



## CITY COUNCIL

**KANNAPOLIS CITY HALL  
401 LAUREATE WAY, KANNAPOLIS, NC**

**JUNE 22, 2026**

**6:00 PM**

**Please Turn off Cell Phones or Place on Silent Mode.**

### **CALL TO ORDER AND WELCOME**

### **PLEDGE OF ALLEGIANCE**

### **ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions**

### **PROCLAMATIONS AND RECOGNITIONS**

- A. **RECOGNITION** - Kannapolis Police Department 11th Citizens Academy (Terry Spry, Chief of Police)
- B. **PROCLAMATION** - 250th Anniversary of the United States (Naomi Hatchell, Council Member)
- C. **PROCLAMATION** - Parks & Recreation Month (Jeanne Dixon, Council Member)

### **SPEAKERS FROM THE FLOOR**

### **CONSENT AGENDA - Motion to Adopt Consent Agenda or make revisions**

- A. **RESOLUTION** - Acceptance of Streets for Powell Bill Allocations Fiscal Year 2026-2027 **UNANIMOUSLY APPROVED** (Elizabeth Hassenfritz, Director of Engineering)
- B. **ORDINANCE**- Budget Amendment #26-37 appropriating funding for Bethpage Road Sidewalk Project **UNANIMOUSLY APPROVED** (Elizabeth Hassenfritz, Director of Engineering, Kristin Jones, Assistant City Manager)
- C. **ORDINANCE** - Budget Amendment #26-38 to fund year-end adjustments to the Insurance and Risk Fund. **UNANIMOUSLY APPROVED** (Kristin Jones, Assistant City Manager)
- D. **ORDINANCE** - Budget Amendment #26-39 appropriating CDBG program income **UNANIMOUSLY APPROVED** (Kristin Jones, Assistant City Manager, Sherry Gordon, Community Development Program Administrator)
- E. **AGREEMENTS** - Parks GO Bond (Public Education, Financial Advisors and Bond Counsel) **UNANIMOUSLY APPROVED** (Kristin Jones, Assistant City Manager, Annette Privette Keller, Director of Communications)
- F. **BID AWARD** - Curb Ramp Installation and Modifications Project **UNANIMOUSLY**

**APPROVED TO AWARD TO TRULL CONTRACTING, LLC** (Michael Rattler, Director of Transportation & Environmental Services)

- G. **LEASE EXTENSION** - Vietnam Veterans Park **UNANIMOUSLY APPROVED** ( )
- H. **REPORT** - Monthly Wastewater Allocations Report **RECEIVED** (Alex Anderson, Director of Water Resources, Gerald Faulkner, Water Treatment Manager, Irene Wong, Economic & Community Development Director)

### **BUSINESS AGENDA**

- A. **ORDINANCE** - FY 2026-2027 Budget **UNANIMOUSLY APPROVED** (Wilmer Melton, City Manager, Kristin Jones, Assistant City Manager, Heather James, Human Resources Director)
- B. **RESOLUTION** - Second Amendment to Joint Interlocal Agreement with City of Concord **UNANIMOUSLY APPROVED** (Wilmer Melton, City Manager)
- C. **PUBLIC HEARING** - Voluntary Annexation (A-2026-05) 0.288 +/- acres of unaddressed contiguous property located on South Chapel Street (Rowan County Parcel Identification Number 156 084) **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- D. **PUBLIC HEARING** - (A-2026-06) 20.05 +/- acres of contiguous property located at 6758 Davidson Highway and an Unaddressed Parcel on Davidson Highway **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- E. **PUBLIC HEARING** - Text Amendment (TA-2026-02) to several sections of the Kannapolis Development Ordinance (KDO) related to the Extra Territorial Jurisdiction (ETJ) **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- F. **GO BOND INTRODUCTION AND RESOLUTION** **UNANIMOUSLY APPROVED** (Tina Cline, Assistant City Manager, Gary Mills, Parks & Recreation Director)

### **CITY MANAGER REPORT**

### **CITY COUNCIL COMMENTS**

### **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](mailto:adacoordinator@kannapolisnc.gov), or in person at Kannapolis City Hall as soon as possible, but not later than forty-eight (48) hours prior.



## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

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**To:** Mayor and City Council  
**From:** Terry Spry, Chief of Police  
**Subject:** **RECOGNITION** - Kannapolis Police Department 11th Citizens Academy

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### **Recommended Action Requested by City Council**

Presentation Only. No action required

### **Required Votes to Pass Required Action**

Presentation Only. No Action Required

### **Background**

Mayor, Members of Council. It's my pleasure to come before you tonight to recognize an outstanding group of individuals who attended and completed the department's Citizen's Police Academy.

The Citizen's Police Academy is designed to foster closer and meaningful relationships between the police department and the citizens we serve. We want these graduates to be ambassadors, not only for our department but for the entire law enforcement profession.

This academy gives students insight into all aspects of our operations that people outside the law enforcement community usually don't get the opportunity to see or experience. It's also a great way to promote the department's commitment to transparency to the community.

This is our 11<sup>th</sup> Academy Class, which started on March 5<sup>th</sup> and ended on May 14<sup>th</sup>. I want to commend the class for their enthusiasm, interest, and patience during each session. We covered a lot of topic areas and tried to do so in a way to provide them with a real-life perspective of the profession and our department, while at the same time making it fun and interesting. We tried to keep them involved, active, and give them practical hands-on segments to improve the learning experience.

I'm proud to present to you the 2026 graduating class of the Kannapolis Police Department's Citizen's Police Academy.

Donell Aikens  
Adam Dedmon  
Molly Eberle  
Nick Eberle  
Stephanie Forman  
Demetra Grigley  
Ronald Flanders  
Jackson Haire  
Justin Knoll  
Jailene Lopez

Pamela Phifer  
Susan Price  
Christopher R.  
Leikela R.  
Jamie Simons

Gloria Talbert

**Fiscal Implications**

N/A

**Alternate Courses of Action**

Presentation Only. No action required

**Attachments**

None



*Office of the Mayor*

**KANNAPOLIS, NORTH CAROLINA  
P R O C L A M A T I O N**

**“250<sup>th</sup> ANNIVERSARY OF THE UNITED STATES OF AMERICA”**

**WHEREAS**, on July 4, 1776, the Declaration of Independence was adopted, affirming the fundamental principles of liberty, equality, self-government, and the inherent rights of all people; and

**WHEREAS**, the year 2026 marks the 250th anniversary of the founding of the United States of America, a historic milestone commemorating two and a half centuries of our nation's democratic institutions, civic engagement, and pursuit of a more perfect Union; and

**WHEREAS**, throughout its history, the United States has been shaped by the courage, sacrifice, innovation, and determination of generations of Americans who have contributed to the nation's growth and progress; and

**WHEREAS**, this anniversary provides an opportunity to reflect upon our shared history, honor those who have served and strengthened our communities, and renew our commitment to the principles embodied in the Declaration of Independence and the Constitution of the United States; and

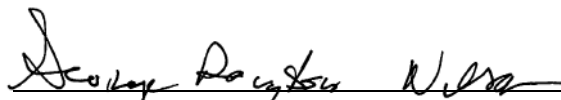
**WHEREAS**, the semi quincentennial celebration encourages citizens of all ages to learn about our nation's history, participate in civic life, and work together to build a brighter future for generations to come; and

**WHEREAS**, the City of Kannapolis joins communities across North Carolina and the nation in commemorating this significant anniversary and recognizing the enduring ideals that unite us as Americans.

**NOW, THEREFORE**, the City Council of the City of Kannapolis, North Carolina does hereby proclaim 2026, as the **250th Anniversary of the United States of America** and encourage all residents to participate in educational, cultural, historical, and civic activities that honor our nation's past, celebrate its achievements, and inspire continued service to our community, state, and country.

**IN WITNESS WHEREOF**, I, Mayor George Douglas Wilson, on behalf of the Kannapolis City Council, has caused the Great Seal of the City of Kannapolis to be affixed this 22nd day of June 2026.



  
George Douglas Wilson, Mayor  
City of Kannapolis



*Office of the Mayor*

**KANNAPOLIS, NORTH CAROLINA  
P R O C L A M A T I O N  
“PARKS AND RECREATION MONTH”**

**WHEREAS**, parks, trails, greenways, recreation facilities, and open spaces contribute significantly to the health, well-being, and quality of life of residents of the City of Kannapolis; and

**WHEREAS**, parks and recreation programs provide opportunities for physical activity, environmental stewardship, lifelong learning, social connection, cultural enrichment, and community engagement for people of all ages and abilities; and

**WHEREAS**, parks and recreation services enhance the attractiveness and vitality of our community, support economic development, promote tourism, and help create a strong sense of place; and

