Agenda
Town of Mooresville
Board of Commissioners
September 2, 2025
6:00 PM - Mooresville Town Hall

1. **Public Comment**

2. **Call to Order**

3. **Invocation and Pledge of Allegiance**

4. **Presentations**

   4.a Proclamation Recognizing September 2025 As Suicide Prevention Month

5. **Manager's Report**

6. **Adjustments to the Agenda**

7. **Consent Agenda**

   7.a Consider a request from the Finance Department to approve a Resolution adopting the following adjustments to the Town Tax Scroll for 2025.
   Releases: $31.42
   Additions: $28,516.65
   Vehicles: $360,232.75

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

   12 - June Resolution.pdf
   12 - June.pdf

7.b Consider a request from the Clerk's Office to approve a Resolution appointing Michael Gander as the Chair of the Mooresville Travel and Tourism Authority Board (also known as the Mooresville Convention & Visitors Bureau or MCVB).

As set forth by the "Resolution to Create the Mooresville Travel and Tourism Authority" adopted on November 15, 2021, Section 2(e), "The Town Board shall designate one voting member of the Authority as chair."

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

Resolution_MTTA_Chair_08.20.2025.pdf

7.c Consider a request from the Finance Department to adopt a Resolution to approve Master Vendor Agreements with the following vendors:

25-770 Primetime Painting & Pressure Washing LLC - Painting Services
25-817 Knight Restoration, LLC - Disaster Recovery Services
25-825 Sunshine Creative Graphic Design, Inc - Graphic Design Services
25-826 The Sign Post, Inc - Graphic Design Services
25-837 Green Side Pro Wash, LLC - Pressure Washing Services
25-856 Cutters Unlimited, LLC - Crane Services
25-860 Gopher Utility Services, Inc - Water/Wastewater Pumping and Process Equipment
25-862 Kemp Construction, Inc - Water/Wastewater Pumping and Process Equipment
25-863 Lingle Electric Repair, Inc - Water/Wastewater Pumping and Process Equipment
25-864 Randall Supply, Inc - Water/Wastewater Pumping and Process Equipment
25-866 Skeets Auto Body Repair, Inc. - Towing Services
25-869 ELPA Enterprises, LLC - Transmission Services
25-882 State Utility Contractors, Inc - Utility Construction Services
25-886 Willis Engineers Inc - Utility Engineering Services
25-896 B&C Auto Glass, LLC - Glass Replacement Services
25-897 Auto Glass Experts LLC - Glass Replacement Services
25-902 Statesville Fence & Landscape, LLC - Fence Repair Services

Request for approval of Master Vendor Agreements with various vendors to perform work throughout the Town of Mooresville on an as needed basis.

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

090225_Resolution_to_Approve_MVAs_2.pdf
Master_Services_Agreement_DRAFT_EXAMPLE.pdf

7.d Consider a request from the Finance Department to adopt a Resolution to approve Fiscal Year 26 Purchase Orders for the following vendors/contracts:

Contract # 24-50 The Budd Group, Inc - Town Wide Grounds Maintenance in the amount of $498,591.48.
Contract #24-37 Reblee, Inc., dba Allegiance Staffing - Town Wide Temporary Staffing Services in the amount of $1,250,856.00
Rok Brothers Inc - Purchase of Cradlepoint Routers/Antennas for the Fleet Department in the amount of $93,052.97

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

090225_Resolution_to_Approve_POs__1_.pdf
The Budd Group, Inc. SVA-S 3501 Jun 07 2023 (1).pdf Town of Mooresville Contract Amendment 5.13.25 (1).pdf Town of Mooresville - Service Agreement 2023-24.pdf
Quote_EST11820_1753203857562 (1).pdf

7.e Consider a request from the Finance and Stormwater departments to approve an ordinance to amend the budget by transferring funds from the Stormwater Fund to reimburse the Fleet Fund for the purchase of a Flail Mower attachment.

This is a transfer of funds within the Stormwater Enterprise Fund to allow for purchase of a new flail mower for maintenance crews. The mower will be extremely useful in maintaining or repairing side slopes of stormwater control measures (for example ponds) that are owned by the Town, or that the Town is bringing into compliance due to developer insolvency.

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

Ordinance_-_Budget_Amendment_09.02.25_Flail_Mower_Attachment__legal_edits_.pdf

7.f Consider a request from the Parks and Recreation Department to adopt a Resolution approving the renewal of a contract with Carolina Travel Sports, LLC in the amount of $158,000.00 for a one-year term ending June 30, 2026. Contract #25-887.

