Agenda
Town of Mooresville
Board of Commissioners
June 1, 2026
6:00 PM - Mooresville Town Hall

1. Call to Order

2. Invocation and Pledge of Allegiance

3. Public Comment

4. Presentations

4.a Recognition of Service for Former Board Members Lisa Qualls and Tommy DeWeese

4.b Swearing-In of Four BLET Cadet Graduates: Cory Bentley, Kayden Bennett, Austin Buchanan, and William Tylor

4.c Proclamation Commemorating Juneteenth

4.d Proclamation Recognizing Tourette Syndrome Awareness Day

5. Manager's Report

6. Adjustments to the Agenda

7. Consent Agenda

7.a Consider a request from the Fleet Department to adopt a Resolution approving the sale of surplus fire apparatus pursuant to North Carolina G.S. §160A-270. Item to be sold: 2004 Sutphen Ladder Truck

Strategic Priority Area: Safety and Well Being for All
Goal: To provide well maintained reliable equipment for Public Safety operations

2004_Sutphen_Ladder_Truck_Resolution_1_.pdf
Declaration_of_Surplus_Property_Disposal_2004_Sutphen__1_.pdf

7.b Consider a request from the Finance Department to adopt a Resolution to approve a Purchase Order for the following vendor. All purchases were approved with the FY26 Budget:

- $180,000.00 - Century Electrical Services, LLC - War Memorial Electrical Upfit/MVA 25-734
- $140,000.00 - HDR Engineering, Inc. of the Carolinas - Catawba-Wateree & Yadkin-Pee Dee Modeling Support/MVA 25-963

Strategic Priority Area: Supporting financial sustainability through purposeful governance.
Goal: Implement best practices in all aspects of financial management

Mutiple_PO_Resolution_06012026__1_.pdf
Century Electrical Services Invoice War Memorial.pdf
Catawb-Wateree & Yadkin-Pee Dee Modeling Work Order #3.pdf

8. Regular Agenda

8.a Consider a request from the Manager's Office to adopt the Budget Ordinance approving the Manager's Recommended FY27 Budget.

Public Hearing and adoption of the Budget Ordinance are required prior to FY 27 Budget approval.

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

Budget Ordinance FY 27.pdf

8.b Consider a request from the Planning & Community Development Department to adopt an Ordinance for Conditional Rezoning Request CZ-2025-13 for an 85.951-acre site located at 141 Black Angus Lane.

James Martin with AMH is seeking to Town of Mooresville Conditional Residential General (C-RG) for an 86-acre site located at 141 Black Angus Lane, PIN: 4655769373. The subject property is currently zoned Town of Mooresville Residential Limited Services (RLS). The purpose of the request is to allow up to 99 single-family dwelling units to be built. Annexation is being sought concurrently.

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

0. PACKET CZ-2025-13 Post Waiver.pdf
00b._FINAL_Ordinance_CZ-2025-13__2_.pdf

8.c Consider a request from the Planning & Community Development Department to adopt an Ordinance for Voluntary Annexation and Utility Extension Request AX-2025-08 for an 85.951-acre site located at 141 Black Angus Lane (PIN: 4655769373).

Hold a public hearing to consider a voluntary annexation and utility extension request from James Martin with AMH for 85.951-acres located at 141 Black Angus Lane (PIN 4655769373).

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

PACKET AX-2025-08.pdf
AX-2025-08 141 Black Angus Lane Ord_Desc_Plat_Cert v.2 06-01-2026.pdf

8.d Consider a request from the Planning & Community Development Department to adopt an Ordinance for Voluntary Annexation and Utility Extension Request AX-2026-02 for 5.189-acres located at 396 Williamson Road (PIN 4647209984).

Hold a public hearing to consider a Voluntary Annexation and Utility Extension request from Matthew Gallagher with Blue Heel Development for 5.189-acres located at 396 Williamson Road (PIN 4647209984).

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

PACKET AX-2026-02.pdf
AX-2026-02 396 Williamson Road ORD_LD_PLAT_CERT 06-01-2026.pdf

8.e Consider a request from the Planning & Community Development Department to adopt an Ordinance for Conditional Rezoning Request CZ-2026-01 for a 135.15-acre site located at Unaddressed Barfield Road (PIN 4648897100).

Ryan Beadle, Manager of JS Acquisitions, LLC is seeking to Town of Mooresville Conditional Hybrid Light Industrial (C-HLI) for a 135.15-acre site located at Unaddressed Barfield Road, PIN 4648897100. The subject property is currently zoned Iredell County Residential Agricultural (RA). The purpose of the request is to allow for approximately 882,350 square feet of light industrial space across four buildings. Annexation is being sought concurrently.

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

PACKET CZ-2026-01 Cornelius Industrial.pdf

00b._FINAL_Ordinance_CZ-2026-01_June_1_BOC (1).pdf
Vandolay Authorization 05-07-2026.pdf
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8.f Consider a request from the Planning & Community Development Department to adopt an Ordinance for Voluntary Annexation and Utility Extension Request AX-2026-10 for a 135.15-acre site located at Unaddressed Barfield Road (PIN 4648897100).

Hold a public hearing to consider a Voluntary Annexation and Utility Extension request from Ryan Beadle, Manager of JS Acquisitions, LLC, for a 135.15-acre site located at Unaddressed Barfield Road (PIN 4648897100).

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-2026-10.pdf
AX-2026-10_Unaddressed Barfield Road_Ord_LD_Plat_Cert v.2 06-01-2026.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.