**WHEREAS**, the dedicated professionals, volunteers, and community partners who plan, maintain, and operate parks and recreation facilities work year-round to provide safe, accessible, and welcoming spaces for residents and visitors; and

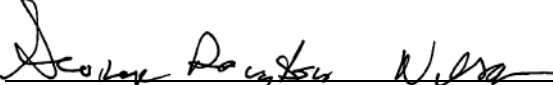
**WHEREAS**, parks and recreation resources help protect natural areas, preserve community character, promote sustainability, and improve the physical and mental health of individuals and families; and

**WHEREAS**, July is recognized nationwide as Parks and Recreation Month, providing an opportunity to celebrate the vital role that parks and recreation play in building healthy, vibrant, and resilient communities.

**NOW, THEREFORE**, the City Council of the City of Kannapolis, North Carolina does hereby proclaim July, as **PARKS AND RECREATION MONTH** and encourage all residents to visit local parks, participate in recreation programs, enjoy outdoor activities, and recognize the many contributions of parks and recreation professionals, volunteers, and advocates who enrich our community.

**IN WITNESS WHEREOF**, I, Mayor George Douglas Wilson, on behalf of the Kannapolis City Council, has caused the Great Seal of the City of Kannapolis to be affixed this 22nd day of June 2026.



  
George Douglas Wilson, Mayor  
City of Kannapolis



## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

**To:** Mayor and City Council  
**From:** Elizabeth Hassenfritz, Director of Engineering  
**Subject:** **RESOLUTION** - Acceptance of Streets for Powell Bill Allocations Fiscal Year 2026-2027 **UNANIMOUSLY APPROVED**

### **Recommended Action Requested by City Council**

Motion to adopt Resolution adding and deleting City Maintained Paved Streets to the City of Kannapolis Street Maintenance System for Powell Bill Allocations Fiscal Year 2026-2027

### **Required Votes to Pass Required Action**

Majority Present at Meeting

### **Background**

Streets to be added or deleted to the City Street System must be accepted by City Council by June 30, 2026, for Fiscal Year 2026-2027 Powell Bill funding. Listed below are the streets to be added to and deleted from the Powell Bill System for Fiscal Year 2026-2027:

#### **Paved streets to be **added** to the Powell Bill System for Fiscal Year 2026-2027:**

Claret Cup Drive - roundabout to Mountain Ball Lane - 1,081 total length in feet  
 Dogwood Drive – Kannapolis Parkway to Worrell Way - 491 total length in feet  
 Dusty Orchard Road – Olive Beach Road to Olive Beach Road - 800 total length in feet  
 Eagle Claw Drive – Claret Cup Drive to Senita Lane - 371 total length in feet  
 Hillside Street – Dot Avenue to cul-de-sac - 256 total length in feet  
 Mountain Ball Lane – end to end - 450 total length in feet  
 Old Rivers Road – Orphanage Road to existing termination point – 1,029 total length in feet  
 Olive Beach Road – Rainbow Drive to subdivision phase line – 1,124 total length in feet  
 Prickly Pear Drive – Claret Cup Drive to Mountain Ball Lane - 625 total length in feet  
 Senita Lane – Eagle Claw Drive to Organ Pipe Drive - 320 total length in feet  
 Shumard Street – Kannapolis Parkway to Dutch Elm Court - 1045 total length in feet

#### **Paved streets to be **deleted** from the Powell Bill System for Fiscal Year 2026-2027:**

Senita Lane – Organ Pipe Drive to dead end – 794 total length in feet

### **Fiscal Implications**

Additional Powell Bill funds should be adequate for maintenance.

### **Alternate Courses of Action**

1. Table action to a future meeting
2. Take no action. If no action, no Powell Bill funding would be allocated for these streets.

