



**CITY COUNCIL
BUSINESS MEETING
KANNAPOLIS CITY HALL
401 LAUREATE WAY, KANNAPOLIS, NC
AUGUST 25, 2025
6:00 PM**

Please Turn off Cell Phones or Place on Silent Mode.

APPROVED MINUTES

A. August 25, 2025 Business Meeting (Pam Scaggs, City Clerk)

CALL TO ORDER AND WELCOME

MOMENT OF SILENT PRAYER AND PLEDGE OF ALLEGIANCE

PROCLAMATIONS AND RECOGNITIONS

A. **CONGRATULATIONS** - Leadership Cabarrus Program Graduates (Tina Cline, Assistant City Manager)

ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions

CONSENT AGENDA - Motion to Adopt Consent Agenda or make revisions

- A. **APPROVAL** - Bond Order Authorizing the Issuance of Water and Sewer System Revenue Bond, Series 2025 **UNANIMOUSLY APPROVED** (Brian Roberts, Finance Director, Kristin Jones, Budget and Strategy Director)
- B. **RESOLUTION** - Authorizing the issuance of a Water and Sewer Revenue Bond to fund Kannapolis Lake Spillway Dam Project and debt issuance costs. **UNANIMOUSLY APPROVED** (Brian Roberts, Finance Director, Kristin Jones, Budget and Strategy Director)
- C. **ORDINANCE** - Budget Amendment #26-03 appropriating donations received for National Night Out **UNANIMOUSLY APPROVED** (Kristin Jones, Budget and Strategy Director)
- D. **ORDINANCE** - Budget amendment #26-04 appropriating grant funds received in the Fire Department **UNANIMOUSLY APPROVED** (Kristin Jones, Budget and Strategy Director)
- E. **ORDINANCE** - Budget Amendment #26-05 re-appropriating cash reserves and other funding sources to funds on-going projects from FY25 to FY26. **UNANIMOUSLY APPROVED** (Kristin Jones, Budget and Strategy Director,

Brian Roberts, Finance Director)

- F. **ORDINANCE** - Budget amendment #26-06 appropriating insurance proceeds and cash reserves for the purchase of a vehicle. **UNANIMOUSLY APPROVED** (Kirk Beard, Deputy Fire Chief, Kristin Jones, Budget and Strategy Director)
- G. **REVISION**: Cancellation of September 8, 2025 Work Session Meeting **UNANIMOUSLY APPROVED** (Mike Legg, City Manager)

BUSINESS AGENDA

- A. **VOLUNTARY ANNEXATION** - (A-2025-09) 5090 Patterson Road **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- B. **VOLUNTARY ANNEXATION** - (A-2025-10) 5078 Bahama Drive **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- C. **ORDINANCE** - Budget Amendment #26-07 appropriates funding for Water and Sewer Master Plan Funding along with Rate Study and SDF Analysis **UNANIMOUSLY APPROVED** (Alex Anderson, Director of Water Resources, Kristin Jones, Budget and Strategy Director, Wilmer Melton, Assistant City Manager, Brian Roberts, Finance Director)
- D. **ORDINANCE** - Private Use Zone Amendment **APPROVED 6 TO 1** (Richard Smith, Planning Director)
- E. **RESOLUTION** - Supporting the Naming of the Martin Luther King, Jr. Avenue/U.S. Highway 29 Bridge as the Martin Luther King, Jr. Memorial Bridge **UNANIMOUSLY APPROVED** (Mike Legg, City Manager)

CITY MANAGER REPORT

CITY COUNCIL COMMENTS

SPEAKERS FROM THE FLOOR

CLOSED SESSION - GS. 143-318.11 (a) (3) to consult with an attorney in order to preserve the attorney client privilege and G.S. 143.318.11 (a) (4) for discussing matters relating to the location or expansion of industries or businesses in the area (Mayor Pro tem Berry)

MOTION TO ADJOURN

ADA Notice

In accordance with Title II of the Americans with Disabilities Act (ADA), any person requiring an accommodation to participate in a function or program of the City of Kannapolis should contact Daniel Jenkins, Assistant Human Resources Director & ADA Coordinator by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible, but not later than forty-eight (48) hours prior.

**CITY OF KANNAPOLIS
CITY COUNCIL
BUSINESS MEETING MINUTES
August 25, 2025**

A business meeting of the Kannapolis City Council was held on Monday, August 25, 2025, at 6:00 P.M., at Kannapolis City Hall located at 401 Laureate Way, Kannapolis, NC.

CITY COUNCIL MEMBERS PRESENT:

Council Members: Darrell Hinnant, Mayor
Doug Wilson
Jeanne Dixon
Dianne Berry, Mayor Pro tem
Tom Kincaid
Darrell Jackson
Ryan Dayvault

Council Members Absent: None

City Manager: Mike Legg

Deputy City Manager: Eddie Smith

Assistant City Manager: Tina Cline

Assistant City Manager: Wilmer Melton

City Attorney: Andrew Kelly

City Clerk: Pam Scaggs

Staff Present:	Jenny Johnson	Alex Anderson
	Kristin Jones	Gerald Faulkner
	Richard Smith	Brian Roberts
	Kirk Beard	Annette Privett-Keller
	Irene Wong	Gary Mills

Visitors Present:	Robert Jenkins	Jayne Williams
	Grant Rader	Joe Hatley
	Travis Rosebow	Zach Erwin
	Susan Barr	Pam Smith
	Aaron Atkins	Sophia Wilkerson
	Joshua Teague	Demetra Grigley
	Meredith Hartzog	Tonda Childers
	Eric Young	Jamie Richardson
	Theron Smoutherson	Tamera Franklin
	Mark Spitzer	Joanne Levy
	Rachelle Phillips	Matthew Goodman

Naomi Hatchell	CW Collier
Nancy Cox	Robert Neal
Justin Lewter	Judy Baker
April Evans	Charlie Barber
Rhoda Barber	Haley Malin
Tina Zellars	Kay Leeper McClorey
Amos McClorey	Valerie Levy
Pat Maddox	Pamela Ford
Ron Flanders	LeChisa Bailey
CZ Livingston	Phil Goodman
Totisha Phelps	Verna Witherspoon
Roxanne Statia	Donald Council
Rev. Roland Jordan	Jerald Allison
Gail Funderburke	Mae Connor
Lottie Forney	Rebecca Putter
Mark Ortiz	Felicia Misenheimer
Scott Verner	

CALL TO ORDER AND WELCOME

Mayor Hinnant called the meeting to order and welcomed all in attendance. He led a moment of silent prayer, followed by the Pledge of Allegiance by Councilmember Jackson.

PROCLAMATIONS AND RECOGNITIONS

Assistant City Manager Tina Cline recognized Tony Eury, Director of Information Technology, and Jenny Johnson, Director of Customer Service, for completing the 2025 Leadership Cabarrus program, hosted by the Cabarrus County Chamber of Commerce. Ms. Cline explained that this professional development program engages mid- to senior-level leaders in exploring the region's history, services, economy, and future needs. She shared that Ms. Johnson discovered new resources to support residents struggling with utility bills and was inspired to begin volunteering with a local nonprofit while Mr. Eury gained deeper insight into the county's infrastructure, economy, and community needs, and participated in a community beautification project.

Ms. Cline noted that their participation reflects a strong commitment to leadership and public service within the City of Kannapolis. She concluded by inviting all Leadership Cabarrus alumni in attendance to stand and be recognized.

ADOPTION OF REVISED AGENDA

Mayor Hinnant noted that Council received a revised Agenda, which added Item G, cancelation of the September 8, 2025 meeting, to the Consent Agenda. He then called for a motion regarding the revised Agenda. Councilmember Dixon made the motion to approve, second by Councilmember Jackson and the motion was unanimously approved.

Mayor pro tem Berry then made a motion to allow members of the public to provide comments on Item E [Resolution to name the bridge over U.S. Highway 29 at Martin Luther King, Jr. Avenue] of the Business Agenda prior to Council taking action. Second was made by Councilmember Wilson and unanimously approved.

1 **CONSENT AGENDA**

2 Mayor Hinnant called for a motion on the Consent Agenda. Councilmember Dayvault made the
3 motion to approve, second by Councilmember Kincaid and the motion was unanimously approved.
4

5 Approval of the Bond Order Authorizing the Issuance of Water and Sewer Revenue Bond, Series
6 2025 (Brian Roberts, Finance Director; Kristin Jones, Budget and Strategy Director) (Copy included
7 as Agenda Item: E.A.).
8

9 Resolution authorizing the issuance of a Water and Sewer Revenue Bond to fund Kannapolis Lake
10 Spillway Dam Project and debt issuance costs. (Brian Roberts, Finance Director; Kristin Jones,
11 Budget and Strategy Director) (Copy included as Agenda Item: E.B.).
12

13 Ordinance for Budget Amendment #26-03 appropriating donations received for National Night Out
14 (Kristin Jones, Budget and Strategy Director) (Copy included as Agenda Item E.C.).
15

16 Ordinance for Budget Amendment #26-04 appropriating grant funds received in the Fire Department
17 (Kristin Jones, Budget and Strategy Director) (Copy included as Agenda Item E.D.).
18

19 Ordinance for Budget Amendment #26-05 re-appropriating cash reserves and other funding sources
20 to fund on-going projects from FY25 to FY26 (Kristin Jones, Budget and Strategy Director; Brian
21 Roberts, Finance Director) (Copy included as Agenda Item E.E.).
22

23 Ordinance for Budget Amendment #26-06 appropriating insurance proceeds and cash reserves for the
24 purchase of a vehicle (Kirk Beard, Deputy Fire Chief; Kristin Jones, Budget and Strategy Director)
25 (Copy included as Agenda Item E.F.).
26

27 Revision to the City Council 2025 meeting schedule to cancel the September 8, 2025, Work Session
28 (Mike Legg, City Manager) (Copy included as Agenda Item E.G.)
29

30 **BUSINESS AGENDA**

31 **Voluntary Annexation (A-2025-09) 5090 Patterson Road (Richard Smith, Planning Director)**
32 **(Copy included as Agenda Item F.A.).**

33 Richard Smith, Planning Director, presented details for a voluntary annexation request involving an
34 approximately 0.002 +/- acre portion of a larger parcel of contiguous property located at 5090 Patterson
35 Road located in an unincorporated area of Cabarrus County. Mr. Smith noted that the majority of the
36 property is currently located within the City and is zoned Residential 4 (R4) Zoning District and that
37 the adjacent 53 +/- acre parcel was annexed into the City earlier in the year. He added that the
38 application was submitted by Tyler Corriher on behalf of CWM Holdings, LLC. and provided several
39 maps to illustrate location of the property.
40

41 With no further questions or comments, Mayor Hinnant opened the Public Hearing which was then
42 closed without comment. A motion to approve the annexation request was made by Councilmember
43 Dayvault, second by Councilmember Wilson and unanimously approved by Council.
44

45 **Voluntary Annexation (A-2025-10) 5078 Bahama Drive (Richard Smith, Planning Director)**
46 **(Copy included as Agenda Item F.B.).**

47 Mr. Smith presented details for a voluntary annexation of property located at 5078 Bahama Drive,
48 submitted by Robert Jenkins of Jenkins Investments and Finance, LLC. The parcel is approximately

0.91 acres and is currently undeveloped. It is considered a non-contiguous annexation, although it lies near other recently annexed properties within the city.

Councilmember Dixon asked how the zoning district is assigned, what City services will be provided and the intended use of the property. Mr. Smith confirmed that city services such as water, police, fire, and waste collection will be extended to the property, that the intended use is single-family residential, and that zoning will be assigned through the Planning and Zoning Commission based on adjacent zoning, current county designation, and the city's future land use map.

With no further questions or comments, Mayor Hinnant opened the Public Hearing.

Robert Jenkins, the applicant for the annexation petition, responded to Councilmember Dixon's question regarding zoning. He stated that the rezoning application had been submitted and explained that he is requesting an R4 zoning designation because it aligns with the surrounding neighborhood and lot sizes.

There being no further questions or comments, Mayor Hinnant closed the public hearing and called for a motion regarding the requested annexation. Councilmember Jackson made the motion to approve, second by Councilmember Dayvault and unanimously approved.

Ordinance for Budget Amendment #26-07 appropriating funds for Water and Sewer Master Plan Funding along with Rate Study and SDF Analysis (Alex Anderson, Director of Water Resources; Kristin Jones, Budget and Strategy Director; Wilmer Melton, Assistant City Manager; Brian Roberts, Finance Director) (Copy included as Agenda Item F.C.).

Director of Water Resources, Alex Anderson, provided the request details for Budget Amendment #26-07, which proposes reallocating unspent debt issuance funds, totaling \$566,000 for critical planning initiatives within the Water and Sewer Fund. These efforts aim to support both short- and long-term infrastructure needs and future growth and covers four major components: a water system master plan and hydraulic model update, a sewer master plan and hydraulic model update, a system development fee study, and a comprehensive rate study. Mr. Anderson explained that the initiative will evaluate population growth, land use projections, and system capacity through updated water and sewer models which will identify current deficiencies, areas for maintenance, and prioritize future expansion needs over the next 10 to 20 years. Key infrastructure to be assessed includes existing water distribution and sewer collection systems, elevated and ground storage facilities, Catawba River interconnections, and raw water sources. The plan also includes evaluating the feasibility of a new wastewater treatment facility, potentially in partnership with the Town of Landis.

Budget and Strategies Director, Kristin Jones, provided information on the system development fee study that will ensure capital costs related to new development are recovered appropriately, while the comprehensive rate study will assess existing water and sewer rates. It will factor in future operational costs, debt obligations, capital improvements, and regulatory compliance to help guide financial planning through FY27 and beyond. Ms. Jones added that this initiative will not draw from the City's fund balance, as it will be funded internally using savings from prior debt issuance costs.

It was clarified that the majority of the funding will go toward the master planning work, with consulting firm *Wildan* leading the rate and development fee analysis due to their prior experience

1 with the City's financial data. Three different firms, one each for water, sewer, and financial planning,
2 will conduct the studies under existing on-call contracts.

3
4 Mayor Pro tem Berry asked whether the study focused on current or future needs and if it needs to be
5 completed now. Mr. Anderson confirmed that it addresses both, identifying aging infrastructure that
6 needs attention and projecting future capacity requirements based on growth trends. He explained
7 that while expansion elements may not be immediately necessary, maintenance-related projects are
8 considered urgent. City Manager, Mike Legg, added that neighboring jurisdictions are conducting
9 similar reviews, and without this study, the city cannot make informed decisions about future
10 investments or capacity planning.

11
12 Councilmember Dayvault echoed the importance of acting quickly, noting that sewer capacity across
13 the county is becoming increasingly limited as communities like Concord and Kannapolis continue
14 to grow. He stressed that if the City wants to remain self-sustaining, it must understand its
15 infrastructure needs and options.

16
17 There being no additional questions or comments, Mayor Hinnant called for a motion on Budget
18 Amendment #26-07 to fund the appropriation for a water and sewer master plan along with rate study
19 and system development analysis. Councilmember Kincaid made the motion to approve, second by
20 Councilmember Dixon and the motion was unanimously approved. .

21
22 **Ordinance – Private Use Zone Amendment (Richard Smith, Planning Director) (Copy included**
23 **as Agenda Item F.D.).**

24 Mr. Smith presented a request to amend the City's Code of Ordinances with respect to private use
25 zones to include a new area in front of Towel City Tavern, allowing for an outdoor seating area. He
26 noted that the original downtown private use zones, established in July 2021, have proven successful
27 in supporting the management and use of downtown spaces. The proposed amendment includes
28 updating the policy and official map to designate the Tavern's requested space as Site 4A.

29
30 During the discussion, Councilmember Jackson asked for, and received confirmation that the area
31 would be used for dining. Councilmember Dixon expressed concerns about pedestrian safety and
32 added traffic congestion near the ballpark, given that the Tavern already has a deck and patio. Mr.
33 Smith addressed those concerns stating that discussions with the property owner resulted in an
34 agreement to relocate five parking spaces to the ground level parking area reserved for Stadium Loft
35 residents. Councilmember Dayvault asked whether the area would be a waited seating area, and it
36 was clarified that it would function more as general-use seating with patrons taking their food outside.
37 Councilmember Wilson asked whether the space would be open to the public or reserved for Tavern
38 patrons. Mr. Legg responded that while the Tavern would hold exclusive rights after paying the
39 required fee (as with similar businesses like Old Armor), the owner reportedly intends to keep the
40 space open.

41
42 Mayor Hinnant called for a motion regarding the proposed amendment. Councilmember Jackson
43 made the motion to approve, second by Mayor Pro tem Berry and the motion passed, 6 to 1 with
44 Councilmember Dixon dissenting.

Resolution supporting the naming of the Martin Luther King Jr. Avenue/U.S. Highway 29 Bridge as the Martin Luther King, Jr. Memorial Bridge (Mike Legg, City Manager) (Copy included as Agenda Item F.E.).

Mayor Hinnant opened the floor to members of the public for comment on the request prior to Council taking action.

Several speakers commented on the Resolution to name the bridge. Grant Rader opposed it, suggesting that a park would be more appropriate and proposed that it should be named in honor of State Representative Linda P. Johnson instead, citing her role in securing the bridge replacement. Sophia Wilkerson and Amos McClory supported the Resolution, noting the long effort to name Martin Luther King Jr. Avenue and that the bridge was originally intended to be part of that designation. Mark Spitzer and Justin Lewter also supported naming the bridge for Dr. King, acknowledging Mrs. Johnson's contributions but emphasizing that honoring Dr. King would not diminish her legacy. Robert Neal Sr. agreed that Mrs. Johnson deserves recognition but questioned whether the bridge is the right place. Valarie Levy, speaking for her mother, recommended honoring Corrine Cannon for her community service. Verna Witherspoon and Scott Verner strongly urged naming the bridge after Dr. King while seeking other opportunities to recognize Mrs. Johnson. Theron Smoutherson questioned the need for debate but encouraged Council to approve the Resolution.

Councilmember Wilson noted that the earlier Resolution to name the Rogers Lake Bridge after Mrs. Johnson lacked support from state representatives and suggested tabling the matter until legislative guidance is clarified, especially since the bridge will not be completed until October 2026. Mr. Legg clarified that while legislators may offer input, the North Carolina Department of Transportation (NCDOT), not City Council or the General Assembly, has final authority over bridge naming. Councilmember Wilson acknowledged that Council's action is only a recommendation but emphasized the value of clearer legislative direction. He also supported exploring ways to honor Mrs. Cannon, as suggested by Ms. Levy. Councilmember Kincaid reiterated that Council's naming decisions are recommendations to NCDOT, which holds final approval.

Councilmember Dixon reminded Council had they have already unanimously approved a Resolution naming the new Rogers Lake Road bridge in honor of Mrs. Johnson and advocated moving forward with the recommendation rather than tabling it. Councilmember Dayvault reiterated that the final naming decision lies with NCDOT, though legislative support helps, and proposed a compromise: naming the bridge for Dr. Martin Luther King Jr. while dedicating the entire interchange as a memorial to Mrs. Johnson. Mayor Hinnant echoed support for honoring Mrs. Cannon, suggesting coordination with her family, and shared that Mrs. Johnson's family supports naming the new bridge in her honor.

Mayor Hinnant called for a motion regarding the Resolution to name the bridge over Highway 29 as the Martin Luther King, Jr. Avenue Memorial Bridge. Councilmember Dixon made the motion to approve, second by Councilmember Dayvault, and unanimously approved.

City Manager Report

Mr. Legg reported that, in response to a citizen request at a previous meeting, Council should expect to review facility rental fees at their October meeting. He also provided several updates, including ongoing discussions with Novant Hospital regarding the development of a new hospital, the planned replacement

1 of water and sewer lines in the area behind the Gem Theatre, and a reminder that the Southern Scape
2 Music Festival is scheduled to take place in October on the Research Campus property.

3
4 **Council Comments**

5 None

6
7 **Speakers from the Floor**

8 Aaron Atkins raised ongoing concerns about excessive stormwater runoff causing flooding and erosion
9 on his property, noting the runoff isn't properly flowing into nearby waterways despite ditch
10 connections installed about 10 years ago. He urged the City to take a more proactive approach in line
11 with NC Stormwater Rule 144.214-7.

12
13 Eric Young highlighted the lack of sidewalks along Rainbow Drive between Bethpage Road and
14 Mooresville Road, noting safety risks from aging infrastructure and missing directional signage
15 damaged years ago. He urged City officials to personally assess the area to address pedestrian safety as
16 development grows.

17
18 Naomi Hatchell expressed frustration over the lack of progress and transparency regarding the
19 broadcasting of City Council meetings, pointing out that no meetings have been filmed or aired despite
20 prior approvals and plans. She called for public acknowledgment of the delay, open discussion, and a
21 formal vote to reaffirm the City's commitment to transparency.

22
23 Hailey Malin raised safety concerns at the Mount Olivet Road and Pennsylvania Avenue intersection,
24 citing multiple accidents, including damage to her fence and a crash into a home with a child inside.
25 She called for improved visibility and repair of flattened rumble strips to enhance safety.

26
27 Lotti Forney requested follow-up on a prior discussion about reviewing rental rates for City-owned
28 properties, suggesting consideration of reduced rates for Kannapolis residents and seniors.

29
30 **CLOSED SESSION**

31 Mayor Pro tem Berry made the motion to enter into closed session in accordance with G.S. 143-
32 318.11 (a) (3) to consult with an attorney in order to preserve the attorney-client privilege and G.S.
33 143.318.11 (a) (4) for discussing matters relating to the location or expansion of industries or
34 businesses in the area. Second by Councilmember Dixon and the motion was unanimously approved.

35
36 Council went into Closed Session at 7:35 P.M.

37
38 Upon reconvening in open session, Mayor Hinnant proposed an amendment to the Agenda to add Item
39 F: Resolution to Amend Exhibit A of the City of Kannapolis Wastewater Allocation Policy and Item
40 G: Ordinance for Budget Amendment #26-08. Item F will provide sewer allocation to the Blue Ridge
41 Apartment development while Item G will appropriate funds from the General Fund – Fund Balance
42 along with revenue funds from the City's liability insurance carrier, both of which are related to a legal
43 Settlement Agreement. Councilmember Wilson made a motion to approve the revised Agenda, second
44 by Councilmember Dixon and unanimously approved.

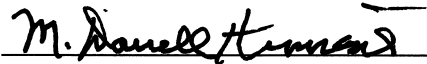
1 Mayor Hinnant then called for a motion regarding the Resolution to Amend Exhibit A of the City of
2 Kannapolis Wastewater Allocation Policy. Councilmember Kincaid made the motion to approve the
3 Resolution, second by Councilmember Dayvault, and unanimously approved.

4
5 Mayor Hinnant called for a motion regarding the Ordinance amending Budget #26-08. Councilmember
6 Dayvault made the motion to approve the Ordinance, second by Mayor Pro Tem Berry and unanimously
7 approved.

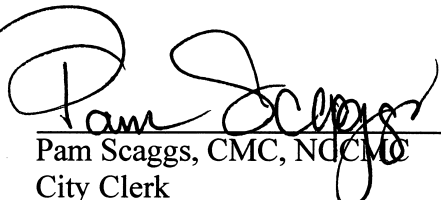
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9 **MOTION TO ADJOURN**

10 There being no further business, Councilmember Jackson made motion to adjourn, second by
11 Councilmember Kincaid, and the motion was unanimously approved.

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13 The meeting adjourned at 8:20 P.M. on Monday, August 25, 2025.

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M. Darrell Hinnant, Mayor
City of Kannapolis



Pam Scaggs, CMC, NCCMC
City Clerk



Kannapolis City Council

City Council Agenda Staff Report

August 25, 2025

To: Mayor and City Council
From: Tina Cline, Assistant City Manager
Subject: **CONGRATULATIONS** - Leadership Cabarrus Program Graduates

Recommended Action Requested by City Council

None. Presentation Only

Required Votes to Pass Required Action

Presentation Only. No Action Required

Background

We are proud to recognize and congratulate Tony Eury and Jenny Johnson on their successful graduation from the 2025 Leadership Cabarrus program.

Leadership Cabarrus is a premier leadership development initiative of the Cabarrus Regional Chamber of Commerce, designed to cultivate informed, engaged, and dynamic leaders within our community. Throughout the program, participants gain a deeper understanding of local issues, strengthen their leadership skills, and build lasting relationships with fellow professionals.

Fiscal Implications

None.

