



**Agenda
Town of Mooresville
Board of Commissioners
May 5, 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 National Police Week, May 11-17, 2025
 - 4.b Recognition of MPD Crime Analyst Monee Correll on receiving the 2024 Crime Analyst of the Year Award.
 - 4.c Proclamation for May 2025 as Leave a Legacy Month
 - 4.d Mental Health Awareness Month Proclamation
 - 4.e Proclamation Recognizing National Travel and Tourism Week, May 4-10, 2025
 - 4.f Proclamation Recognizing Lake Norman High School Girls Basketball Team
 - 4.g Proclamation Recognizing the Lake Norman High School Show Choir, Showformance, for their multiple awards at the NC Association for Scholastic Activities, including the State Championship for 2025.
 - 4.h End of Year Presentation by the Mooresville Youth Council and Recognition of their Award from the NC State Youth Council.
- 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. (pages 8-11)
Releases: \$847.63
Additions: \$39,891.11
Vehicles: \$299,990.24
[8 - February.pdf](#)
[8 - February Resolution.pdf](#)
- 7.b Consider a request from the Clerk's Office to approve the Board of Commissioners Regular Session Minutes of April 7, 2025.(pages 12-19)
[Minutes_-_April_7__2025_-_DRAFT \(3\).pdf](#)
- 7.c Consider a request from the Engineering Department to adopt a Resolution awarding a contract to Pavement Technology, Inc. in an amount not to exceed \$235,137.00 for the rejuvenator portion of the annual street resurfacing and pavement preservation program, and to adopt an Ordinance approving the corresponding budget amendment. Agiloft Contract #25-571. (pages 20-22)
[Summary_-_Pavement_Technology__Inc..pdf](#)
[Resolution_-_Pavement_Technology__Inc..pdf](#)
[ORDINA_1 \(1\).pdf](#)
- 7.d Consider a request from Finance to adopt a Resolution to transfer an economic development agreement from Berry Global, Inc. to Magnera Corporation. The Town entered into an economic development agreement on June 14, 2019 with Berry Global, Inc. The Agreement relates to the facility at 111 Excellence Lane in Mooresville and was the site of a wholly-owned Berry subsidiary called Chicopee, Inc., which later changed to Chicopee, LLC. In a completed transaction on November 4, 2024, Chicopee, LLC was one of several entities that Berry Global, Inc. spun off to Glatfelter Corporation, after which Glatfelter Corporation changed its name to Magnera Corporation. As a result, Chicopee, LLC is now wholly owned by Magnera Corporation. Magnera has requested that the Town transfer the agreement and tax incentives that are paid pursuant to the Economic Development Agreement to Magnera. (page 23)
[Resolution_-_Berry_Global_-_Deacon_transfer_to_Magnera.pdf](#)

- 7.e Consider a request from the Finance Department to adopt a Resolution to approve Master Vendor Agreements with the following vendors: (pages 24-42)
Contract #25-573 Stallings Refrigeration Co., Inc. - Commercial Appliance Services
Contract #25-574 Mooresville Ford Mercury - Auto Body Repair Services
Contract #25-575 Gated Access LLC - Gate Control Services
Contract #25-577 Performance Fire Protection LLC - Sprinkler System Services
Contract #25-594 Cutters Unlimited, LLC - Tree Services
Contract #25-595 Utility Tree Service, LLC - Tree Services
Contract #25-596 Xylem I, LLC - Tree Services
Contract #25-599 Fast Signs (Mooresville) SIA 108 LLC - Decal/Window Tint Services
Contract #25-600 The Sign Post - Decal/Window Tint Services
Contract #25-602 Thompson Plumbing & Pump Service, Inc.
Contract #25-605 Robert's Rid-a-Bug Exterminating Company, Inc - Exterminating Services
Contract #25-607 Concord Inspection, LLC - Fleet Inspections
Contract #25-608 Daniel Stewart Garage Door Sales and Service - Garage Door Services
Contract #25-613 Wind River Environmental LLC - Plumbing Services
Contract #25-614 Sage Security Solutions, LLC - Security Services
Contract #25-615 Brad Harvey Creative - Video Production Services
Contract #25-620 Evermore Productions LLC - Audio/Visual Production Services
Contract #25-638 American Test Center Inc - Fleet Inspection Services
Contract #25-640 Campbell-Brown Inc - Fleet Equipment Installation
Contract #25-641 Dana Safety Supply, Inc - Fleet Equipment Installation
Contract #25-642 Goodin Electronics, LLC - Fleet Equipment Installation
Contract #25-643 Dana Safety Supply, Inc - Fleet Equipment Removal
Contract #25-644 Fast Signs (Mooresville) SIA 108 LLC - Fleet Equipment Removal
Contract #25-645 Goodin Electronics, LLC - Fleet Equipment Removal
[Town of Mooresville Master Services Agreement Example.pdf](#)
[Resolution to Approve MVAs.pdf](#)
- 7.f Consider a request from the Finance Department to adopt an ordinance to amend the budget by appropriating reserve from the General Fund in the amount of \$2,500,000 and transferring such amount to the Fleet Fund for the purchase of a Hazardous Materials Firetruck. (page 43)
[Ordinance_-_Budget_Amendment_05.05.25_Fire_Hazmat_Truck__legal_edits_.pdf](#)
- 7.g Consider a request from the Finance Department to adopt an ordinance to amend the budget of internal service funds by transferring funds from multiple departments, transferring rollover purchase orders, and appropriating revenue from the sale of capital assets to the internal service funds. (pages 44-48)
[IT_FUND_AMENDMENT_INFORMATION_5.5.26__1_.pdf](#)
[Ordinance_-_Budget_Amendment_05.05.25_Internal_Service_Funds__legal_edits_.pdf](#)
- 7.h Consider a request from the Human Resources Department to adopt a Resolution to create a Deputy Water Resources Director position (pay grade 370) in the Water Resources Department. This request would not require a budget amendment as the position will be funded through the end of this fiscal year by an internal transfer of existing budgeted funds. (page 49)
[A_RESOLUTION_CREATING_DEPUTY_WATER_RESOURCES_DIRECTOR_POS](#)