### **Attachments**

1. 2026-26 Resolution FY2026-2027 Powell Bill Allocation
2. Powell Bill 2026

3. Claret Cup Dr-Add
4. Dogwood Blvd-Add
5. Dusty Orchard-Add
6. Eagle Claw Dr-Add
7. Hillside St-Add
8. Mountain Ball Ln-Add
9. Old Rivers Rd-Add
10. Olive Beach-Add
11. Prickly Pear Dr-Add
12. Senita Ln-Add
13. Shumard St-Add
14. Senita Ln-Delete

**RESOLUTION ADDING AND DELETING STREETS ELIGIBLE  
FOR FISCAL YEAR 2026-2027 POWELL BILL ALLOCATION FOR  
THE CITY OF KANNAPOLIS, NORTH CAROLINA**

**BE IT RESOLVED**, that the Public Street Schedule for the City of Kannapolis is hereby amended to add or delete the following streets to the Kannapolis Public Street System and for designation as streets eligible for Powell Bill Allocations beginning for the Fiscal Year 2026-2027:

**Addition of the following City Maintained Paved Streets:**

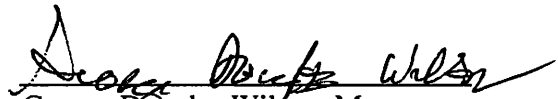
Claret Cup Drive – roundabout to Mountain Ball Lane (1,081 ft)  
Dogwood Drive – Kannapolis Parkway to Worrell Way (491 ft)  
Dusty Orchard Road – Olive Beach Road to Olive Beach Road (800 ft)  
Eagle Claw Drive – Claret Cup Drive to Senita Lane (371 ft)  
Hillside Street – Dot Avenue to cul-de-sac (256 ft)  
Mountain Ball Lane – end to end (450 ft)  
Old Rivers Road – Orphanage Road to existing termination point (1,029 ft)  
Olive Beach Road – Rainbow Drive to subdivision phase line (1,124 ft)  
Prickly Pear Drive – Claret Cup Drive to Mountain Ball Lane (625 ft)  
Senita Lane – Eagle Claw Drive to Organ Pipe Drive (320 ft)  
Shumard Street – Kannapolis Parkway to Dutch Elm Court (1045 ft)

**Deletion of the following City Maintained Paved Streets:**

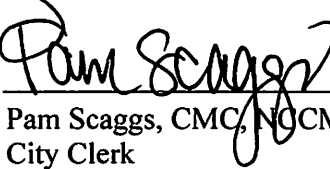
Senita Lane – Organ Pipe Drive to dead end (794 ft)

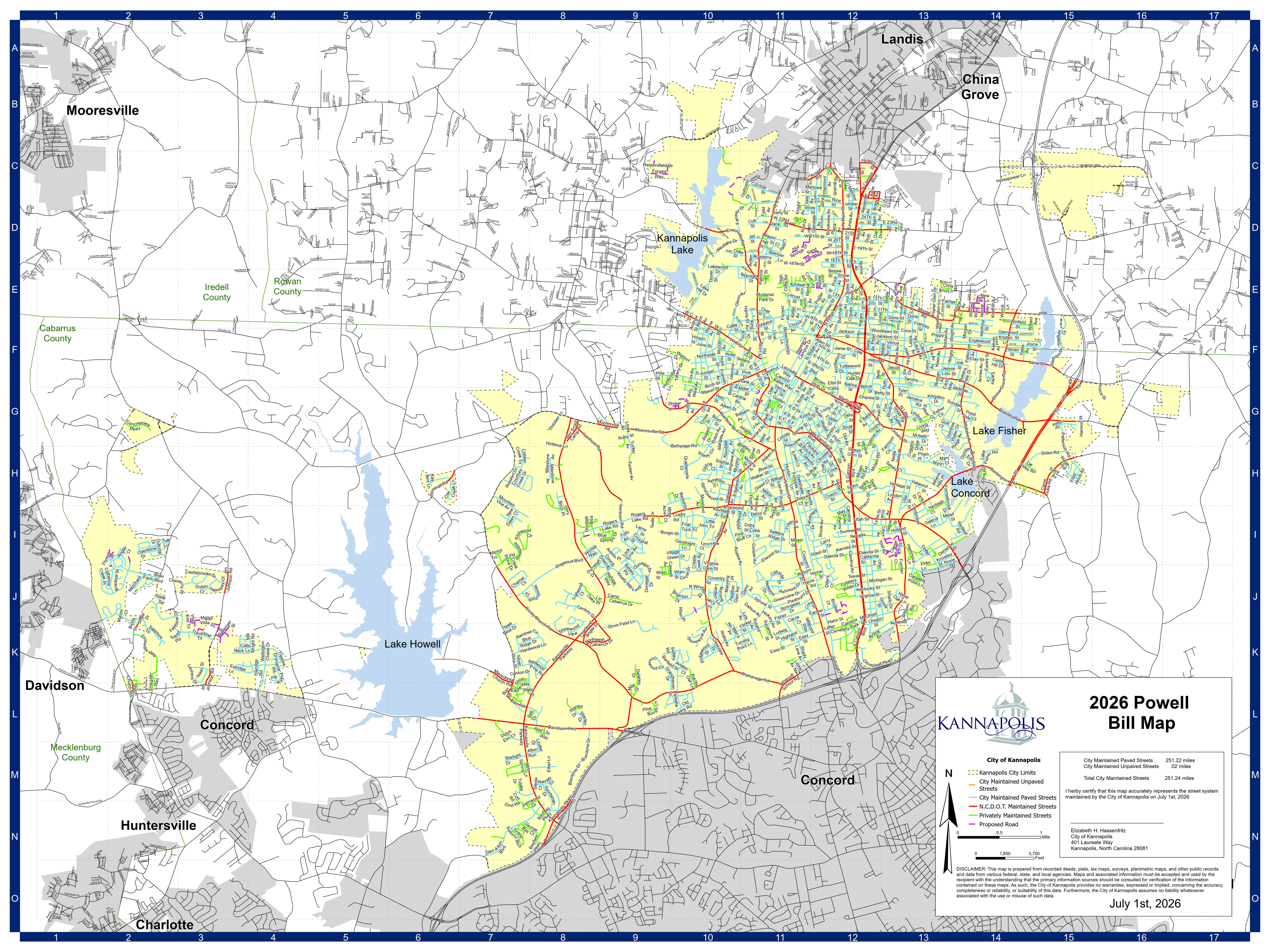
**BE IT FURTHER RESOLVED**, that this Resolution shall be effective from its date of adoption.