Alternate Courses of Action

None. Presentation Only

Attachments

None



Kannapolis City Council

City Council Agenda Staff Report

August 25, 2025

To: Mayor and City Council

From: Brian Roberts, Finance Director, Kristin Jones, Budget and Strategy Director

Subject: **APPROVAL** - Bond Order Authorizing the Issuance of Water and Sewer System Revenue Bond, Series 2025 **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Motion to approve a Bond Order authorizing the Issuance of Water and Sewer Revenue Bond, Series 2025.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

At the August 11, 2025 Council meeting, Council approved moving forward with the Kannapolis Lake Spillway Dam project and approved a Resolution authorizing application to the Local Government Commission for approval of revenue bonds to pay for the project and issuance costs.

Approval of this Bond Order is the final action required by the City Council in order to issue the Water and Sewer revenue bonds that will not exceed \$12 million.

Fiscal Implications

The City will begin paying debt service on these bonds starting this fiscal year. Water and Sewer rate increases may be required in future fiscal years for this debt service.

Alternate Courses of Action

1. Table action to a future meeting.
2. Take no action.

Attachments

1. Bond Order Authorizing issuance not to exceed \$12000000 WS Revenue Bond

**A BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$12,000,000
CITY OF KANNAPOLIS, NORTH CAROLINA WATER AND SEWER SYSTEM
REVENUE BOND, SERIES 2025**

WHEREAS, the City of Kannapolis, North Carolina (the “City”) is authorized by the State and Local Government Revenue Bond Act, General Statutes of North Carolina, Section 159-80 *et seq.* (the “Act”), to issue, subject to the approval of the Local Government Commission of North Carolina (the “LGC”), at one time or from time to time, revenue bonds of the City for the purposes as specified in the Act;

WHEREAS, the City has determined to issue its Water and Sewer System Revenue Bond, Series 2025 (the “2025 Bond”) in an aggregate principal amount not to exceed \$12,000,000 to provide funds to (1) finance the costs of extensions, additions and capital improvements to, the acquisition, renewal or replacement of capital assets of, and purchasing and installing new equipment for the City’s Water and Sewer System, including the replacement and improvements to the Kannapolis Lake Dam Spillway (the “Projects”) and (2) pay the costs of issuing the 2025 Bond;

WHEREAS, the City will issue the 2025 Bond under the General Trust Indenture dated as of October 1, 2001 (the “General Indenture”) between the City and First Union National Bank of North Carolina, the successor to which is U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), and Series Indenture, Number 9 (the “Series Indenture”) between the City and the Trustee;

WHEREAS, the City has filed with the LGC an application for the approval and private sale without advertisement of the 2025 Bond in accordance with Section 159-85 of the General Statutes of North Carolina, as amended; and

WHEREAS, the City and the LGC have arranged for the issuance of the 2025 Bond to Webster Bank, National Association (the “Lender”).

NOW THEREFORE, BE IT ORDERED AS FOLLOWS:

Section 1. The 2025 Bond is hereby authorized and will be issued pursuant to the Act to raise the money required, in addition to any funds which may be made available for such purpose from any other source, to (1) finance the Projects and (2) pay the costs of issuing the 2025 Bond. The use of the proceeds of the 2025 Bond, as described, is necessary to meet the demands of the users of the City’s water and sewer system and to assure that the water and sewer system remains in full compliance with all state and federal requirements for the provision of water and sewer services.

Section 2. The aggregate principal amount of the 2025 Bond authorized by this order will not exceed \$12,000,000. The 2025 Bond hereby authorized will be a special obligation of the City, secured by and paid solely from the proceeds thereof or from revenues, income, receipts and other money received or accrued by or on behalf of the City from or in connection with the operation of the City’s Water and Sewer System.

Section 3. The City's issuance of the 2025 Bond, in substantially the form to be set forth in the Series Indenture, is hereby in all respects approved and confirmed, and the provisions of the General Indenture and the Series Indenture with respect to the 2025 Bond are hereby approved and confirmed and are incorporated herein by reference. The proceeds from the issuance of the 2025 Bond will be deposited in accordance with the Series Indenture.

The principal of, premium, if any, and interest on the 2025 Bond will not be payable from the general funds of the City, nor will the 2025 Bond constitute a legal or equitable pledge, charge, lien or encumbrance on any of the City's property or on any of its income, receipts or revenues except the funds which are pledged under the Series Indenture. Neither the credit nor the taxing power of the State of North Carolina (the "State") or the City is pledged for the payment of the principal of, premium, if any, or interest on the 2025 Bond, and no holder of the 2025 Bond has the right to compel the exercise of the taxing power by the State or the City or the forfeiture of any of its property in connection with any default thereon.

Section 4. The City requests that the 2025 Bond be sold at private sale without advertisement to the Lender at such price as the LGC determines to be in the best interest of the City and as shall be approved in a resolution of the City Council.

Section 5. If any one or more of the covenants, agreements or provisions contained in this Bond Order is held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or is for any reason whatsoever held invalid, then such covenants, agreements or provisions will be null and void and will be deemed separable from the remaining agreements and provisions and will in no way affect the validity of any of the other agreements and provisions of this Bond Order or of the 2025 Bond authorized hereunder.

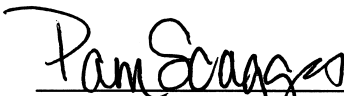
Section 6. All resolutions or parts thereof of the City Council in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 7. This Bond Order will take effect immediately on its adoption and, pursuant to Section 159-88 of the General Statutes of North Carolina, as amended, need not be published or subjected to any procedural requirements governing the adoption of ordinances or resolutions by the City Council other than the procedures set out in the Act.

Adopted this 25th day of August 2025.


M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:

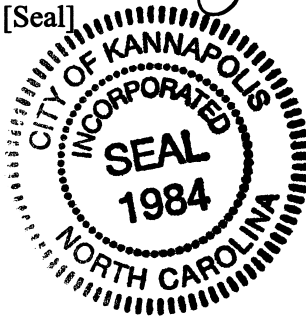

Pam Scaggs, CMC NCCMC
City Clerk

STATE OF NORTH CAROLINA)
) **SS:**
CITY OF KANNAPOLIS)

I, PAMELA S. SCAGGS, City Clerk of the City of Kannapolis, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of an order entitled “**A BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$12,000,000 CITY OF KANNAPOLIS, NORTH CAROLINA WATER AND SEWER SYSTEM REVENUE BOND, SERIES 2025**” adopted by the City Council of the City of Kannapolis, North Carolina, at a meeting held on the 25th day of August, 2025.

WITNESS my hand and the corporate seal of the City of Kannapolis, North Carolina, this the 25 day of August, 2025.

[Seal]




Pam Scaggs, CMC, NCCMC
City Clerk
City of Kannapolis, North Carolina



Kannapolis City Council

City Council Agenda Staff Report

August 25, 2025

To: Mayor and City Council

From: Brian Roberts, Finance Director, Kristin Jones, Budget and Strategy Director

Subject: **RESOLUTION** - Authorizing the issuance of a Water and Sewer Revenue Bond to fund Kannapolis Lake Spillway Dam Project and debt issuance costs. **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Motion to approve a Resolution authorizing the issuance of a Water and Sewer Revenue Bond.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

At the August 11, 2025 Council meeting, City Council unanimously authorized the Kannapolis Lake Spillway Dam project and selected Crowder Construction Company to complete the work. Per a Bond Counsel requirement, Council also approved a Preliminary Resolution authorizing the issuance of Water and Sewer Revenue Bond, Series 2025.

Approval of this Resolution authorizes a Bond not to exceed \$12 million.

Fiscal Implications

The City will begin paying debt service on this project starting Fiscal Year 2026. Future Water and Sewer rate increases may be required for future debt service payments.

Alternate Courses of Action

1. Table action to a future meeting.
2. Take no action.

Attachments

1. 2025-66 Resolution Authorizing Issuance of Water and Sewer Revenue Bonds not to exceed 12MM

A RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$12,000,000 WATER AND SEWER SYSTEM REVENUE BOND, SERIES 2025; AUTHORIZING THE APPROVAL, EXECUTION AND DELIVERY OF VARIOUS DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE BOND; PROVIDING FOR THE ISSUANCE OF THE BOND; AND PROVIDING FOR CERTAIN OTHER MATTERS IN CONNECTION WITH THE ISSUANCE AND DELIVERY OF THE BOND.

WHEREAS, the City of Kannapolis, North Carolina (the “City”) is authorized by the State and Local Government Revenue Bond Act, General Statutes of North Carolina, Section 159-80 *et seq.* (the “Act”), to issue, subject to the approval of the Local Government Commission of North Carolina (the “LGC”), at one time or from time to time, revenue bonds of the City for the purposes as specified in the Act;

WHEREAS, the City has determined to issue its Water and Sewer System Revenue Bond, Series 2025 (the “2025 Bond”) in an aggregate principal amount not to exceed \$12,000,000 to provide funds to (1) finance the costs of extensions, additions and capital improvements to, the acquisition, renewal or replacement of capital assets of, and purchasing and installing new equipment for the City’s Water and Sewer System, including the replacement and improvements to the Kannapolis Lake Dam Spillway (the “Projects”) and (2) pay the costs of issuing the 2025 Bond;

WHEREAS, the City will issue the 2025 Bond under the General Trust Indenture dated as of October 1, 2001 (the “General Indenture”) between the City and First Union National Bank of North Carolina, the successor to which is U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), and Series Indenture, Number 9 (the “Series Indenture”) between the City and the Trustee;

WHEREAS, the City has filed with the LGC an application for the approval and private sale without advertisement of the 2025 Bond in accordance with Section 159-85 of the General Statutes of North Carolina, as amended;

WHEREAS, the City and the LGC have arranged for the issuance of the 2025 Bond to Webster Bank, National Association (the “Lender”); and

WHEREAS, copies of the forms of the following documents relating to the transactions described above have been filed with the City:

- (1) the General Indenture; and
- (2) the Series Indenture.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The 2025 Bond is hereby authorized and will be issued pursuant to the Act to raise the money required, in addition to any funds which may be made available for such purpose from any other source, to (1) finance the Projects and (2) pay the costs of issuing the 2025 Bond. The use of the proceeds of the 2025 Bond, as described, is necessary to meet the

demands of the users of the City's water and sewer system and to assure that the water and sewer system remains in full compliance with all state and federal requirements for the provision of water and sewer services.

Section 2. The issuance of the 2025 Bonds by the City in the principal amount not to exceed \$12,000,000, in substantially the form and content set forth in the Series Indenture, subject to appropriate insertions and revisions in order to comply with the provisions of the General Indenture and the Series Indenture, be and the same hereby are in all respects approved and confirmed.

Section 3. The City requests that the 2025 Bond be sold at private sale without advertisement to the Lender at such price as the LGC determines to be in the best interest of the City. The City Council approves the sale of the 2025 Bond to the Lender on the terms set forth in the term sheet provided by the Lender and as set forth in the Series Indenture. The Authorized Officers (as defined below), or their respective designees, are hereby authorized, empowered and directed, individually and collectively, to do all such acts and things and to execute all such documents as may be necessary to consummate the issuance of the 2025 Bond.

Section 4. The City's issuance of the 2025 Bond, in substantially the form to be set forth in the Series Indenture, is hereby in all respects approved and confirmed, and the provisions of the General Indenture and the Series Indenture with respect to the 2025 Bond are hereby approved and confirmed and are incorporated herein by reference. The proceeds from the issuance of the 2025 Bond will be deposited in accordance with the Series Indenture.

The principal of, premium, if any, and interest on the 2025 Bond will not be payable from the general funds of the City, nor will the 2025 Bond constitute a legal or equitable pledge, charge, lien or encumbrance on any of the City's property or on any of its income, receipts or revenues except the funds which are pledged under the Series Indenture. Neither the credit nor the taxing power of the State of North Carolina (the "State") or the City is pledged for the payment of the principal of, premium, if any, or interest on the 2025 Bond, and no holder of the 2025 Bond has the right to compel the exercise of the taxing power by the State or the City or the forfeiture of any of its property in connection with any default thereon.

Section 5. The form and content of the Series Indenture, including the exhibits thereto, are hereby in all respects approved and confirmed, and the Mayor, the City Manager, the Deputy City Manager, the Assistant City Manager, the Finance Director, the Deputy Finance Director and the City Attorney (collectively, the "*Authorized Officers*"), and their respective designees, are hereby authorized, empowered and directed, individually and collectively, to execute and deliver the Series Indenture for and on behalf of the City, including necessary counterparts, in substantially the form and content presented to the City, but with such changes, modifications, additions or deletions therein as they may deem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of the City's approval of any and all such changes, modifications, additions or deletions therein. From and after the execution and delivery of the Series Indenture, the Authorized Officers, or their respective designees, are hereby authorized, empowered and directed, individually and collectively, to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the General Indenture and the Series Indenture as executed. The Trustee is hereby appointed as Registrar and Paying Agent under the Series Indenture.

Section 6. The City Manager, the Deputy City Manager, the Assistant City Manager, the Finance Director or the Deputy Finance Director is hereby authorized to execute a no-arbitrage certificate to comply with Section 148 of the Internal Revenue Code of 1986, as amended, and the applicable regulations promulgated thereunder.

Section 7. If any one or more of the agreements or provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining agreements and provisions and shall in no way affect the validity of any of the other agreements and provisions hereof or of the 2025 Bond authorized hereunder.

Section 8. No stipulation, obligation or agreement contained in the 2025 Bond, the General Indenture, the Series Indenture or any other instrument related to the issuance of the 2025 Bond is a stipulation, obligation or agreement of any officer, agent or employee of the City in his or her individual capacity, and no such officer, agent or employee is personally liable on the 2025 Bond or subject to personal liability or accountability by reason of the issuance thereof.

Section 9. The Authorized Officers, or their respective designees, are hereby authorized, empowered and directed, individually and collectively, to do any and all other acts and to execute any and all other documents which they, in their discretion, deem necessary and appropriate to consummate the transactions contemplated by the General Indenture or the Series Indenture and the on-going administration thereof; except that none of the above is hereby authorized or empowered to do anything or execute any document which is in contravention, in any way, of (a) the specific provisions of this Resolution, (b) the specific provisions of the General Indenture or the Series Indenture, (c) any agreement to which the City is bound, (d) any rule or regulation of the City or (e) any applicable law, statute, ordinance, rule or regulation of the United States of America or the State.

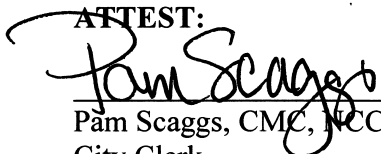
Section 10. All acts and doings of the Authorized Officers, or their respective designees, that are in conformity with the purposes and intent of this Resolution and in the furtherance of the issuance of the 2025 Bond and the execution, delivery and performance of the General Indenture and the Series Indenture are hereby in all respects approved and confirmed.

Section 11. All resolutions or parts thereof of the City Council in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 12. This Resolution shall take effect upon its adoption.

Adopted this 25th day of August 2025.

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk

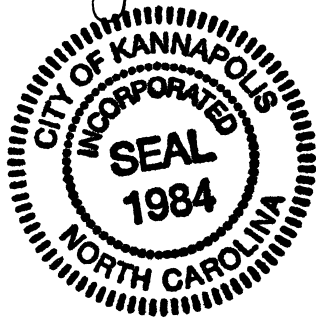

M. Darrell Hinnant, Mayor
City of Kannapolis

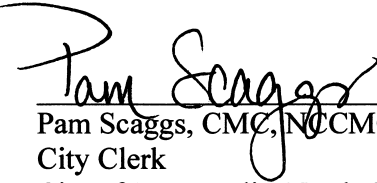
STATE OF NORTH CAROLINA)
)
CITY OF KANNAPOLIS) ss:

I, PAMELA S. SCAGGS, City Clerk of the City of Kannapolis, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of a resolution entitled “A RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$12,000,000 CITY OF KANNAPOLIS, NORTH CAROLINA WATER AND SEWER SYSTEM REVENUE BOND, SERIES 2025; AUTHORIZING THE APPROVAL, EXECUTION AND DELIVERY OF VARIOUS DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE BOND; PROVIDING FOR THE ISSUANCE OF THE BOND; AND PROVIDING FOR CERTAIN OTHER MATTERS IN CONNECTION WITH THE ISSUANCE AND DELIVERY OF THE BOND” adopted by the City Council of the City of Kannapolis, North Carolina, at a meeting held on the 25th day of August, 2025.

WITNESS my hand and the corporate seal of the City of Kannapolis, North Carolina, this the 25 day of August, 2025.

[Seal]





Pam Scaggs, CMC, NCCMC
City Clerk
City of Kannapolis, North Carolina



Kannapolis City Council

City Council Agenda Staff Report

August 25, 2025

To: Mayor and City Council
From: Kristin Jones, Budget and Strategy Director
Subject: **ORDINANCE** - Budget Amendment #26-03 appropriating donations received for National Night Out **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Motion to approve an Ordinance for Budget Amendment #26-03 appropriating donations received for National Night expenses.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The City received \$850 in donations from NOVA credit union to be used for National Night Out expenses. Purchases were made for supplies and this budget amendment will reimburse the P-card purchases.

Fiscal Implications

A budget amendment is required to account for both the donations (revenue) and the related program supplies (expenses).

Alternate Courses of Action

1. Table action for a future meeting.
2. Take no action.

Attachments

1. 2025-55 Ordinance Amending Budget 26-03 for National Night Out

**ORDINANCE AMENDING BUDGET FOR THE
CITY OF KANNAPOLIS, NORTH CAROLINA
FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026
Amendment # 26-03**

BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina meeting in open session this 25th day of August that the following amendment to the Budget Ordinance for the City of Kannapolis, North Carolina for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026, is hereby adopted:

Description: This budget amendment appropriates revenues received for National Night Out so supplies (expenses) can be purchased in the future and stay earmarked for the program.

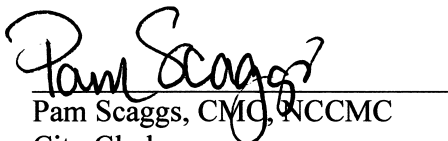
SECTION I – GENERAL FUND

Revenue:	Increase: Private Grants	\$850
	Revenue: 10000-34800	
Expenditure:	Increase: Private Grant: Expenses	\$850
	Expenditure: 11100-51315	

This ordinance is approved and adopted on this 25th day of August 2025.


M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk



Kannapolis City Council

City Council Agenda Staff Report

August 25, 2025

To: Mayor and City Council
From: Kristin Jones, Budget and Strategy Director
Subject: **ORDINANCE** - Budget amendment #26-04 appropriating grant funds received in the Fire Department **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Motion to approve an Ordinance for Budget Amendment #26-04 which appropriates grant funds received from Duke Energy.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

This budget amendment appropriates funding for a \$5,000 Duke Energy grant that the Fire Department received for their water rescue boat. They are going to use this funding to purchase a new motor for the boat to be used in emergency situations.

Fiscal Implications

A budget amendment is needed to appropriate the grant revenue and expense.

Alternate Courses of Action

1. Table action for a future meeting.
2. Take no action.

Attachments

1. 2025-56 Ordinance Amending Budget 26-04 for Duke Energy Grant for Fire Department

**ORDINANCE AMENDING BUDGET FOR THE
CITY OF KANNAPOLIS, NORTH CAROLINA
FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026
Amendment # 26-04**

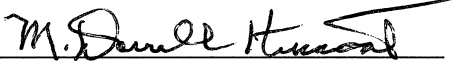
BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina meeting in open session this 25th day of August that the following amendment to the Budget Ordinance for the City of Kannapolis, North Carolina for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026, is hereby adopted:

Description: This budget amendment appropriates funding for a \$5,000 Duke Energy grant that the Fire Department received for their water rescue boat. They are going to use this funding to purchase a new motor for the boat to be used in emergency situations.

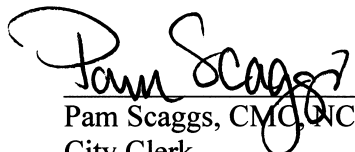
SECTION I – GENERAL FUND

Revenue:	Increase: Private Grants	\$5,000
	Revenue: 10000-34800	
Expenditure:	Increase: Fire: Emergency Services	\$5,000
	Expenditure: 12540-59500	

This ordinance is approved and adopted on this 25th day of August 2025.


M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk



Kannapolis City Council

City Council Agenda Staff Report

August 25, 2025

To: Mayor and City Council

From: Kristin Jones, Budget and Strategy Director, Brian Roberts, Finance Director

Subject: **ORDINANCE** - Budget Amendment #26-05 re-appropriating cash reserves and other funding sources to funds on-going projects from FY25 to FY26. **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Motion to approve an Ordinance amending the budget #26-05 for on-going projects from FY 25 to FY 26.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The following projects and items were started in FY 2025 but were unable to be completed due to vendor delays and other issues. Therefore, the funding needs to be carried forward from last fiscal year (FY 25) to this fiscal year (FY 26).

The projects are grouped by department below:

General Fund:

Non-Departmental:

- \$600,000 for Block 10 dog park funding
- \$2,068 lobby furniture during renovation for Parks
- \$19,631 for laureate center speakers
- \$30,000 in closing costs related to land sale
- \$64,179 city hall renovations
- \$1,140,816 for I-85 Monuments (offset by \$360,422 Concord Portion for the project)
- \$50,000 logistics building

City Council:

- \$46,300 recording of City Council meetings

Communications:

- \$13,403 for an advertising contract at Gem and Swanee
- \$27,000 for digital sign installation and supplies

Human Resources:

- \$14,000 for GASB reporting
- \$10,799 for compliance and risk consulting
- \$9,295 for pre-hire police testing
- \$2,510 for HR employment law
- \$5,456 for consulting services
- \$2,846 for Kannapolis design and print advertising
- \$2,469 for employee academy program invoice
- \$3,622 for employee anniversary gifts

Information Technology:

- \$122,671 for ongoing annual maintenance efforts
- \$68,635 for software upgrades in small tools and equipment
- \$7,039 for invoice related to speakers at City Council meetings

Facilitates Maintenance:

- 60,824 outstanding items related to Fire Station #4 renovations

Stadium:

- \$207,090 in capital expenditures related to the Stadium (per agreement)

Police Department: Admin

- \$13,125 in police public safety supplies body armor

Police Department: Support Services

- \$14,775 in police public safety supplies tactical training

Police Department: Field Operations

- \$143,654 for axon body cameras and in-car camera lease
- \$47,281 in uniform costs
- \$214,608 in upfits for police cruisers

Police Department: Shop with a Cop

- \$181,006 for shop with a cop expenses (donations received less expenses for the year)

Police Department: Asset Forfeiture

- \$79,941 in public safety supplies for Federal asset forfeiture
- 62,075 in public safety supplies for state asset forfeiture

Fire Department: Technical Services

- \$7,650 for a brand video used for recruitment

Fire Department: Emergency Services

- \$967,186 for a pump truck (third year rolling this PO due to long lead times)

Engineering:

- \$1,021,900 in engineering services related to brownfield grant and soil assessment (offset by brownfield grant)
- \$152,525 in engineering services related to safe streets grant (offset by grant award)

Streetlights:

- \$53,900 in downtown streetlights

Powell Bill:

- \$97,750 in contracted services related to Powell Bill
- \$2,187,473 in Powell Bill resurfacing contract (offset by Powell Bill funding each year)

Streets Department:

- \$180,000 for Opal Street Improvements
- \$252,199 in vehicles and equipment that haven't come in yet
- \$158,000 for MLK bridge enhancements
- \$91,260 for Rogers Lake Road bridge improvements

Parks:

- \$31,855 for contract ground maintenance
- \$52,981 repair and maintenance misc parks
- \$55,115 for IBC Greenway Phase 2
- \$90,800 for contracted services
- \$252,463 for Gem Theatre improvements
- \$106,945 for improvements at Safrid Park
- \$13,710 for repair and maintenance for grounds
- \$200,032 for capital improvements at Village Park

- \$18,957 for sound improvements at the Swane
- \$77,050 for cultural arts programming
- \$5,250 youth athletic program supplies offset by grant
- \$60,000 for repair and maintenance at the GEM
- \$3,000 for light installs for BCPK
- \$3,000 for concession supplies at the Swanee
- \$3,200 for repair and maintenance at the Swanee
- \$20,000 for prepaid accounts at the Swanee
- \$7,468 for improvements at Dixie Youth Field
- \$19,231 for BCP Lockable outdoor storage unit for equipment
- \$112,500 for managee day to day at Swanee
- \$2,700 for small tools and equipment for ground maintenance
- \$1,880 for small tools and equipment for Village Park
- \$6,690 parade programming supplies
- \$288,254 for summer concert series prepaid

Water and Sewer Fund:

Distribution:

- \$373,677 in contracted services for ongoing repairs
- \$29,429 in materials
- \$29,447 in repair and maintenance lift station
- \$151,693 in capital machinery and equipment
- \$1,092 for mailers
- \$1,000,000 for State Revolving Fund Loan lead service line

Water Treatment Plant:

- \$10,800 for feasibility study
- \$69,168 for contracted services for on-going work
- \$21,900 for repair and maintenance at lift stations
- \$34,791 for repair and maintenance of equipment

WSACC:

- \$279,798 for variable rate final FY 25 payment
- \$218,487 for treatment rate final FY 25 payment
- \$28,987 for interceptor fixed rate final FY 25 payment

Debt Service:

- \$9,500 for revenue bond proposal

Stormwater Fund:

- \$188,325 for capital that didn't arrive in time

Environmental Fund:

- 19,525 for vehicle maintenance efforts

Insurance and Risk Fund:

- \$105,064 in contracted services
- \$69,967 in clinic costs related to the upfit
- \$7,904 in workers compensation claims

Fiscal Implications

This budget amendment appropriates fund balance in order to fund the following projects, purchase orders and/or contracts that took place in FY 25 but were unable to be complete due to vendor delays, supply chain issues, late start in the fiscal year, etc. The funding for these projects and expenditures rolled into Fund Balance at the end of the year. Therefore, an appropriation of fund balance must take place for the funding to be re-appropriated (carried forward) from FY 25 to FY 26. This budget amendment also accounts for grant revenue if the project has outside grant funding.

