDENTIAL AGRICULTURAL) DISTRICT TO HI (HEAVY INDUSTRIAL) DISTRICT, TO IN HARMONY WITH THE SURROUNDING PARCELS INSIDE THE LARKIN COMMERCE PARK.**

**ZC26-05 Dover Road (Larkin Commerce Park)**

located along Dover Road adjacent to the Larkin Commerce Park, Statesville, NC Iredell County Tax Map Parcel #'s 4752-26-3618, 4752-36-3615, and 4752-35-2809.

**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 March 2, 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 properties from Iredell County R-A (Residential Agriculture) District to HI (Heavy Industrial) District to allow them to be zoned consistently with the surrounding properties inside the Larkin Commerce Park; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on February 19 and 26, 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 properties being more particularly described as follows:

**Description:**

**PLYLER DANIEL T ETAL (PIN #: 4752363615.000)**

"BEGINNING at an iron stake on the East side of the Public Road, Dr. Rhyne's and Tucker's corner, and runs with Tucker's line South 89 East 219.5 feet to a stake, Rhyne's and Tucker's corner; thence North 13 deg. 50 min. East 330 feet to an iron stake, Tucker's and Rhyne's corner; thence South 86 deg. 10 min. East 500 feet to a stake in Tucker's line, Rhyne's new corner; thence South 8 West 355.5 feet to an iron stake, Rhyne's new corner; thence with Rhyne's new line North 89 West 760 feet to an iron stake on the East margin of the Public Road; thence with the public road North 8 East 57.5 feet to the BEGINNING. This being the identical property conveyed to EMERY H. PLYLER AND WIFE, MILDRED M. PLYLER by deed dated 14 July 1955 from S. A. RHYNE AND WIFE, LOUISE F. RHYNE, recorded at the Iredell County Registry in Book 263 at Page 152."

**SHERRILL JAMES+DEBORAH REVOC TR (PIN #: 4752263618.000)**

"BEGINNING at a nail in the North property line of Melvin Tucker at the Southwest corner of Floyd F. Tucker's tract described in a deed recorded in Deed Book 228 at Page 310 in the

Iredell County Registry, and running thence with a line of Melvin Tucker North 88 degrees 10 minutes 40 seconds West 200 feet to an iron pin a new corner of C.F. Mills; thence with the new lines of C.F. Mills North 3 degrees 08 minutes 50 seconds West 225 feet to an iron pin and South 88 degrees 11 minutes 09 seconds East 200.33 feet to an iron pin in the line of Floyd Tucker; thence with the line of Floyd Tucker South 3 degrees 03 minutes 42 seconds East 225 feet to the BEGINNING, containing 1 acre more or less, being a portion of that property conveyed to C.F. Mills and wife, Ruth H. Mills by deed of Billy Frank Mills and wife, Phyllis Ann Mills dated October 29, 1960 and recorded in Deed Book 338 at Page 547 in the Iredell County Registry.

The above description was prepared from an actual survey and plat made by L.B. Grier, Registered Surveyor on September 22, 1981.”

**TUCKER MARTY ALAN (PIN #: 4752352809.000)**

“BEGINNING at an iron pin in the center of the "Farm Road" leading East and South from State Road No. 2351, said beginning point also being located 550 feet in an Easterly and Southerly direction from the point where the center of said "Farm Road" intersects with the center of State Road No. 2351, a new corner of Melvin Tucker; thence with the new lines of Melvin Tucker South 75 degrees 06 minutes 23 seconds East 472.72 feet to an iron pin and South 13 degrees 01 minute 51 seconds West 362.82 feet to an iron pin and North 76 degrees 35 minutes West 329.44 feet to an iron pin in the center of said "Farm Road"; thence with the center of said "Farm Road", North 7 degrees 12 minutes 35 seconds East 125.38 feet to an iron pin and North 7 degrees 16 minutes 02 seconds East 60.64 feet to an iron pin and North 00 degrees 27 minutes 15 seconds West 35.20 feet to a point and North 6 degrees 24 minutes 13 seconds West 53.68 feet to a point and North 22 degrees 18 minutes 43 seconds West 40.64 feet to a point and North 32 degrees 38 minutes 40 seconds West 104.35 feet to the point of BEGINNING, containing 3.08 acres, more or less, and being a portion of that property conveyed to Melvin Ray Tucker by deed of Dr. S. A. Rhyne and wife, Louise F. Rhyne, dated March 26, 1962, and recorded in Deed Book 360, at page 29, in the Iredell County Registry.

The above-description was prepared from an actual survey and plat made by Alfred F. Williams, Registered Surveyor, on August 11, 1994.

*(continued from above)*

There is also hereby conveyed to the Grantees, their heirs and assigns, in perpetuity, a right of way easement for the "Farm Road" for its full width leading Southeasterly and Southerly from State Road No. 2351 to the Southwest corner of the above-described 3.08-acre tract. This conveyance is also made subject to the rights of others to use said "Farm Road.””

This ordinance was introduced for first reading by Councilmember, \_\_\_\_\_  
seconded

by Councilmember \_\_\_\_\_ and unanimously carried on the 20th  
day of October, 2025.

Ayes:

Nays:

The second and final reading of this ordinance was heard on the 3th day of November, 2025 and upon motion of Councilmember, \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and unanimously carried, was adopted.

Ayes:

Nays:

This ordinance is to be in full force and effect from and after the 3th day of November, 2025.

CITY OF STATESVILLE

\_\_\_\_\_  
Constantine H. Kutteh, 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:** Herman Cauler, Assistant Planning Director  
**DATE:** 2/23/2026 8:44 AM

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

## **COUNCIL ACTION REQUESTED:**

**Conduct a public hearing and consider passing the first reading of an ordinance to annex AX26-05: Dover Road, filed by Mr. Richard Alan Lewis on behalf of TKC Land Development II, LLC, for approximately 10 acres located on Dover Road inside the Larkin Commerce Park.**

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

The three parcels combined are approximately 10 acres located on Dover Road, inside Larkin Commerce Park. The applicant is requesting the annexation of the properties concurrently with a straight “by right” rezoning request so that the parcels will be zoned HI (Heavy Industrial) along with the surrounding properties in the Larkin Commerce Park.

- **Ward:** The is properties are adjacent to voting Ward 1. The infill site is contiguous to the primary corporate limits (surrounded by the Larkin Commerce Park).
- **Planning:** The three parcels are currently under Iredell County's zoning jurisdiction. The 2045 Land Development Plan shows the property to be in an area suitable for Employment Center/Industrial Flex Character Intent, which allows offices, manufacturing, warehousing, and most industrial uses by right. This is within the Tier 2 Growth Area, indicating it is appropriate for infill development.
- **Fire:** This is out of our 4-minute response time (around 11 minutes), and unfortunately, there's no connectivity in the southern part. Station 3 would be the closest station to this location. There are already businesses in the area, and given that it's heavily industrial, it will likely be sprinklered. However, concerns will depend on what specific business/manufacturing would be going in. Troutman and Shepard's would be our mutual aid but they have about the same response time.
- **Police:** No concerns at this time.
- **Water/Sewer:** Water supply is not an issue but modeling will be required to confirm whether fire flow requirements can be met. If not, one or more options can be considered (looping of system, booster station, towers to augment fire flow demand, etc.). Concerning sewer, there's a possibility that Phase 1 could fit in the Troutman pipe. Going beyond that volume will require an additional solution – the gravity line we have under design being the closest available solution.

- Electricity: The site is in Statesville's Public Power exclusive territory and can be served.
- Stormwater: Post construction stormwater controls will be required.

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

The surrounding industrial park was originally rezoned/annexed in 2007. At that time, the three parcels mentioned here were not part of the rezoning/annexation. Now the applicant has the opportunity to absorb these parcels into the larger development.

**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:** N/A

**Connecting Our Communities:** N/A

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

These parcels are in the Tier 2 Growth Area of the 2045 Land Development Plan.

**4. Budget/Funding Implications:**

The value at full buildout is to be determined.

**5. Consequences for Not Acting:**

The property owner(s) may explore by right development option(s).

**6. Department Recommendation:**

The site meets the statutory requirements for contiguous annexation.

**7. Manager Comments:**

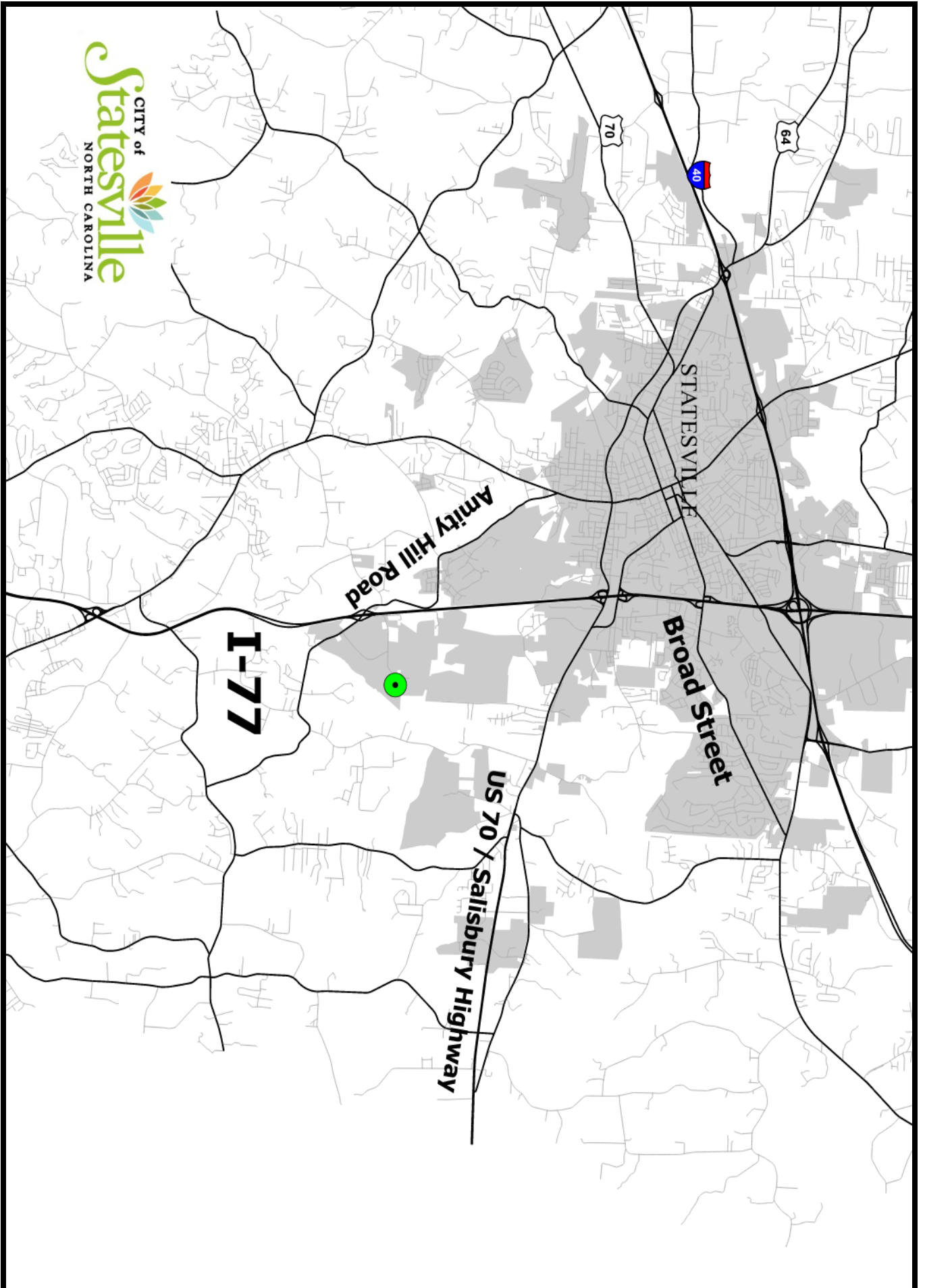
Recommend for approval.