**Adopted this the 22nd day of June 2026**

  
George Douglas Wilson, Mayor  
City of Kannapolis

**ATTEST:**

  
Pam Scaggs, CMC, NCCMC  
City Clerk





## 2026 Powell Bill Map

City of Kannapolis	
	Kannapolis City Limits
	City Maintained Unpaved Streets
	City Maintained Paved Streets
	N.C.D.O.T. Maintained Streets
	Privately Maintained Streets
	Proposed Road

**City Statistics:**

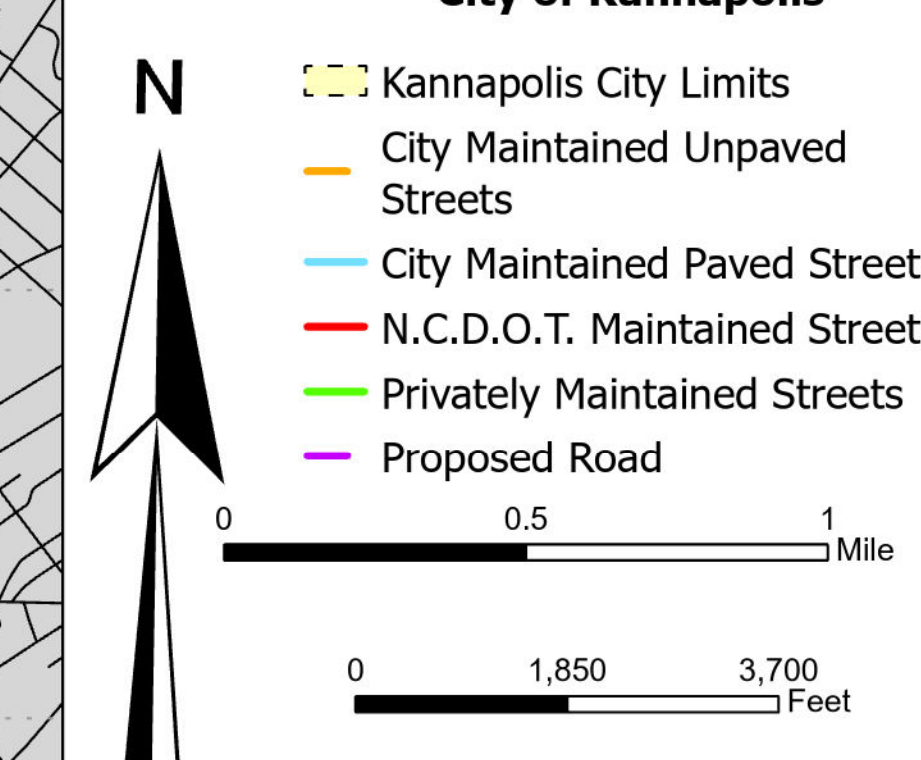
City Maintained Paved Streets	251.22 miles
City Maintained Unpaved Streets	.02 miles
<b>Total City Maintained Streets</b>	<b>251.24 miles</b>