This contract is for athletic official fees for the FY25-26 in the amount of $158,000.00

Strategic Priority Area: Operational Excellence
Goal: Provide quality customer experience for both internal and external customers

Carolina_Travel_Sports__LLC__ConSummary_6169_Aug_04_2025__1_ (1).pdf
Carolina_Travel_Sports__LLC__ConRes_6169_Aug_04_2025__1_.pdf
Carolina_Travel_Sports__LLC__SVA-R_6169_Aug_04_2025__1_ (1).pdf

7.g Consider a request from the Planning and Community Development Department to adopt a Resolution to approve amendments to the 2024-2025 Community Development Block Grant (CDBG) Annual Action Plan to ensure compliance.

This item is the formal Board action adopting compliance and administrative amendments to the 2024-2025 CDBG Annual Action Plan.

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

Resolution_PY24_Amendments_CDBG__legal_edits_.pdf
250818_Staff_Packet_Final_PY24_Amend_CDBG.pdf

7.h Consider a request from the Mooresville Police Department to adopt a Resolution to ratify the School Resource Officer Agreement with Mooresville Graded School District for school calendar years, 2025-2027, and the associated Amendment 1, which updates officer count and location. Contracts # 25-907; 25-910.

Strategic Priority Area: Safety and Community Well-Being For All
Goal: Enhance emergency response preparedness

090225_Resolution_to_Approve_SRO_Contract__ratification_.pdf
SRO_Agmt_2025-2027_-_MGSD_-_FINAL_CLEAN_COPY.docx (1).pdf
MGSD 2025-2027 SRO AMENDMENT 1 (1).pdf

7.i Consider a request from the Police Department to adopt an Ordinance to amend the budget by accepting the NC Governor's Highway Safety Program Traffic Unit Expansion Grant - 4th year. The total project cost is $178,660.00. The federal grant in the 4th year is 25%, amounting to $44,665.00. The Town's match requirement is 75%, amounting to $133,995.00.

The GHSP Traffic Expansion Grant was originally set for three years, with our commitment to retain the two traffic officers for an additional two years after the grant ended. The Grant Manager recommended we apply for a fourth year, offering to cover 25% of the costs which, while reduced, was better than receiving no funding at all. Based on this recommendation, we decided to apply for the fourth year.

Strategic Priority Area 1: Safety and Community Well-Being For All
Goal: : Enhance emergency response preparedness
Strategic Priority Area 2: Supporting Financial Sustainability Through Purposeful Governance
Goal: Identify and implement alternative funding sources/opportunities

Ordinance_-_Budget_Amendment_09.02.25_GHSP_-_Traffic_Expansion__legal_edits_(2).pdf

7.j Consider a request from the Finance and Water Resources Department to adopt a capital project ordinance for the Wastewater Treatment Plant Piping Improvements project.

The project will consist of piping improvements to various areas of the Rocky River Wastewater Treatment Plant including installation of new 8" dewatered cake piping at dryer facility to facilitate a second truck loading bay, re-routing of existing 24" wet-weather equalization piping from bar screen influent channel to pump station influent channel, and replacement of existing digestor aeration piping.

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

Project_Ordinance_WWTP_Improvements_09.02.25_Establish__1___legal_edits_

7.k Consider a request from the Water Resources Department to adopt a Resolution amending the Agreement for Professional Services with Black & Veatch International Company to increase the total dollar amount by $250,025 to an amount not to exceed $341,896 to provide contract administration, inspection and special testing services for the RRWWTP Miscellaneous Piping Improvements Project. Contract # 25-936

Black & Veatch will provide construction administration, inspection and special testing services for the RRWWTP Miscellaneous Piping Improvements Project to be constructed by Harper Contracting.

Strategic Priority Area: Operational Excellence
Goal: Collaborate across the organization to ensure consistent delivery of quality services

Black___Veatch_International_Company__ConSummary_6242_Aug_18_2025__1
Black___Veatch_International_Company__ConResAmend_6242_Aug_18_2025__
Black___Veatch_International_Company__Amend_6242_Aug_18_2025__2_.pdf

7.l Consider a request from the Water Resources Department to adopt a Resolution awarding a contract to Harper General Contractors, Inc. for an amount not to exceed $679,000 for the RRWWTP Miscellaneous Piping Improvements Project. The project includes installation of new 8" dewatered cake piping at the dryer facility, re-routing of existing 24" wet-weather equalization piping, and replacement of buried 8" digester aeration piping. Contract #25-937

This project was identified as needed at the WWTP to improve operational flexibility and replace aging piping prior to the planned plant upgrade. The work includes installation of new 8" dewatered cake piping at the dryer facility, re-routing of existing 24" wet-weather equalization piping, and replacement of buried 8" digester aeration piping.