**8. Next Steps:**

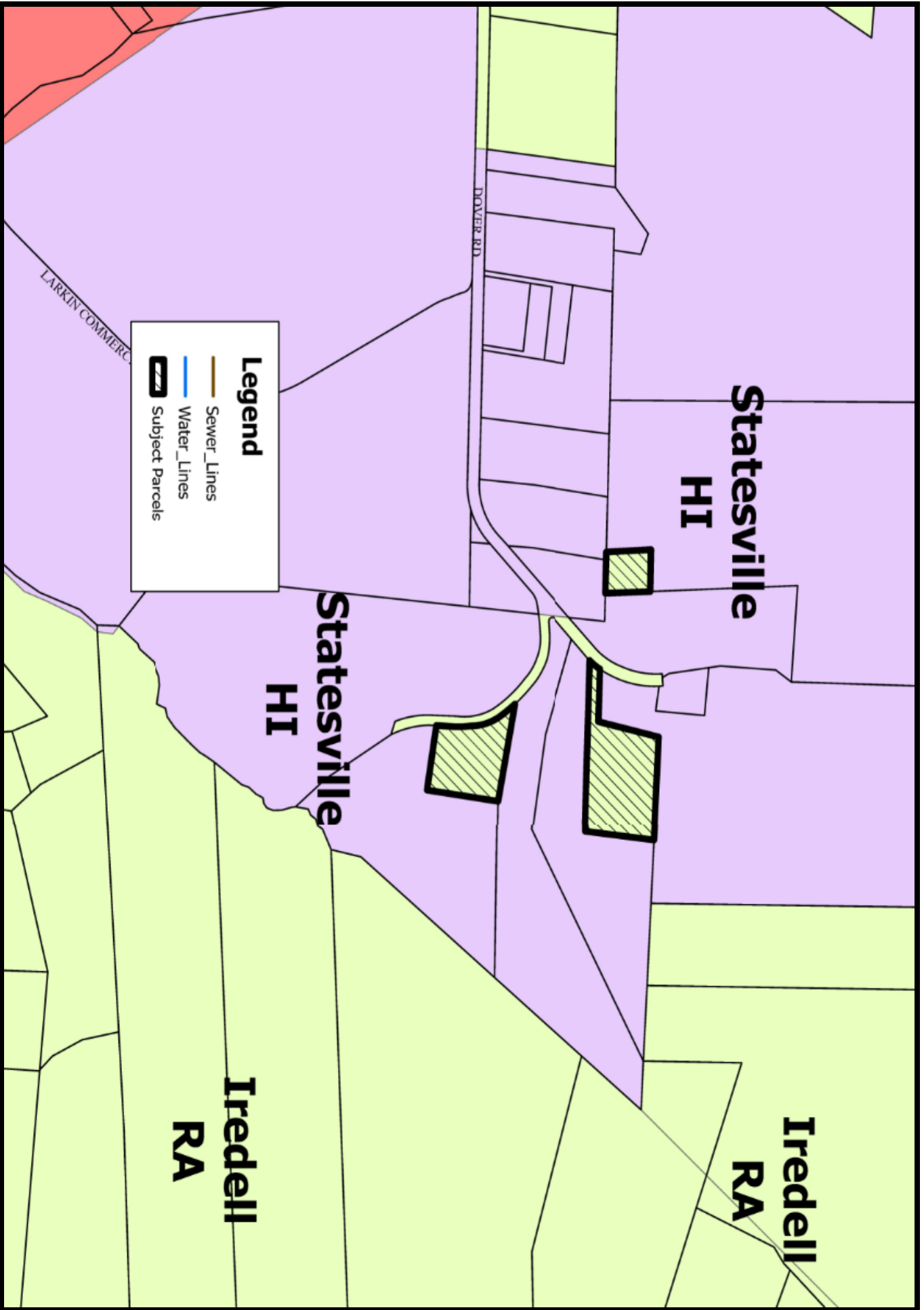
If approved, the second reading will be March 16, 2026.

**9. Attachments:**

1. Packet Maps AX26-05 Dover Road
2. Ordinance Annexation AX26-05 Dover Road (Larkin Commerce Park)









Site Photo AX26-05 Dover Road



Site Photo AX26-05 Dover Road



Site Photo AX26-05 Dover Road

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

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

**Case No. AX26-05 Dover Road (Larkin Commerce Park)  
Parcel #'s 4752-26-3618, 4752-36-3615, and 4754-35-2809**

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

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Statesville City Hall at 6:00 o'clock p.m. on the 2<sup>nd</sup> day of March 2026 after due notice by publication on the 19<sup>th</sup> day of February 2026; and

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

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

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

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described contiguous territory is hereby annexed and made part of the City of Statesville, as of March 31, 2026, at 11:59 p.m.

**TUCKER MARTY ALAN (PIN #: 4752352809.000)**

"BEGINNING at an iron pin in the center of the "Farm Road" leading East and South from State Road No. 2351, said beginning point also being located 550 feet in an Easterly and Southerly direction from the point where the center of said "Farm Road" intersects with the center of State Road No. 2351, a new corner of Melvin Tucker; thence with the new lines of Melvin Tucker South 75 degrees 06 minutes 23 seconds East 472.72 feet to an iron pin and South 13 degrees 01 minute 51 seconds West 362.82 feet to an iron pin and North 76 degrees 35 minutes West 329.44 feet to an iron pin in the center of said "Farm Road"; thence with the center of said "Farm Road", North 7 degrees 12 minutes 35 seconds East 125.38 feet to an iron pin and North 7 degrees 16 minutes 02 seconds East 60.64 feet to an iron pin and North 00 degrees 27 minutes 15 seconds West 35.20 feet to a point and North 6 degrees 24 minutes 13 seconds West 53.68 feet to a point and North 22 degrees 18 minutes 43 seconds West 40.64 feet to a point and North 32 degrees 38 minutes 40 seconds West 104.35 feet to the

point of BEGINNING, containing 3.08 acres, more or less, and being a portion of that property conveyed to Melvin Ray Tucker by deed of Dr. S. A. Rhyne and wife, Louise F. Rhyne, dated March 26, 1962, and recorded in Deed Book 360, at page 29, in the Iredell County Registry.

The above-description was prepared from an actual survey and plat made by Alfred F. Williams, Registered Surveyor, on August 11, 1994. There is also hereby conveyed to the Grantees, their heirs and assigns, in perpetuity, a right of way easement for the "Farm Road" for its full width leading Southeasterly and Southerly from State Road No. 2351 to the Southwest corner of the above-described 3.08-acre tract. This conveyance is also made subject to the rights of others to use said "Farm Road."

**SHERRILL JAMES+DEBORAH REVOC TR (PIN #: 4752263618.000)**

"BEGINNING at a nail in the North property line of Melvin Tucker at the Southwest corner of Floyd F. Tucker's tract described in a deed recorded in Deed Book 228 at Page 310 in the Iredell County Registry, and running thence with a line of Melvin Tucker North 88 degrees 10 minutes 40 seconds West 200 feet to an iron pin a new corner of C.F. Mills; thence with the new lines of C.F. Mills North 3 degrees 08 minutes 50 seconds West 225 feet to an iron pin and South 88 degrees 11 minutes 09 seconds East 200.33 feet to an iron pin in the line of Floyd Tucker; thence with the line of Floyd Tucker South 3 degrees 03 minutes 42 seconds East 225 feet to the BEGINNING, containing 1 acre more or less, being a portion of that property conveyed to C.F. Mills and wife, Ruth H. Mills by deed of Billy Frank Mills and wife, Phyllis Ann Mills dated October 29, 1960 and recorded in Deed Book 338 at Page 547 in the Iredell County Registry.

The above description was prepared from an actual survey and plat made by L.B. Grier, Registered Surveyor on September 22, 1981."

**PLYLER DANIEL T ETAL (PIN #: 4752363615.000)**

"BEGINNING at an iron stake on the East side of the Public Road, Dr. Rhyne's and Tucker's corner, and runs with Tucker's line South 89 East 219.5 feet to a stake, Rhyne's and Tucker's corner; thence North 13 deg. 50 min. East 330 feet to an iron stake, Tucker's and Rhyne's corner; thence South 86 deg. 10 min. East 500 feet to a stake in Tucker's line, Rhyne's new corner; thence South 8 West 355.5 feet to an iron stake, Rhyne's new corner; thence with Rhyne's new line North 89 West 760 feet to an iron stake on the East margin of the Public Road; thence with the public road North 8 East 57.5 feet to the BEGINNING. This being the identical property conveyed to EMERY H. PLYLER AND WIFE, MILDRED M. PLYLER by deed dated 14 July 1955 from S. A. RHYNE AND WIFE, LOUISE F. RHYNE, recorded at the Iredell County Registry in Book 263 at Page 152."

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

The Ordinance was introduced by a first reading by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and carried on the 2<sup>nd</sup> day of March, 2026.

AYES:

NAYES:

The second and final reading of this ordinance was heard on the 16<sup>th</sup> day of March 2026 and upon motion of Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and unanimously carried, was adopted.

AYES:

NAYES:

The Ordinance to be in full force and effect from and after the 31<sup>st</sup> day of March 2026 at 11:59 p.m.

City of Statesville

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

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# **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager  
**FROM:** Matthew Kirkendall, Senior Planner  
**DATE:** 2/23/2026 8:59 AM

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

## **COUNCIL ACTION REQUESTED:**

**Conduct a public hearing and consider passing the first reading of the rezoning request ZC25-15 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.**

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

This is a conditional rezoning, meaning the project will be tied to the concept plan (see attached), along with any conditions approved by the Planning Board and City Council. The properties are not located within the city limits and will need to be annexed. The proposed project site is approximately 28 acres located at the end of Japul Road and along Beauty Street. The applicant is applying to rezone the properties to build a single-family home subdivision under the Cluster provision.

A community input meeting was held on November 18, 2025, attended by 7 members of the community. Concerns voiced at this meeting including the access from Japul Road and the current condition of Japul Road, increased traffic, and flooding issues. The developer has revised the concept plan to remove access from Japul Road.

They have committed to the following conditions:

1. The development will include a maximum of 70 single-family detached homes. A reduction in units up to 10% may occur due to engineering and/or other factors; such a decrease will be approved by staff.
2. A minimum of two (2) building materials will be utilized on the front of homes.
3. The HOA will maintain all common areas and SCM ponds
4. Providing Police Department approved security cameras at the entrances.
5. Dedicate 20' easement with 10' wide paved trail for Greenway trail to be maintained by the City of Statesville.
6. Stub to Greenbriar Ridge subdivision
7. An enhanced landscaping entrance will be provided at the Japul Road connection (if applicable)

The purpose of the Cluster Subdivision (Article 7.01 of the UDC) is to provide creative and innovative developments that minimize land disturbance and maximize the preservation and conservation of sensitive natural areas and open space by grouping dwellings in clusters through variation of lot sizes and uses of open space. The minimum lot size in the R-8 Cluster development for single-family homes can be reduced from 8,000 square feet to 6,000, with the difference added to open space. Furthermore, in cluster subdivision proposals, lots must conform to the setback requirements for the underlying

zoning district except that no minimum lot width is required (other than a required 10-foot separation between buildings).

The project is required to provide an 8ft wide (Type A) street yards landscaping buffer along all streets and a 15ft wide (Type C) vegetative buffers on all sides. Per the revised plan, there is one proposed entrance to the site, through the Greenbriar Ridge subdivision currently under construction to the South. There will also be sidewalks, curbs, and gutters as well as street trees along both sides of all streets.

The 2019 Mobility and Development Plan calls for a 10ft greenway (20ft easement) to be constructed by the developer and will be maintained by the City. In addition, there will be privately maintained walking trails on site.

The concept plan shows 12.58 acres of total open space, including 2.87 acres of active open space. The active open space does include the greenway that will be dedicated to the city.

The 2045 Land Development Plan shows the property to be in an area suitable for Complete Neighborhood 2 Character Intent which includes single-family residential uses. This is also with the Tier 1 Growth Area. In addition, water, sewer, and Statesville Public Power will serve the site.

The surrounding zoning districts and land uses are as follows:

North of the Site: R-10 (Urban Low Density Single-Family Residential) District, with existing single-family homes within the Jan Joy Acres Subdivision.

East of the Site: RA (Residential Agricultural) and R-15 (Urban Fringe Low Density Residential) Districts, with single-family homes within the Hope Bros Builders Subdivision.

South of the Site: R-8 CZ (Medium Density Single-Family Conditional Zoning) District, with single-family homes proposed in the recently approved Greenbriar Ridge Subdivision.

West of the Site: R-8MFM (Medium Density Multi-Family and Manufactured Residential) District, with existing single-family homes within the Lakeridge Subdivision.