- 7.i Consider a request from the Legal Department to adopt a Resolution authorizing the execution of an Offer to Purchase and all related closing documents for the purchase of property at 490 Faith Road. (pages 50-70)
[RESOLUTION_TO_PURCHASE_490_FAITH_ROAD \(1\).pdf](#)
[Offer to Purchase signed 2-28-25.pdf](#)
- 7.j Consider a request from the Mooresville Downtown Commission to adopt a Resolution approving Temporary Road Closures for the 2025 Great Race Stop Festival and Car Show to be held on Saturday June 28, 2025. The temporary closures will include the following: (pages 71-79)
- Main Street from Center Avenue to Iredell Avenue from 3 p.m. to 9 p.m.
 - Broad Street from Center Avenue to Iredell Avenue from 3 p.m. to 6 p.m.;
 - Moore Avenue from Main Street to Broad Street from 3 p.m. to 9 p.m.
- [2025_Downtown_Mooresville_Great_Race_Stop_Festival__Car_Show_-_Street_Closure_Resolution_legal_edits.pdf](#)
[2025 Great Race Road Closure Map. Site Plan 4.10.2025 \(2\).pdf](#)
[2025 Downtown Mooresville Great Race Stop Festival Car Show Application.pdf](#)
- 7.k Consider a request from NCDOT to adopt an Ordinance authorizing enactment of speed limits of thirty-five (35) miles per hour on Rocky River Road between SR 1125 and 0.227 mile west of SR 1148, and on Rocky River Road between 0.079 mile east of SR 1148 and 0.220 mile west of SR 1217, which would conform to NCDOT standard speed limits. (pages 80-88)
[NCDOT TEAAS Ordinance Report-04142025124237.pdf](#)
[Rocky_River_Road_Speed_Reduction_Ordinance.pdf](#)
- 7.l Consider a request from Planning and Community Development to adopt a Resolution to award a \$400,000 grant to Community Foundations, CDC for the construction of affordable housing located at 421 West McLelland Avenue, and a \$275,000 gap loan construction loan to BVI Atlantic Inc., for the Low-Income Housing Tax Credit site, Castlebar Village, located at 1120 North Main Street. (page 89)
[250423_RESOLUTION-_HOME_Award_LIHTC_and_Community_Foundations__1__2_.pdf](#)

- 7.m Consider a request from Public Utilities to adopt a Resolution to approve a planned amendment to the Agreement for Professional Services with Black & Veatch International Company for construction phase services for the Shepherds Elevated Storage Tank project. This amendment will increase the not to exceed amount of the contract from \$606,482 to \$1,004,862. Contract #25-589

Consider adopting a Resolution to approve a planned amendment to the Agreement for Professional Services with Black & Veatch International Company for construction phase services for the Shepherds Elevated Storage Tank project. This amendment will increase the not to exceed amount of the contract from \$606,482 to \$1,004,862. This amendment covers construction management services such as periodic inspection, shop drawing review and approval, interpretation and direction regarding plans and specifications, and review/recommendation of periodic pay applications. Payment to Black & Veatch will be made on an hourly unit price basis. (pages 90-116)

[Resolution_-_Black___Veatch_Company.pdf](#)

[Summary_-_Black___Veatch_International_Company.pdf](#)

[Amendment_-_Black___Veatch_International_Company \(2\).pdf](#)

[Mooresville Tank - CA Scope AMENDMENT 1.pdf](#)

[Mooresville Tank - CA_Project Fee Workbook AMENDMENT 1.pdf](#)

- 7.n Consider a request from Public Utilities to adopt a Resolution to enter into an Agreement for Professional Services with Gavel & Dorn Engineering, PLLC in an amount not to exceed \$443,164 for Inspection and Testing services in conjunction with construction of the Shepherds Elevated Storage Tank, and associated budget ordinance amendment.