An appropriation of fund balance is needed across 5 funds (General, Water and Sewer, Stormwater, Environmental and Insurance and Risk)

Alternate Courses of Action

1. Table action to a future meeting
2. Take no action

Attachments

1. Reappropriation Summary
2. 2025-57 Ordinance Amending Budget 26-05 Reappropriation

Department	Project	Balance	GL Account	REVENUES				
				FUND BALANCE	GRANT	CONTRIBUTION		
Non-Departmental	Block 10 developer contribution	600,000.00	10000-43406-BLK10	600,000				
Non-Departmental	Laurette Center Speakers	19,631.00	10000-51750-CHALL	19,631				
Non Departmental	Lobby furniture for Parks	2,068.00	10000-51750-CHALL	2,068				
Non-Departmental	Budget Rollover for FY 2026 Closing costs for scooters	30,000.00	10000-43550	30,000				
Non-Departmental	City Hall renovation project	64,179.00	10000-59400-CHALL	64,179				
NON-DEPARTMENTAL	Budget rollover I85 monument	1,140,816.00	10000-59400-I85	780,394			360,422	10000-35450
Non-Departmental	Budget Rollover for FY 2026 for Logistics building	50,000.00	10000-59500-FDLOG	50,000	-			
City Council	2025 City Council Recording	46,300.00	11000-51300	46300				
Communications	12 month advertising contract for Gem & Swanee	13,403.00	11120-43425	13403				
Communications	Budget Rollover for FY206 - Digital sign project	27,000.00	11120-59500	27000				
Human Resources	GASB reports	14,000.00	11200-48000					
Human Resources	Risk consulting	10,799.00	11200-48000					
Human Resources	HR Employment Law	2,510.00	11200-48000					
Human Resources	HR Consulting Services	5,456.00	11200-48000	32,765				
Human Resources	Pre-hire police testing	9,295.00	11200-43710	9,295				
Human Resources	Kannapolis Design & Print Advertising	2,846.00	11200-43200	2,846				
Human Resources	Christina Shaul Academy Programs	2,469.00	11200-51421	2,469				
Human Resources	Employee Initiatives	3,622.00	11200-51425	3,622				
Information Tech	North star City Works SOAP API Integration	10,112.00	11500-48530					
Information Tech	North star Hosted Silver Blaze Implementation	12,684.00	11500-48530					
Information Tech	DMV Interface (ECSR)	5,655.00	11500-48530					
Information Tech	Email Phishing and Security Awareness	15,000.00	11500-48530					
Information Tech	NorthStar GL Archive	19,000.00	11500-48530					
Information Tech	Door and Badge Access for FS #2,3 and 5	25,000.00	11500-48530					
Information Tech	Wireless Access Point Installs	6,420.00	11500-48530					
Information Tech	Cloud Flare Intune Migration	28,800.00	11500-48530	122,671				
Information Tech	City works for Parks	12,935.00	11500-46200					
Information Tech	Ramaker CIMS Parks Cemetery Software	15,700.00	11500-46200					

Information Tech	Upgrade City works to integrate via Woolpert	40,000.00	11500-46200	68,635				
Information Tech	CTI Sound for Council Meetings	7,039.00	11500-48000	7,039				
Stadium	Budget Rollover for FY 2026 for Stadium Improvements	207,090.00	15200-59400	207,090				
General Services	Budget Rollover for FY206 for Fire Station 4	60,824.00	11600-59500-FS4	60,824				
Police-Admin	Body Armor	13,125.00	12010-46400	13,125				
Police -Field Ops	NORSE Tactical training	14,775.00	12030-46400	14,775				
Police-Support	Body worn cameras	143,654.00	12035-46500	143,654				
Police -Field Ops	SQ-413960 Carriers for Murray and Coleman	3,616.00	12035-47100					
Police -Field Ops	Honor Guard Uniforms	17,728.00	12035-47100					
Police -Field Ops	Uniform for new Graduates Ratliff, Gonzalez, Vala	11,758.00	12035-47100					
Police -Field Ops	Carriers for Graduated BLET Student	14,179.00	12035-47100	47,281				
Police -Field Ops	Encumber upfits for KPD Vehicles	214,608.00	12035-59500	214,608				
Police - Shop with a Cop	Shop with a Cop	181,006.00	12050-46630	181,006				
Police- Federal Asset Forfeiture	Federal Asset Forfeiture	79,941.00	12065-46400-FEDER	79,941				
Police- State Asset Forfeiture	State Asset Forfeiture	62,075.00	12065-46400-STATE	62,075				
Fire- Technical	Brand video	7,650.00	12545-46400	7,650				
Fire-Emergency	2025 Seagrave Model Pumper Truck	967,186.00	12540-59500	967,186				
Engineering	Environmental Consulting - Brownfield	36,500.00	13000-48300		36500	13000-33000		
Engineering	EPA Brownfield Grant Rollover	963,500.00	13000-48300		963500	13000-33000		
Engineering	Soil and Groundwater Assessment	21,900.00	13000-48300	21,900				
Engineering	General Engineering contract	152,525.00	13000-48800	30,505	122020	10000-33000		
Engineering	Budget Rollover for FY 2026 for new lights	53,900.00	13100-48650	53,900				
Powell Bill	Sidewalk assessment per quote	75,250.00	13400-48000					
Powell Bill	Capital Predictor Lifecycle Modeling services	16,500.00	13400-48000					
Powell Bill	3 traffic signal maintenance	6,000.00	13400-48000	97,750				
Powell Bill	Asphalt treatment to 23 City Streets	256,000.00	13400-48850					
Powell Bill	2025 Resurfacing contract	1,931,473.00	13400-48850	2,187,473				
Street Maintenance	Opal Street	180,000.00	13500-48000	180,000				
Street Maintenance	Freightliner 108SD Plus	122,174.00	13500-59500					
Street Maintenance	Bed and snow equipment per attached quote	120,210.00	13500-59500					
Street Maintenance	Budget Rollover for FY 2026 tags/taxes/fees for outstanding vehicles	9,815.00	13500-59500	252,199				
Street Maintenance	MLK Bridge Enhancements	158,000.00	13500-48000-MLK	158,000				
Street Maintenance	Rodgers Lake Road Bridge Improvements	91,260.00	13500-48000-ROGER	91,260				

Parks and Rec	Plant and tree care for Parks	24,855.00	15010-48220					
Parks and Rec	Rollover for tree work on West Avenue	7,000.00	15010-48220	31,855				
Parks and Rec	Tables, trash and recycle cans for West Avenue	27,135.00	15010-44300					
Parks and Rec	Rekeying of Parks	17,506.00	15010-44300					
Parks and Rec	Fence install at Swanee Theatre	6,750.00	15010-44300					
Parks and Rec	Tennis court repair	1,500.00	15010-44300	52,891				
Parks and Rec	Irish Buffalo Creek GW PH 2	9,685.00	15010-48000-IBC					
Parks and Rec	IBCG Pedestrian Bridge Design Services	45,430.00	15010-48000-IBC	55,115				
Parks and Rec	Cemetery database	7,800.00	15010-48000					
Parks and Rec	Gem Design Work/VP parking lot spaces/BCP building Site work/Amphitheater electrical work	72,000.00	15010-48000					
Parks and Rec	Prof Services for Pickleball Courts at BCP	11,000.00	15010-48000	90,800				
Parks and Rec	Phase 1 - renovations for Gem	14,200.00	15010-59400-GEM					
Parks and Rec	Fire Alarm System at GEM Theatre.	55,000.00	15010-59400-GEM					
Parks and Rec	GEM Capital Improvements - upfits and repairs on 2nd floor, basement and event space	183,263.00	15010-59400-GEM	252,463				
Parks and Rec	Tables and litter receptacle for parks	10,384.00	15010-59400-SAFPK					
Parks and Rec	Safrit Park Parking Lot Improvements	71,561.00	15010-59400-SAFPK					
Parks and Rec	Safrit Park Capital Imp - asphalt trail repairs and fascia replacement	25,000.00	15010-59400-SAFPK	106,945				
Parks and Rec	Refurbishment of ten West Avenue fountain lights	5,710.00	15010-44300-GROUN					
Parks and Rec	Budget rollover for Oak Tree removal at Veteran's	8,000.00	15010-44300-GROUN	13,710				
Parks and Rec	Tables and litter receptacle for parks	11,008.00	15010-59400-VILPK					
Parks and Rec	Budget rollover for concrete work in park.	18,000.00	15010-59400-VILPK					
Parks and Rec	VP Capital Imp - Parking lot returf, carousel floor returf, back patio concrete replace, top dressing amphitheater lawn	171,024.00	15010-59400-VILPK	200,032				
Parks and Rec	Light board & lighting for Swanee	4,100.00	15010-48845-SWANE					
Parks and Rec	Light board for Swanee	14,857.00	15010-48845-SWANE	18,957				
Parks and Rec	PO for FY 26 arts programs that are in the pre-paid account	71,500.00	15060-46630-ARTS					
Parks and Rec	Porta johns for Summer Event Series	5,550.00	15060-46630-ARTS	77,050				
Parks and Rec	Budget rollover for grant received in early June for athletic equipment	5,250.00	15060-46635		5250	15060-34000		
Parks and Rec	Budget rollover for GEM Theatre second floor remodel	60,000.00	15010-44300-GEM	60,000				
Parks and Rec	budget rollover for light installs for truck.	3,000.00	15010-44200-BCPK	3,000				
Parks and Rec	Encumbering funds for Swanee Merch to be sold	3,000.00	15010-46620-SWANE	3,000				
Parks and Rec	complete work on liquor door at the Swanee.	3,200.00	15010-44300-SWANE	3,200				
Parks and Rec	Budget Rollover for FY206 for pre paid accounts	20,000.00	15010-48455-SWANE	20,000				
Parks and Rec	Budget Rollover for FY206 Name change signage	7,468.00	15010-59400-DIXIE	7,468				
Parks and Rec	BCP Lockable outdoor storage unit for equipment	19,231.00	15010-59400-BCPK	19,231				
Parks and Rec	Managee Swanee day to day operations	112,500.00	15010-48300-SWANE	112,500				
Parks and Rec	Tablets and license for City Works	2,700.00	15010-46200-GROUN	2,700				
Parks and Rec	Tablets and license for City Works	1,880.00	15010-46200-VILPK	1,880				
Parks and Rec	Projector for parks - waiting on vendor info	6,690.00	15060-46630-PARAD	6,690				

Parks and Rec	Budget Rollover for FY206 for Park Summer Concert Series	288,254.00	15060-51441-MOVIE	288,254				
Water- Distribution	Royal Oaks Elementary School Sewer Rehabilitation	35,328.00	36100-48000					
Water- Distribution	Prime Beverage Flow Monitoring	4,682.00	36100-48000					
Water- Distribution	Royal Oaks Elementary School Sanitary Sewer Rehab	296,826.00	36100-48000					
Water- Distribution	Second Outfall Mowing	19,800.00	36100-48000					
Water- Distribution	Willdan Financial Services	17,040.00	36100-48000	373,676.00				
Water- Distribution	Stone Materials	19,519.00	36100-46850					
Water- Distribution	Pipe and other materials	5,669.00	36100-46850					
Water- Distribution	Registers, Hanger, RDM Kit	4,241.00	36100-46850	29,429.00				
Water- Distribution	Kannapolis Arc Flash Studies	5,075.00	36100-44600					
Water- Distribution	18th Street Supplies	7,156.00	36100-44600					
Water- Distribution	Charlie Walker Rd. Pump Station	12,316.00	36100-44600					
Water- Distribution	Old Ballpark gate	4,900.00	36100-44600	29,447.00				
Water- Distribution	John Deere Tractor	77,624.00	36100-59500					
Water- Distribution	Tow master trailer for outfall tractor	52,019.00	36100-59500					
Water- Distribution	Upfits for tractor/mower/trailer - title/taxes/tag - GPS trackers/accessories	22,050.00	36100-59500	151,693.00				
Water- Distribution	Mailers	1,092.00	36100-43100	1,092.00				
Water- Distribution	Lead Service Line Project	1,000,000.00	36100-48300-SRFLS	-			1,000,000	30000-39000-SRFLS
Water Treatment Plant	Kannapolis and Landis WWTP Feasibility	10,800.00	36200-48300	10,800.00				
Water Treatment Plant	Pump Station Survey and Design	43,143.00	36200-48000					
Water Treatment Plant	Afton Run Watermain Survey and Design	4,000.00	36200-48000					
Water Treatment Plant	BRIC Funding Application	19,200.00	36200-48000					
Water Treatment Plant	Asbestos Air Monitoring	1,600.00	36200-48000					
Water Treatment Plant	Lead & Copper Rule Compliance Asst. (task I & II)	1,225.00	36200-48000	69,168.00				
Water Treatment Plant	Siemens Flow Meter	20,150.00	36200-44600					
Water Treatment Plant	Generator Maintenance for Kannapolis Crossing BPS	1,750.00	36200-44600	21,900.00				
Water Treatment Plant	HSP 2 pump rebuild	34,791.00	36200-44400	34,791.00				
WSACC	WSACC Fees- Variable Rate	279,798.00	36400-49020	279,798.00				
WSACC	WSACC Fees- Treatment Rate	218,487.00	36400-49030	218,487.00				
WSACC	WSACC Fees- Interceptor Fixed Rate	28,987.00	36400-49050	28,987.00				
Debt Service	US Bank National Association	9,500.00	38000-58300	9,500.00				
Stormwater	1 Chassis for new dump truck	122,174.00	40000-59500					
Stormwater	Truck bed and plow	61,151.00	40000-59500					
Stormwater	Budget Rollover for FY206 for dump truck fees/taxes/tag	5,000.00	40000-59500	188,325.00				
Environmental	Seasonal repair E4	7,514.00	50000-44200					
Environmental	Seasonal repair E5 leaf vac	8,110.00	50000-44200					

Environmental	Seasonal repair maintenance	3,901.00	50000-44200	19,525.00				
Health Insurance	ACA Reporting Module	2,758.00	90000-48000					
Health Insurance	Clinic Contract Services	2,280.00	90000-48000					
Health Insurance	Cavanaugh Macdonald Consulting, LLC	7,165.00	90000-48000					
Health Insurance	Clinic start-up costs	17,821.00	90000-48000					
Health Insurance	Health Clinic upfit	75,040.00	90000-48000	105,064.00				
Health Insurance	Atrium Clinic Start Up Costs	61,476.00	90000-51446					
Health Insurance	Clinic start-up costs	8,491.00	90000-51446	69,967.00				
Health Insurance	Workers comp insurance claims	7,904.00	90100-51641	7,904.00				

	expenses	revenues				
General Fund Total	9,869,952.00	9,869,952.00	8,382,260	1,127,270	360,422	9,869,952
Water And Sewer Fund Total	2,258,768.00	2,258,768.00	1,258,768		1,000,000	2,258,768
Stormwater Fund Total	188,325.00	188,325.00	188,325			
Environmental Fund Total	19,525.00	19,525.00	19,525			
Health Insurance Fund Total	182,935.00	182,935.00	182,935			
Total proposed reappropriation BA	12,519,505.00	12,519,505.00				
difference	\$	-				

**ORDINANCE AMENDING BUDGET FOR THE
CITY OF KANNAPOLIS, NORTH CAROLINA
FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026
Amendment # 26-05**

BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina meeting in open session this 25th day of August 2025, that the following amendment to the Budget Ordinance for the City of Kannapolis, North Carolina for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026, is hereby adopted:

Description: This budget amendment appropriates fund balance to fund the following projects, purchase orders and/or contracts that took place on FY 25 but were unable to be completed. Therefore, an appropriation of fund balance must take place for the funding to be re-appropriated (carry forward) from FY 25 to FY 26.

The following list is the projects:

General Fund:

Non-Departmental:

- \$600,000 for Block 10 dog park funding
- \$2,068 lobby furniture during renovation for Parks
- \$19,631 for laureate center speakers
- \$30,000 in closing costs related to land sale
- \$64,179 city hall renovations
- \$1,140,816 for I-85 Monuments (offset by \$364,040 Concord Portion for the project)
- \$50,000 logistics building

City Council:

- \$46,300 recording of City Council meetings

Communications:

- \$13,403 for advertising contract at Gem and Swanee
- \$27,000 for digital sign installation and supplies

Human Resources:

- \$14,000 for GASB reporting
- \$10,799 for compliance and risk consulting
- \$9,295 for pre-hire police testing
- \$2,510 for HR employment law
- \$5,456 for consulting services
- \$2,846 for Kannapolis design and print advertising
- \$2,469 for employee academy program invoice
- \$3,622 for employee anniversary gifts

Information Technology:

- \$122,671 for ongoing annual maintenance efforts
- \$68,635 for software upgrades in small tools and equipment
- \$7,039 for invoice related to speakers at City Council meetings

Facilitates Maintenance:

- \$60,824 for outstanding items related to Fire Station #4 renovations

Stadium:

- \$207,090 in capital expenditures related to the Stadium (per agreement)

Police Department: Admin

- \$13,125 in police public safety supplies body armor

Police Department: Support Services

- \$14,775 in police public safety supplies tactical training

Police Department: Field Operations

- \$143,654 for axon body cameras and in-car camera lease
- \$47,281 in uniform costs
- \$214,608 in upfits for police cruisers

Police Department: Shop with a Cop

- \$181,006 for shop with a cop expenses (donations received less expenses for the year)

Police Department: Asset Forfeiture

- \$79,941 in public safety supplies for Federal asset forfeiture
- \$62,075 in public safety supplies for state asset forfeiture

Fire Department: Technical Services

- \$7,650 for a brand video used for recruitment

Fire Department: Emergency Services

- \$967,186 for a pump truck (third year rolling this PO due to long lead times)

Engineering:

- \$1,021,900 in engineering services related to brownfield grant and soil assessment (offset by brownfield grant)
- \$152,525 in engineering services related to safe streets grant (offset by grant award)

Streetlights:

- \$53,900 in downtown streetlights

Powell Bill:

- \$97,750 in contracted services related to Powell Bill
- \$2,187,473 in Powell Bill resurfacing contract (offset by Powell Bill funding each year)

Streets Department:

- \$180,000 for Opal Street Improvements
- \$252,199 in vehicles and equipment that haven't come in yet
- \$158,000 for MLK bridge enhancements
- \$91,260 for Rogers Lake Road bridge improvements

Parks:

- \$31,855 for contract ground maintenance
- \$52,981 repair and maintenance misc parks
- \$55,115 for IBC Greenway Phase 2
- \$90,800 for contracted services
- \$252,463 for Gem Theatre improvements
- \$106,945 for improvements at Safrid Park
- \$13,710 for repair and maintenance for grounds
- \$200,032 for capital improvements at Village Park
- \$18,957 for sound improvements at the Swane
- \$77,050 for cultural arts programming
- \$5,250 youth athletic program supplies offset by grant
- \$60,000 for repair and maintenance at the GEM
- \$3,000 for light installs for BCPK
- \$3,000 for concession supplies at the Swanee
- \$3,200 for repair and maintenance at the Swanee
- \$20,000 for prepaid accounts at the Swanee
- \$7,468 for improvements at Dixie Youth Field
- \$19,231 for BCP Lockable outdoor storage unit for equipment
- \$112,500 for managee day to day at Swanee
- \$2,700 for small tools and equipment for ground maintenance
- \$1,880 for small tools and equipment for Village Park
- \$6,690 parade programming supplies
- \$288,254 for summer concert series prepaid

Water and Sewer Fund:**Distribution:**

- \$373,677 in contracted services for ongoing repairs
- \$29,429 in materials
- \$29,447 in repair and maintenance lift station
- \$151,693 in capital machinery and equipment
- \$1,092 for mailers

- \$1,000,000 for State Revolving Fund Loan lead service line

Water Treatment Plant:

- \$10,800 for feasibility study
- \$69,168 for contracted services for on-going work
- \$21,900 for repair and maintenance at lift stations
- \$34,791 for repair and maintenance of equipment

WSACC

- \$279,798 for variable rate final FY 25 payment
- \$218,487 for treatment rate final FY 25 payment
- \$28,987 for interceptor fixed rate final FY 25 payment

Debt Service

- \$9,500 for revenue bond proposal

Stormwater Fund:

- \$188,325 for capital that didn't arrive in time

Environmental Fund:

- \$19,525 for vehicle maintenance efforts

Insurance and Risk Fund:

- \$105,064 in contracted services
- \$69,967 in clinic costs related to the upfit
- \$7,904 in workers compensation claims

SECTION I – GENERAL FUND

Revenue:	Increase: Fund Balance Appropriation Revenue: 19900-39900	\$8,382,260
Revenue:	Increase: Concord Contributions Revenue: 10000-35450	\$360,422
Revenue:	Increase: Engineering: Federal Grants Revenue: 13000-33000	\$1,000,000
Revenue:	Increase: Non-Departmental: Federal Grants Revenue: 10000-33000	\$122,020
Revenue:	Increase: Parks Programming: State Grants Revenue: 15060-34000	\$5,250

Expenditure:	Increase: Non-Departmental: Developer Contribution Expenditure: 10000-43406-BLK10	\$600,000
Expenditure:	Increase: Non-Departmental: Non-Dep Capital Expenditure: 10000-51750-CHALL	\$21,699
Expenditure:	Increase: Non-Departmental: Closing Costs Expenditure: 10000-43550	\$30,000
Expenditure:	Increase: Non-Departmental: Capital Improvements Expenditure: 10000-59400-CHALL	\$64,179
Expenditure:	Increase: Non-Departmental: Capital Machinery Expenditure: 10000-59500-FDLOG	\$50,000
Expenditure:	Increase: Non-Departmental: Capital Improvements Expenditure: 10000-59400-I85	\$1,140,816
Expenditure:	Increase: City Council: Special Expenses Expenditure: 11000-51300	\$46,300
Expenditure:	Increase: Communications: Marketing Expenditure: 11120-43425	\$13,403
Expenditure:	Increase: Communications: Capital Expenditure: 11120-59500	\$27,000
Expenditure:	Increase: Human Resources: Contracted Services Expenditure: 11200-48000	\$32,765
Expenditure:	Increase: Human Resources: Medical Expense Expenditure: 11200-43710	\$9,295
Expenditure:	Increase: Human Resources: Advertising Expenditure: 11200-43200	\$2,846
Expenditure:	Increase: Human Resources: Academy Programs Expenditure: 11200-51421	\$2,469
Expenditure:	Increase: Human Resources: Employee Initiatives Expenditure: 11200-51425	\$3,622
Expenditure:	Increase: IT: Annual Maintenance Expenditure: 11500-48530	\$122,671
Expenditure:	Increase: IT: Small Tools	\$68,635