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

City Council will hear the public hearing and consider passing the first reading of the conditional rezoning (AX26-01) at this meeting. City Council approved the rezoning of the adjacent property to the south to R-8 CZ in 2023, the Greenbriar Ridge Subdivision.

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

**Developing Our City:** N/A

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

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

**Strategic Plan Values:** N/A

This development is located within Tier 1 of the Growth Map and is currently in the City's Extraterritorial Zoning Jurisdiction (ETJ).

**4. Budget/Funding Implications:**

The current tax value of the parcels is \$177,960 and the estimated value at full buildout is to be determined.

**5. Consequences for Not Acting:**

The property could be developed under the current residential zoning regulations. However, there may be title issues regarding access.

**6. Department Recommendation:**

Staff recommends Option 1 - Approval according to the original concept plan with the connection to Japul Road to rezone the properties, contingent upon annexation and the conditions listed on the concept plan. However, staff acknowledges that the UDC and Fire Code does not require the connection.

The Planning Board recommended approval Option 2 – Approval with modifications which includes removing the entrance to the site from Japul Road (see concept revised plan).

**7. Manager Comments:**

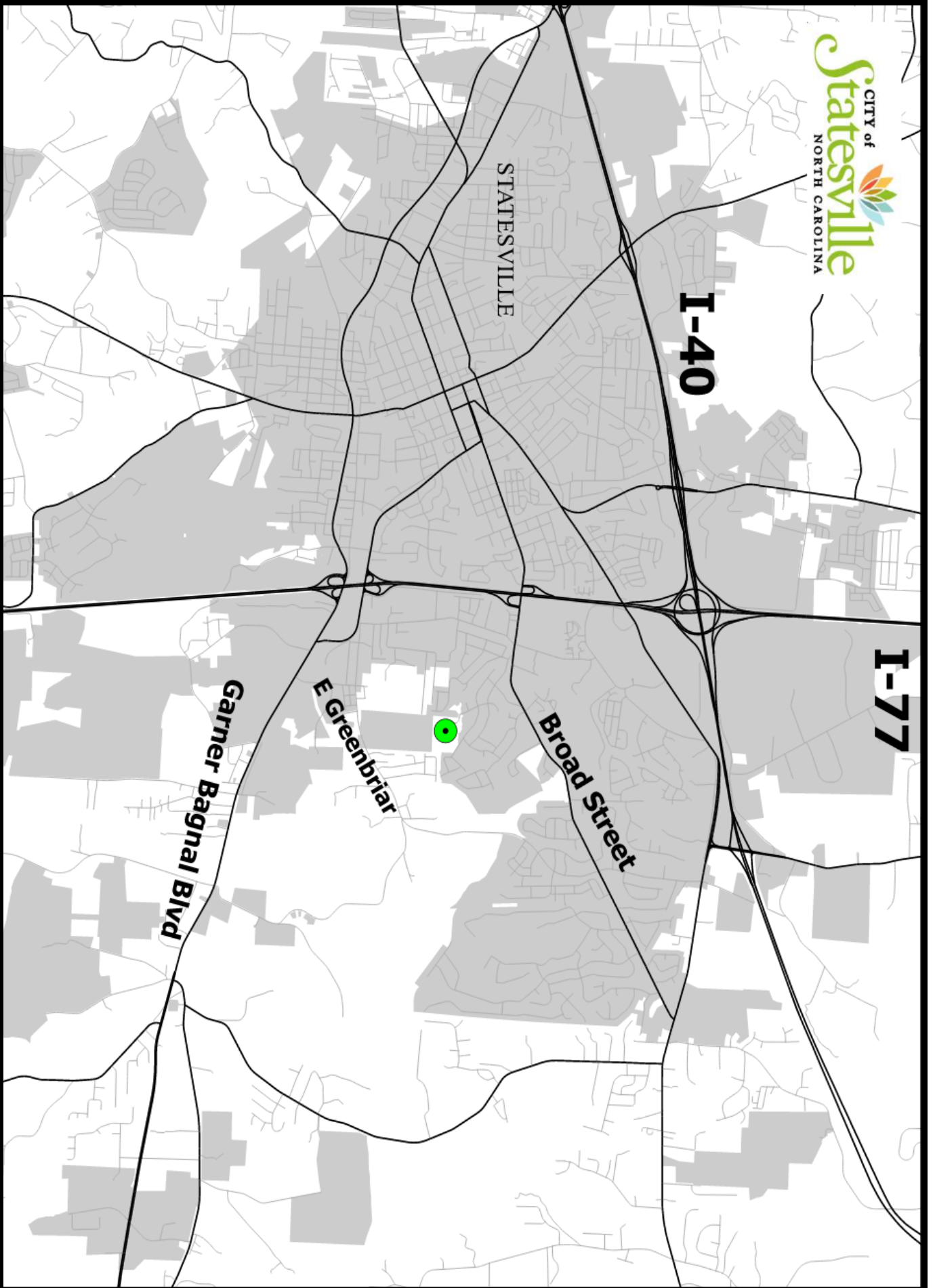
I concur with the staff recommendation of Option 1. That said, the staff should begin looking at how the traffic for this, and all of the residential development in the area, new and existing, is impacting Broad Street and Eastside Drive, particularly from a controlled access perspective.

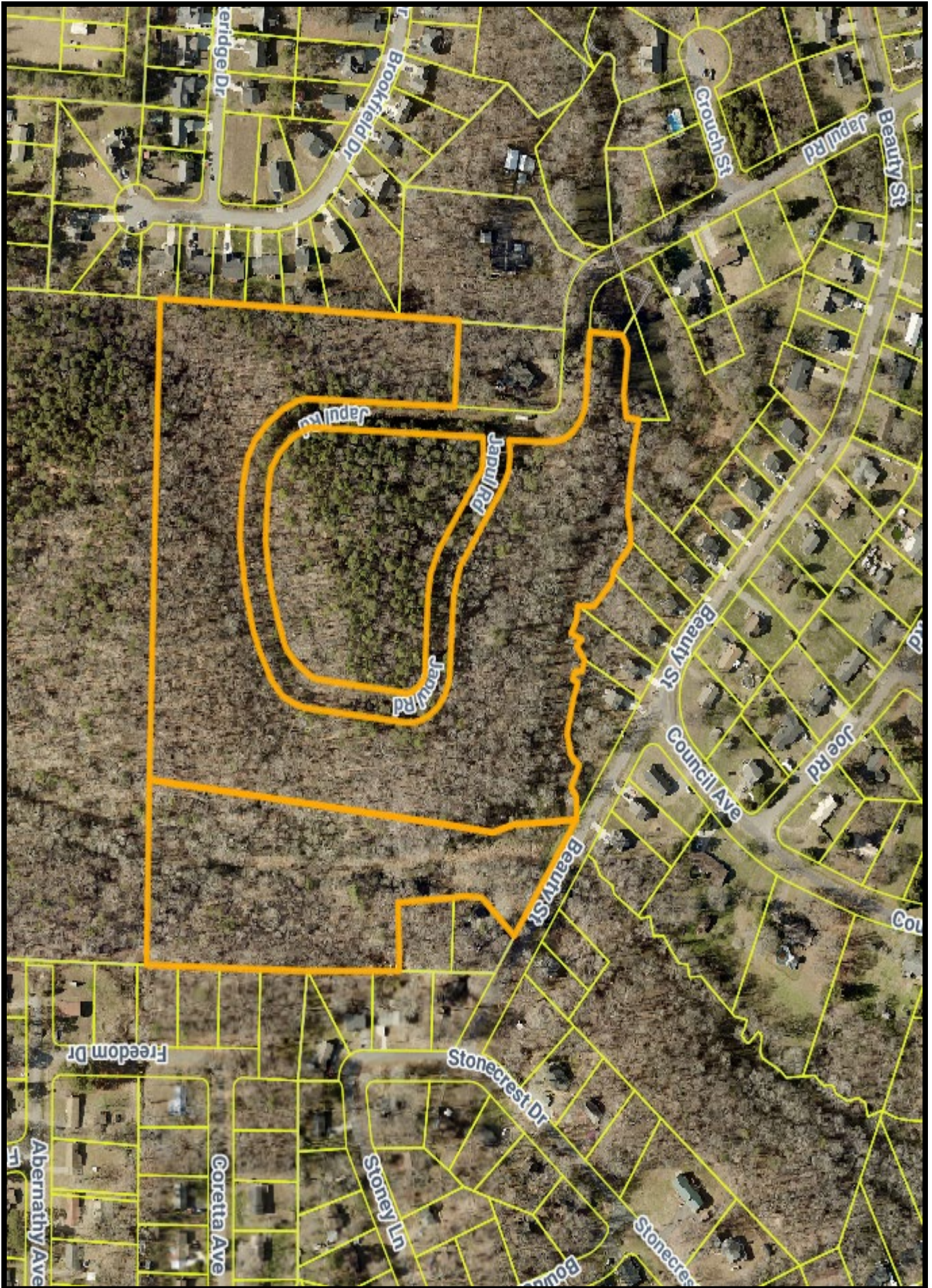
**8. Next Steps:**

If approved, the second reading will be March 16, 2026

**9. Attachments:**

1. Packet Maps ZC25-15 Harmony Vistas
2. Complete Neighborhood 2 Intent
3. Rezoning Concept Plan ZC25-15 Harmony Vistas
4. Original Concept Plan ZC25-15 Harmony Vistas
5. Consistency Statements for CC 3-2-26 - ZC25-15 Harmony Vistas







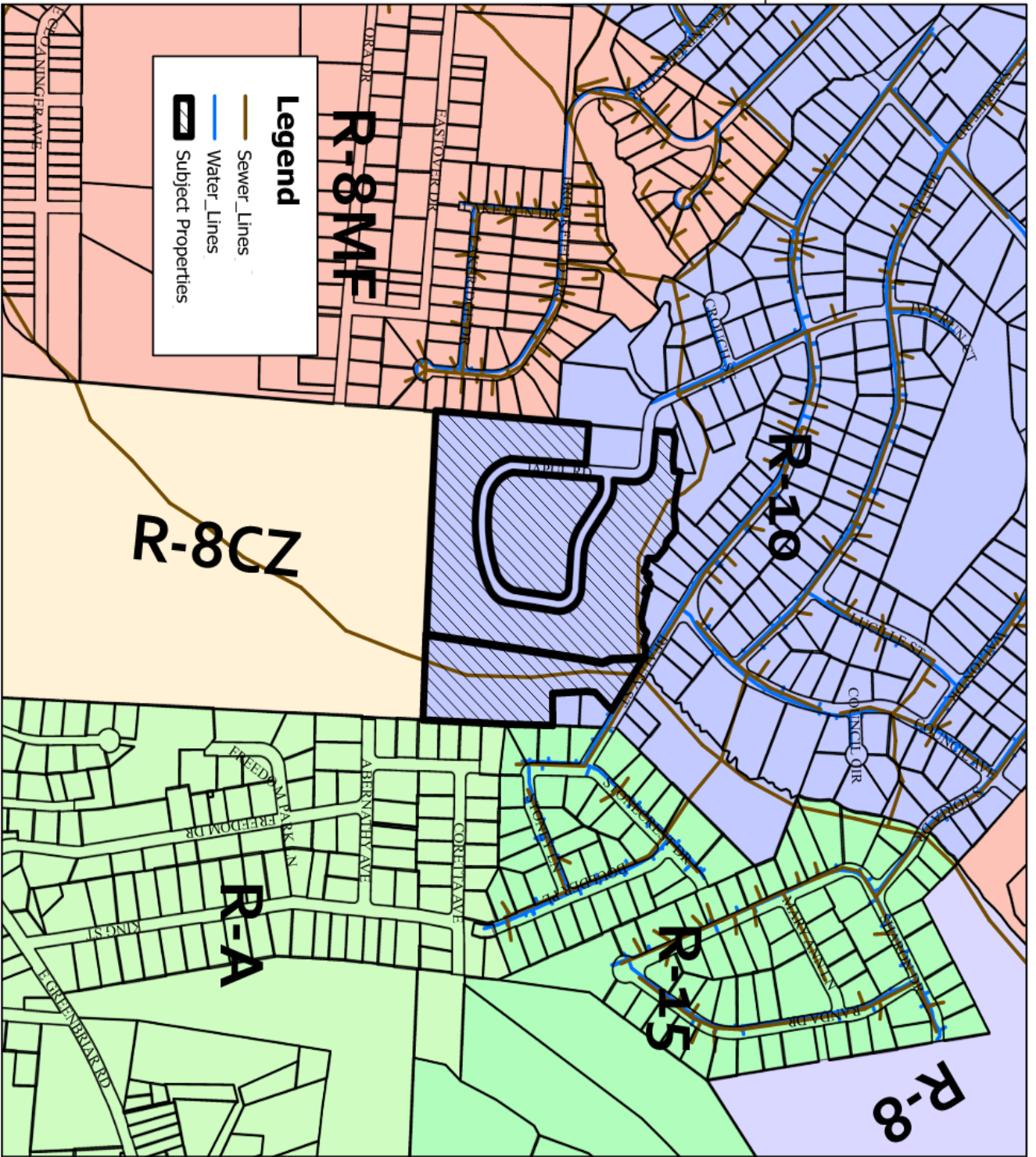
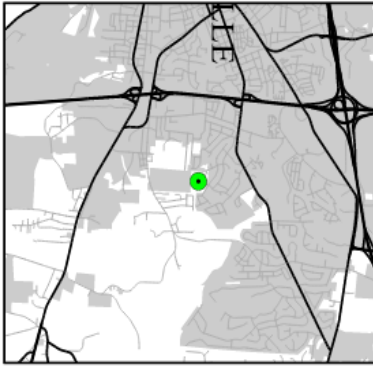
Site Photo – ZC25-15 Harmony Vistas – View from current end of Japul Road