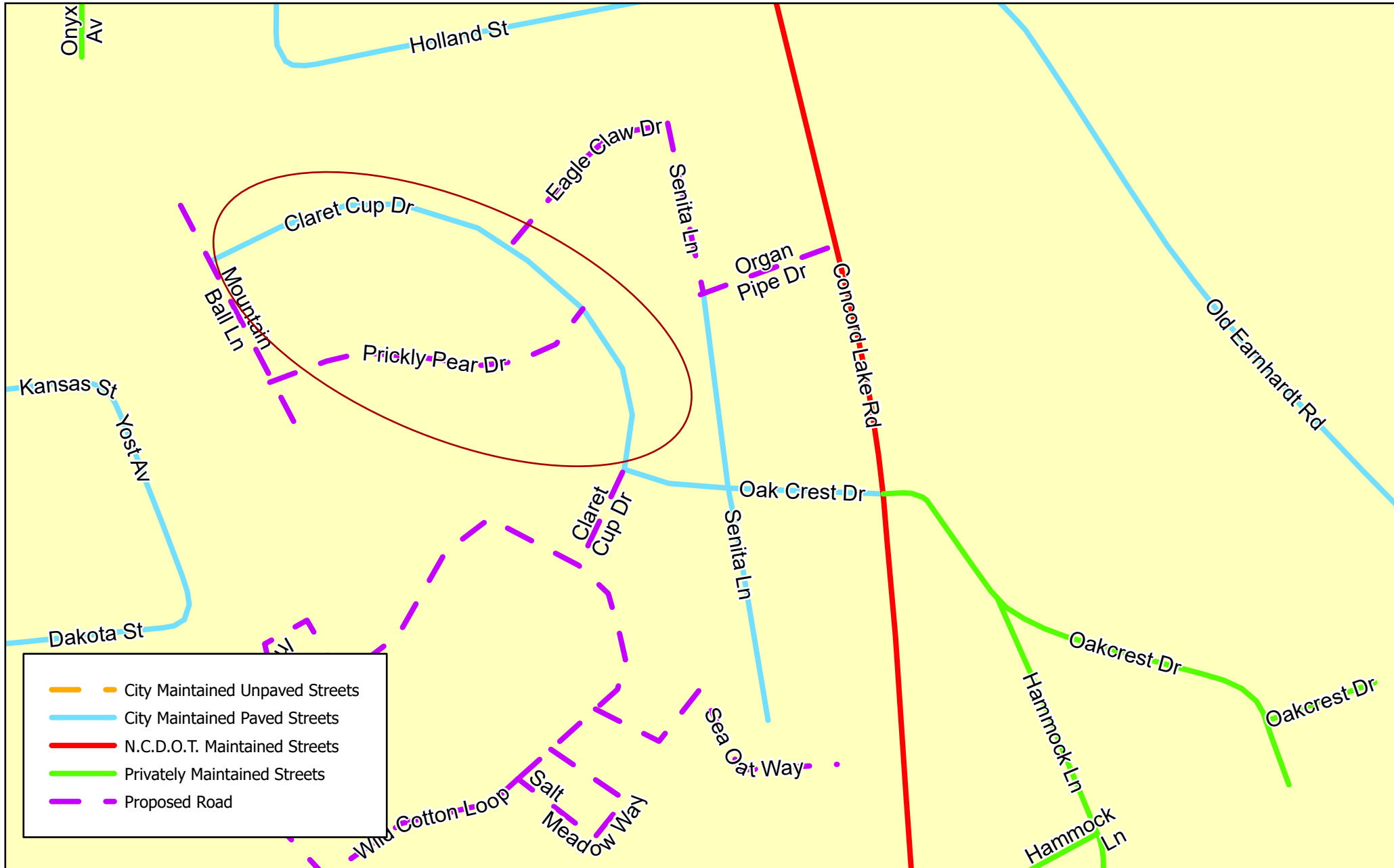
I hereby certify that this map accurately represents the street system maintained by the City of Kannapolis on July 1st, 2026.