	Expenditure: 11500-46200	
Expenditure:	Increase: IT: Contracted Services Expenditure: 11500-48000	\$7,039
Expenditure:	Increase: Facilities Maintenance: Expenditure: 11600-59500-FS4	\$60,824
Expenditure:	Increase: Stadium: Cap X expenditures Expenditure: 15200-59400	\$207,090
Expenditure:	Increase: Police Admin: PSS Expenditure: 12010-46400	\$13,125
Expenditure:	Increase: Police Support: PSS Expenditure: 12030-46400	\$14,775
Expenditure:	Increase: Police Field Ops: Axon Lease Expenditure: 12035-46500	\$143,654
Expenditure:	Increase: Police Field Ops: Uniforms Expenditure: 12035-47100	\$47,281
Expenditure:	Increase: Police Field Ops: Capital Expenditure: 12035-59500	\$214,608
Expenditure:	Increase: Police Grant: Shop with a Cop Expenditure: 12050-46630	\$181,006
Expenditure:	Increase: Police: Federal Asset Forfeiture Expenditure: 12065-46400-FEDER	\$79,941
Expenditure:	Increase: Police: State Asset Forfeiture Expenditure: 12065-46400-STATE	\$62,075
Expenditure:	Increase: Fire: Technical Services: PSS Expenditure: 12545-46400	\$7,650
Expenditure:	Increase: Fire: Emergency Services: Capital Expenditure: 12540-59500	\$967,186
Expenditure:	Increase: Engineering: Consultants Expenditure: 13000-48300	\$1,021,900
Expenditure:	Increase: Engineering: Eng Services Expenditure: 13000-48800	\$152,525

Expenditure:	Increase: Street Lights: Contract Expenditure: 13100-48650	\$53,900
Expenditure:	Increase: Powell Bill: Contracted Services Expenditure: 13400-48000	\$97,750
Expenditure:	Increase: Powell Bill: Resurfacing Expenditure: 13400-48850	\$2,187,473
Expenditure:	Increase: Streets: Contracted Services Expenditure: 13500-48000	\$180,000
Expenditure:	Increase: Streets: Capital Expenditure: 13500-59500	\$252,199
Expenditure:	Increase: Streets: Contracted Services -MLK Expenditure: 13500-48000-MLK	\$158,000
Expenditure:	Increase: Streets: Contracted Services -ROGER Expenditure: 13500-48000-ROGER	\$91,260
Expenditure:	Increase: Parks and Recreation: Contract Maint Expenditure: 15010-48220	\$31,855
Expenditure:	Increase: Parks and Recreation: Repair and M Expenditure: 15010-44300	\$52,891
Expenditure:	Increase: Parks and Recreation: Contracted Services Expenditure: 15010-48000-IBC	\$55,115
Expenditure:	Increase: Parks and Recreation: Contracted Services Expenditure: 15010-48000	\$90,800
Expenditure:	Increase: Parks: Capital Improvements: GEM Expenditure: 15010-59400-GEM	\$252,463
Expenditure:	Increase: Parks: Capital Improvements: Safrit Expenditure: 15010-59400-SAFPK	\$106,945
Expenditure:	Increase: Parks: Small Tools- Grounds Expenditure: 15010-44300-GROUNDS	\$13,710
Expenditure:	Increase: Parks: Capital Improvements: Village Expenditure: 15010-59400-VILPK	\$200,032

Expenditure:	Increase: Parks: Sound Tech: Swanee Expenditure: 15010-48845-SWANE	\$18,957
Expenditure:	Increase: Parks: Repair and Maint. GEM Expenditure: 15010-44300-GEM	\$60,000
Expenditure:	Increase: Parks: Repair and Maint. BCPK Expenditure: 15010-44200-BCPK	\$3,000
Expenditure:	Increase: Parks: Concession Supplies-Swanee Expenditure: 15010-46620-SWANE	\$3,000
Expenditure:	Increase: Parks: Repair and Maintenance-Swanee Expenditure: 15010-44300-SWANE	\$3,200
Expenditure:	Increase: Parks: Convenience Expense Expenditure: 15010-48455-SWANE	\$20,000
Expenditure:	Increase: Parks: Capital Improvements: Dixie Expenditure: 15010-59400-Dixie	\$7,468
Expenditure:	Increase: Parks: Capital Improvements: BCPK Expenditure: 15010-59400-BCPK	\$19,231
Expenditure:	Increase: Parks: Consultants: Swanee Expenditure: 15010-48300-SWANE	\$112,500
Expenditure:	Increase: Parks: Small Tools: Grounds Expenditure: 15010-46200-GROUND	\$2,700
Expenditure:	Increase: Parks: Small Tools: Village Expenditure: 15010-46200-VILPK	\$1,880
Expenditure:	Increase: Arts Programming Expenditure: 15060-46630-ARTS	\$77,050
Expenditure:	Increase: Programming Supplies Expenditure: 15060-46635	\$5,250
Expenditure:	Increase: Programming Supplies Expenditure: 15060-46630-PARADE	\$6,690
Expenditure:	Increase: Summer Concert Series Expenditure: 15060-51441-MOVIE	\$288,254

SECTION II- Water and Sewer Fund

Revenue:	Increase: Fund Balance Appropriation Revenue: 39900-39900	\$1,258,768
Revenue:	Increase: Proceeds from Loan Revenue: 30000-39000-SRFLS	\$1,000,000
Expenditure:	Increase: Distribution: Contracted Services Expenditure: 36100-48000	\$373,676
Expenditure:	Increase: Distribution: Materials Expenditure: 36100-46850	\$29,429
Expenditure:	Increase: Distribution: Lift Station Expenditure: 36100-44600	\$29,447
Expenditure:	Increase: Distribution: Capital Expenditure: 36100-59500	\$151,693
Expenditure:	Increase: Distribution: Office Supplies Expenditure: 36100-43100	\$1,092
Expenditure:	Increase: Distribution: Consultants: SRFLS Expenditure: 36100-48300-SRFLS	\$1,000,000
Expenditure:	Increase: WTP: Consultants Expenditure: 36200-48300	\$10,800
Expenditure:	Increase: WTP: Contracted Services Expenditure: 36200-48000	\$69,168
Expenditure:	Increase: WTP: Repair and Maint Lift Station Expenditure: 36200-46400	\$21,900
Expenditure:	Increase: WTP: RM Equipment Expenditure: 36200-44400	\$34,791
Expenditure:	Increase: WSACC: Variable Rate Expenditure: 36400-49020	\$279,798
Expenditure:	Increase: WSACC: Treatment Rate Expenditure: 36400-49030	\$218,487

Expenditure:	Increase: WSACC: Interceptor Fixed Expenditure: 36400-49050	\$28,987
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Expenditure:	Increase: Debt: Debt Issuance Costs Expenditure: 38000-58300	\$9,500
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SECTION III- Stormwater Fund

Revenue:	Increase: Fund Balance Appropriation Revenue: 49900-39900	\$188,325
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Expenditure:	Increase: Stormwater: Capital Expenditure: 40000-59500	\$188,325
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SECTION IV- Environmental Fund

Revenue:	Increase: Fund Balance Appropriation Revenue: 59900-39900	\$19,525
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Expenditure:	Increase: Environmental: RM Vehicles Expenditure: 50000-44200	\$ 19,525
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SECTION VI- Insurance and Risk Fund

Revenue:	Increase: Fund Balance Appropriated Revenue: 90000-39900	\$182,935
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Expenditure:	Increase: Insurance and Risk: Contracted Servies Expenditure: 90000-48000	\$105,064
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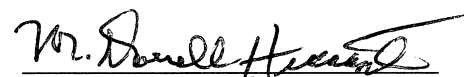
Expenditure:	Increase: Insurance and Risk: Clinic Costs Expenditure: 90000-51446	\$69,967
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Expenditure:	Increase: Insurance and Risk: WC Claims Expenditure: 90100-51641	\$7,904
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This ordinance is approved and adopted on the 25th day of August 2025.

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk


M. Darrell Hinnant, Mayor
City of Kannapolis



Kannapolis City Council

City Council Agenda Staff Report

August 25, 2025

To: Mayor and City Council

From: Kirk Beard, Deputy Fire Chief, Kristin Jones, Budget and Strategy Director

Subject: **ORDINANCE** - Budget amendment #26-06 appropriating insurance proceeds and cash reserves for the purchase of a vehicle. **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Motion to approve budget amendment #26-06 that appropriates insurance proceeds and fund balance to purchase a replacement vehicle.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

This budget amendment appropriates insurance proceeds received from a truck totaled in the Fire Department. The totaled truck was a 2016 F150 Extended cab 4x4. It had 145,925 miles on it. It served previously as the Battalion Chief vehicle and after taking it out of service as the Battalion, it was reassigned to a fire inspector. Because the current Battalion vehicle was out of service for the transmission, it was placed back in service as the Battalion temporarily when it was involved in the accident.

Fiscal Implications

This budget amendment appropriates funding recieved from insurance proceeds and the remaining from fund balance to cover the vehicle replacement costs.

Alternate Courses of Action

1. Table action to a future meeting.
2. Take no action.

Attachments

1. 2025-58 Ordinance Amending Budget 26-06 for Insurance Proceeds and FB for Batallian

**ORDINANCE AMENDING BUDGET FOR THE
CITY OF KANNAPOLIS, NORTH CAROLINA
FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026
Amendment # 26-06**

BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina meeting in open session this 25th day of August that the following amendment to the Budget Ordinance for the City of Kannapolis, North Carolina for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026, is hereby adopted:

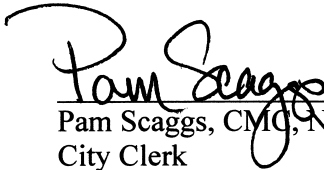
Description: This budget amendment appropriates insurance proceeds received from a totaled truck in the Fire Department. The totaled truck was a 2016 F150 Extended cab 4x4. It currently had 145,925 miles on it. It served previously as the Battalion Chief vehicle and after taking it out of service as the Battalion, it was reassigned to a fire inspector. Because the current Battalion vehicle was out of service for the transmission it was placed back in service as the Battalion temporarily, that's when it was involved in the accident.

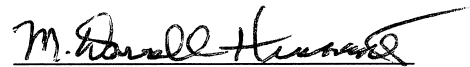
SECTION I – GENERAL FUND

Revenue:	Increase: Insurance Proceeds Revenue: 10000-34910	\$10,874
Revenue:	Increase: Fund Balance Appropriated Revenue: 19900-39900	\$64,126
Expenditure:	Increase: Fire: Emergency Services Expenditure: 12540-59500	\$75,000

This ordinance is approved and adopted on this 25th day of August 2025.

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk


M. Darrell Hinnant, Mayor
City of Kannapolis



Kannapolis City Council

City Council Agenda Staff Report

August 25, 2025

To: Mayor and City Council
From: Mike Legg, City Manager
Subject: **REVISION:** Cancellation of September 8, 2025 Work Session Meeting **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Motion to cancel the September 8, 2025 Work Session Meeting.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Fiscal Implications

Alternate Courses of Action

Attachments

1. 2025 Council Meeting Schedule Revised as of 8.25.2025



**KANNAPOLIS CITY COUNCIL
REVISED MEETING SCHEDULE 2025
Effective 08-25-2025**

January 13	Work Session	4:30 PM
January 27	Business Meeting	6:00 PM
February 10	Work Session	4:30 PM
February 24	Business Meeting	6:00 PM
March 10	Work Session	4:30 PM
March 24	Business Meeting	6:00 PM
April 14	Work Session	4:30 PM
April 28	Business Meeting	6:00 PM
May 12*	Business Meeting	6:00 PM
May 19*	Business Meeting	Meeting Canceled
May 26	Memorial Day –	Meeting Canceled
June 9	Work Session	4:30 PM
June 23	Business Meeting	6:00 PM
July 14	Work Session	4:30 PM
July 28	Business Meeting	6:00 PM
August 11	Work Session	4:30 PM
August 25	Business Meeting	6:00 PM
September 8	Work Session	4:30 PM
September 22	Business Meeting	6:00 PM
October 13	Work Session	4:30 PM
October 27	Business Meeting	6:00 PM
November 10	Work Session	4:30 PM
November 24	Business Meeting	6:00 PM
December 8	Business Meeting	6:00 PM

CHANGES NOTED BY BOLD (*)

All meetings will be held in the Council Chambers, Kannapolis City Hall located at 401 Laureate Way, Kannapolis.



Kannapolis City Council

City Council Agenda Staff Report

August 25, 2025

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **VOLUNTARY ANNEXATION** - (A-2025-09) 5090 Patterson Road **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

1. Hold a Public Hearing for Annexation Case A-2025-09 to consider the voluntary annexation of an approximately 0.002 +/- acre portion of a larger parcel of property located at 5090 Patterson Road.
2. Motion to approve the Ordinance Extending the Corporate Limits of the City to 5090 Patterson Road.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The applicant, Tyler Corriher (CWM Holdings, LLC), has submitted an application for voluntary annexation of an approximately 0.002 +/- acre portion of a larger parcel of contiguous property located at 5090 Patterson Road. The majority of the parcel is currently located within the City of Kannapolis and is zoned Residential 4 (R4) Zoning District. Further, the adjacent parcel of 53 +/- acres was annexed into the city earlier this year.

The property is further identified as Cabarrus County Parcel Identification Number 56334501980000 and is located in an unincorporated area of Cabarrus County, currently zoned Low Density Residential (LDR). If annexed into the City as requested, City of Kannapolis zoning will subsequently be added to the property.

Prior to considering the Annexation Ordinance, pursuant to NCGS Chapter 160A-31 *et seq.*, City Council must first direct the Clerk to Investigate the Intent to Annex and to Certify the Sufficiency of the Petition. City Council must also fix a Public Hearing date for consideration of the petition. At their August 11, 2025 meeting, City Council took action on all aforementioned items and set a Public Hearing for August 25, 2025.

Fiscal Implications

None.

Alternate Courses of Action

1. Table action to a future meeting.
2. Take no action.

Attachments

1. 5090 Patterson Rd Petition
2. Public Notice Ad CC August 25 2025 SP
3. Public Notice Ad CC August 25 2025 IT
4. 2025-60 Resolution Directing the Clerk to investigate an intent to annex A-2025-09 5090 Patterson Rd
5. Certificate of Sufficiency A-2025-09
6. 2025-61 Resolution of Intent to Annex and to set a public hearing A-2025-09 5090 Patterson Rd
7. Vicinity Map Color A-2025-09
8. Vicinity Map Black and White A-2025-09
9. Ordinance to Extend Corporate Limits to 5090 Patterson Rd

KANNAPOLIS

Petition for Contiguous Annexation

So that we may efficiently review your request in a timely manner, it is important that all required documents are submitted with your application. Submit digitals and 1 hard copy of applications and accompanying documents to the Planning Department at the address above.

ANNEXATION REQUEST

Approval authority – City Council.

Property Address: 5090 Patterson Rd Kannapolis NC 28083
Applicant: Tyler Corriher/CWM Holdings LLC
Address: 1250 Corriher gravel rd City: China Grove State: NC Zip: 28023
Contact number: 704-224-7898 Email: Tyler.corriher@yahoo.com

SUBMITTAL CHECKLIST

- ☒ Pre-Application Meeting – send an email to
- ☒ Annexation Checklist and Application – Complete with all required property owner signatures
- ☒ Stamped, signed black and white 18 x 24" survey of subject property prepared by a registered engineer or surveyor (not preliminary)
- ☒ Metes and Bounds description of subject property

PROCESS INFORMATION

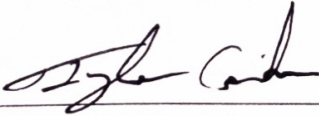
Annexation involves two (2) separate City Council meetings:

First meeting: The City Clerk will certify the sufficiency of the annexation and City Council will set a date for the public meeting.

Second meeting: City Council will review the petition and either approve or decline the annexation request:

1. Newspaper notification at least ten (10) days prior to the second Council meeting
2. Notification to the County or municipality from which the subject property is being annexed
3. Public Hearing
4. State recordation of the Resolution to Extend the Corporate City Limits, the signed/stamped 18X24" survey (can not be stamped as preliminary) and the Metes and Bounds Description.

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if incomplete.

Applicant's Signature:  Date: 7/21/25

KANNAPOLIS

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

PETITION REQUESTING A CONTIGUOUS ANNEXATION

Approval authority -- City of Kannapolis City Council

DATE: 7/21/25

To the City Council of the City of Kannapolis, North Carolina:

1. We, the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the City of Kannapolis.
2. The area to be annexed, located at 5090 Patterson rd, further identified as Cabana, County Parcel Identification Number 66334501980000, is contiguous to the primary limits of the City of Kannapolis, is approximately .01 acres, and the boundaries of such territory are as follows:

See Attached Signed, Stamped Survey Map and Metes and Bounds Description

3. This petition is signed by all property owners of the area to be annexed.
4. ☒ The undersigned owners acknowledge that the following City service(s) is (are) not presently available for immediate taps upon annexation: water ☒ sewer ☒; and, subsequently agree that the City shall not provide water and sewer service to the area to be annexed except in accordance with the City's standard water and sewer policy.
5. Please check ONE box below:
☐ The undersigned owners declare that zoning vested rights have been established on the area to be annexed under G.S. 160D-108 or G.S. 160D-108.1 and provide proof of such rights by attachment hereto.
☒ The undersigned owners hereby declare that no such vested rights have been established and that any vested rights previously acquired are hereby terminated.

<u>Name</u> (print or type)	<u>Address</u>	<u>Signature*</u>
1. <u>Tyler Corriher</u>	<u>1250 Corriher gravel rd</u> <u>Chimney Grove NC, 28023</u>	
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

**Family members (e.g., husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.*

Client	CITY OF KANNAPOLIS-LEGALS	Client Phone	(420) 270-4920
Address	401 LAUREATE WAY	Client EMail	pscaggs@kannapolisnc.gov
	KANNAPOLIS, NC 28081		
Account #	98603	Price	\$210.63
Ad #	2032554	Purchase Order #	
Start Date	08/14/25	Sales Rep	SNL Legal Desk
End Date	08/21/25	Phone	
Tagline	SP-NOH Annexation A-2025-09 &	EMail	legals@salisburypost.com

No. 2032554

NOTICE OF PUBLIC HEARING
401 Laureate Way, Kannapolis, NC

City Council Meeting
Monday August 25, 2025
at 6:00 pm

Voluntary Annexation A-2025-09
 - Public Hearing to consider the voluntary contiguous annexation of approximately 0.002 +/- acre portion of a larger parcel located at 5090 Patterson Road and further identified as Cabarrus County Parcel Identification Number 56334501980000.

Voluntary Annexation A-2025-10 - Public Hearing to consider the voluntary noncontiguous annexation of approximately 0.91 +/- acres of property located at 5078 Bahama Drive and further identified as Cabarrus County Parcel Identification Number 56044194530000.

In accordance with Title II of the Americans with Disabilities Act (AD), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource Director & ADA Coordinator, by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible but not later than 48 hours before the scheduled event.

Publish Salisbury Post: 08/14/25, 08/21/25



Order Confirmation

Order# 0000895376

PO Box 27283
Richmond, VA 23261-7283

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Pavor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Sales Rep **Accnt Rep** **Ordered By**
crpboana crpboana Pam

Fax: 7049337463
Email: pscaggs@kannapolisnc.gov

Total Amount \$378.96

Payment Amount \$378.96

Amount Due \$0.00

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets

0

Proofs

0

Affidavits

1

PO Number:

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000895376-01	CLS Legal	2 X 39 li	\$0.00

Production Method
AdBooker (liner)

Production Notes

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
CON Independent Trib	C-Legal Ads	Legal Notices	2

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING 401 Laureate Way,

Run Dates 8/16/2025, 8/21/2025

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
NCC Online	C-Legal Ads	Legal Notices	7

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING 401 Laureate Way,

Run Dates 8/16/2025, 8/17/2025, 8/18/2025, 8/19/2025, 8/20/2025, 8/21/2025, 8/22/2025

TagLine: NOTICEOFPUBLICHEARING401LAUREATEWAYKANNAPOLISNCCITYCOUNCILMEETINGMONDAYAUGUST
T252025AT600PMVOLUNTARYANNEXATIONA202509PUBLICHE



NOTICE OF PUBLIC HEARING
401 Laureate Way, Kannapolis, NC

City Council Meeting
Monday August 25, 2025 at 6:00 pm

Voluntary Annexation A-2025-09 - Public Hearing to consider the voluntary contiguous annexation of approximately 0.002 +/- acre portion of a larger parcel located at 5090 Patterson Road and further identified as Cabarrus County Parcel Identification Number 56334501980000.

Voluntary Annexation A-2025-10 - Public Hearing to consider the voluntary noncontiguous annexation of approximately 0.91 +/- acres of property located at 5078 Bahama Drive and further identified as Cabarrus County Parcel Identification Number 56044194530000.

In accordance with Title II of the Americans with Disabilities Act (AD), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource Director & ADA Coordinator, by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible but not later than 48 hours before the scheduled event.

Publish: August 16, August 21, 2025.

**RESOLUTION DIRECTING THE CLERK TO
INVESTIGATE AN INTENT TO ANNEX**

A-2025-09 – 5090 Patterson Road

WHEREAS, City Council may initiate annexation of contiguous property owned by the petitioners by adopting a resolution stating its intent to annex the property of the area described herein; and

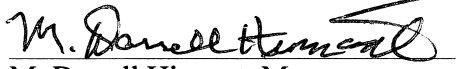
WHEREAS, N.C.G.S Chapter 160A-31 *et seq*, provide that the sufficiency of the petition shall be investigated by the City Clerk of the City of Kannapolis, North Carolina before further annexation proceedings consistent within the intent to annex can take place; and

WHEREAS, City Council of the City of Kannapolis, North Carolina deems it advisable to direct the City Clerk to investigate the sufficiency of the intent to annex.

NOW, THEREFORE, BE IT RESOLVED by City Council of the City of Kannapolis, North Carolina that:

The City Clerk is hereby directed to investigate the sufficiency of the above-described intent to annex under N.C.G.S. Chapter 160A-31 *et seq* and to certify as soon as possible to the City Council the result of the investigation.

ADOPTED this the 11th day of August 2025.


M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk

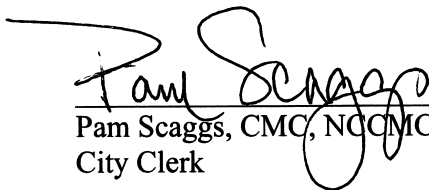
CERTIFICATE OF SUFFICIENCY
A-2025-09

To City Council of the City of Kannapolis, North Carolina.

I, Pam Scaggs, City Clerk, do hereby certify that pursuant to NCGS Chapter 160A-31 *et seq.*, I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the City of Kannapolis, North Carolina, this the 11th day of August 2025.




Pam Scaggs, CMC, NCCMC
City Clerk

**RESOLUTION OF INTENT TO ANNEX AND FIX DATE OF PUBLIC HEARING
ON QUESTION OF ANNEXATION**

A-2025-09 – 5090 Patterson Road

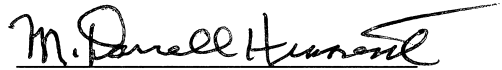
WHEREAS, pursuant to N.C.G.S Chapter 160A-31 *et seq.*, City Council may initiate annexation of real property contiguous to the City's boundary pursuant to a Petition for Annexation by all property owners located therein by adopting a Resolution stating its intent to annex the property described.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Kannapolis, North Carolina that:

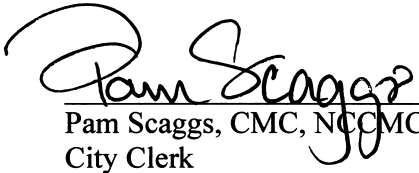
- Section 1. A public hearing on the question of annexation of the area described herein will be held at the Laureate Center, 401 Laureate Way, Kannapolis, NC at 6:00 PM on the 25th day of August 2025.
- Section 2. The area proposed for annexation is described as follows:

See attached Metes and Bounds Description and Annexation Survey.
- Section 3. Notice of public hearing shall be published in the Independent Tribune on Thursday, August 14th and Thursday, August 21, 2025

ADOPTED this the 11th day of August 2025.