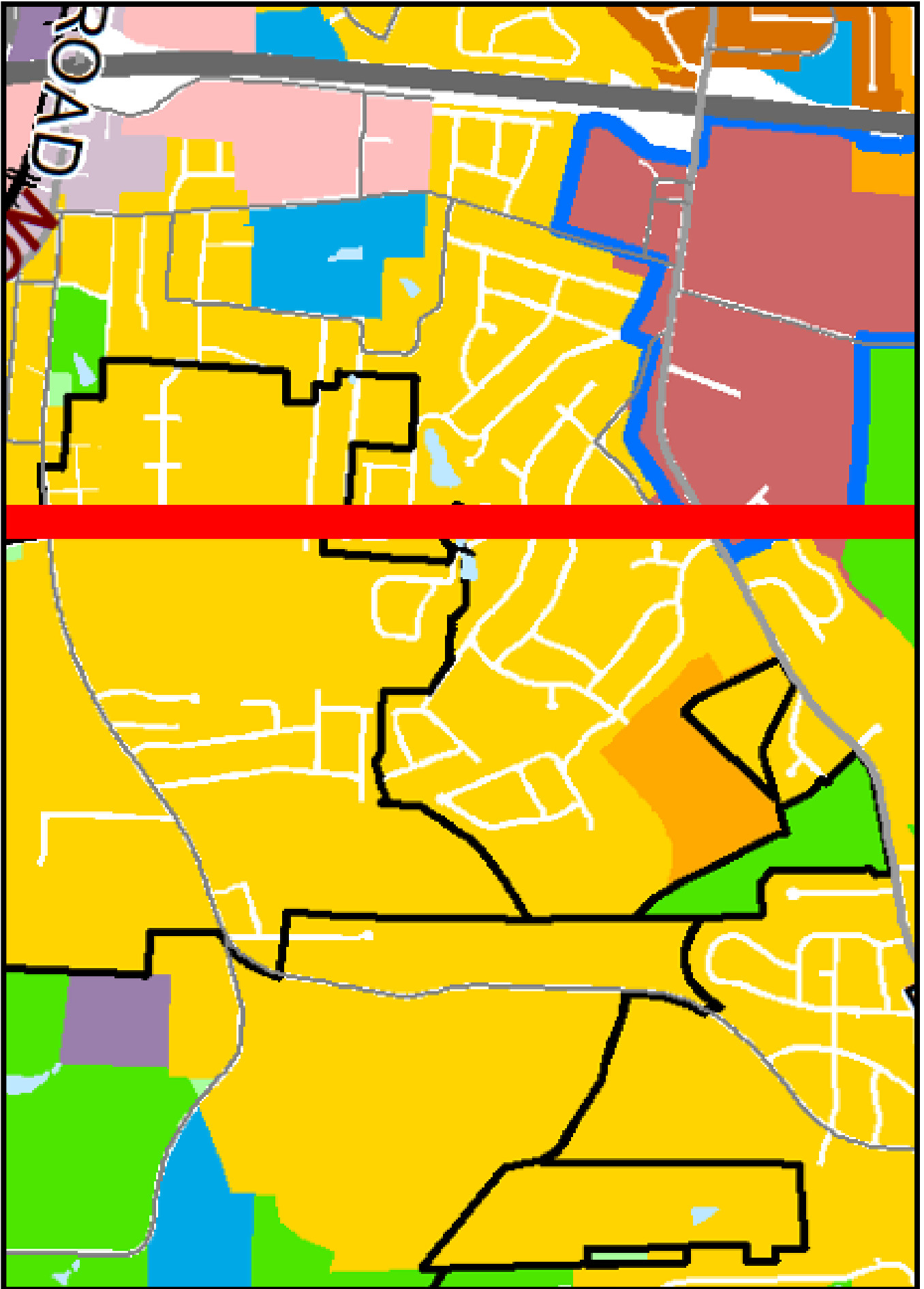


Site Photo – ZC25-15 Harmony Vistas – View from Beauty Street

**City of Statesville  
Planning Department**

ZC25-15 Harmony Vistas  
Japul Road and Beauty Street  
4754-25-4679 and 4754-35-2055





# Complete Neighborhood 2

## Character Intent

Complete Neighborhoods 2 are opportunities for new neighborhoods built using traditional neighborhood designs that provide a mix of residential uses. These neighborhoods are best designed as master planned neighborhoods that use a traditional grid or modified grid network, shorter block lengths, and pedestrian pathways connecting residences to internal and external destinations. Typically, a larger portion of neighborhoods will be dedicated to single-family detached homes. Predominantly single family neighborhoods may be supplemented with a variety of housing type choices (see page 36) and multifamily development, provided that sites are adjacent to commercial centers or nodes that can adequately provide basic retail goods and services, and/or along central thoroughfares that can accommodate the significant traffic impacts associated with the higher density residential development. Supplemental housing type choices and multifamily development may also be appropriate when part of a live-work or mixed-use cluster within a larger planned neighborhood or community, or as a part of a planned effort to build the demand that can bring basic retail goods and services to an area or neighborhood that lacks them where increased services and some multifamily is the goal. Sidewalks, multi-use paths, on-street parking, and narrow street designs prioritize walking and biking through neighborhoods and accommodate connections to adjacent uses. These neighborhoods should also include parks and community open spaces accessible to neighborhood residents and preferably to the public. Pockets of community-serving institutional uses like schools, community centers and churches are also appropriate. Limited use of neighborhood-scale, multistory commercial and office centers is appropriate in this character area when clustered along major thoroughfares and street corners.

### Pattern & Form

Grid or modified grid network with short and medium block lengths.

### Opportunities

New master planned developments organized around community gathering spaces (commercial or open space).

### Primary Uses

Residential

### Secondary Uses

Clubhouses and recreation centers, neighborhood scale corner commercial/offices, institutional, park and open space, daycare.

### Form Characteristics

<b>Building Height</b>	One to three stories
<b>Building Orientation</b>	Residences oriented towards the primary street, 0-30 ft setbacks
<b>Building Types</b>	Single family detached homes, limited use of a variety of housing type choices (see page 37), and multifamily in centralized locations, limited use of neighborhood-scale and multistory commercial or office centers in centralized locations, and institutional buildings.
<b>Street Character</b>	Local streets with sidewalks on both sides and street trees, off-street pedestrian and bike circulation connections (trails and paths)
<b>Parking Character</b>	Alley parking preferred for residential, some on-street parking, neighborhood nonresidential uses share small surface lots



**Legend**

- Wetlands (preliminary determination)
- Stream/Stream Buffer (25' anticipated)
- Stream Centerline
- Stream Buffer (25' from centerline per UDC)
- FEMA Floodway GIS
- 100 Year Floodplain
- 500 Year Floodplain
- Trail Alignment
- Proposed Supplemental Trail Connections

**Development Data**

Tax Parcel Number:	475432505, 4754254679
City of Statesville:	R-10
Zoning Classification:	R-10 C2 Cluster
Proposed Zoning:	28.42 ac.
Surveyed Total Site Acreage:	28.42 ac.

<b>Density and Dimensional Standards:</b>	6,000 sf or greater
Minimum Lot Size:	50'
Maximum Building Height:	35'
Dwelling Units per Acre:	2.12
Total Lots:	66

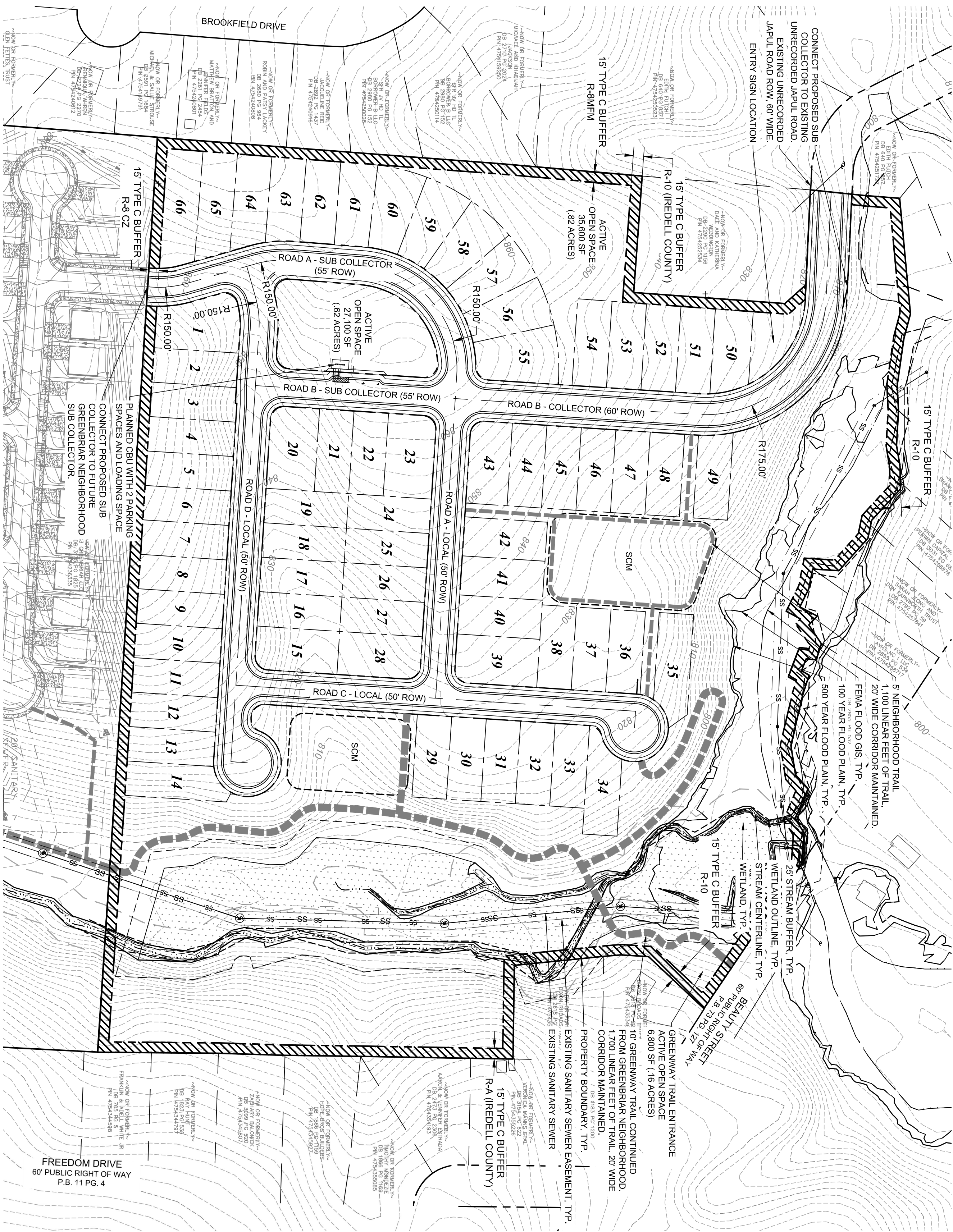
  

<b>Building Setbacks:</b>	25'
Front:	5'
Side Yard:	15' (25' Perpendicular Rear Lot)
Corner Lot Side Yard:	25'
Rear Yard:	25'