Elizabeth H. Hassenfritz  
 City of Kannapolis  
 401 Laureate Way  
 Kannapolis, North Carolina 28081

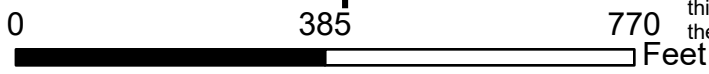
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**July 1st, 2026**





# Added: Claret Cup Dr



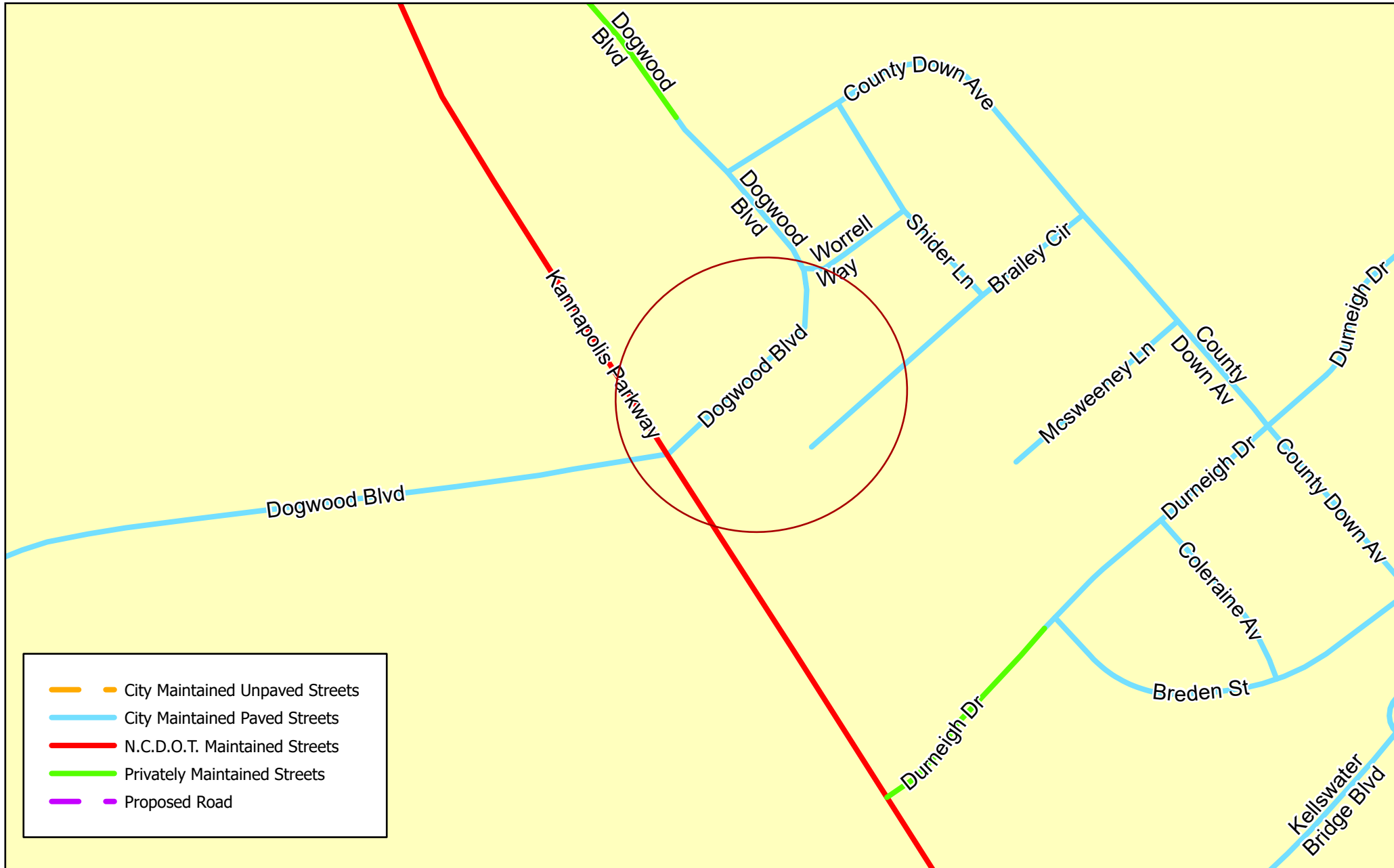
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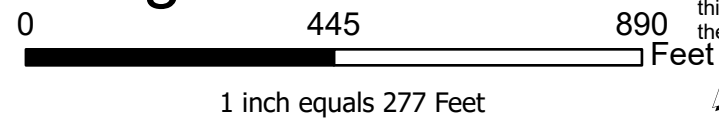