Consider approving a Resolution to enter into an Agreement for Professional Services with Gavel & Dorn Engineering, PLLC in an amount not to exceed \$443,164 for Inspection and Testing services in conjunction with construction of the Shepherds Elevated Storage Tank, and associated budget ordinance amendment. Gavel & Dorn will provide daily on-site inspection, and special inspection services for items such as specialty concrete reinforcement and placement, welding, and soil inspections. They will also provide construction materials testing services such as foundation soil density testing. (pages 117-141)

[Summary_-_Gavel___Dorn_Engineering__PLLC.pdf](#)

[Resolution_-_Gavel___Dorn_Engineering__PLLC \(1\).pdf](#)

[SVA_Gavel___Dorn_Engineering__PLLC.pdf](#)

[16 Month Mooresville Elevated Storage Tanks Construction Inspection Scope 110624.pdf](#)

[Budget_Amendment_3_Shepherds_Tank_Insp_and_Testing_05.05.25.pdf](#)
[Ordinance_-_](#)

[_Budget_Amendment_3_Shepherds_Tank_Insp_and_Testing_05.05.25.pdf](#)

- 7.o Consider a request from Public Utilities to adopt an ordinance to amend the New Reed's Creek Pump Station Capital Project Budget Ordinance by appropriating State Reserve Earmark funds from the North Carolina Department of Environmental Quality, Division of Water Infrastructure, in the amount of \$3,546,000. (pages 142-143)

[New_Reed_s_Creek_Pump_Station_Amendment_3_05.05.25_State_Reserve_Earm](#)

8. Regular Agenda

- 8.a Consider a request from Public Utilities to adopt a Resolution to Award the Shepherds Elevated Storage Tank Construction Project to Landmark I, LP in an amount not to exceed \$7,463,000, and the associated budget ordinance amendment. Contract #25-590
Consider approving a Resolution to Award the Shepherds Elevated Storage Tank Construction Project to Landmark I, LP in an amount not to exceed \$7,463,000, and the associated budget ordinance amendment. This project includes construction of a new 1 million gallon composite elevated water storage tank to be located at 2014 Charlotte Highway (Shepherds Fire-Rescue). The total contract time from Notice to Proceed is 540 days. (pages 144-152)
[Summary - _Landmark_Structures_I__LP.pdf](#)
[Resolution - _Landmark_Structures_I__LP.pdf](#)
[Shepherds Elevated Storage Tank - Bid Tabulation.pdf](#)
[Shepherds Elevated Storage Tank - Recommendation of Award Letter.pdf](#)
[Ordinance - _Budget_Amendment_2_Shepherds_Tank_Construction_05.05.25.pdf](#)
[Budget_Amendment_2_Shepherds_Tank_Construction_05.05.25.pdf](#)
- 8.b Consider a request from the Planning & Community Development Department for Text Amendments TA-2025-01, 02, & 03: Batch 4 Amendments to the Unified Development Ordinance (UDO) regarding Interstate Signage, Window Signage, and Electric Vehicle Charging. (pages 153-175)
[TB Staff Report Batch 4 Text Amendments.pdf](#)
[ORD_TA-2025.01.02.03_Batch_4 \(2\).pdf](#)
- 8.c 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. (pages 176-193)
[May_5_Scheduling.pdf](#)
[2025_Resolution-_Fixed_Public_Hearing \(9\).pdf](#)
[Annexation_Resolution-_Fixed_Public_Hearing__contig_and_non_contiguous__legal_edits_.pdf](#)
[AX-2024-08 Mooresville Technology Park Cert_Pet_Plat_Desc.pdf](#)
[AX-2025-03 1761 Mecklenburg Hwy, 190 Eastport Ln Cert_Pet_Plat_Desc.pdf](#)
- 8.d Consider a Request for Waiver by June Goodman regarding CZ-2023-03: 1304 Oakridge Farm Highway (Courtyards at Brumley Farm). (pages 194-202)
[Brumley Farm 2nd Waiver Request.pdf](#)
[Resolution_Waiver_Brumley_Farms \(1\).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.