**PRELIMINARY**

<b>Open Space Requirements:</b>	2.84 ac
Active Open Space Required:	(10% of Site Area)
Active Open Space Provided:	2.87 ac
Common Open Space Provided:	5.71 ac
Total Open Space Provided:	12.58 ac

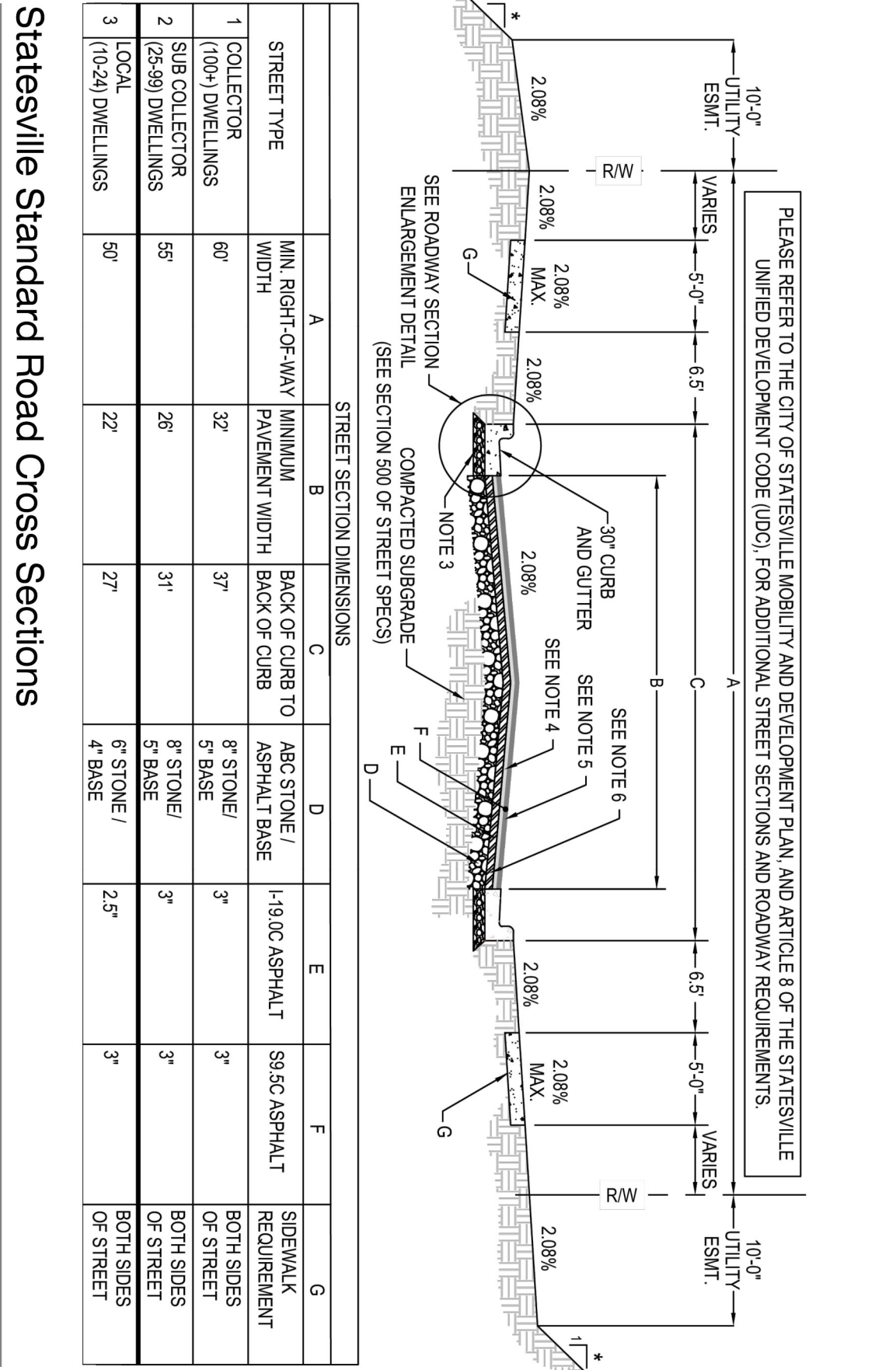
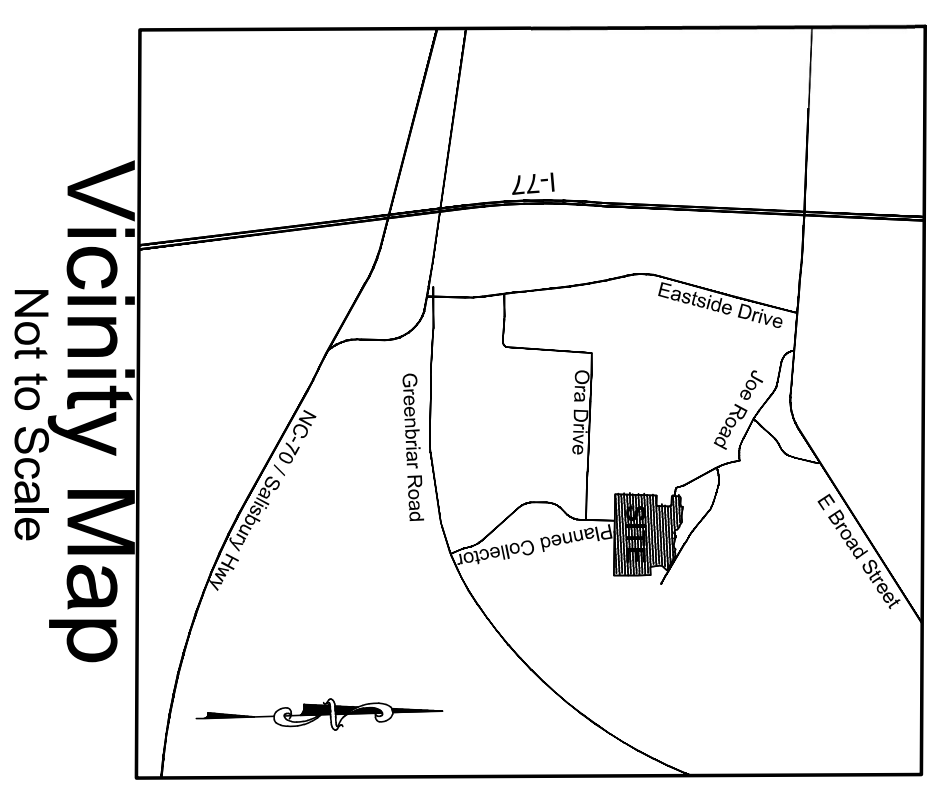
- Re zoning Conditions**
- The development will include a maximum of 70 single family detached homes. A reduction in units up to 10% may occur due to engineering and/or other site specific conditions. The remaining units shall be provided at the northern entrance of Japul Road.
  - A minimum of two (2) building materials will be utilized on the front of the homes.
  - The homeowner's associations will maintain all common areas and SCM ponds.
  - A security camera will be provided at the northern entrance of Japul Road that will be installed and maintained by others.
  - A twenty (20) foot easement will be provided for the ten (10) foot wide paved greenway trail. Greenway to be constructed as part of Phase 1 or if development is not phased prior to approval of final plat recordation.
  - A roadway connection will be provided to the existing stub on the north side of the adjacent Greenbriar Ridge subdivision.



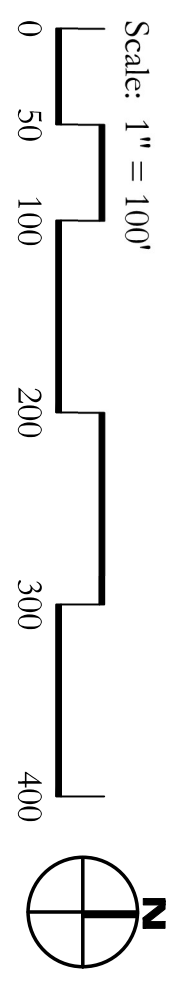
I, [Printed Name], applicant, agree to adhere to the above conditions please on rezoning case #ZC [Case Number] adopted by City Council on the [Date] day of [Month], 202[Year].

Applicant (Signature) \_\_\_\_\_ Date \_\_\_\_\_

Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
1	8818	23	8314	45	6000
2	6125	24	6000	46	6000
3	6193	25	6000	47	6000
4	6250	26	6000	48	6000
5	6250	27	6000	49	6125
6	6250	28	7414	50	6401
7	6250	29	6000	51	6217
8	6250	30	6000	52	6242
9	6250	31	6000	53	6282
10	6250	32	6000	54	6282
11	6250	33	6000	55	8345
12	6250	34	7057	56	7037
13	6259	35	7492	57	7037
14	7139	36	6000	58	7037
15	7414	37	6000	59	7037
16	6000	38	6000	60	7037
17	6000	39	8314	61	6173
18	6000	40	6800	62	5988
19	6000	41	6800	63	6058
20	8314	42	6800	64	6627
21	6000	43	7114	65	7541
22	6000	44	6000	66	8615



**NOT FOR PERMITTING OR CONSTRUCTION**



<p><b>Harmony Vista</b> Statesville, NC</p> <p><b>Conditional Rezoning</b> Concept Plan</p> <p>SCALE</p>		<p><b>PRELIMINARY</b> NOT FOR PERMITTING OR CONSTRUCTION</p> <p>SCALE(S)</p>		<p>REVISIONS:</p> <table border="1"> <tr> <th>REV</th> <th>REVISION DESCRIPTION</th> <th>DATE</th> <th>CHANGED BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		REV	REVISION DESCRIPTION	DATE	CHANGED BY					<p>301 S. MCDOWELL STREET SUITE 900 CHARLOTTE, NC 28204 F-3098 PHONE: (704) 595-6500</p> <p>PREPARED FOR: <b>Harmony Investing</b> LLC 3225 Meador Dr, Suite 100 Las Vegas, NV 89121</p>		<p>301 S. MCDOWELL STREET SUITE 900 CHARLOTTE, NC 28204 F-3098 PHONE: (704) 595-6500</p> <p>DATE: 9/25/2025</p>	
REV	REVISION DESCRIPTION	DATE	CHANGED BY														
<p>DESIGN BY: Dxxxxx MANDATORY</p> <p>DRAWN BY: Dxxxxx MANDATORY</p> <p>CHECKED BY: Cxxxxx MANDATORY</p> <p>APPROVED BY: Axxxxx MANDATORY</p> <p>PROJECT/FACILITY #</p> <p>INTERVAL: JobNumber</p> <p>MUNICIPAL: MainNumber</p> <p>ORIGINAL DATE: 9/25/2025</p>		<p>DATE:</p>		<p>DATE:</p>		<p>DATE:</p>											
<p>SHEET 1</p>		<p>DATE:</p>		<p>DATE:</p>		<p>DATE:</p>											





To: City Council

From: Matthew Kirkendall, Senior Planner

Date: March 2, 2026

Subject: Rezoning

Case: ZC25-15 Japul Road (Harmony Vistas Subdivision)

Address: Properties located at the end of Japul Road and along Beauty Street

**Option 1: Approve with Connection (Staff Recommendation)**

The zoning amendment is hereby **approved** with the agreed upon conditions **including a road connection to Japul Rd.** The residential request is consistent with the City's comprehensive land use plan. Furthermore, the action is reasonable and in the public interest because the connection provides a second point of access for the neighborhood allowing quicker response times by emergency vehicles and convenient daily service routes; such as school buses and postal carriers.

**Option 2: Approve without Connection (Planning Board Recommendation)**

The zoning amendment is hereby **approved** with the agreed upon conditions **including no road connection to Japul Rd.** The residential request is consistent with the City's comprehensive land use plan. Furthermore, the action is reasonable and in the public interest as the adjacent neighborhood is in opposition of such connection and the Unified Development Code and Fire Code do not require a second roadway connection.

**Option 3: Deny**

The zoning amendment is hereby **denied**, although the residential use is consistent with the City's future land use designation. The denial is appropriate because the development is not reasonable, nor in the public interest, due to unanswered questions regarding the maintenance and ownership of Japul Rd. Additionally, the roads within Greenbriar Ridge have not been accepted by the City, which may result in this development having no legal public access.