Strategic Priority Area: Operational Excellence
Goal: Collaborate across the organization to ensure consistent delivery of quality services

Harper_General_Contractors__Inc__ConSummary_6243_Aug_18_2025.pdf
Harper_General_Contractors__Inc__ConRes_6243_Aug_18_2025.pdf
RRWWTP_Harper_Bid.pdf
RRWWTP_Misc_Piping_Improvements_-_Recommendation_of_Award_Letter.pdf

7.m Consider a request from the Water Resources Department to adopt a Resolution to approve a contract with Bio-Nomic Services in an amount not to exceed $228,980 for collection, dewatering and disposal of backwash residuals from the basin at Water Treatment Plant #2. Contract 25-884

When water is run through the plant, small particles of dirt settle out and are pumped to the backwash basin where decant water is pumped to the wastewater treatment plant. From time to time and as part of normal operations, the plant needs to contract with an outside firm to dredge the solids from the backwash basin and dispose of them. This is a planned and budgeted maintenance activity.

Strategic Priority Area: Operational Excellence
Goal: Collaborate across the organization to ensure consistent delivery of quality services

Bio-Nomic_Services__Inc.__ConSummary_6165_Jul_31_2025.pdf
Bio-Nomic_Services__Inc.__ConRes_6165_Jul_31_2025.pdf Bio-Nomic_Services__Inc.__SVA-R_6165_Jul_31_2025.pdf
Backwash_Basin_Cleanout_Scope.pdf

8. Regular Agenda

8.a Hold a public hearing for the Community Development Block Grant (CDBG) Consolidated Action Plan Evaluation Report (CAPER).

A public hearing regarding the Community Development Block Grant (CDBG) Consolidated Action Plan Evaluation Report (CAPER).

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

250815_Staff Report_Packet.pdf

8.b Consider a request from the Experience & Engagement Department to adopt an Ordinance to permanently expand the boundaries of the Mooresville Downtown Social District and an Ordinance to temporarily expand the boundaries of the Mooresville Downtown Social District on September 13, 2025 from 4-9 p.m. for the Bands, Brews & BBQ Festival.

This item will include a permanent and a temporary expansion to the Mooresville Downtown Social District. The permanent expansion will include the Mill One area into the Social District. The temporary expansion will include Liberty Park on September 13, 2025 from 4-9 p.m. for the Bands, Brews & BBQ Festival. This is the second reading for final adoption of the Ordinance.

Strategic Priority Area 1 : Safety and Community Well-being for All
Goal: Explore and execute inclusive events to connect communities

Strategic Priority Area 2: Operational Excellence Strategic Plan
Goal: Provide quality customer experience for both internal and external customers

Social_District_Expansion_Ordinance__7-7-25_legal_edits.pdf
Social_District_Temporary_Expansion_Ordinance__7-7-25___legal_edits-FINAL.pdf

8.c Consider a request from the Engineering Department to reject the apparent low bid submitted by Timberline Construction Group, LLC as non-responsive and non-responsible, adopt a Resolution awarding a construction contract to State Utility Contractors, Inc. in an amount not to exceed $7,507,071 for the Mazeppa Water and Sewer Improvements Project, and to adopt an ordinance approving associated budget amendments. Agiloft Contract #25-933

The Mazeppa Water and Sewer Improvements project includes the installation of a new 16" parallel water main along Mazeppa Road from NC HWY 115 to the elevated storage tank on Penske Way to improve water availability, and the rerouting/upsizing of the forcemain from the South Iredell Pump Station to redirect flow from the collection system within the Reeds Creek drainage basin to the new Wiggins Pump Station. The apparent low bid was deemed non-responsive and non-responsible, so the recommendation is to reject the low bid and award the construction contract to the second lowest bidder.

