



**Agenda
Town of Mooresville
Board of Commissioners
May 4, 2026
6:00 PM - Mooresville Town Hall**

1. Call to Order

2. Invocation and Pledge of Allegiance

3. Public Comment

4. Presentations

4.a Proclamation Recognizing National Police Week May 10-16, 2026
[MAY_2026_National_Police_Week.pdf](#)

4.b Proclamation Recognizing National Travel and Tourism Week May 3-9, 2026
[MAY_2026_Mooresville_Tourism_Week.pdf](#)

4.c Proclamation Recognizing Small Business Week May 3-9, 2026
[MAY_2026_Small Business Week.pdf](#)

5. Manager's Report

6. Adjustments to the Agenda

7. Consent Agenda

- 7.a Consider a request from Administration to adopt a Resolution To Affirm Local Control Over Municipal Property Tax Authority, Supporting Targeted Tax Relief For Vulnerable Residents, Encouraging Meaningful Public Input, and Opposing State-Imposed Limitations On Property Tax Revenues.

This Resolution states the Town of Mooresville's position regarding pending legislative action regarding potential limitations on local property tax authority and, if approved, will be transmitted to the members of the North Carolina General Assembly representing the Town of Mooresville, leadership of the General Assembly, and relevant municipal and county associations.

Strategic Priority Area: Supporting Financial Sustainability Through Purposeful Governance
Goal: Implement best practices in all aspects of financial management

[TOM_Property_Tax_Resolution_4-14-26 \(1\).pdf](#)

- 7.b Consider a request from the Clerk's Office to approve the Board of Commissioners Regular Session Minutes of February 2, 2026, February 16, 2026, March 2, 2026, March 16, 2026, as well as Board Retreat Minutes of February 24, 2026.

Strategic Priority Area: Operational Excellence
Goal: Elevate communication within the organization and throughout the community

[Draft_Minutes_Feb_2_v.2 - stc.pdf](#)
[Draft_Minutes_2.16.2026_v.2 - stc.pdf](#)
[Draft Minutes Feb 24-Feb 26 BOC Retreat v.2](#)
[JC.pdf Draft March 2 minutes v.2 -stc.pdf](#) [Draft Minutes March 16 v.2 JC.pdf](#)

- 7.c Consider a request from the Engineering Department to approve a Resolution correcting the value of previously accepted infrastructure in Gambill Forest. The corrected value of the improvements and infrastructure is \$24,972,226.55.

The original Resolution request from Engineering was approved on January 20, 2026 to accept the following streets in the Gambill Forest community and release associated performance bonds: Goodleigh Lane, Kennerly Center Drive, Little Kennerly Drive, Dubois Drive, Amersham Drive, Eden Avenue, Eden Hall Lane, Doncaster Drive, Kelham Lane, Newbold Lane, Watrous Way, Grantham Road, Haddonsfield Drive and Lambeth Loop. The value of associated infrastructure and improvements was incorrect, and this item corrects that amount to \$24,972,226.55. All work has been inspected in accordance with Town standards and is acceptable.

Strategic Priority Area: Supporting Financial Sustainability Through Purposeful Governance
Goal: Implement best practices in all aspects of financial management

[03 - Asset Estimate - Gambill Forest.pdf](#)

- 7.d Consider a request from the Facilities Department to adopt a Resolution to amend Contract #25-246--Mooresville Public Library Interior Renovation Design Services by and between Little Diversified Architectural Consulting, Inc to extend the contract through June 30, 2026 and for additional design services for the project in the amount of \$20,000.00 to be funded through the existing Project Ordinance Budget. Contract #26-497

Town and Board of Commissioners have asked Little Diversified Architectural Consulting Inc to provide additional design services for the library renovation project that illustrates a style that is more in line with the historic nature of the building. The architect's contract is required to be extended due to the redesign efforts requested. The original scope to Little Diversified Architectural Consulting, Inc included services through bidding which have been completed to date. Due to the re-design efforts additional services and contract time are both required at this time.

Facilities Maintenance Department is requesting a Resolution to amend and increase Contract #25-246 -- Mooresville Public Library Interior Renovation Design with Little Diversified Architectural Consulting, Inc for additional design services for the project in the amount of \$20,000 and extend the contract through June 30, 2026. The amended contract amount falls within the existing project budget ordinance.

Strategic Priority Area: Individual and Community Economic Vitality

Goal: Foster strategic partnerships for economic prosperity

[Little_Diversified_Architectural_Consulting__Inc__ConSummary_6744_Apr_16_2\(1\).pdf](#)

[Little_Diversified_Architectural_Consulting__Inc__ConResAmend_6744_Apr_16_\(1\).pdf](#)

[Little_Diversified_Architectural_Consulting__Inc__Amend_6744_Apr_16_2026\(1\).pdf](#)

- 7.e Consider a request from the Facilities Department to adopt a Resolution to amend Contract 25-819 Main Library Stair Replacement with Miles-McClelland Construction Company, Inc in the amount of \$32,487.00 for additional scope of work to remedy the existing stair stringer that is deteriorated. Funded through the existing Library Project ordinance. Contract 26-494

Consider a request from the Facilities Department to adopt a resolution amending Contract #25-819 with Miles McClelland and Purchase Order #20251971 to accommodate additional costs associated with the Library stair replacement. During demolition, previously concealed deterioration was identified, necessitating expanded scope and additional repairs. The requested increase is \$32,487, for a revised total purchase order amount of \$108,271.00, to be funded through the existing Library Project ordinance.