Date: \_\_\_\_\_  
Doug Hendrix, Mayor

Date: \_\_\_\_\_  
Matthew Kirkendall, Senior Planner

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

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTY FROM R-10 (URBAN LOW-DENSITY SINGLE-FAMILY) ZONING DISTRICT TO R-8 CZ (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL) CONDITIONAL ZONING DISTRICT.**

**ZC25-15 Japul Road Harmony Vistas Subdivision  
Japul Road and Beauty Street, Statesville, NC  
Iredell County Tax Map Parcel #'s 4754-25-4679 and 4754-35-2055**

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 March 2, 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 R-10 (Urban Low-Density Single Family) Zoning District to R-8 CZ (Medium Density Single-Family) Conditional Zoning District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on February 19, 2026 and 26, 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;

WHEREAS, the property is subject to the following conditions:

1. The development will include a maximum of 70 single-family detached homes. A reduction in units up to 10% may occur due to engineering and/or other factors; such a decrease will be approved by staff.
2. A minimum of two (2) building materials will be utilized on the front of homes.
3. The HOA will maintain all common areas and SCM ponds
4. Police Department approved security cameras will be provided.
5. A 20' easement will be dedicated to the City with a 10' wide paved greenway constructed by the development. Upon completion to the City's specifications, the greenway will be maintained by the City.
6. DRAFT
  - a. (Option 1) The project shall connect to Japul Rd (which may require additional upgrades by the developer). Additionally, enhanced landscaping will be provided at the entrance from Japul Road. OR
  - b. (Option 2). The project shall connect with a public street to a public street within Greenbriar Ridge subdivision. No stub will be provided to Japul Rd.
7. The Concept Plan and subsequent submittals to the City for plan review shall list these approved conditions.

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:

**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.

This ordinance was introduced for first reading by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and unanimously carried on the 2<sup>nd</sup> day of March 2026.

Ayes:

Nayes:

The second and final reading of this ordinance was heard on the 16<sup>th</sup> 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 16<sup>th</sup> 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:** Matt Kirkendall, Senior Planner  
**DATE:** 2/23/2026 8:24 AM

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

## **COUNCIL ACTION REQUESTED:**

**Conduct a public hearing and consider passing the first reading of an ordinance to annex AX26-01: Japul Road (Harmony Vistas), filed by Mr. Mark Misericchi of Harmony Investing LLC, for approximately 28.42 acres located at the end of Japul Road.**

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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.

- **Ward:** The site is adjacent to voting Ward 1. The infill site is contiguous to the primary corporate limits to the north (Jan Joy Acres subdivision), to the west (John L Hope subdivision), and south (Greenbriar subdivision).
- **Planning:** The site is currently in the City's extraterritorial zoning jurisdiction (ETJ). The 2045 Land Development Plan shows the property to be in an area suitable for Complete Neighborhood 2 Character Intent which includes single-family residential uses. This is within the Tier 1 Growth Area, indicating it is appropriate for infill development. However, Planning Staff has some concerns regarding legal access to the property.
- **Fire:** The site is within a 4-minute response from Station 3, and there are no concerns from fire.
- **Police:** No concerns at this time, additional staffing will be requested as population rises.
- **Water/Sewer:** Expect no issues with water or sewer. Eight-inch waterline in Beauty Street. Existing 8-in sewer to east is also used by new Greenbriar Ridge development. Allowed sewer capacity in reach is approximately 487 kgal/d, or approximately 1,300 houses (this development would bring use to about 15% capacity [10 existing parcels +/- plus 121 units from Greenbriar Ridge plus 70 units from Japul Road]).
- **Electricity:** The site is in Statesville's Public Power exclusive territory and can be served.
- **Stormwater:** The site has floodplain on the property, post-construction stormwater controls will be required.

### **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:** We value and encourage Opportunity

These parcels are in the Tier 1 Growth Area of the 2045 Land Development Plan.

**4. Budget/Funding Implications:**

The current tax value of the parcels is \$177,960 and the estimated value at full buildout is to be determined.

**5. Consequences for Not Acting:**

The property owner(s) may explore by right development option(s).

**6. Department Recommendation:**

The site meets the statutory requirements for contiguous annexation.

**7. Manager Comments:**

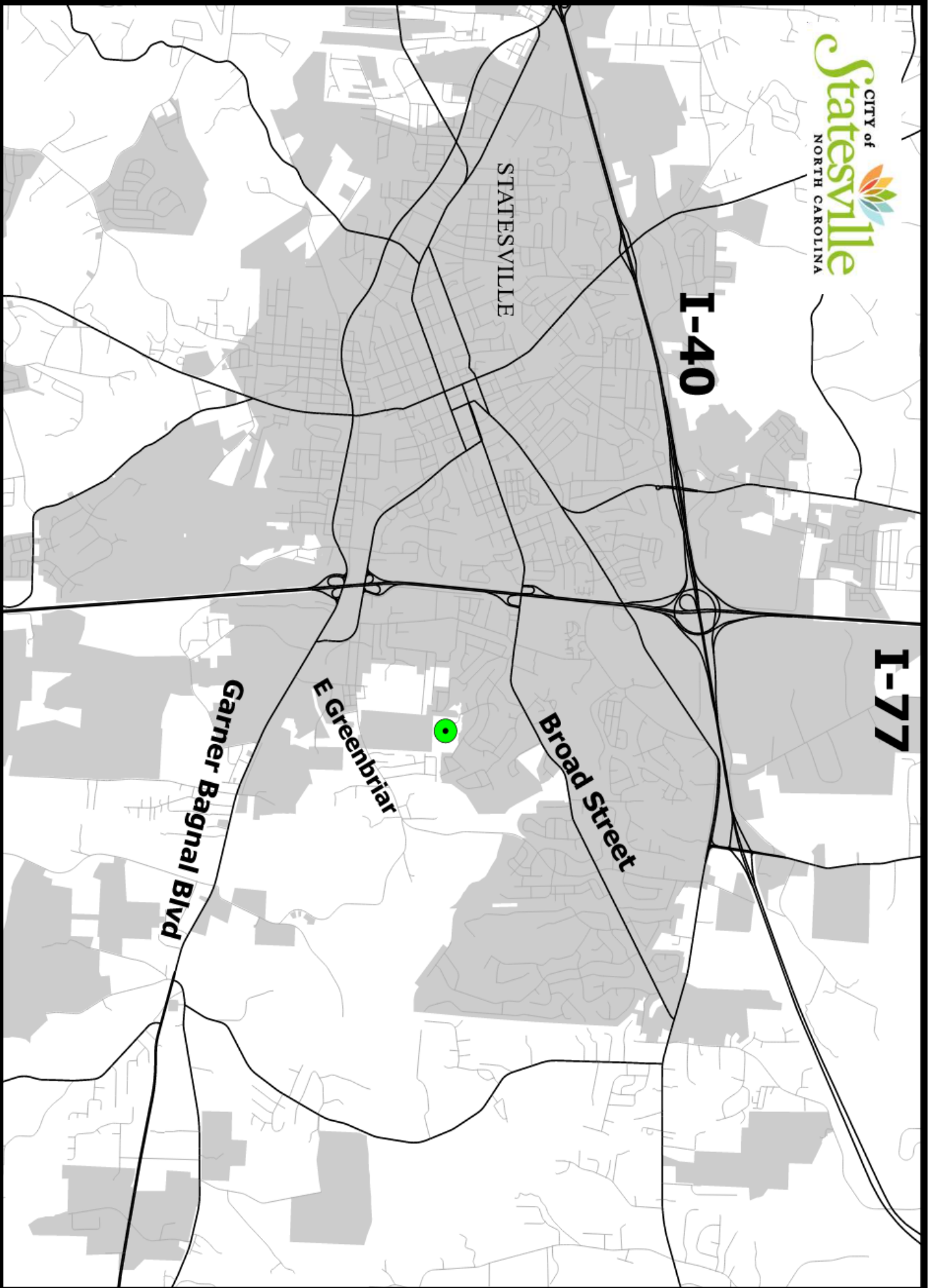
As this is in tier 1 and a proposed infill development, I recommend in favor of the annexation.

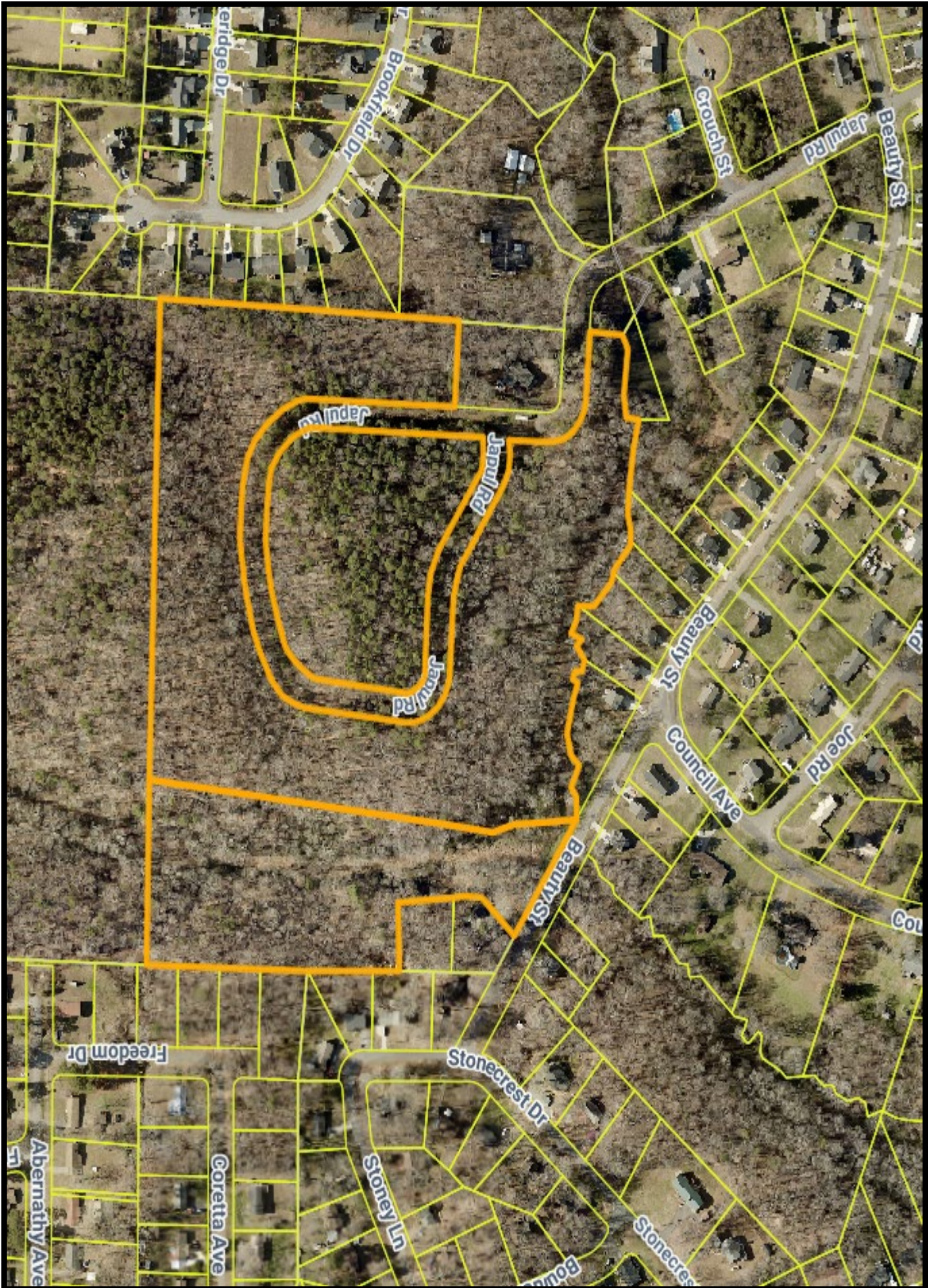
**8. Next Steps:**

If approved, the second reading will be March 16, 2026.