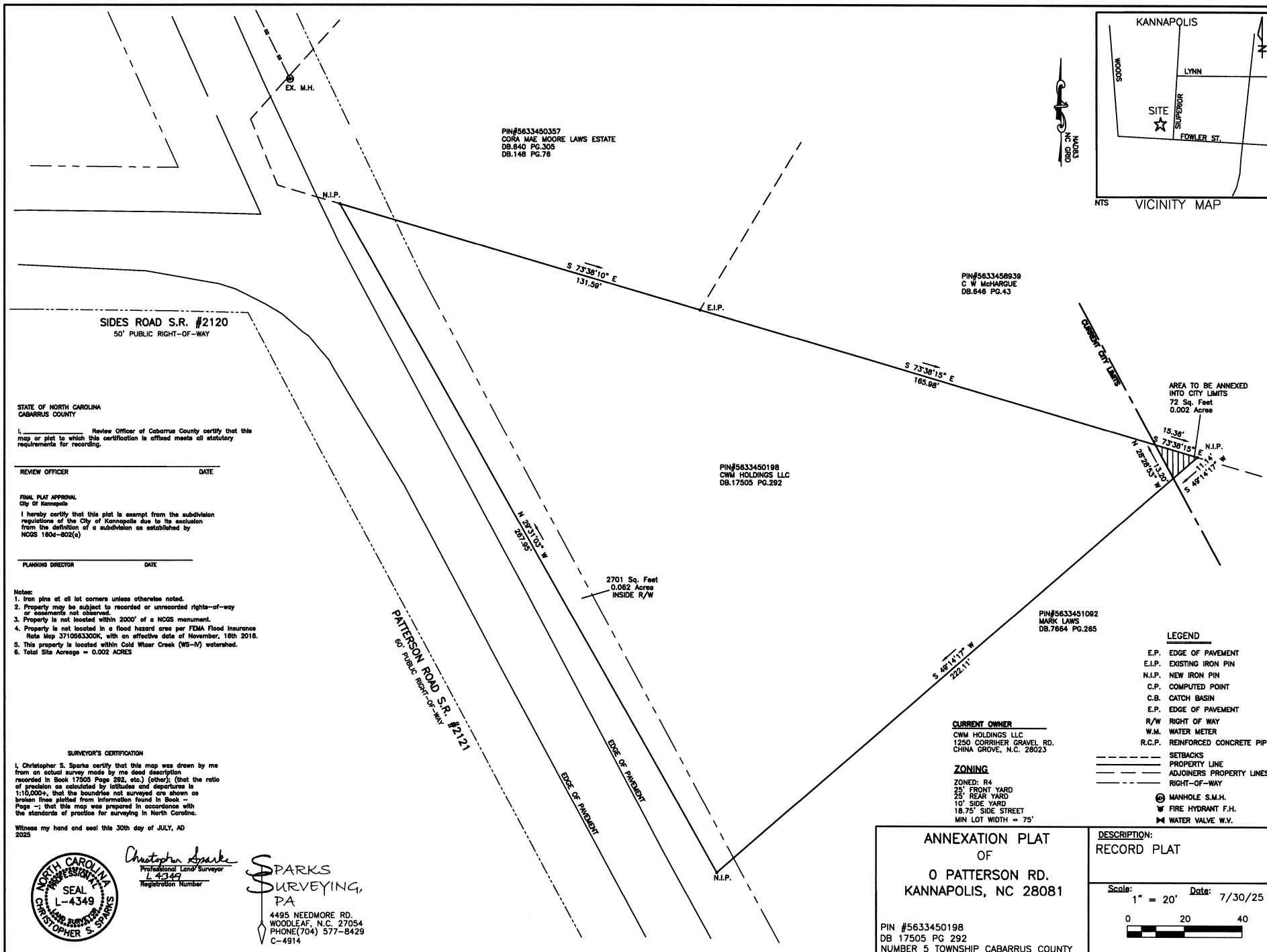

M. Darrell Hinnant, Mayor
City of Kannapolis

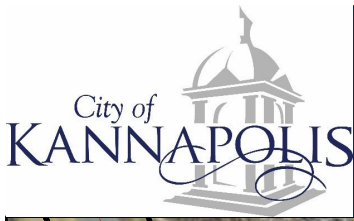
ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk

Area to be Annexed
Being a portion of Pin#5633450198
CMW Holdings LLC property (Db.17505 Pg.292)

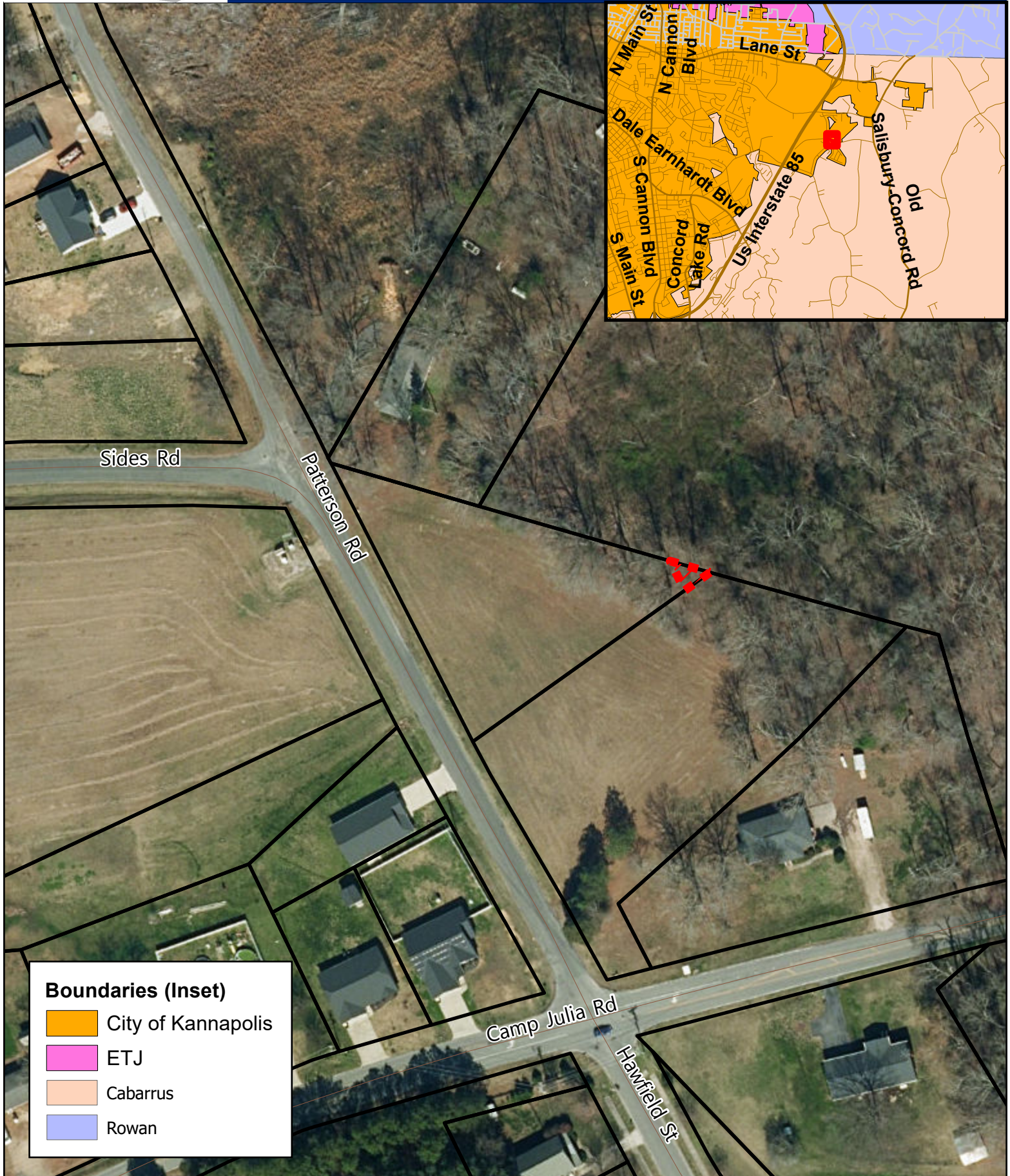
Beginning at a point on the northern line of the CWM Holdings LLC property; being located S 73°38'15" E a distance of 165.98' from an existing iron pin , the southwesterly most corner of the C W McHargue property (Db.646 Pg.43) thence S73°38'15" E a distance of 15.36' to a point ; thence S 49°14'17" W a distance of 11.14' to a point ; thence N 28°28'53" W a distance of 13.20' to a point ;which is the point of beginning,having an area of 71.9 square feet, 0.002 acres





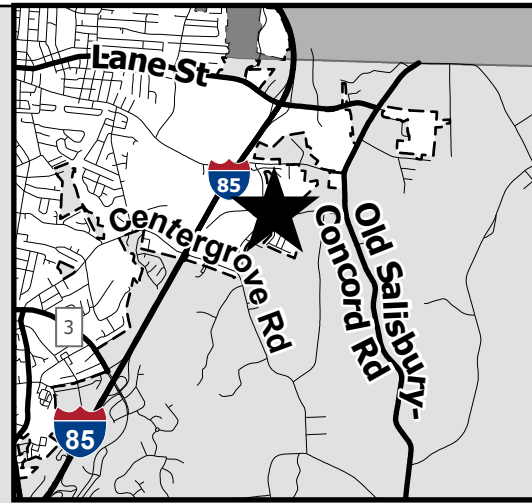
Vicinity Map

A-2025-09
5090 Patterson Rd
Tyler Corriher/CWM Holdings LLC
Part of 56334501980000



Boundaries (Inset)

-  City of Kannapolis
-  ETJ
-  Cabarrus
-  Rowan



Sides Rd

Patterson Rd

Camp Julia Rd

Hawfield St



Vicinity Map

A-2025-09
5090 Patterson Rd
Tyler Corriher/CWM Holdings LLC
Part of 56334501980000



0 40 80
US Feet

- Streets
- Parcels
- Voluntary Annexation
- City of Kannapolis

- Inset Map
- Cabarrus
 - Rowan
 - Boundaries (Inset)
 - City of Kannapolis
 - ETJ

17589 0173

FILED ELECTRONICALLY
CABARRUS COUNTY NC
M. WAYNE NIXON

FILED	Aug 27, 2025
AT	02:08:00 PM
BOOK	17589
START PAGE	0173
END PAGE	0177
INSTRUMENT #	19302
EXCISE TAX	\$0.00

**CITY OF KANNAPOLIS
ANNEXATION #2025-09**

ORDINANCE #2025-59

ADOPTED: August 25, 2025

**AN ORDINANCE TO EXTEND THE COPRORATE
LIMITS OF THE CITY OF KANNAPOLIS, NORTH
CAROLINA IS FURTHER IDENTIFIED
CABARRUS COUNTY PARCEL IDENTIFICATION
NUMBER 56334501980000.**



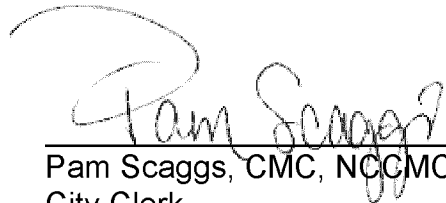
CERTIFICATE OF RECORDING OFFICER

I, Pam Scaggs, the duly appointed City Clerk for the City of Kannapolis, North Carolina, do hereby certify and acknowledge that the attached is a true and accurate copy of an Ordinance to Extend the Corporate Limits as adopted by City Council and the Mayor of said City at a regular meeting held on August 25, 2025. Said Ordinance and proceedings having been recorded in Minute Book CXXXVI Volume 136 and are on file and of record in the Office of the City Clerk.

WITNESS my hand and the official seal of the City of Kannapolis, this 27th day of August 2025.

SEAL




Pam Scaggs, CMC, NCCMC
City Clerk

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

Annexation 2025-09 – 5090 PATTERSON ROAD

WHEREAS, pursuant to Chapter 160A-31 *et seq*, City Council has stated its intent to annex property as described below; and

WHEREAS, City Council has by resolution set and held a public hearing on the question of this annexation at Kannapolis City Hall, located at 401 Laureate Way at 6:00 PM on the 25th day of August 2025, after due notice by the Salisbury Post newspaper on the 14th and 21st days of August 2025, and by the Independent Tribune newspaper on the 16th and 21st days of August 2025; and

WHEREAS, the City Council finds that the public health, safety and welfare of the City of Kannapolis, North Carolina and of the area proposed for annexation will be best served by annexing the area described.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina that:

Section 1. By virtue of the authority granted pursuant to N.C.G.S. Chapter 160A-31 *et seq*, the following described territory is hereby annexed and made part of the City of Kannapolis, North Carolina as of the 25th day of August 2025, and being more particularly described as Cabarrus County Parcel Identification Number 56334501980000.

SEE EXHIBIT A – METES AND BOUNDS DESCRIPTON and SURVEY

Section 2. Upon and after the 25th day of August 2025, 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 Kannapolis, North Carolina and shall be entitled to the same privileges and benefits as other parts of the City of Kannapolis, North Carolina. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

Section 3. The Mayor of the City of Kannapolis, North Carolina shall cause to be recorded in the office of the Register of Deeds of Cabarrus 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 Board of Elections, as required by G.S. 163-288.1.

Adopted this 25th day of August 2025:


M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:

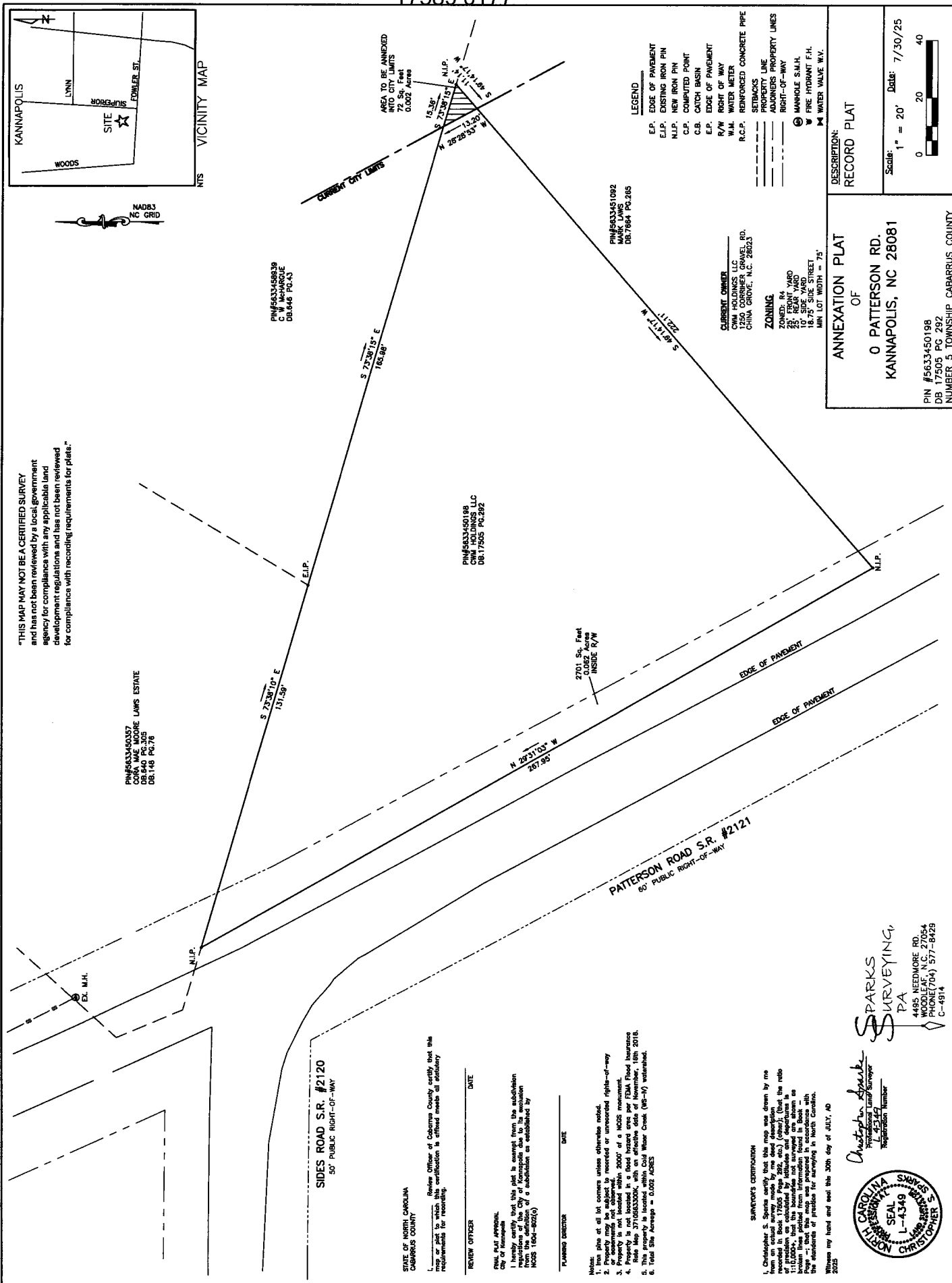

Pam Scaggs, CMC, OCCMC
City Clerk

APPROVED AS TO FORM:


W. Andrew Kelly, City Attorney

Area to be Annexed
Being a portion of Pin#5633450198
CMW Holdings LLC property (Db.17505 Pg.292)

Beginning at a point on the northern line of the CWM Holdings LLC property; being located S 73°38'15" E a distance of 165.98' from an existing iron pin , the southwesterly most corner of the C W McHargue property (Db.646 Pg.43) thence S73°38'15" E a distance of 15.36' to a point ; thence S 49°14'17" W a distance of 11.14' to a point ; thence N 28°28'53" W a distance of 13.20' to a point ;which is the point of beginning, having an area of 71.9 square feet, 0.002 acres



"THIS MAP MAY NOT BE A CERTIFIED SURVEY and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats."

PIN#5633450357
CORA MAE MOORE LAWS ESTATE
DB.840 PG.305
DB.148 PG.76

PIN#5633458839
CORA MAE MOORE LAWS ESTATE
DB.840 PG.305
DB.148 PG.76

PIN#5633450188
CORA MAE MOORE LAWS ESTATE
DB.840 PG.305
DB.17505 PG.292

PIN#5633451082
MARK LAWS
DB.7664 PG.265

CURRENT OWNER
MARK LAWS LLC
1240 CORNER GRAVEL RD.
CHINA GROVE, N.C. 28023

ZONING
ZONED: R4
25' REAR YARD
10' SIDE YARD
18.75' SIDE STREET
MIN LOT WIDTH = 75'

- LEGEND**
- E.P. EDGE OF PAVEMENT
 - E.I.P. EXISTING IRON PIN
 - N.I.P. NEW IRON PIN
 - C.P. COMPUTED POINT
 - C.B. CATCH BASIN
 - E.P. EDGE OF PAVEMENT
 - R/W RIGHT OF WAY
 - W.M. WATER METER
 - R.C.P. REINFORCED CONCRETE PIPE
 - STRAKES
 - PROPERTY LINE
 - ADJACENT PROPERTY LINES
 - RIGHT-OF-WAY
 - MANHOLE S.A.M.
 - FIRE HYDRANT F.H.
 - WATER VALVE W.V.

DESCRIPTION:
RECORD PLAT

ANNEXATION PLAT
OF
O PATTERSON RD.
KANNAPOLIS, NC 28081

Scale: 1" = 20'
Date: 7/30/25
0 20 40

PIN #5633450188
DB 17505 PG 292
NUMBER 3 TOWNSHIP CABARRUS COUNTY

STATE OF NORTH CAROLINA
CABARRUS COUNTY

I, _____, Review Officer of Cabarrus County certify that this map or plat to which this verification is affixed meets all statutory requirements for recording.

REVIEW OFFICER _____ DATE _____

PLAT #2120
City of Kannapolis

I hereby certify that this plat is exempt from the subdivision regulations of the City of Kannapolis due to its location within the boundaries of a subdivision as established by NCOS 1804-8025(a).

PLANNING DIRECTOR _____ DATE _____

- Notes:
1. From data at all lot corners unless otherwise noted.
 2. Property may be subject to recorded or unrecorded rights-of-way.
 3. Property is not located within 200' of a NCOS instrument.
 4. Property is not located in a flood hazard area per FEMA Flood Insurance Rate Map (FIRM) 19004C, but the boundaries not surveyed are shown as shown.
 5. This property is located within Cold Water Creek (MS-4) watershed.
 6. Total Site Area = 0.002 ACRES

SURVEYOR'S CERTIFICATION

I, Christopher S. Sparks, certify that this map was drawn by me from an actual survey made by me and described in the plat recorded in Book 17505 Page 292, etc. (Other): (that the ratio 1:10,000, but the boundaries not surveyed are shown as shown.) I have not been furnished with any information from the landowner or other person that would cause me to believe that the plat contains any material error or mistake in the boundaries or positions of any monument or other feature shown thereon.

Witness my hand and seal this 30th day of JULY, AD 2025

SPARKS SURVEYING, PA
4495 NEEDMORE RD.
WOODLEAF, N.C. 27054
PHONE (704) 577-8428
C-4914

Christopher Sparks
Professional Land Surveyor
No. 45345
Registration Number





Kannapolis City Council

City Council Agenda Staff Report

August 25, 2025

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **VOLUNTARY ANNEXATION** - (A-2025-10) 5078 Bahama Drive **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

1. Hold a Public Hearing for Annexation Case A-2025-10 to consider the voluntary annexation of approximately 0.91 +/- acre parcel of property located at 5078 Bahama Drive.
2. Motion to approve the Ordinance Extending the Corporate Limits of the City to 5078 Bahama Drive.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The applicant, Robert Jenkins (Jenkins Investments and Finance, LLC.), has submitted an application for voluntary annexation of approximately 0.91 +/- acre parcel of non-contiguous property located at 5078 Bahama Drive.

The property is further identified as Cabarrus County Parcel Identification Number 56044194530000 and is located in an unincorporated area of Cabarrus County, currently zoned Low Density Residential (LDR). If annexed into the City as requested, City of Kannapolis zoning will subsequently be added to the property.

Prior to considering the Annexation Ordinance, pursuant to NCGS Chapter 160A-58 *et seq.*, City Council must first direct the Clerk to Investigate the Intent to Annex and to Certify the Sufficiency of the Petition. City Council must also fix a Public Hearing date for consideration of the petition. At their August 11, 2025 meeting, City Council took action on all aforementioned items and set a Public Hearing for August 25, 2025.

Fiscal Implications

None.

Alternate Courses of Action

1. Table action to a future meeting.
2. Take no action.

Attachments

1. Annexation Petition
2. Public Notice Ad CC August 25 2025 IT

3. Public Notice Ad CC August 25 2025 SP
4. 2025-62 Resolution Directing the Clerk to investigate an intent to annex A-2025-10 5078 Bahama Dr
5. Certificate of Sufficiency A-2025-10
6. 2025-63 Resolution of Intent to Annex and to set a public hearing A-2025-10 5078 Bahama Dr
7. Vicinity Map Black and White A-2025-10
8. Vicinity Map Color A-2025-10
9. Vicinity Color A-2025-10
10. Ordinance to Extend Corporate Limits to 5078 Bahama Dr_



Petition for Non-Contiguous Annexation

So that we may efficiently review your request in a timely manner, it is important that all required documents are submitted with your application. Submit digitals and 1 hard copy of applications and accompanying documents to the Planning Department at the address above.

ANNEXATION REQUEST

Approval authority – City Council.

Property Address: 5078 Bahama Dr, Kannapolis, NC, 28081

Applicant: Robert Jenkins/ Jenkins Investments and Finance, LLC

Address: 8400 Country Oaks Rd City: Charlotte State: NC Zip: 28227

Contact number: 704-778-0653 Email: Jenkins.investments.finance@gmail.com

SUBMITTAL CHECKLIST

- ☒ Pre-Application Meeting – send an email to planreviewappointment@kannapolisnc.gov
- ☒ Annexation Checklist and Application – Complete with all required property owner signatures
- ☒ Stamped, signed black and white 18 x 24" survey of subject property prepared by a registered engineer or surveyor (not preliminary)
- ☒ Metes and Bounds description of subject property

PROCESS INFORMATION

Annexation involves two (2) separate City Council meetings:

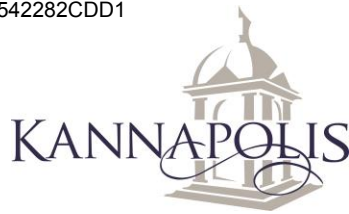
First meeting: The City Clerk will certify the sufficiency of the annexation and City Council will set a date for the public meeting.

Second meeting: City Council will review the petition and either approve or decline the annexation request:

1. Newspaper notification at least ten (10) days prior to the second Council meeting
2. Notification to the County or municipality from which the subject property is being annexed
3. Public Hearing
4. State recordation of the Resolution to Extend the Corporate City Limits, the signed/stamped 18X24" survey (can not be stamped as preliminary) and the Metes and Bounds Description.

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if incomplete.