Strategic Priority Area: Individual and Community Economic Vitality

Goal: Foster strategic partnerships for economic prosperity

[Miles-McClellan_Construction_Company__Inc__ConSummary_6741_Apr_15_2026.pdf](#)
[Miles-McClellan_Construction_Company__Inc__ConResAmend_6741_Apr_15_2026__1\(1\).pdf](#)
[Miles-McClellan_Construction_Company__Inc__Amend_6741_Apr_15_2026__1\(1\).pdf](#)

- 7.f Consider a request from the Facilities Department to adopt a Resolution to amend Contract #25-486 -- Moor Park Renovation -- Phase 1 with GL Wilson Building Company to extend the project completion date through August 30, 2026 and approve costs related to the scope additions in the amount of \$200,000.00 funded through the existing Project Ordinance Budget. Contract 26-481

During the course of construction GL Wilson uncovered substantial rock on the site that required drilling, excavation and alternate construction methods utilized to complete the installation of backstop netting, perimeter wall and fencing, grandstand footings, and the storm water pond. The rock was required to be removed from site and hauled away in order to install critical infrastructure, footings and storm water and continue with construction as planned. The additional time and coordination required to remove the rock has extended the project completion from May 1, 2026, until August 30, 2026.

Upon further review of the scope of the project, Parks and Recreation, Facilities, the Design Team, and GL Wilson have identified additional scope modifications and additions for the betterment of the overall project. The scope improvements consist of but is not limited to the following: replacement of an aging existing storm water main that was on the property, outside of the project scope and the addition of more freezer space to concessions to expand storage needs. Additionally, traffic rated safety bollards were added at the front entrance for pedestrian safety, repainting the existing scoreboard to improve the aesthetics alongside the field improvements and additional conduit for technology at light poles to future proof the site. The additional scope improvements above resulted in an add to GL Wilson's contract in the amount of \$200,000.00. The scope improvements amount requested falls within the existing project budget ordinance.

Facilities Maintenance Department is requesting a Resolution to amend Contract #25-952 Moor Park Renovation -- Phase 1 and approve the extension of the contract date and project completion date to August 30, 2026 and approve costs related to the scope additions in the amount of \$200,000.00. The amended contract amount falls within the existing project budget ordinance. Contract #25-952, original Contract #25-486.

Strategic Priority Area: Individual and Community Economic Vitality
Goal: Foster strategic partnerships for economic prosperity

[G.L._Wilson_Building_Company__ConSummary_6727_Apr_09_2026.pdf](#)
[G.L._Wilson_Building_Company__ConResAmend_6727_Apr_09_2026__1_.pdf](#)
[G.L._Wilson_Building_Company__Amend_6727_Apr_09_2026__1_.pdf](#)

- 7.g Consider a request from the Facilities Department to adopt a Resolution to amend Contract #24-209 -- Moor Park Design Services with FitFields dba The Dodd Studio PLLC to extend the project completion date to August 30, 2026 and to increase the amount of the contract by \$38,886.00 for additional construction administration services to be funded through the existing Project Ordinance Budget. Contract 26-480

The Dodd Studio PLLC and their consultants have exceeded their construction administration scope and schedule per contract. The project construction schedule was required to be extended due to the discovery of rock on site requiring additional coordination on the design team. The original scope to The Dodd Studio, PLLC included coordination during construction, one construction meeting per month, plus shop drawing reviews, RFIs and periodic site inspections. Due to the project schedule and close coordination with the General Contractor the required meeting cadence was increased to weekly in lieu of monthly per contract. The additional service request will engage The Dodd Studio, PLLC and their consultants to participate in additional meetings through the end of the project to ensure that the design intent is adhered to by the General Contractor.

Facilities Maintenance Department is requesting a Resolution to amend and increase Contract #24-209 -- Moor Park Design Services with The Dodd Studio PLLC for additional construction administration services for the project in the amount of \$38,886.00 and extend the contract through August 30, 2026. The amended contract amount falls within the existing project budget ordinance.

Strategic Priority Area: Individual and Community Economic Vitality
Goal: Foster strategic partnerships for economic prosperity

[FitFields_dba_The_Dodd_Studio_PLLC__ConSummary_6726_Apr_08_2026.pdf](#)
[FitFields_dba_The_Dodd_Studio_PLLC__ConResAmend_6726_Apr_08_2026__2](#)
[FitFields_dba_The_Dodd_Studio_PLLC__Amend_6726_Apr_08_2026__2_.pdf](#)

- 7.h Consider a request from the Finance Department to adopt a Resolution approving the following adjustments to the Town Tax Scroll for 2026.
- Releases: \$2,182.49
 - Additions: \$27,796.85
 - Vehicles: \$386,213.15

Strategic Priority Area: Supporting Financial Sustainability Through Purposeful Governance
Goal: Implement best practices in all aspects of financial management

[9_-_March_Resolution.pdf](#)
[9 - March.pdf](#)

- 7.i Consider a request from the Planning and Community Development department to forgive two loans made pursuant to the Federal HOME Investment Partnership Program (HOME) at 24 Selma Drive.