**9. Attachments:**

1. Packet Maps AX25-11 Japul Road (Harmony Vistas)
2. Election Ward and Fire Map AX26-01 Japul with Stars
3. Ordinance Annexation AX26-01 Japul Road (Harmony Vistas)



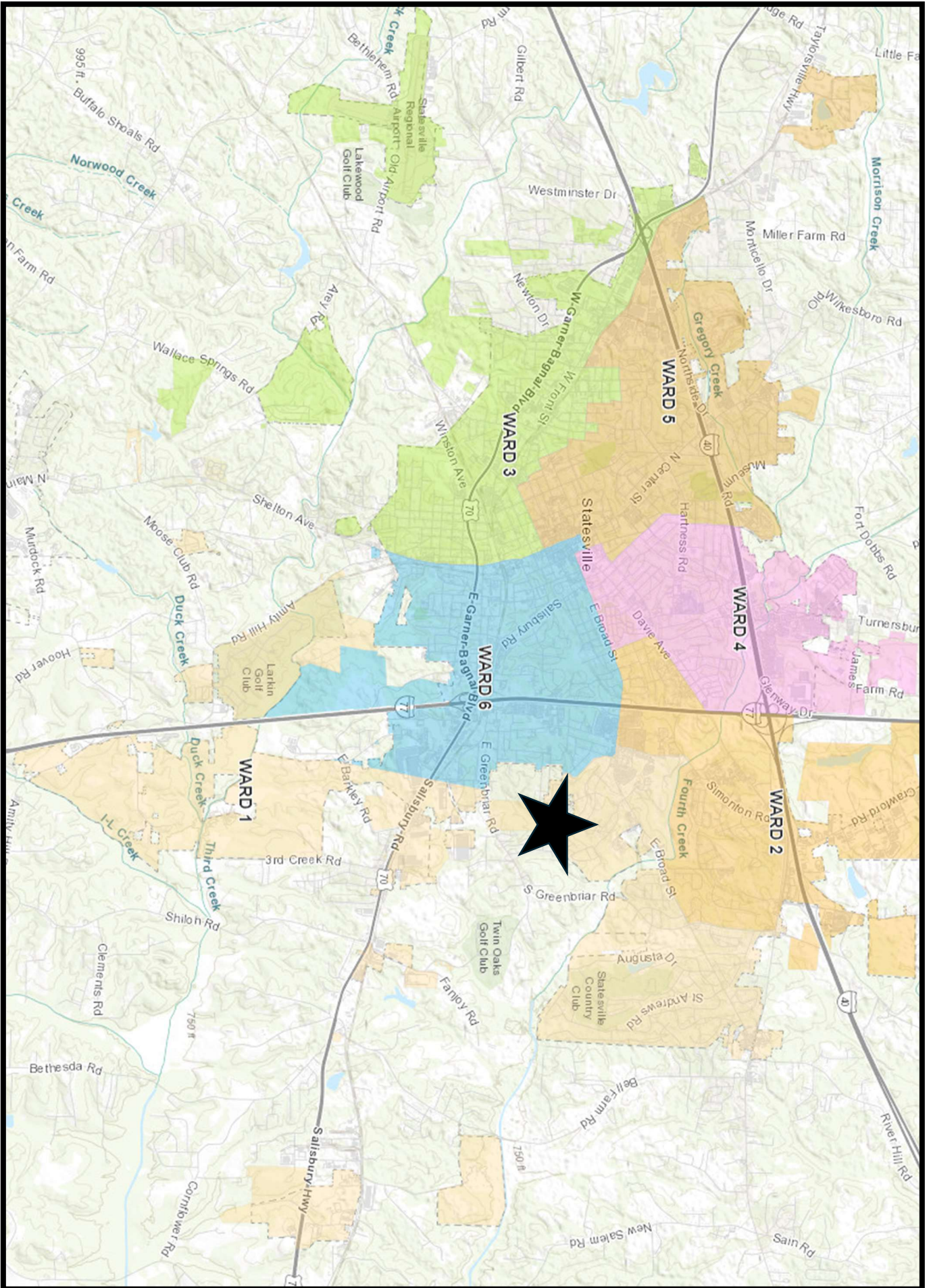




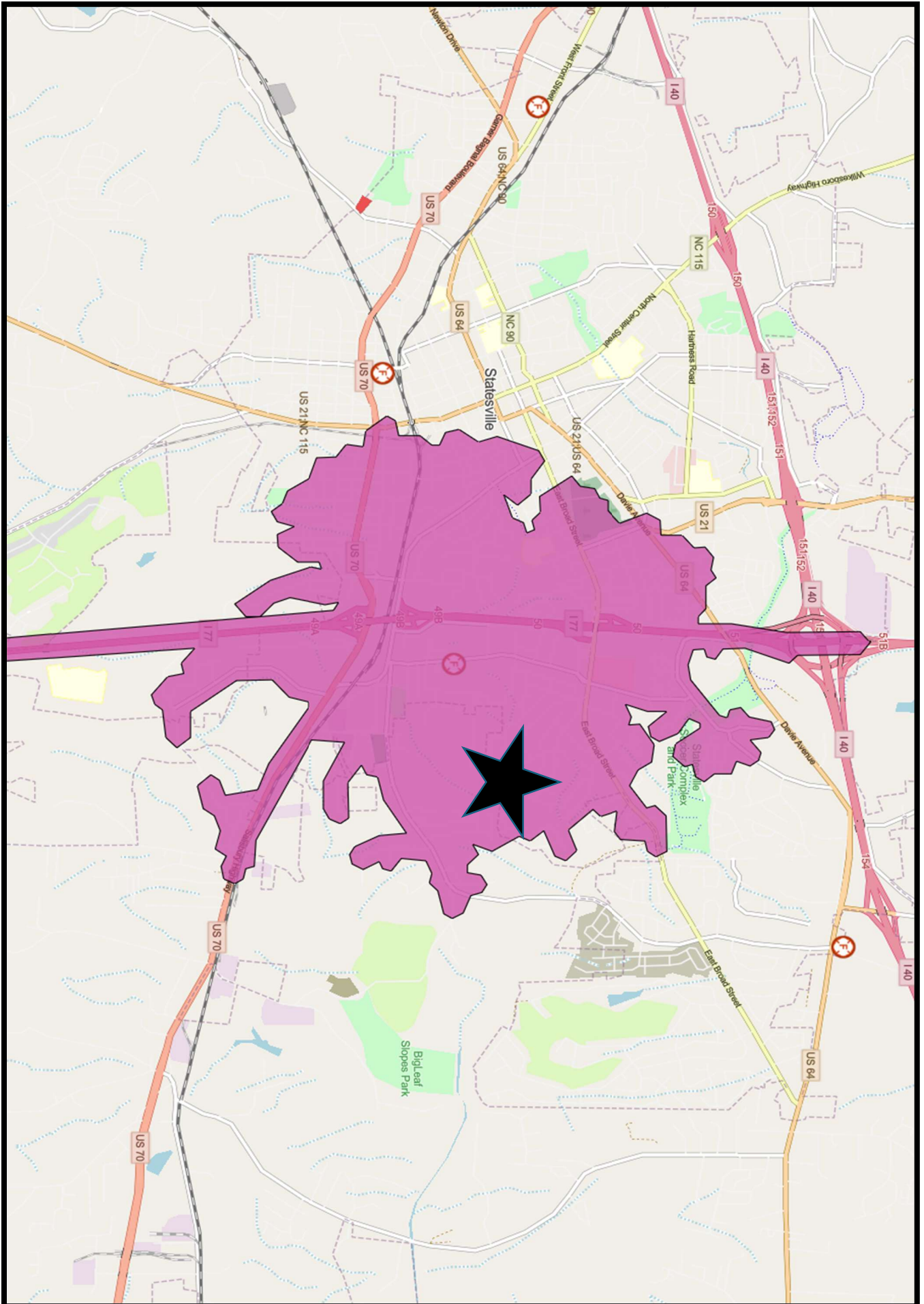
Site Photo – AX25-11 Harmony Vistas – View from current end of Japul Road



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



SFD Four Minute Response Time Station 3 AX26-01 Japut Road



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

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF  
STATESVILLE, NORTH CAROLINA  
Case No. AX26-01 Japul Road (Harmony Vistas) Subdivision  
Parcel #'s 4754-25-4679 and 4754-35-2055**

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

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Statesville City Hall at 6:00 o'clock p.m. on the 16<sup>th</sup> day of February 2026 after due notice by publication on the 19<sup>th</sup> day of March 2026; and

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

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

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

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described contiguous territory is hereby annexed and made part of the City of Statesville, as of March 31, 2026, at 11:59 p.m.

**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 2. Upon and after March 31, 2026, at 11:59 p.m., the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Statesville and shall be entitled to the same privileges and benefits as other parts of the City of Statesville. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

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

The Ordinance was introduced by a first reading by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and carried on the 2<sup>nd</sup> day of March, 2026.

AYES:

NAYES:

The second and final reading of this ordinance was heard on the 16<sup>th</sup> day of March 2026 and upon motion of Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and unanimously carried, was adopted.

AYES:

NAYES:

The Ordinance to be in full force and effect from and after the 31<sup>st</sup> day of March 2026 at 11:59 p.m.

City of Statesville

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager

**FROM:** Emily Kurfees, City Clerk

**DATE:** 2/23/2026 8:03 AM

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

## **COUNCIL ACTION REQUESTED:**

**Consider approving a resolution to create the Affordable Housing Fund and Policy.**

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

The Affordable Housing Fund is a Special Revenue Fund that would be established and funded by eligible land sale proceeds. If established, the funds can only be used as the 25% match for HOME Funds, which are already established and deal with affordable and attainable housing. The Council would approve all proceeds that go into the Special Revenue Fund. The City Council would also approve all allocations of the funds.

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

At March 17, 2025 meeting, the Statesville City Council requested a policy dedicating the proceeds from the sale of city-owned parcels to an Attainable Housing Fund.

The Attainable Housing Fund and Policy was first brought to City Council on June 16, 2025. Council discussion focused on fund administration, eligible uses, policy exceptions, and coordination with the Statesville Housing Authority. Several members requested additional discussion regarding oversight and performance measures. A motion was made and seconded to postpone action until further discussion with the Housing Authority, with consideration of returning the item on July 14. The motion passed 5–3.

The policy was brought back to Council on August 18th. Staff presented a resolution to create an Affordable Housing Special Revenue Fund and adopt an Affordable Housing Policy, explaining the fund would be used to provide the required 25% match for HOME funds and be supported by eligible land sale proceeds, grants, donations, and future incentives.

Council discussion focused on fund administration, funding sources, use of donations, and the need for accountability and Council control. A motion to approve the policy and resolution as presented failed on a 3–5 vote. Council then directed staff to revise the policy to limit the Special Revenue Fund exclusively to HOME fund match purposes. Following further discussion, Council approved the revised direction by a 5–3 vote.

### **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

The creation of an Affordable Housing Policy funded by land sale proceeds aligns with the City's Strategic Plan in two key ways. First, the use of funds to support the development of affordable housing and to stabilize homeownership directly contributes to the goal of promoting "a range of housing types throughout the community and housing stability for our residents."

Second, divesting non-productive properties reduces City liability, lowers property maintenance costs, and returns parcels to the tax rolls. Because the policy requires that all expenditures from the fund qualify as a HOME funds match, each dollar spent yields a potential 300% return through federal matching. In both respects, the policy reinforces the City's commitment to act "as responsible stewards of the resources entrusted to us."

**4. Budget/Funding Implications:**

Net proceeds from land sales will now be dedicated to HOME Funds Match.

**5. Consequences for Not Acting:**

Proceeds from land sales will go to the General Fund. Also, the Participating Jurisdiction matches for HOME funds will continue to come out of General Fund.

**6. Department Recommendation:**

Approve the resolution creating an Affordable Housing Special Revenue Fund and Policy.

**7. Manager Comments:**

Recommend for approval.

**8. Next Steps:**

Finance department will create the designated fund for the Affordable Housing Fund.

**9. Attachments:**

1. 8-18-25 Aff Housing Reserve Fund Resolution DJ Edit
2. 8-18-25 Aff Housing Policy with redlines DJ Edit

**RES \_\_\_\_\_**  
**A RESOLUTION CREATING AN AFFORDABLE HOUSING  
SPECIAL REVENUE FUND AND POLICY**

**WHEREAS**, the City of Statesville strives to support “vibrant communities and safe neighborhoods with opportunities for employment, recreation, engagement, and housing;” and

**WHEREAS**, the City of Statesville Land Development Plan of 2045 finds that “[n]ational and regional housing market research identifies that younger workers and people over the age of 65 alike desire a range of affordable housing types that support changing lifestyles, in walkable neighborhoods near workplaces and amenities.”