Applicant's Signature: Robert Jenkins Date: 08/06/2025



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

Approval authority – City of Kannapolis City Council

DATE: 8/6/2025

To the City Council of the City of Kannapolis, North Carolina:

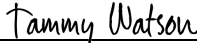
1. We, the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the City of Kannapolis.
2. The area to be annexed, located at 5078 Bahama Dr, Kannapolis, NC, further identified as Cabarrus County Parcel Identification Number 56044194530000, is non-contiguous to the primary limits of the City of Kannapolis, is approximately 0.91 acres, and the boundaries of such territory are as follows:

See Attached Signed, Stamped Survey Map and Metes and Bounds Description

3. This petition is signed by all property owners of the area to be annexed.
4. ☒ The undersigned owners acknowledge that the following City service(s) is (are) not presently available for immediate taps upon annexation: water ☒ sewer ☒; and, subsequently agree that the City shall not provide water and sewer service to the area to be annexed except in accordance with the City's standard water and sewer policy.
5. Please check ONE box below:

☐ The undersigned owners declare that zoning vested rights have been established on the area to be annexed under G.S. 160D-108 or G.S. 160D-108.1 and provide proof of such rights by attachment hereto.

☒ The undersigned owners hereby declare that no such vested rights have been established and that any vested rights previously acquired are hereby terminated.

<u>Name</u> (print or type)	<u>Address</u>	<u>Signature*</u>
1. Tammy Watson	5078 Bahama DrKannapolis, NC 28081	Signed by:  BA545CD57AD040C...
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

**Family members (e.g., husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.*



Order Confirmation

Order# 0000895376

PO Box 27283
Richmond, VA 23261-7283

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Pavor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Sales Rep **Accnt Rep** **Ordered By**
crpboana crpboana Pam

Fax: 7049337463
Email: pscaggs@kannapolisnc.gov

Total Amount \$378.96

Payment Amount \$378.96

Amount Due \$0.00

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets

0

Proofs

0

Affidavits

1

PO Number:

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000895376-01	CLS Legal	2 X 39 li	\$0.00

Production Method
AdBooker (liner)

Production Notes

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
CON Independent Trib	C-Legal Ads	Legal Notices	2

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING 401 Laureate Way,

Run Dates 8/16/2025, 8/21/2025

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
NCC Online	C-Legal Ads	Legal Notices	7

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING 401 Laureate Way,

Run Dates 8/16/2025, 8/17/2025, 8/18/2025, 8/19/2025, 8/20/2025, 8/21/2025, 8/22/2025

TagLine: NOTICEOFPUBLICHEARING401LAUREATEWAYKANNAPOLISNCCITYCOUNCILMEETINGMONDAYAUGUST
T252025AT600PMVOLUNTARYANNEXATIONA202509PUBLICHE



NOTICE OF PUBLIC HEARING
401 Laureate Way, Kannapolis, NC

City Council Meeting
Monday August 25, 2025 at 6:00 pm

Voluntary Annexation A-2025-09 - Public Hearing to consider the voluntary contiguous annexation of approximately 0.002 +/- acre portion of a larger parcel located at 5090 Patterson Road and further identified as Cabarrus County Parcel Identification Number 56334501980000.

Voluntary Annexation A-2025-10 - Public Hearing to consider the voluntary noncontiguous annexation of approximately 0.91 +/- acres of property located at 5078 Bahama Drive and further identified as Cabarrus County Parcel Identification Number 56044194530000.

In accordance with Title II of the Americans with Disabilities Act (AD), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource Director & ADA Coordinator, by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible but not later than 48 hours before the scheduled event.

Publish: August 16, August 21, 2025.

Client	CITY OF KANNAPOLIS-LEGALS	Client Phone	(420) 270-4920
Address	401 LAUREATE WAY	Client EMail	pscaggs@kannapolisnc.gov
	KANNAPOLIS, NC 28081		
Account #	98603	Price	\$210.63
Ad #	2032554	Purchase Order #	
Start Date	08/14/25	Sales Rep	SNL Legal Desk
End Date	08/21/25	Phone	
Tagline	SP-NOH Annexation A-2025-09 &	EMail	legals@salisburypost.com

No. 2032554

NOTICE OF PUBLIC HEARING
401 Laureate Way, Kannapolis, NC

City Council Meeting
Monday August 25, 2025
at 6:00 pm

Voluntary Annexation A-2025-09
 - Public Hearing to consider the voluntary contiguous annexation of approximately 0.002 +/- acre portion of a larger parcel located at 5090 Patterson Road and further identified as Cabarrus County Parcel Identification Number 56334501980000.

Voluntary Annexation A-2025-10 - Public Hearing to consider the voluntary noncontiguous annexation of approximately 0.91 +/- acres of property located at 5078 Bahama Drive and further identified as Cabarrus County Parcel Identification Number 56044194530000.

In accordance with Title II of the Americans with Disabilities Act (AD), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource Director & ADA Coordinator, by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible but not later than 48 hours before the scheduled event.

Publish Salisbury Post: 08/14/25, 08/21/25

**RESOLUTION DIRECTING THE CLERK TO
INVESTIGATE AN INTENT TO ANNEX**

A-2025-10 – 5078 Bahama Drive

WHEREAS, City Council may initiate annexation of noncontiguous property owned by the petitioners by adopting a resolution stating its intent to annex the property of the area described herein; and

WHEREAS, N.C.G.S Chapter 160A-58 *et seq*, provide that the sufficiency of the petition shall be investigated by the City Clerk of the City of Kannapolis, North Carolina before further annexation proceedings consistent within the intent to annex can take place; and

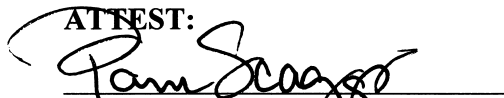
WHEREAS, City Council of the City of Kannapolis, North Carolina deems it advisable to direct the City Clerk to investigate the sufficiency of the intent to annex.

NOW, THEREFORE, BE IT RESOLVED by City Council of the City of Kannapolis, North Carolina that:

The City Clerk is hereby directed to investigate the sufficiency of the above-described intent to annex under N.C.G.S. Chapter 160A-58 *et seq* and to certify as soon as possible to the City Council the result of the investigation.

ADOPTED this the 11th day of August 2025.


M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:

Pam Scaggs, CMC, NCOCMC
City Clerk

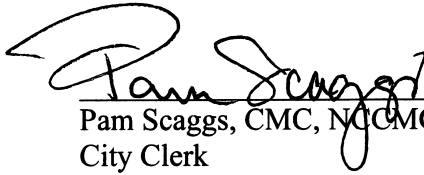
CERTIFICATE OF SUFFICIENCY
A-2025-10

To City Council of the City of Kannapolis, North Carolina.

I, Pam Scaggs, City Clerk, do hereby certify that pursuant to NCGS Chapter 160A-58 *et seq.*, I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the City of Kannapolis, North Carolina, this the 11th day of August 2025.




Pam Scaggs, CMC, NCCMC
City Clerk

**RESOLUTION OF INTENT TO ANNEX AND FIX DATE OF PUBLIC HEARING
ON QUESTION OF ANNEXATION**

A-2025-10 – 5078 Bahama Drive

WHEREAS, pursuant to N.C.G.S Chapter 160A-58 *et seq.*, City Council may initiate annexation of real property noncontiguous to the City's boundary pursuant to a Petition for Annexation by all property owners located therein by adopting a Resolution stating its intent to annex the property described.

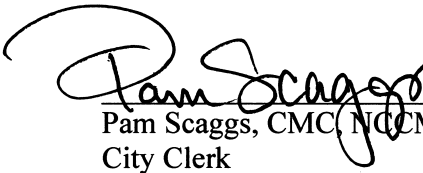
NOW, THEREFORE, BE IT RESOLVED by the City Council of Kannapolis, North Carolina that:

- Section 1. A public hearing on the question of annexation of the area described herein will be held at the Laureate Center, 401 Laureate Way, Kannapolis, NC at 6:00 PM on the 25th day of August 2025.
- Section 2. The area proposed for annexation is described as follows:
- See attached Metes and Bounds Description and Annexation Survey.
- Section 3. Notice of public hearing shall be published in the Independent Tribune on Thursday, August 14th and Thursday, August 21, 2025

ADOPTED this the 11th day of August 2025.


M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk

Beginning at a 1/2" rebar;

thence N 40°22'13" E a distance of 477.32' to a capped rebar;

thence N 82°26'44" E a distance of 97.00' to a 3/4" rod;

thence S 04°32'39" W a distance of 23.11' to a 5/8" rebar;

thence S 40°22'37" W a distance of 515.00' to a capped rebar;

thence N 60°52'01" W a distance of 80.00' to a 1/2" rebar;

which is the point of beginning,

I, JACOB W. HELTON, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 16367 PAGE 48); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE LISTED REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 30TH DAY OF JULY, 2025.

I ALSO CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:

- ___ A. THAT THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 ___ B. THAT THIS PLAT IS A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 ___ C. THAT THIS PLAT IS OF AN EXISTING PARCEL(S) OF LAND;
 ___ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
 ___ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINING IN A THROUGH D ABOVE

JACOB HELTON, PLS # L-5105

LINE	BEARING	DISTANCE
L25	S 04°32'39" W	23.11
L26	S 82°26'44" W	81.42

ZONING: LDR

SETBACKS (S.B):
 ROAD YARD: 30'
 SIDE YARD: 10'
 REAR YARD: 30'

MIN. LOT SIZE: 5.0 ACRES
 MIN. LOT WIDTH: 75'

FIRM PANEL 5604
 MAP NUMBER 3710560400L
 EFFECTIVE DATE 11/16/2018
 PROPERTY LIES IN ZONE X

BLANDENE ROBINSON
 THEARTHUR ROBINSON
 DEED 484-734

EDWIN RODRIGUEZ
 DEED 13564-55

BEB PROPERTIES LLP
 DEED 9928-30

SEPTIC BORE HOLE

SEPTIC BORE HOLE

SEPTIC BORE HOLE

SEPTIC BORE HOLE

SEPTIC BORE HOLE

SEPTIC LINES (TYP.)

LOT 13
 0.919 TOTAL ACRES
 DEED 16367-48

Beginning at a 1/2" rebar;
 thence N 40°22'13" E a distance of 477.32' to a capped rebar;
 thence N 82°26'44" E a distance of 97.00' to a 3/4" rod;
 thence S 04°32'39" W a distance of 23.11' to a 5/8" rebar;
 thence S 40°22'37" W a distance of 515.00' to a capped rebar; said rebar having grid coordinates:
 N:641304.72 E:1504897.05;
 thence N 60°52'01" W a distance of 80.00' to a 1/2" rebar;
 which is the point of beginning.

GRID N:641304.72'
 GRID E:1504897.05'
 5/8" REBAR

LEGEND

- RCP REINFORCED CONCRETE PIPE
 HDPE HIGH DENSITY POLYETHYLENE
 CMP CORRUGATED METAL PIPE
 DB DEED BOOK & PAGE
 MB PG MAP/PLAT BOOK & PAGE
 R/W RIGHT OF WAY
 AC ACRES
 C/L CENTERLINE
 OB OUTBUILDING
 (T) TOTAL
 AXLE
 SURVEY SPIKE SET
 CONCRETE MONUMENT
 MAGNETIC/PPK NAIL
 IRON PIPE
 COMPUTED POINT
 UNMARKED CORNER IN TREE
 REBAR FOUND (UNLESS NOTED OTHERWISE)
 GEODETIC MONUMENT
 REBAR SET
 STONE
 UTILITY POLE
 HYAC
 WATER WELL
 WATER VALVE

- BOUNDARY LINE (AS SURVEYED)
 TIE LINE (NO SCALE)
 RIDGE
 FENCE
 EDGE OF GRAVEL
 CURB & GUTTER
 BOUNDARY LINE (BY REFERENCE)
 RIGHT-OF-WAY LINE
 EASEMENT LINE
 TIE LINE
 OVERHEAD POWER LINE
 BRANCH / CREEK
 FENCE

SURVEY NOTES:

- THIS PROPERTY IS SUBJECT TO THE MAINTENANCE OF ANY PUBLIC UTILITIES EVIDENT AND NOT EVIDENT AND TO ANY RIGHTS-OF-WAY, EASEMENTS, OR AGREEMENTS OF RECORD PRIOR TO OR AT THE DATE OF SURVEY.
- THE CLIENT ACKNOWLEDGES THAT NO TITLE SEARCH OR OPINION OF TITLE OR OWNERSHIP IS IMPLIED OR CERTIFIED BY THE INFORMATION SHOWN ON THIS PLAT, AND THAT NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THE CLIENT ACKNOWLEDGES THAT THIS PROPERTY MAY BE SUBJECT TO THE DEVELOPMENT RESTRICTIONS AS DESCRIBED IN THE CURRENT DEVELOPMENT ORDINANCES.

CABARRUS COUNTY, NORTH CAROLINA
 I, _____, A
 NOTARY PUBLIC OF THE COUNTY AND STATE
 AFORESAID CERTIFY
 THAT
 PERSONALLY CAME BEFORE ME THIS DAY
 AND ACKNOWLEDGED THE EXECUTION OF
 THE FOREGOING INSTRUMENT. WITNESS MY
 HAND AND OFFICIAL STAMP OR SEAL THIS
 ____ day of _____, of ____.

Watershed Notation
 The parcels of land as shown on this plat are NOT located in a protected watershed

Flood Plain Notation
 The parcels of land as shown on this plat are not located in a 100-year flood plain

A
 Annexation Survey
 for

Robert Jenkins

TOWNSHIP 4
 CABARRUS COUNTY, NC
 JULY 30, 2025

PROPERTY INFORMATION:

PIN 56044194530000
 5078 BAHAMA DR
 KANNAPOLIS, NC

OWNER INFORMATION:

TAMMY M WATSON
 22511 JAVELINA ST
 SPLENDORA, TX

PLAT NOTES:

- PLAT NORTH IS BASED ON NAD83(2011)
- AREA COMPUTED USING COORDINATE METHOD
- ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
- ANY TRAVERSE ADJUSTMENTS WERE PERFORMED USING THE COMPASS RULE
- PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN

HELTON

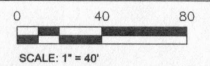
SURVEYING & MAPPING PLLC
 (704) 834-9354

FIRM #P-2095

JACOB W. HELTON, PLS, CFS
 JACOBH@HELTON.BIZ
 203B ISLAND FORD RD
 MAIDEN, NC 28650

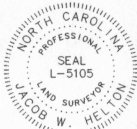
DEED AND PLAT REFERENCES:

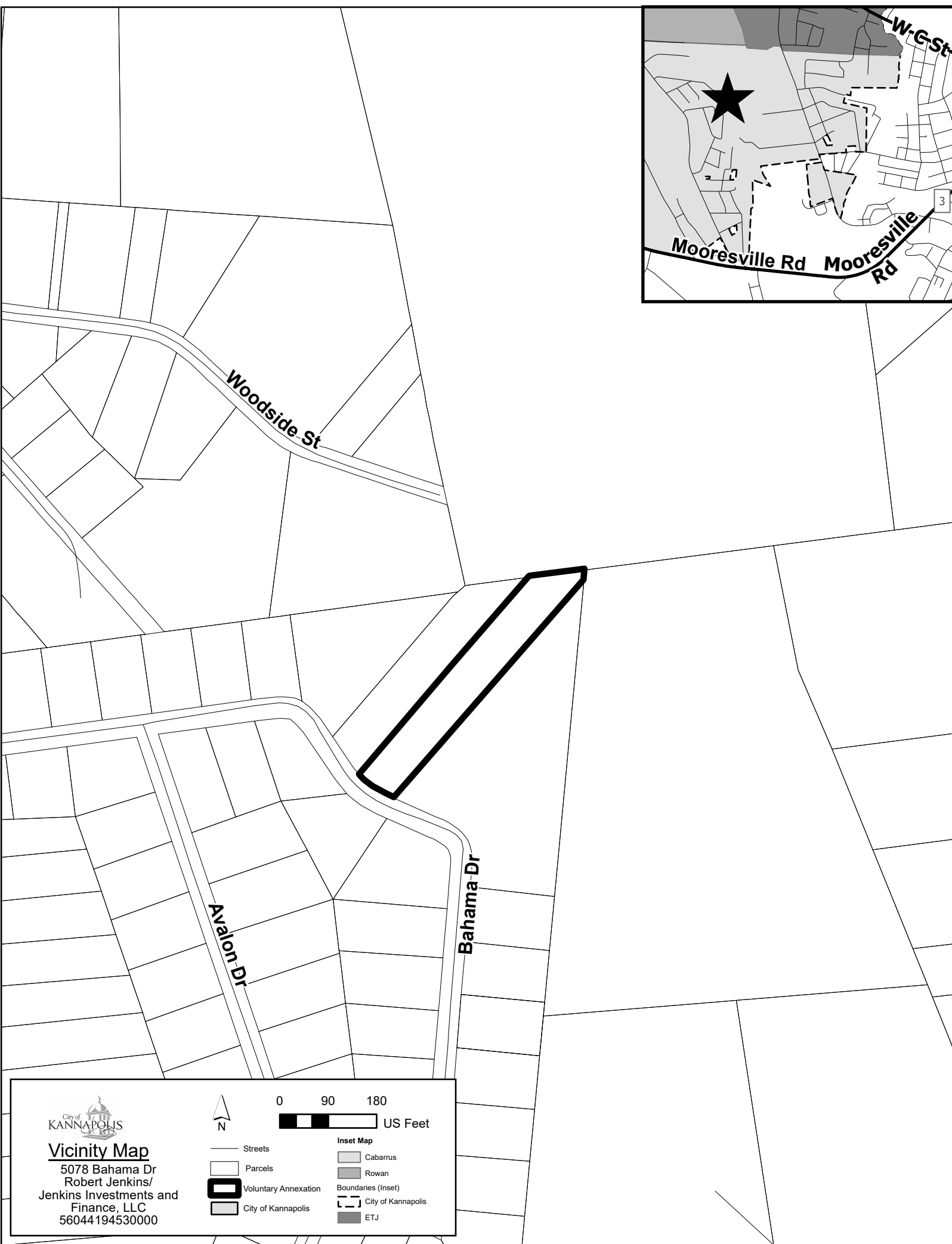
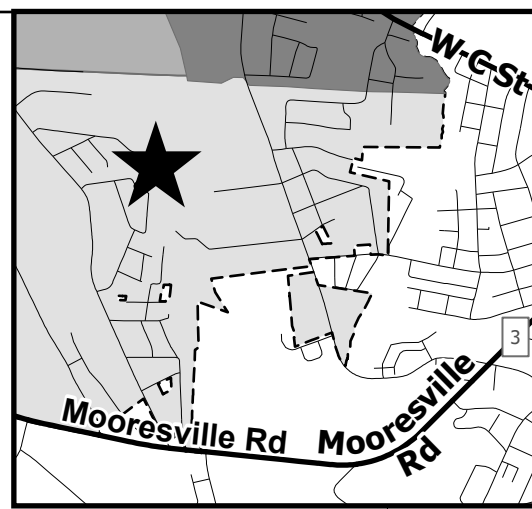
DB: 16367 PG: 48



SURVEY: MMD/LC 7/28/25 DRAWN: KDO 7/30/25 JOB: W28175

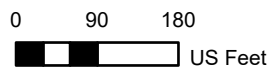
VICINITY SKETCH: NO SCALE





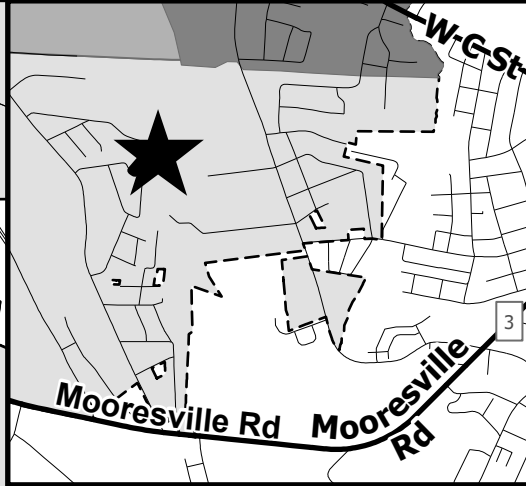
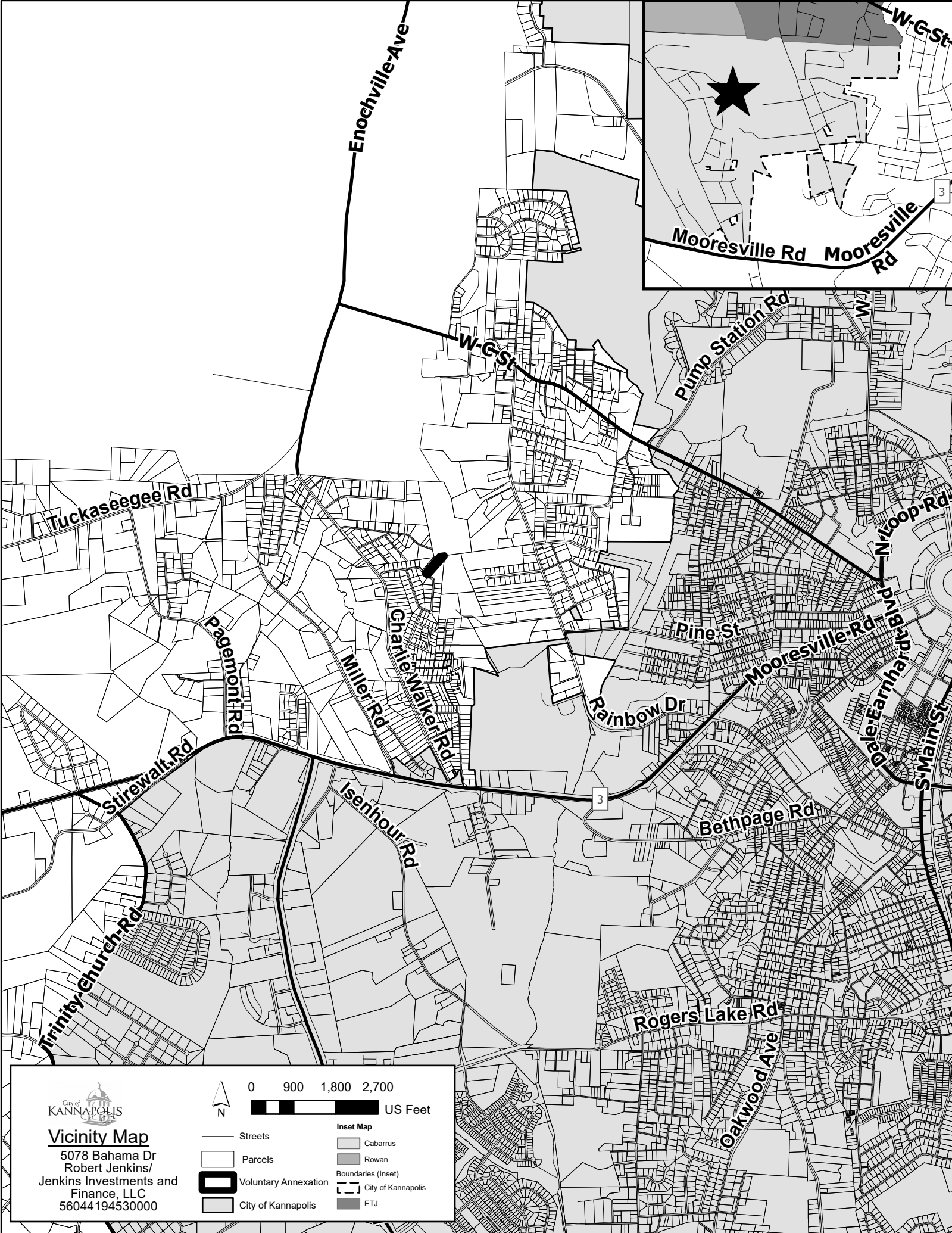
Vicinity Map

5078 Bahama Dr
Robert Jenkins/
Jenkins Investments and
Finance, LLC
56044194530000



- Streets
- Parcels
- Voluntary Annexation
- City of Kannapolis

- Inset Map**
- Cabarrus
 - Rowan
 - Boundaries (Inset)
 - City of Kannapolis
 - ETJ





Vicinity Map
5078 Bahama Dr
Robert Jenkins/
Jenkins Investments and
Finance, LLC
56044194530000



0 900 1,800 2,700
US Feet

Streets

Parcels

Voluntary Annexation

City of Kannapolis

Inset Map

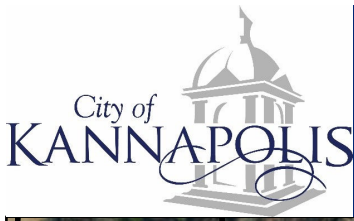
Cabarrus

Rowan

Boundaries (Inset)