This item is the forgiveness of \$76,658 of HOME funds for the property located at 24 Selma. As the property owner has met HOME regulations and terms for forgiveness, the

Board is able to take action to forgive the loan and authorize the Town Manager to sign the deed of trust satisfactions.

*Strategic Priority Goal: Individual and Community Economic Vitality :
Goal: Support development of housing, employment, and educational choices to support economic sustainability*

[24_Selma_Loan_HOME_-Resolution \(1\).pdf](#)

8. Regular Agenda

8.a Consider a request from Planning and Community Development to hold a public hearing regarding Community Development Block Grant (CDBG) program project updates and categories for the FY 26-27 Annual Action Plan.

This item outlines the FY 26-27 Community Development Block Grant (CDBG) Annual Action Plan, and provides the public the opportunity to provide public comment.

*Strategic Priority Area: Individual and Community Economic Vitality
Goal: Support development of housing, employment, and educational choices to support economic sustainability*

[FY_26-27_CDBG_AAP_-_Staff_Packet \(2\).pdf](#)
[FY2627_CDBG_Resolution \(1\).pdf](#)

8.b Consider a request from the Planning & Community Development Department to adopt an Ordinance for Conditional Rezoning Request CZ-2026-07 for a 48-acre site located at 175 Owens Farm Road.

Steven McCachern with Energy United is seeking Town of Mooresville Conditional Hybrid Light Industrial (C-HLI) zoning for 48-acres located at 175 Owens Farm Road (PINs 4665244233, 4665249076, 4665340068, 4665344329, 4665341529, 4665341805, 4665351161, 4665348735, 4665345637, 4665346480). The subject property is currently zoned Iredell County Residential Agricultural (RA) and Town of Mooresville Residential Limited Service (RLS). Annexation is being sought concurrently.

*Strategic Priority Area: Individual and Community Economic Vitality
Goal: Assist sustainable business growth by leveraging local strengths and identifying new market opportunities for expansion*

[ooo._TB_PACKET_CZ-2026-07.pdf](#)
[oob._Ordinance_CZ-2026-07_FINAL \(5\).pdf](#)

8.c Consider a request from the Planning & Community Development Department to adopt an Ordinance for Voluntary Annexation and Utility Extension Request AX-2026-01 for a 48-acre site located at 175 Owens Farm Road.

Hold a public hearing to consider a voluntary annexation and utility extension request from Steven McCachern with Energy United for a 48-acre site located at 175 Owens Farm Road (PINs 4665244233, 4665249076, 4665340068, 4665344329, 4665341529, 4665341805, 4665351161, 4665348735, 4665345637, 4665346480)

Strategic Priority Area: Individual and Community Economic Vitality

Goal: Assist sustainable business growth by leveraging local strengths and identifying new market opportunities for expansion

[PACKET AX-2026-01.pdf](#)

[AX-2026-01_Energy_United_Ord_LD_Platt_Cert_05-04-2026.pdf](#)

8.d Consider a request from the Planning and Community Development Department to approve Resolutions Scheduling Public Hearings for Land Use Items.

Consider scheduling a public hearing(s) for land use items for the applications listed in the staff report.

Strategic Priority Area: Individual and Community Economic Vitality

Goal: Support development of housing, employment, and educational choices to support economic sustainability

[May_4_Public_Hearing_Schedule.pdf](#) [Rezoning_Resolutions_6-1-2026.pdf](#) [Annexation_Resolutions_6-1-2026__2_.pdf](#) [AX-2026-02_Williamson Road Townhomes_COS_App_Platt_LD.pdf](#) [AX-2025-08 141 Black Angus Rd \(Brentwood 5\) COS_App_Platt_Desc 09.23.2025.pdf](#)

9. New Business

9.a Discussion of the Office of the Mayor

10. Closed Session

- a. Consult with Attorney- G.S. 143-318.11(a)(3)
- b. Economic Development- G.S. 143-318.11(a)(4)
- c. Acquisition of Property - G.S. 143-318.11(a)(5)
- d. Personnel- G.S. 143-318.11(a)(6)

11. Adjourn

Americans with Disabilities Act (ADA) Statement

It is the policy of the Town of Mooresville that all Town public meetings and Town-sponsored public meetings and events are accessible to people with disabilities and to those with difficulties understanding the English language. If you need assistance in participating in this public meeting due to a disability as defined under the Americans with Disabilities Act (ADA), or need other translative services, please call the Town Clerk's Office at 704-662-3131 or jcrosby@mooresvillenc.gov, or the Town ADA Coordinator at 704-799-4074 or cmckenzie@mooresvillenc.gov, at least three (3) business days prior to the scheduled meeting or event to request an accommodation.