Strategic Priority Area: Future Ready Infrastructure for Thoughtful Growth
Goal: Implement adopted infrastructure plans

State_Utility_Contractors__Inc.__ConSummary_6237_Aug_18_2025__1_ (3).pdf
State_Utility_Contractors__Inc.__ConRes_6237_Aug_18_2025__1_ (2).pdf
Ordinance_-_Budget_Amendment_09.02.25_Mazeppa_Par_Amendment_1.pdf
Mazeppa_Parallel_Waterline_-_Amendment_1_09.02.25_Construction_Contract.pdf
South_Iredell_Forcemain_-_Amendment_1_09.02.25_Closed_Project_to_Combine.pdf
2025-07-03_Bid_Tab_Mazeppa_Rd_Sealed_e-signed.pdf
2025-07-14_Mazeppa_Rd_Recommendation_of_Award_Letter_only.pdf

8.d Consider a request from the Legal Department to adopt a Resolution approving a Purchase and Development Agreement with BHH-Mooresville, LLC.

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

Resolution Authorizing Execution of a Purchase and Development Agreement (002).pdf
Draft Purchase and Development Agreement - Mooresville and BHFH (8.21.25) (005).pdf
25-01186 - Carpenter Avenue Site (Building Homes for Heroes) - Preliminary Concept Plan C.pdf

8.e Consider a request from the Planning & Community Development Department to adopt Ordinance for Rezoning Request RZ-2025-07 for a 0.40-acre site located at Ridge Avenue (PIN: 4656865790).

Terri Pope and the Town of Mooresville are seeking to rezone a 0.40-acre parcel located on Ridge Avenue (PIN: 4656865790) from Residential Limited Service (RLS) to Traditional Neighborhood (TN).

Strategic Plan Area: Individual and community economic vitality
Goal: Support development of housing, employment, and educational choices to support economic sustainability.

Staff Report Packet RZ-2025-07_TB.pdf
Draft_Ordinance_RZ-2025-07.pdf

8.f Consider a request from the Planning & Community Development Department to adopt an Ordinance for Voluntary Annexation and Utility Extension Request AX-2025-02 for a 0.40-acre site located at Ridge Avenue (PIN: 4656865790).

Hold a public hearing to consider a voluntary annexation and utility extension request from Terri Pope and the Town of Mooresville for a 0.40-acre site located on Ridge Avenue (PIN: 4656865790).

Strategic Priority Area: Individual and community economic vitality
Goal: Support development of housing, employment, and educational choices to support economic sustainability

Staff Report Packet_AX-2025-02.pdf
AX-2025-02 Ridge Ave Ordinance_Desc_Plat_Cert 08.19.2025.pdf

8.g Consider a request from the Planning & Community Development Department to adopt an Ordinance for Voluntary Annexation and Utility Extension Request AX-2025-06 for a 0.78-acre site located at 287 Alcove Road (PIN: 4645663676).

Hold a public hearing to consider a voluntary annexation and utility extension request from Jonathan and Phoenisa Myers for a 0.78-acre site located on Alcove Road (PIN: 4645663676).

Strategic Priority Area: Future Ready Infrastructure For Thoughtful Growth Goal: Approach projects with an emphasis on interdisciplinary coordination

AX-2025-06_Staff Packet_TB.pdf
AX-2025-06 287 Alcove Road Ordinance_Desc_Plat_Cert 08.20.2025.pdf

8.h Consider a request from the Planning & Community Development Department to adopt Ordinance for Rezoning Request RZ-2025-05 for a 0.78-acre site located at 287 Alcove Road (PIN: 4645663676).

Jonathan and Phoenisa Myers are seeking to rezone a 0.78-acre site located at 287 Alcove Road (PIN: 4645663676) from Iredell County Residential Office (RO) to Town of Mooresville Corridor Mixed-Use (CM). The purpose of this request is to allow for Town utilities due to a well failure and an emergency annexation application is concurrently requested.

Strategic Priority Area: Future Ready Infrastructure For Thoughtful Growth Goal: Approach projects with an emphasis on interdisciplinary coordination

RZ-2025-05 Staff Packet TB (Clerk edits).pdf
00b._PB_Draft_Ordinance_RZ-2025-05__legal_edits_ (1).pdf

8.i 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

Revised September 15 Public Hearing Schedule.pdf
2025_Resolution-_Fixed_Public_Hearings (3).pdf
Annexation_Resolution-_Fixed_Public_Hearing__contig_and_non_contiguous (3).pdf
AX-2025-12 1304 Oakridge Farm Hwy COS_Pet_Plat_Desc Rev. 08.19.2025.pdf

9. New Business

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.