City of Kannapolis

ETJ



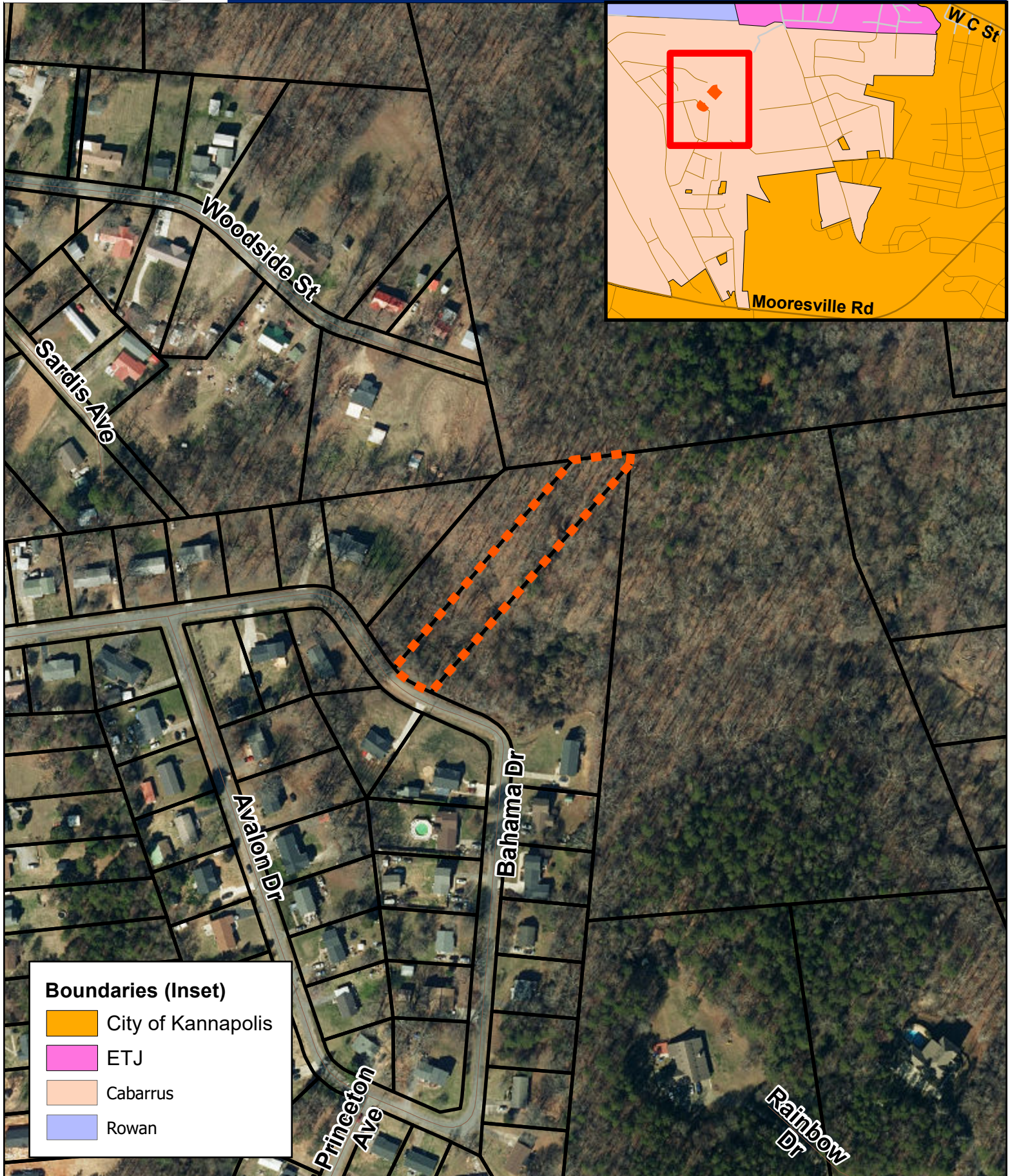
Vicinity Map

5078 Bahama Dr

Robert Jenkins/ Jenkins Investments and Finance, LLC

56044194530000

N



17589 0187

FILED ELECTRONICALLY
CABARRUS COUNTY NC
M. WAYNE NIXON

FILED	Aug 27, 2025
AT	02:16:00 PM
BOOK	17589
START PAGE	0187
END PAGE	0191
INSTRUMENT #	19304
EXCISE TAX	\$0.00

**CITY OF KANNAPOLIS
ANNEXATION #2025-10**

ORDINANCE #2025-60

ADOPTED: August 25, 2025

**AN ORDINANCE TO EXTEND THE COPRORATE
LIMITS OF THE CITY OF KANNAPOLIS, NORTH
CAROLINA IS FURTHER IDENTIFIED
CABARRUS COUNTY PARCEL IDENTIFICATION
NUMBER 56044194530000.**



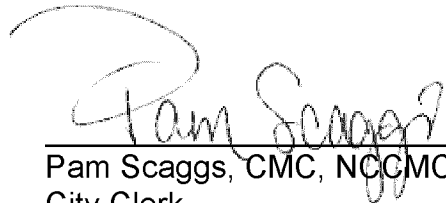
CERTIFICATE OF RECORDING OFFICER

I, Pam Scaggs, the duly appointed City Clerk for the City of Kannapolis, North Carolina, do hereby certify and acknowledge that the attached is a true and accurate copy of an Ordinance to Extend the Corporate Limits as adopted by City Council and the Mayor of said City at a regular meeting held on August 25, 2025. Said Ordinance and proceedings having been recorded in Minute Book CXXXVI Volume 136 and are on file and of record in the Office of the City Clerk.

WITNESS my hand and the official seal of the City of Kannapolis, this 27th day of August 2025.

SEAL




Pam Scaggs, CMC, NCCMC
City Clerk

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

Annexation 2025-10 – 5078 Bahama Drive

WHEREAS, pursuant to Chapter 160A-58 *et seq*, City Council has stated its intent to annex property as described below; and

WHEREAS, City Council has by resolution set and held a public hearing on the question of this annexation at Kannapolis City Hall, located at 401 Laureate Way at 6:00 PM on the 25th day of August 2025, after due notice by the Salisbury Post newspaper on the 14th and 21st days of August 2025, and by the Independent Tribune newspaper on the 16th and 21st days of August 2025; and

WHEREAS, the City Council finds that the public health, safety and welfare of the City of Kannapolis, North Carolina and of the area proposed for annexation will be best served by annexing the area described.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina that:

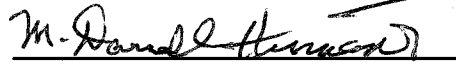
Section 1. By virtue of the authority granted pursuant to N.C.G.S. Chapter 160A-58 *et seq*, the following described territory is hereby annexed and made part of the City of Kannapolis, North Carolina as of the 25th day of August 2025, and being more particularly described as Cabarrus County Parcel Identification Number 56044194530000.

SEE EXHIBIT A – METES AND BOUNDS DESCRIPTION and SURVEY

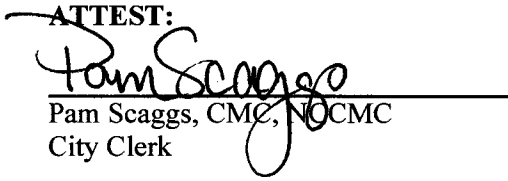
Section 2. Upon and after the 25th day of August 2025, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Kannapolis, North Carolina and shall be entitled to the same privileges and benefits as other parts of the City of Kannapolis, North Carolina. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

Section 3. The Mayor of the City of Kannapolis, North Carolina shall cause to be recorded in the office of the Register of Deeds of Cabarrus 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 Board of Elections, as required by G.S. 163-288.1.

Adopted this 25th day of August 2025:


M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk

APPROVED AS TO FORM:


W. Andrew Kelly, City Attorney

Beginning at a 1/2" rebar;

thence N 40°22'13" E a distance of 477.32' to a capped rebar;

thence N 82°26'44" E a distance of 97.00' to a 3/4" rod;

thence S 04°32'39" W a distance of 23.11' to a 5/8" rebar;

thence S 40°22'37" W a distance of 515.00' to a capped rebar;

thence N 60°52'01" W a distance of 80.00' to a 1/2" rebar;

which is the point of beginning,

A
Annexation Survey
for

Robert Jenkins

TOWNSHIP 4
CABARRUS COUNTY, NC
JULY 30, 2025

PROPERTY INFORMATION:
PIN 9504410450000
7570 JAVELINA ST
KANNAPOLIS, NC

OWNER INFORMATION:
TAMMY M WATSON
22511 JAVELINA ST
SPLENDORA, TX

PLAT NOTES:
1. PLAT NORTH IS BASED ON NAD83(2011)
2. AREA COMPUTED USING COORDINATE METHOD
3. ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
4. ANY TRAVERSE ADJUSTMENTS WERE PERFORMED USING THE COMPASS RULE
5. PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN

HELTON
SURVEYING & MAPPING PLLC
(704) 834-6564

FIRM #P-2085
JACOB W. HELTON, PLS, CFS
JACOB@HELTON.BIZ
2008 ISLAND FORD RD
MADISON, NC 28650

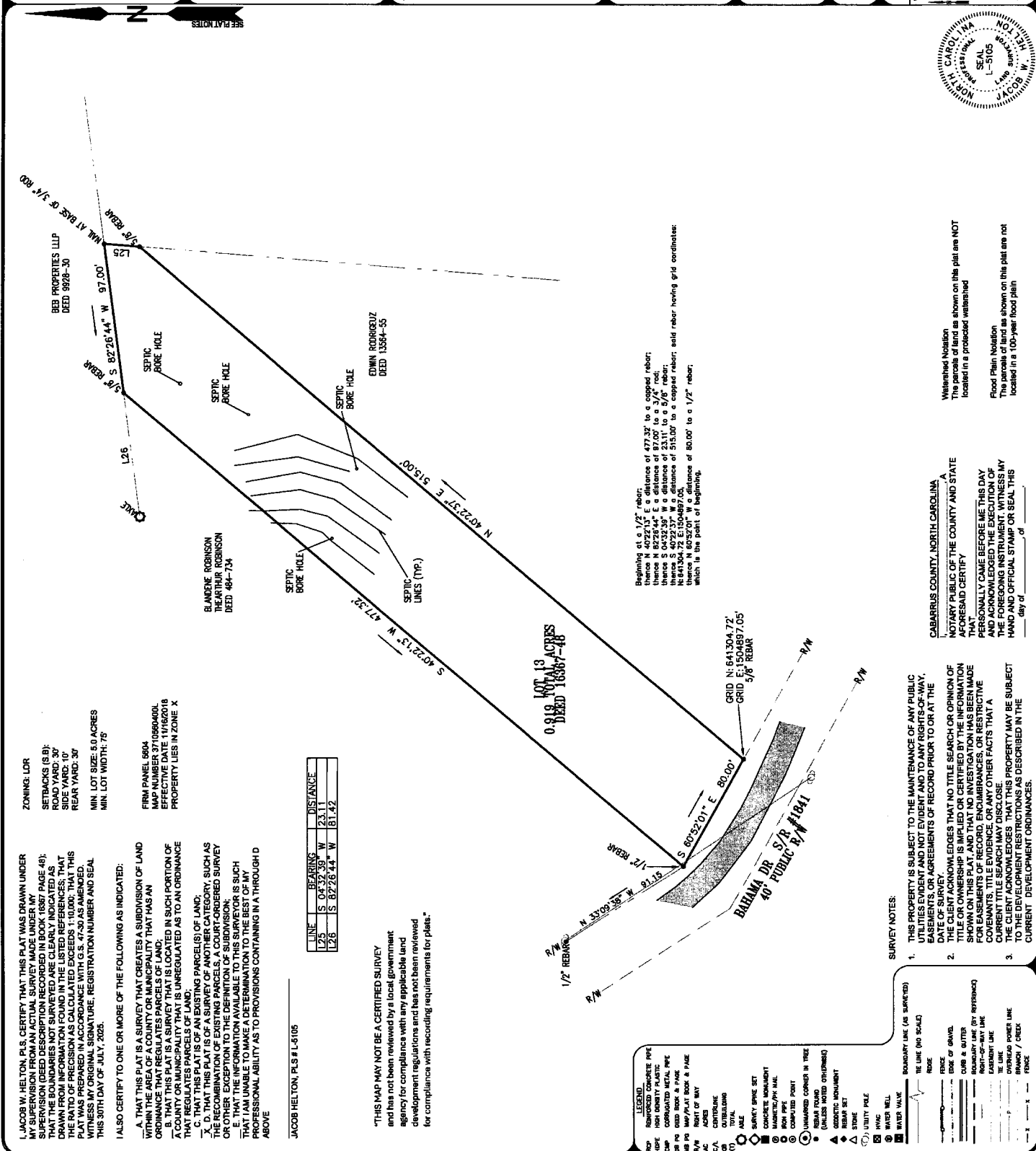
DEED AND PLAT REFERENCES:
DB: 16387 PG: 48

SCALE: 1" = 40'

0 40 80

SURVEY: DRAWN: JOB: WETTS
ANNEAL: TRIM: ADD: TROUS

VICINITY SKETCH: NO SCALE



ZONING: LOR
SETBACKS (S.B.):
ROAD YARD: 30'
SIDE YARD: 10'
REAR YARD: 30'
MIN. LOT SIZE: 5.0 ACRES
MIN. LOT WIDTH: 75'

FIRM PANEL 9504
MAP NUMBER 371050400L
EFFECTIVE DATE: 1/16/2018
PROPERTY LIES IN ZONE X

I, JACOB W. HELTON, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THAT THE BOUNDARIES NOTED THEREON ARE CLEARLY INDICATED AS SHOWN ON THIS PLAT. I HAVE BEEN A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA SINCE 2018 AND I HAVE BEEN A MEMBER OF THE NORTH CAROLINA SURVEYING SOCIETY SINCE 2018. I HAVE BEEN A MEMBER OF THE NORTH CAROLINA SURVEYING SOCIETY SINCE 2018 AND I HAVE BEEN A MEMBER OF THE NORTH CAROLINA SURVEYING SOCIETY SINCE 2018.

LINE	BEARING	DISTANCE
1/26	S 04°52'35\"	W 23.11
1/26	S 82°26'44\"	W 61.42

"THIS MAP MAY NOT BE A CERTIFIED SURVEY and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats."

A. THAT THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF CABARRUS COUNTY, NORTH CAROLINA, THAT HAS AN ORDNANCE THAT REGULATES PARCELS OF LAND;
B. THAT THIS PLAT IS A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDNANCE THAT REGULATES PARCELS OF LAND;
C. THAT THIS PLAT IS OF AN EXISTING PARCEL(S) OF LAND;
D. THAT THIS PLAT IS OF AN EXISTING PARCEL(S) OF LAND, SUCH AS A LOT, TRACT, OR PARCEL, THAT IS SUBJECT TO AN EXISTING SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINING IN A THROUGH D ABOVE

JACOB HELTON, PLS # L-6105

0.919 TOTAL ACRES
DEED 16387-48

GRID N: 641304.72'
GRID E: 504897.05'
S 60°52'01\"

40' PUBLIC R/W #1841

LEGEND

NOT: REMOVED CONCRETE PIPE
CON: CONCRETE MONUMENT
COP: CORRUGATED METAL PIPE
SIR: 10\"/>

SURVEY NOTES:

1. THIS PROPERTY IS SUBJECT TO THE MAINTENANCE OF ANY PUBLIC UTILITIES EVIDENT AND NOT EVIDENT AND TO ANY RIGHTS-OF-WAY, EASEMENTS, OR AGREEMENTS OF RECORD PRIOR TO OR AT THE DATE OF SURVEY.

2. THE CLIENT ACKNOWLEDGES THAT NO TITLE SEARCH OR OPINION OF TITLE OR OWNERSHIP IS IMPLIED OR CERTIFIED BY THE INFORMATION SHOWN ON THIS PLAT, AND THAT NO INVESTIGATION HAS BEEN MADE TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, EASEMENTS COVENANTS, TITLE EVIDENCE OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THE CLIENT ACKNOWLEDGES THAT THIS PROPERTY MAY BE SUBJECT TO THE DEVELOPMENT RESTRICTIONS AS DESCRIBED IN THE CURRENT DEVELOPMENT ORDINANCES.

BOUNDARY LINE (AS SURVEYED)

NE LINE (NO SCALE)

FEDE

EDGE OF GRAVEL

CURB & BUTTER

BOUNDARY LINE (BY REFERENCE)

PORT-OF-WAY LINE

TE LINE

OVERHEAD POWER LINE

BRANCH / CREEK

FENCE



Kannapolis City Council

City Council Agenda Staff Report

August 25, 2025

To: Mayor and City Council

From: Alex Anderson, Director of Water Resources, Kristin Jones, Budget and Strategy Director, Wilmer Melton, Assistant City Manager, Brian Roberts, Finance Director

Subject: **ORDINANCE** - Budget Amendment #26-07 appropriates funding for Water and Sewer Master Plan Funding along with Rate Study and SDF Analysis **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Motion to approve budget amendment #26-07 which appropriates funding for a Water and Sewer Master Plan along with applicable rate study and system development analysis.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

This budget amendment funds a comprehensive water and sewer master plan update as well as an analysis on our current system development fees and a comprehensive rate study in the Water and Sewer Fund. We are using existing on-call engineering firms that house our existing models to speed up the process, as we are under a time constraint if we want the Capital Improvement Plan (CIP) updated and ready by Feb/March 2026 in time for the budget process. No formal RFP or RFQ is needed since the City will be using on-call engineering firms already compliant.

- Sewer hydraulic modeling, I&I modeling, system assessments & scenarios, and CIP development - \$336,000
- Water hydraulic modeling, system assessments & scenarios, and CIP development - \$150,000
- Water Master Plan – Primary tasks include evaluate population growth and land use projections, water model update, capacity evaluations, evaluate existing infrastructure, water demand projections, and project recommendations.
- Sewer Master Plan – Primary tasks include project management, historical data analysis and wastewater projections, flow monitoring analysis (including reviewing and validating HDR I&I report), hydraulic model update, system assessment, and compiling final CIP document.

The water and wastewater master planning effort is necessary for us to determine future water and wastewater capacity needs, which will drive our decisions related to WSACC expansion post 2027, Salisbury-Rowan Utilities improvements, City of Albemarle water plant expansion, City of Charlotte connection timing and a possible Wastewater Treatment Plant construction with the Town of Landis. With the City's existing master plan data dating back to the early 2000's we cannot rely on data that old to make such relevant and critical decisions. An updated CIP that truly reflects our needs over at least the next ten years is needed so that our financial consultants can make accurate rate modeling

and debt service assumptions. The rate analysis is going to be critical to ensure sufficient coverage for the City's bond covenants and for programming projects over time. Unfortunately, the schedule for this planning, CIP development and rate modeling is very tight as there are several pending decisions that City Council will need to make.

The current estimated costs:

Total Water and Wastewater Master Plan and CIP Development - \$486,000

Total System Development Fee (SDF) Analysis from consultant Wildan - \$30,000

Total Comprehensive Rate Study from consultant Wildan - \$50,000

Fiscal Implications

A budget amendment is needed in order to fund the applicable master plan work and SDF and rate study. There is currently sufficient funding in debt issuance costs within the Water and Sewer Fund to fund this work without having to appropriate fund balance. Early into the budget process, planning dollars were allocated in debt issuance costs to set aside to fund the Kannapolis Spillway project and the downtown sewer project. After further calculations, staff was able to fund the downtown sewer project from unspent bond proceeds and cash, which left money budgeted in debt issuance costs to be used for another purpose.

Alternate Courses of Action

1. Table action to a future meeting.
2. Take no action.

Attachments

1. 2025-61 Ordinance Amending Budget 26-07 for Water and Wastewater Master Plan

**ORDINANCE AMENDING BUDGET FOR THE
CITY OF KANNAPOLIS, NORTH CAROLINA
FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026
Amendment # 26-07**

BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina meeting in open session this 25th day of August that the following amendment to the Budget Ordinance for the City of Kannapolis, North Carolina for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026, is hereby adopted:

Description: This budget amendment moves money from debt issuance costs to fund the water and sewer masterplan work, a rate analysis and system development analysis. This work is crucial to determining our long-range capital improvement needs in the City's water and wastewater systems along with the applicable rates needed to support these needs and future growth of the system.

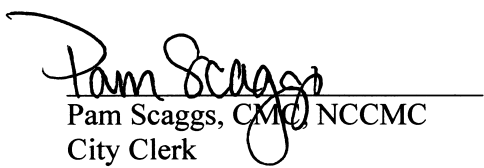
SECTION I – WATER AND SEWER FUND

Expenditure:	Decrease: Debt Issuance Costs Expenditure: 38000-58300	\$566,000
Expenditure:	Increase: Water Distribution: Consultants Expenditure: 36100-48300	\$150,000
Expenditure:	Increase: Water Treatment: Consultants Expenditure: 36200-48300	\$336,000
Expenditure:	Increase: Water Distribution: Consultants Expenditure: 36100-48300	\$80,000

This ordinance is approved and adopted on this 25th day of August 2025.

ATTEST:


M. Darrell Hinnant, Mayor
City of Kannapolis


Pam Scaggs, CMC, NCCMC
City Clerk



Kannapolis City Council

City Council Agenda Staff Report
August 25, 2025

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **ORDINANCE** - Private Use Zone Amendment **APPROVED 6 TO 1**

Recommended Action Requested by City Council

1. Motion to approve an Ordinance amending Section 9-42. Private Use Zone Maps of the Kannapolis Code of Ordinances for Downtown Private Use Zones to add another location, 4A on West Avenue, and to amend the Private Use Zone Fee schedule accordingly.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

On July 26, 2021, City Council approved a Resolution adopting an Ordinance to amend the Kannapolis Code of Ordinances to establish Downtown Private Use Zones. Establishing these zones has proven beneficial to the overall management of the use of public areas as well as balancing the harmony of conducting business and enjoying our downtown area.

Staff received a request from the owner of Towel City Tavern to use some of the areas immediately outside their business for outdoor dining purposes. After further review, it was determined that the area they were considering was not presently included in our previously adopted Private Use Zone provisions.

The purpose of this amendment is to include the area requested by this business and to revise the Private Use Zone fee schedule to incorporate this additional area. A copy of the revised map and the amended fee schedule are attached to this staff report.

This location encompasses the area on West Avenue immediately in front of Towel City Tavern. The area requested includes five existing parking spaces, as well as a reserved (dashed) area for food delivery vehicles. The requestor will work with the property owner to gain additional parking in the temporary parking area adjacent to Stadium Lofts apartments.

Fiscal Implications

Amendments to the City's Fee Schedule are necessary to accompany the ordinance amendment.