**WHEREAS**, the City of Statesville Land Development Plan of 2045 creates a strategic implementation action to “[d]evelop a more detailed strategy for addressing affordable and workforce housing needs. (Action 27).”

**WHEREAS**, the City of Statesville has identified the promotion of a range of housing types throughout our community and housing stability for residents as a strategic initiative in the 2023-28 Strategic Plan, Front & Center; and

**WHEREAS**, in an effort to achieve these affordable housing goals, the City of Statesville entered into an Agreement for the Execution of the Home Investment Partnerships Program (“Cabarrus/Iredell/Rowan HOME Consortium”) through which it receives funding from the United States Department of Housing and Urban Development pursuant to the regulations set forth in 24 CFR §92 for the development of affordable housing for low-income families (“HOME Funds”); and

**WHEREAS**, low-income families are “families whose annual incomes do not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. An individual does not qualify as a low-income family if the individual is a student who is not eligible to receive Section 8 assistance under 24 CFR 5.612.”; and

**WHEREAS**, pursuant to 24 CFR § 92.218 the expenditure of HOME Funds requires a twenty-five (25%) Participating Jurisdiction fiscal match (“HOME Funds Match”); and

**WHEREAS**, pursuant to N.C.Gen.Stat. 160D-1316, a local government is authorized to exercise the following powers:

- (1) To engage in and to appropriate and expend funds for residential housing construction, new or rehabilitated, for sale or rental to persons and families of low and moderate income. Any governing board may contract with any person, association, or corporation to implement the provisions of this subdivision.

- (2) To acquire real property by voluntary purchase from the owners to be developed by the local government or to be used by the local government to provide affordable housing to persons of low and moderate income.
- (3) To convey property by private sale to any public or private entity that provides affordable housing to persons of low or moderate income under procedures and standards established by the local government. The local government shall include as part of any such conveyance covenants or conditions that assure the property will be developed by the entity for sale or lease to persons of low or moderate income.
- (4) To convey residential property by private sale to persons of low or moderate income, in accordance with the procedures and standards established by the local government, with G.S. 160A-267, and with any terms and conditions that the governing board may determine.”

**WHEREAS**, pursuant to N.C.Gen.Stat. 159-18, “any local government or public authority may establish and maintain a capital reserve fund for any purpose for which it may issue bonds.”; and

**WHEREAS**, the Statesville City Council believes that the creation of an Affordable Housing Special Revenue Fund will be a means to advance its goals of promoting a range of affordable housing types for low-income families, improve housing stability, and provide for a means to set aside funds for any project that qualifies as a Home Funds Match; and

**NOW THEREFORE, THE CITY OF COUNCIL OF THE CITY OF STATESVILLE RESOLVES:**

**Section 1.** The City shall establish and maintain an Affordable Housing Special Revenue Fund for which the purpose is to set aside funds for Home Fund Matches for the development, preservation, or rehabilitation of affordable housing projects and for low-income housing programs described in 24 CFR §92 and N.C.Gen.Stat. §160D-1316.

**Section 2.** Revenue sources of the Affordable Housing Special Revenue Fund may include:

- a) [Net proceeds from the sale and lease of municipal properties as determined through the passage of a resolution of the governing body on a case by case basis based on budgetary considerations of that fiscal year and community needs];
- b) Grants;
- c) Donations;
- d) Fees paid by developers via affordable housing incentives;
- e) Interest generated from the Fund; or
- f) Other revenues that may become available.

**Section 3.** Appropriations from the fund shall be for affordable housing projects for low-income families that qualify as a Home Fund Match as it is outlined in 24 CFR § 92, et al. The appropriations may be made for any of the following purposes:

- a) the production of new affordable housing; or
- b) the rehabilitation of existing housing for qualifying low-income families or households; or
- c) providing downpayment assistance to qualifying low-income homebuyers.

**Section 4.** The funds must be appropriated by the Statesville City Council through passage of a Resolution, which may either be made as an:

- a) Annual allocation to an organization designated as a non-profit corporation pursuant to Section 501(c)(3) of the Internal Revenue Code or a community housing development organization as it is defined through 24 CFR §92.2; or
- b) Investments in on or off-site infrastructure improvements to be owned by the City of Statesville and reimbursed to a developer in projects developing, preserving, or rehabilitating affordable housing for low-income families.

**Section 5.** This Fund shall be administered by the City Manager's Office and the fund will be publicized on the City's website. The City Manager's Office shall develop an application and review process to administer this Fund utilizing the approved policy attached hereto as Attachment A. The City Attorney's Office shall develop the necessary legal documents to secure the City of Statesville's interest, and after execution record these documents in the Iredell County Register of Deeds.

**Section 6.** The grant of any disbursement from this Fund is not a development regulation and shall be considered by the Council separately from any requests for the same project in which a zoning or development request is being considered. The availability of funds alone shall not guarantee approval of a disbursement for any project, and each disbursement shall be independently determined by the then elected city council through a consideration of the following:

1. The number of households that are anticipated to benefit from the proposed project; and
2. The return of investment which would be generated for the City of Statesville's tax base as the project is completed; and
3. The needs of the community, and inability of the private sector to fulfill those needs for low-income families; and
4. The impact of the project on special populations, such as those who are elderly, veterans, or children; and
5. Compatibility with the technical requirements of the City's zoning regulations, comprehensive land use plans, mobility plans, and development regulations; and
6. The availability of funds; and

7. Any past performance reviews regarding completed projects for affordable housing for low-income families, whether inside or outside of the City.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Constantine H. Kutteh, Mayor

ATTEST:

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Emily Kurfees, Clerk for the City of Statesville

## **City of Statesville Policy on Land Sale Proceeds Allocation for Affordable Housing**

**Section 1: Purpose** The purpose of this policy is to establish a dedicated funding mechanism to support affordable housing initiatives for low-income families within the City of Statesville by allocating proceeds from municipal land sales toward affordable housing projects as they may qualify pursuant to 24 CFR §92, the Agreement for the Execution of the Home Investment Partnerships Program, and the Resolution Creating an Affordable Housing Special Revenue Fund.

**Section 2: Scope and Applicability** This policy applies to the net proceeds of designated sales or leases of municipally owned land, including but not limited to surplus property, tax-foreclosed properties, and other publicly owned real estate assets.

### **Section 3: Allocation of Proceeds**

1. **Dedicated Fund:** The net proceeds from the sale or lease of municipal land may be deposited into the Affordable Housing Special Revenue Fund (“Fund”) by resolution as it is determined by the Statesville City Council on a case-by-case basis. Each sitting council shall make this decision as the budgetary concerns of City and the community need for affordable housing are found. The property may not be considered for allocation into this fund if the property is exempted as set forth below. The Statesville City Council may, by resolution, appropriate additional monies to the Fund. The Fund shall be interest-bearing, and both principal and interest shall be eligible for expenditures on affordable housing initiatives.
2. **Use of Funds:** The funds accumulated in the Fund shall be used exclusively for the development, preservation, and rehabilitation of affordable housing for low-income families which qualify as the City of Statesville’s match of HOME funds pursuant to 24 CFR §92. The expenditure of funds from the Fund shall only be made through passage of a Resolution from the Statesville City Council authorizing the expenditure, which may either be made as an:
  1. annual allocation to non-profit partners developing, preserving, or rehabilitating affordable housing for low-income families; or
  2. investments in on- or offsite improvements owned by either the City of Statesville or through non-profit partners in projects developing, preserving, or rehabilitating affordable housing for low-income families.
3. **Exemptions**
  1. If certain land sales are legally or contractually obligated to specific uses, exemptions may be granted by a resolution of the governing body.

2. Proceeds and revenues from properties associated with the airport.

#### **Section 4: Administration and Oversight**

1. **Written Agreement:** Before any expenditure is made disbursing any funds to any entity, the entity must enter into a legally binding written agreement with the City of Statesville, ensuring compliance with 24 CFR §92, *et al.* The Agreement must contain, at a minimum, the following:
  1. It must describe the amount and use of the funds to administer one or more programs to produce affordable housing, provide homeownership assistance, or provide tenant-based rental assistance, including the type and number of housing projects to be funded, tasks to be performed, a schedule for completing the tasks, a budget for each program, and any requirement for matching contributions.
  2. It must require housing assisted with funds to meet the affordability requirements of 24 CFR §92.252 or 24 CFR §92.254, as applicable, and must require repayment of the funds if the housing does not meet the affordability requirements for the period of affordability. It must also require a means of enforcement of the affordability requirements, such as liens on real property, deed or use restrictions, a recorded agreement restricting the use of the property, covenants running with the land, or other mechanisms approved by HUD in writing.
  3. It must state whether program income is to be remitted to the City of Statesville or retained by the recipient for additional eligible activities.
  4. It must require the recipient to comply with applicable uniform administrative requirements as described in 24 CFE §92.505.
  5. It must require compliance with project requirements in subpart F of 24 CFR §92.504(F), as applicable. For any projects involving rental housing, tenant-based rental assistance, or security deposit assistance, the agreement must require that the applicable tenancy addendum is used in accordance with 24 CFR §92.253 for all tenants.
  6. It must require the recipient to carry out each activity in compliance with all Federal laws and applicable regulations described in 24 CFR §92.504(H).
  7. It must specify the recipient's affirmative marketing responsibilities in accordance with 24 CFR §92.351.

8. It must specify that the recipient may not request disbursement of funds until the funds are needed for payment of eligible costs.
  9. It must identify and require what particular records must be maintained and the information or reports that must be submitted in order to assist the City of Statesville in meeting its recordkeeping and reporting requirements.
  10. It must specify remedies for breach of the provisions of the written agreement. The agreement must specify that, in accordance with 2 CFR §200.339, suspension or termination may occur if the recipient materially fails to comply with any term of the agreement.
  11. It must prohibit the recipient and its subrecipients and community housing development organizations from charging for any of the prohibited costs listed in 24 CFR §92.214, including but not limited to servicing, origination, processing, inspection, or other fees for the costs of administering a program.
  12. It must require any subrecipient to follow the City of Statesville's requirements, including requirements for income determinations, underwriting, and subsidy layering guidelines, rehabilitation standards, refinancing guidelines, homebuyer program policies, and affordability requirements. The subrecipient must also enter into a written agreement with uniform requirements as the agreement between the city and the recipient.
  13. It must specify the duration of the Agreement.
  14. That the recipient shall comply with any auditing requirements as requested by the City of Statesville.
  15. Any other requirement of 24 CFR §92, *et al.* as it is from time to time amended.
2. **Written Agreements with Nonprofit housing owner (other than a community housing development organization or single-family owner-occupant):** The written agreement must, additionally to the requirements above, provide for:
1. An address and legal description of the property for the project.
  2. The specific amount and use of funds and other funds for the project, including the tasks to be performed for the project, a schedule for completing the tasks and a complete budget for the project. This must be

sufficient in description to allow the City of Statesville to effectively monitor performance under the agreement to achieve project completion and compliance with the City's requirements.

3. Must state the fees that may be charged by the owner in accordance with 24 CFR §92.214(b)(4) and prohibit the owners from charging tenants for any of the prohibited charges listed in 24 CFR §92.214(b), including but not limited to fees that are not customarily charged in rental housing.
3. **Written Agreements with Contractors.** The City of Statesville shall also enter into written agreements with contractors providing goods or services on a project utilizing an appropriation of the Funds. The Agreement must at a minimum provide:
  1. Describe the use of the funds, including the tasks to be performed, a schedule for completing the tasks, and budget.
  2. A provision that the contractor is subject to the requirements of 24 CFR §92, *et al.*
  3. The duration of the agreement.
4. **Reporting:** Organizations receiving funds must submit an annual report to the governing body detailing fund expenditures, project outcomes, and the impact on housing affordability. Organizations receiving funds must also submit monthly reports to the City of Statesville detailing fund expenditures, project schedule progress and task completion during the duration of the Agreement.
5. **Record Preservation:** Any recipient or subrecipient of funds from the Statesville Affordable Housing Reserve Fund shall maintain all financial records and documents related to the project, including but not limited to receipts, invoices, payrolls, disbursements, tax records, spreadsheets, or accounting records for a period of five years from the final disbursement.

**Section 5: Effective Date and Amendments** This policy shall take effect on August 17, 2025, and may be amended by the governing body as needed to respond to changing housing needs and financial considerations.

Adopted this [Date] by the City of Statesville Council.