Alternate Courses of Action

1. Table action to a future meeting.
2. Take no action.

Attachments

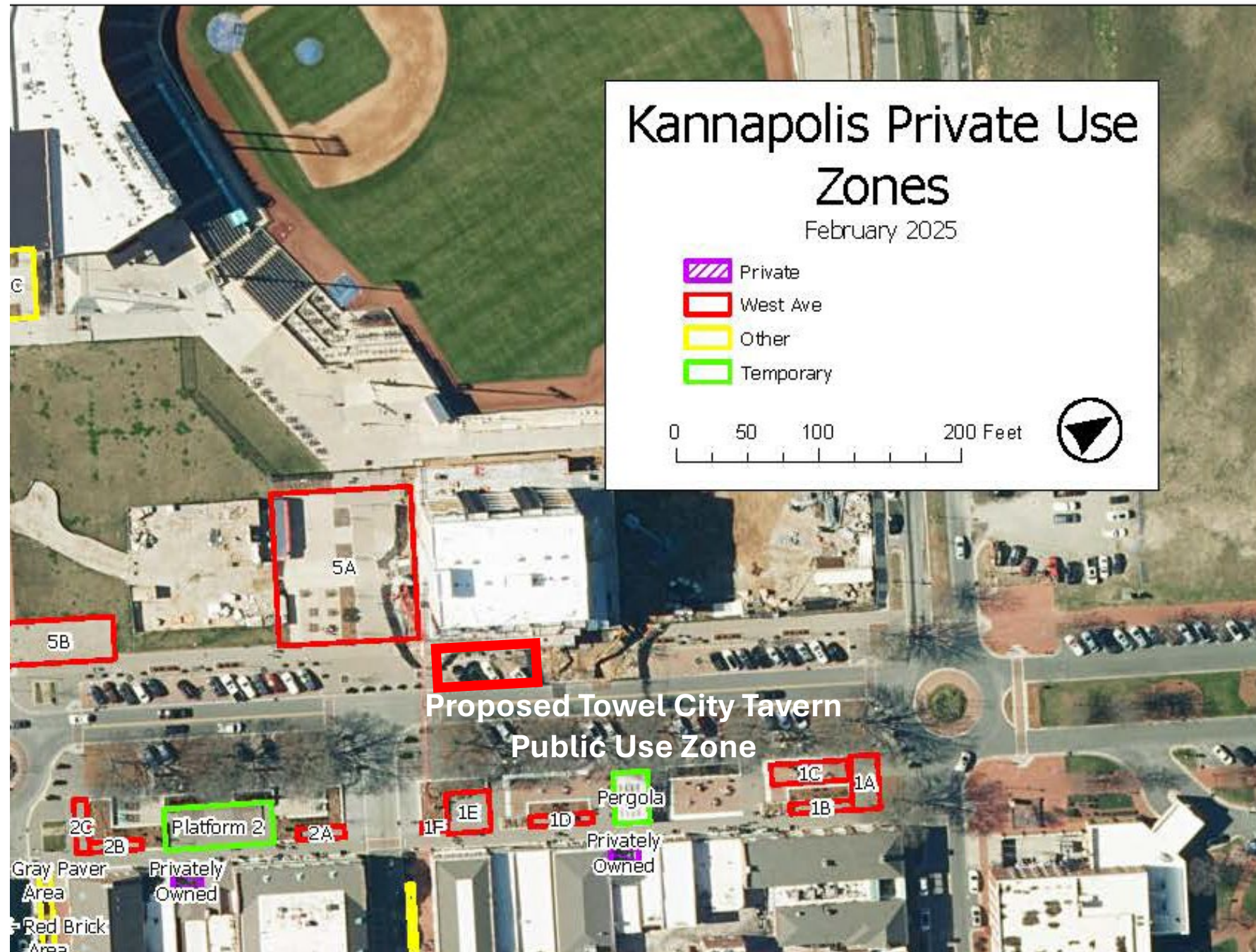
1. Applicant Proposed TCT Private Use Zone
2. Private Use Zones Map August 2025
3. Private Use Zone Fees Amended 20250825
4. 2025-62 Ordinance Amending Private Use Zones for 4A

Kannapolis Private Use Zones

February 2025

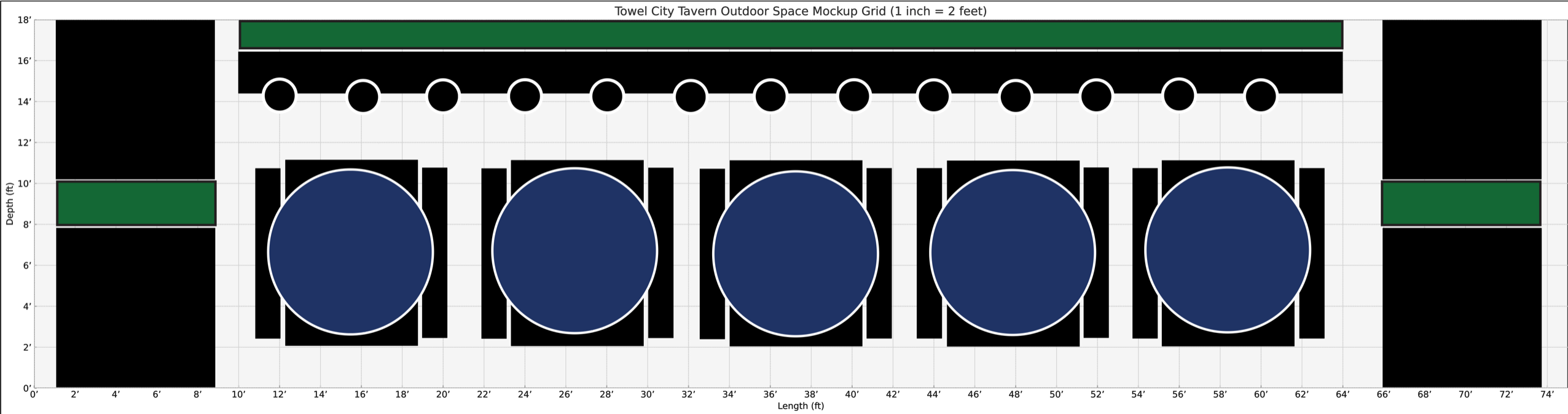
- Private
- West Ave
- Other
- Temporary

0 50 100 200 Feet



Conceptual Towel City Tavern - Private Use Zone Plan

West Ave



Sidewalk

Towel City Tavern
Main Entrance

Kannapolis Private Use Zones

August 2025

- Private
- West Ave
- Other
- Temporary

0 50 100 200 Feet



EXHIBIT A

Private Use Zone Fees							
Private Use Zone ID	Measure Adjacent to Building Face		Sq. Ft.	Hourly Rate	After Hours Hourly Rate	Max. Annual License Fee	Location
	Parallel	Perpendicular					
1A	19	38	722	\$10.00	\$15.00	\$181	West Ave
1B	44	7	308	\$5.00	\$10.00	\$77	West Ave
1C	54	14	756	\$10.00	\$15.00	\$189	West Ave
1D	44	7	308	\$5.00	\$10.00	\$77	West Ave
1E	28	30	840	\$10.00	\$15.00	\$210	West Ave
1F	18	7	126	\$5.00	\$10.00	\$32	West Ave
1G	308	4	1232	\$10.00	\$15.00	\$308	A Street
2A	33	8	264	\$5.00	\$10.00	\$66	West Ave
2B	37	7	259	\$5.00	\$10.00	\$65	West Ave
2C	9	38	342	\$5.00	\$10.00	\$86	West Ave
2D	12	8	96	\$5.00	\$10.00	\$24	Cannon Baller Way
2E	68	12	816	\$10.00	\$15.00	\$204	Cannon Baller Way
3A	16	3	48	\$5.00	\$10.00	\$12	West Ave
3B	6	16	96	\$5.00	\$10.00	\$24	West Ave
3C	28	9	252	\$5.00	\$10.00	\$63	West Ave
3D	28	20	560	\$10.00	\$15.00	\$140	West Ave (Parking Spaces for non parking uses)
3E	27	10	270	\$5.00	\$10.00	\$68	West Ave
3F	35	10	350	\$5.00	\$10.00	\$88	West Ave
3G	35	20	700	\$10.00	\$15.00	\$175	West Ave (Parking Spaces for non parking uses)
3H	26	9	234	\$5.00	\$10.00	\$59	West Ave
3I	28	9	252	\$5.00	\$10.00	\$63	West Ave
3J	28	9	252	\$5.00	\$10.00	\$63	West Ave
3K	44	9	396	\$5.00	\$10.00	\$99	West Ave
3L	35	20	700	\$10.00	\$15.00	\$175	West Ave (Parking Spaces for non parking uses)
3M	28	20	560	\$10.00	\$15.00	\$140	West Ave
4A	74	18	1332	\$10.00	\$15.00	\$333	West Ave (Stadium Lofts)
5A	84	106	8904	\$10.00	\$15.00	\$2,226	West Ave
5B	76	40	3040	\$10.00	\$15.00	\$760	Cannon Baller Way
5C	66	36	2376	\$5.00	\$10.00	\$594	Cannon Baller Way
6A	60	23	1380	\$10.00	\$15.00	\$345	West Ave
6B	30	4	120	\$5.00	\$10.00	\$30	Cannon Baller Way
6C	50	7	350	\$5.00	\$10.00	\$88	Oak Ave
7A	170	10	1700	\$20.00	\$25.00	\$425	Oak Ave
7B	35	7	245	\$5.00	\$10.00	\$61	Oak Ave
7C	6	7	42	\$5.00	\$10.00	\$11	Oak Ave
7D	150	7	1050	\$10.00	\$15.00	\$263	Oak Ave
7E	50	7	350	\$5.00	\$10.00	\$88	Oak Ave
8A	225	18	4050	NA	NA	\$1,013	Main Street (Parking Lot for non parking uses)
Reserved Parking Space (1)	9	18	162	\$5.00	NA	\$162	All Public Parking Spaces (for vehicular parking)
Reading Room	62	34	2108	\$20.00	\$25.00	NA	West side of West Avenue, south of Cannon Baller Way
Event Lawn	70	23	1610	\$25.00	\$30.00	NA	West side of West Avenue, south of Cannon Baller Way
Platform 1	30	26	780	\$25.00	\$30.00	NA	Adjacent to the Event Lawn
Platform 2	60	20	1200	\$30.00	\$35.00	NA	East side of West Avenue, north of Cannon Baller Way
Pergola	28	26	728	\$20.00	\$25.00	NA	East side of West Avenue, north of West A Street
Pump House Patio	28	30	840	\$25.00	\$30.00	NA	West side of West Avenue, south of Cannon Baller Way
Reading Room Terrace	82	32	2706	\$20.00	\$25.00	NA	West side of West Avenue, south of Cannon Baller Way
Putting Green	55	27	1485	\$20.00	\$25.00	NA	West side of West Avenue, adjacent to Vance Avenue
Outdoor Table and Two Chairs	NA	NA	NA	NA	NA	\$600	Within a Private Use Zone with a valid annual license
Outdoor Table and Two Chairs	NA	NA	NA	NA	NA	\$300	Within a Private Use Zone with a valid annual license

NOTES:

1. Annual License Fees (except reserved parking) are based on \$0.25 per square foot of space. The actual square footage calculation will be included as part of the license issuance.
2. All hourly rentals require a 50% reservation deposit and refundable security deposit of \$100.
3. Hourly Rates are Monday Through Friday 7:00 AM to 6:00 PM. All other times will be subject to the After Hours Rate.

**ORDINANCE TO AMEND SECTION 9.42 OF THE DOWNTOWN
PRIVATE USE ZONES TO ADD LOCATION 4A ON WEST AVENUE
AND TO AMEND THE FEE SCHEDULE ACCORDINGLY**

WHEREAS, North Carolina General Statutes Chapter 160A authorizes municipalities to exercise regulatory authority over the public property and activities taking place thereon; and

WHEREAS, the City of Kannapolis recognizes the need to update the Private Use Zone Map to better serve the community; and

WHEREAS, the addition of new private use zones will provide more opportunities for development and enhance the economic growth of the downtown area; and

WHEREAS, City Council has reviewed the proposed amendment and determined that it is in the best interest of the public.

NOW THEREFORE, BE IT ORDAINED that:

1. Section 9.42 of the Kannapolis Code of Ordinances is hereby amended to include an additional Private Use Zone hereinafter referred to as Zone 4A as shown on the attached Private Use Zone Map (Exhibit A).
2. Further, the Private Use Zone section of the Adopted Fiscal Year 2026 Fee Schedule (adopted June 23, 2025) is replaced in its entirety with the section attached hereto and incorporated herein (Exhibit B).

This Ordinance is approved and adopted this the 25th day of August 2025.

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk


M. Darrell Hinnant, Mayor
City of Kannapolis

EXHIBIT A

Kannapolis Private Use

Zones

August 2025

Private

West Ave

Other

Temporary

0

50

100

200 Feet

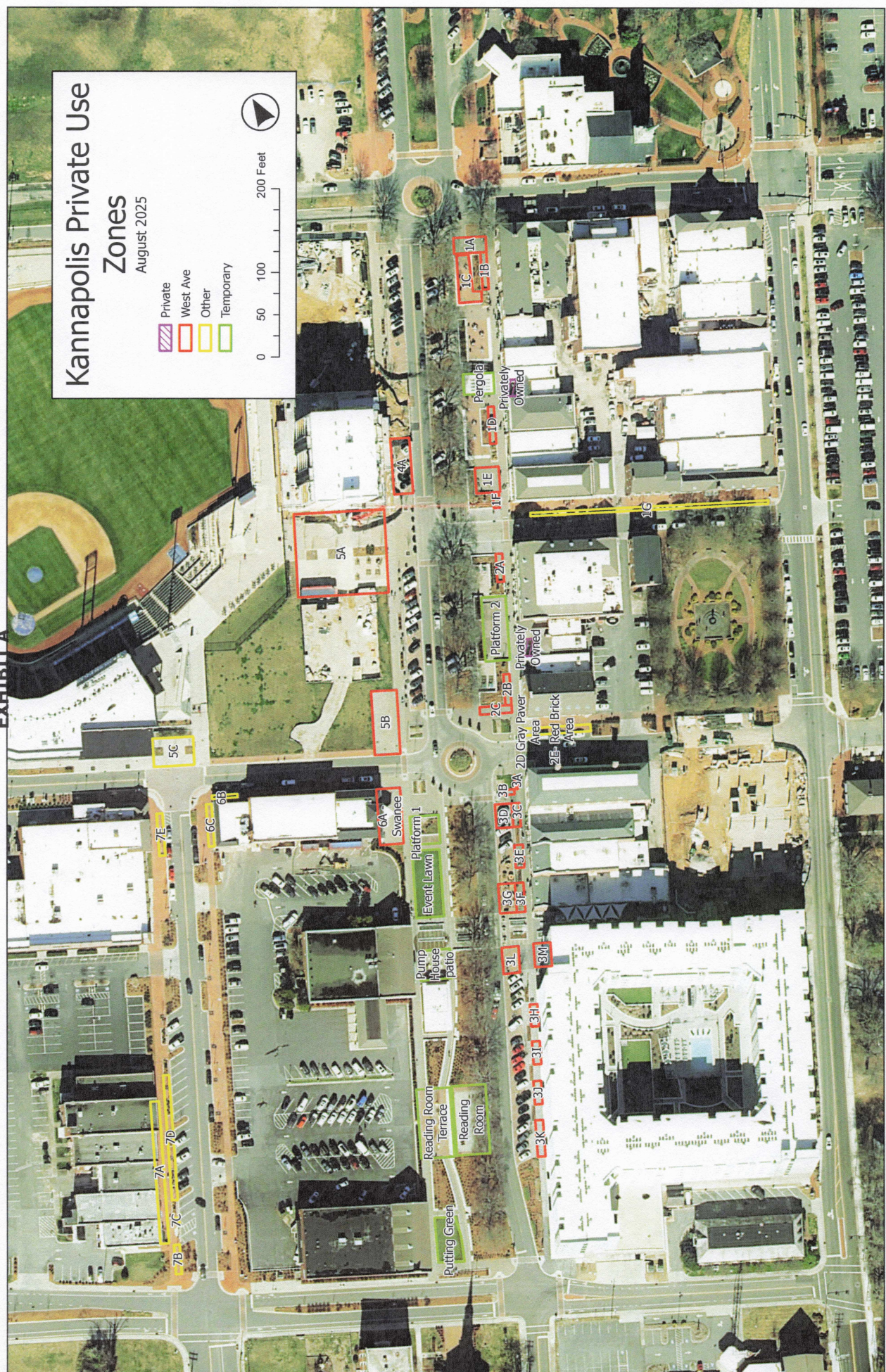


EXHIBIT B

Private Use Zone Fees							
Private Use Zone ID	Measure Adjacent to Building Face		Sq. Ft.	Hourly Rate	After Hours Hourly Rate	Max. Annual License Fee	Location
	Parallel	Perpendicular					
1A	19	38	722	\$10.00	\$15.00	\$181	West Ave
1B	44	7	308	\$5.00	\$10.00	\$77	West Ave
1C	54	14	756	\$10.00	\$15.00	\$189	West Ave
1D	44	7	308	\$5.00	\$10.00	\$77	West Ave
1E	28	30	840	\$10.00	\$15.00	\$210	West Ave
1F	18	7	126	\$5.00	\$10.00	\$32	West Ave
1G	308	4	1232	\$10.00	\$15.00	\$308	A Street
2A	33	8	264	\$5.00	\$10.00	\$66	West Ave
2B	37	7	259	\$5.00	\$10.00	\$65	West Ave
2C	9	38	342	\$5.00	\$10.00	\$86	West Ave
2D	12	8	96	\$5.00	\$10.00	\$24	Cannon Baller Way
2E	68	12	816	\$10.00	\$15.00	\$204	Cannon Baller Way
3A	16	3	48	\$5.00	\$10.00	\$12	West Ave
3B	6	16	96	\$5.00	\$10.00	\$24	West Ave
3C	28	9	252	\$5.00	\$10.00	\$63	West Ave
3D	28	20	560	\$10.00	\$15.00	\$140	West Ave (Parking Spaces for non parking uses)
3E	27	10	270	\$5.00	\$10.00	\$68	West Ave
3F	35	10	350	\$5.00	\$10.00	\$88	West Ave
3G	35	20	700	\$10.00	\$15.00	\$175	West Ave (Parking Spaces for non parking uses)
3H	26	9	234	\$5.00	\$10.00	\$59	West Ave
3I	28	9	252	\$5.00	\$10.00	\$63	West Ave
3J	28	9	252	\$5.00	\$10.00	\$63	West Ave
3K	44	9	396	\$5.00	\$10.00	\$99	West Ave
3L	35	20	700	\$10.00	\$15.00	\$175	West Ave (Parking Spaces for non parking uses)
3M	28	20	560	\$10.00	\$15.00	\$140	West Ave
4A	74	18	1332	\$10.00	\$15.00	\$333	West Ave (Stadium Lofts)
5A	84	106	8904	\$10.00	\$15.00	\$2,226	West Ave
5B	76	40	3040	\$10.00	\$15.00	\$760	Cannon Baller Way
5C	66	36	2376	\$5.00	\$10.00	\$594	Cannon Baller Way
6A	60	23	1380	\$10.00	\$15.00	\$345	West Ave
6B	30	4	120	\$5.00	\$10.00	\$30	Cannon Baller Way
6C	50	7	350	\$5.00	\$10.00	\$88	Oak Ave
7A	170	10	1700	\$20.00	\$25.00	\$425	Oak Ave
7B	35	7	245	\$5.00	\$10.00	\$61	Oak Ave
7C	6	7	42	\$5.00	\$10.00	\$11	Oak Ave
7D	150	7	1050	\$10.00	\$15.00	\$263	Oak Ave
7E	50	7	350	\$5.00	\$10.00	\$88	Oak Ave
8A	225	18	4050	NA	NA	\$1,013	Main Street (Parking Lot for non parking uses)
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Event Lawn	70	23	1610	\$25.00	\$30.00	NA	West side of West Avenue, south of Cannon Baller Way
Platform 1	30	26	780	\$25.00	\$30.00	NA	Adjacent to the Event Lawn
Platform 2	60	20	1200	\$30.00	\$35.00	NA	East side of West Avenue, north of Cannon Baller Way
Pergola	28	26	728	\$20.00	\$25.00	NA	East side of West Avenue, north of West A Street
Pump House Patio	28	30	840	\$25.00	\$30.00	NA	West side of West Avenue, south of Cannon Baller Way
Reading Room Terrace	82	32	2706	\$20.00	\$25.00	NA	West side of West Avenue, south of Cannon Baller Way
Putting Green	55	27	1485	\$20.00	\$25.00	NA	West side of West Avenue, adjacent to Vance Avenue
Outdoor Table and Two Chairs	NA	NA	NA	NA	NA	\$600	Within a Private Use Zone with a valid annual license
Outdoor Table and Two Chairs	NA	NA	NA	NA	NA	\$300	Within a Private Use Zone with a valid annual license

NOTES:

1. Annual License Fees (except reserved parking) are based on \$0.25 per square foot of space. The actual square footage calculation will be included as part of the license issuance.
2. All hourly rentals require a 50% reservation deposit and refundable security deposit of \$100.
3. Hourly Rates are Monday Through Friday 7:00 AM to 6:00 PM. All other times will be subject to the After Hours Rate.



Kannapolis City Council

City Council Agenda Staff Report

August 25, 2025

To: Mayor and City Council
From: Mike Legg, City Manager
Subject: **RESOLUTION** - Supporting the Naming of the Martin Luther King, Jr. Avenue/U.S. Highway 29 Bridge as the Martin Luther King, Jr. Memorial Bridge **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Motion to approve resolution supporting the naming of the Martin Luther King, Jr. Avenue/U.S. Highway 29 Bridge as the Martin Luther King, Jr. Memorial Bridge

Required Votes to Pass Required Action

Majority Present at Meeting

Background

On May 10, 2021, the Kannapolis City Council approved the renaming of the section of East First Street from Little Texas Road to Main Street as Martin Luther King, Jr. Avenue.

In early 2025, the North Carolina Department of Transportation began construction of a replacement bridge on Martin Luther King, Jr. Avenue crossing U.S. Highway 29 (Cannon Boulevard).

To continue to honor Dr. King's influence on the City, the State and the Nation, the attached resolution would support the naming of this bridge as the Martin Luther King, Jr. Memorial Bridge. This action would align with the previously approved renaming of the street of which the new bridge will be a part.

Fiscal Implications

It is estimated that the City would be responsible for about \$2,000 in sign costs. NCDOT would manufacture and install the signage.

Alternate Courses of Action

1. **Motion to approve resolution supporting the naming of the Martin Luther King, Jr. Avenue/U.S. Highway 29 Bridge as the Martin Luther King, Jr. Memorial Bridge (Recommended).**
2. Table the action to a future meeting.
3. Take no action.

Attachments

1. 2025-67 Resolution Naming MLK Bridge - US 29-MLK Avenue

**RESOLUTION SUPPORTING THE NAMING OF THE
MARTIN LUTHER KING, JR. AVENUE BRIDGE OVER U.S. HIGHWAY 29
AS THE MARTIN LUTHER KING, JR. AVENUE MEMORIAL BRIDGE**

WHEREAS, Reverend Dr. Martin Luther King Jr.'s legacy to society is the leadership he provided through his commitment to justice, equality and the pursuit of the elimination of systemic racism through non-violent social change; and

WHEREAS, Dr. King epitomized the belief that all human beings are born free and equal in dignity and rights, endowed with reason and conscience to act towards one another in a spirit of harmony; and

WHEREAS, it is desirable and proper to commemorate and honor Dr. Martin Luther King, Jr., for his contributions not only to the City of Kannapolis and Cabarrus and Rowan counties but to the State of North Carolina and our entire Nation; and

WHEREAS, on May 10, 2021 the City Council of the City of Kannapolis approved Resolution #2021-22 which renamed East First Street from Little Texas Road to Main Street to Martin Luther King, Jr. Avenue; and

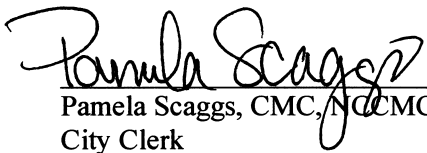
WHEREAS, the City of Kannapolis would like to continue to honor Dr. Martin Luther King, Jr., well into the future; and

NOW, THEREFORE BE IT RESOLVED that the City Council of Kannapolis, North Carolina does hereby support the naming of the new Martin Luther King, Jr. Avenue bridge that will cross U.S. Highway 29 (Cannon Boulevard) as the "Martin Luther King, Jr. Memorial Bridge" and requests that the North Carolina Department of Transportation approve this action.

Adopted this the 25th day of August 2025.

ATTEST:


M. Darrell Hinnant, Mayor
City of Kannapolis


Pamela Scaggs, CMC, NCCMC
City Clerk



August 27, 2025

North Carolina Department of Transportation
Attn: Felix Obregon, PE
Highway Division 10
716 W Main Street
Albemarle, NC 28001

RE: Resolution to name the Martin Luther King, Jr. Avenue Bridge over U.S. Highway 29

Dear Mr. Obregon,

On behalf of the City of Kannapolis, I am writing to formally request approval of the adopted Resolution to name the bridge located on Martin Luther King, Jr. Avenue over U.S. Highway 29 in honor of the civil rights icon, Dr. Martin Luther King, Jr.

This Resolution was unanimously adopted by the Kannapolis City Council on August 25, 2025 in recognition of Dr. King's enduring legacy and profound contributions to justice, equality, and peace in our nation. The bridge, which physically connects both sides of Martin Luther King, Jr. Avenue over U.S. Highway 29, is a vital thoroughfare in our community and serves as a symbolic and literal link reflective of Dr. King's vision of unity. As such, it is a fitting landmark to bear the name "**Martin Luther King, Jr. Avenue Memorial Bridge.**"

This naming not only reflects our community's shared values and historical awareness, but it also serves as a daily reminder of the ideals that Dr. King championed. Public support for the naming was clearly expressed during the meeting held in conjunction with the Resolution's adoption, underscoring the community's strong desire to honor Dr. King in a meaningful and visible way. We believe this designation will resonate deeply with residents and visitors alike, further reinforcing our commitment to preserving his legacy.

We respectfully request that the North Carolina Department of Transportation approve this Resolution and take the necessary steps to officially designate the bridge as the *Martin Luther King, Jr. Avenue Memorial Bridge*.

Thank you for your consideration of this important request. Please feel free to contact me at 704-244-0342 should you need any additional information or clarification.

Sincerely,

A handwritten signature in dark ink, appearing to read "M. Darrell Hinnant".

M. Darrell Hinnant
Mayor, City of Kannapolis