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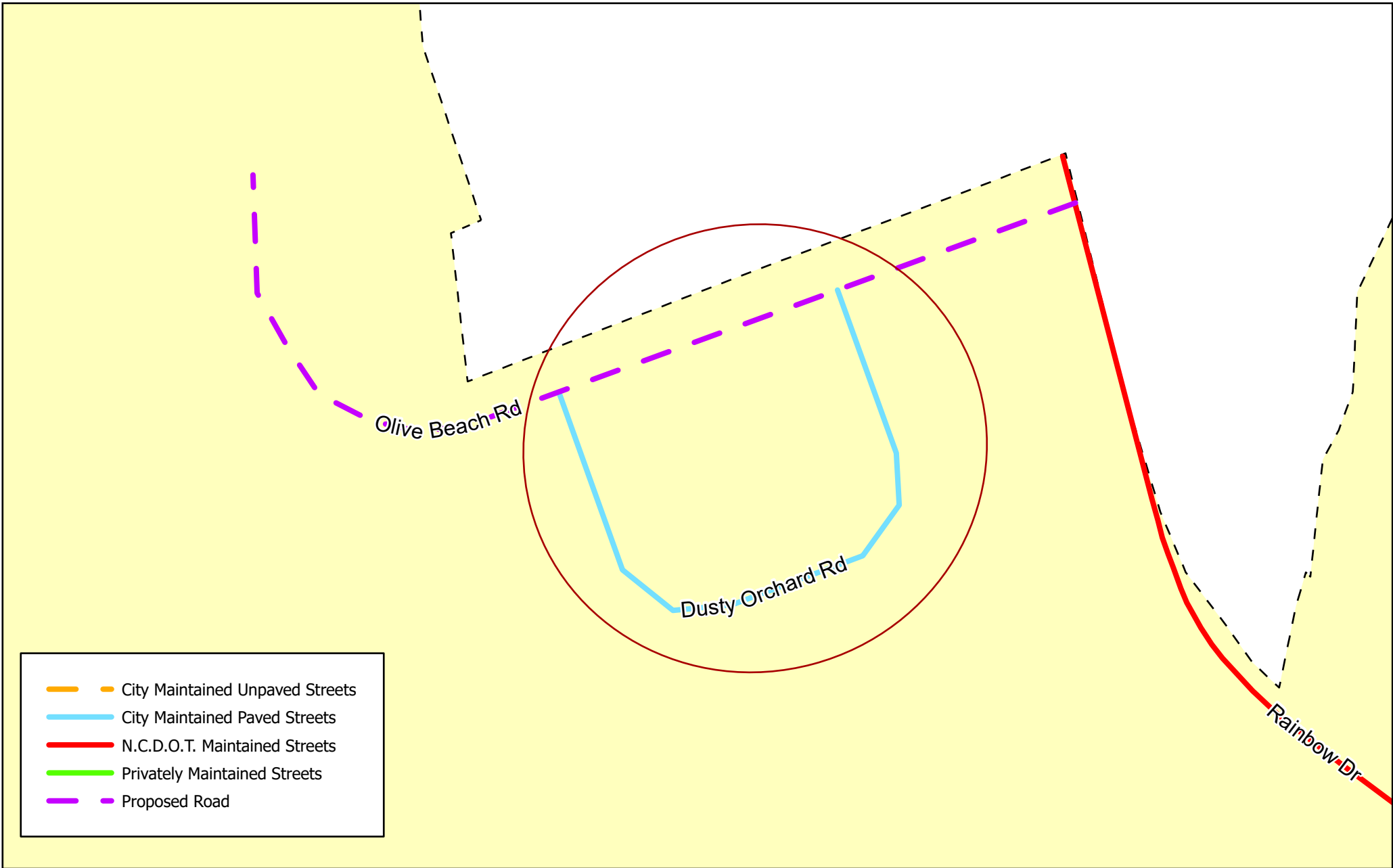
# Added: Dogwood Blvd



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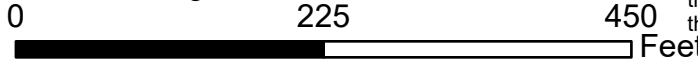


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- City Maintained Unpaved Streets
- City Maintained Paved Streets
- N.C.D.O.T. Maintained Streets
- Privately Maintained Streets
- - - Proposed Road

## Added: Dusty Orchard Rd



1 inch equals 140 Feet

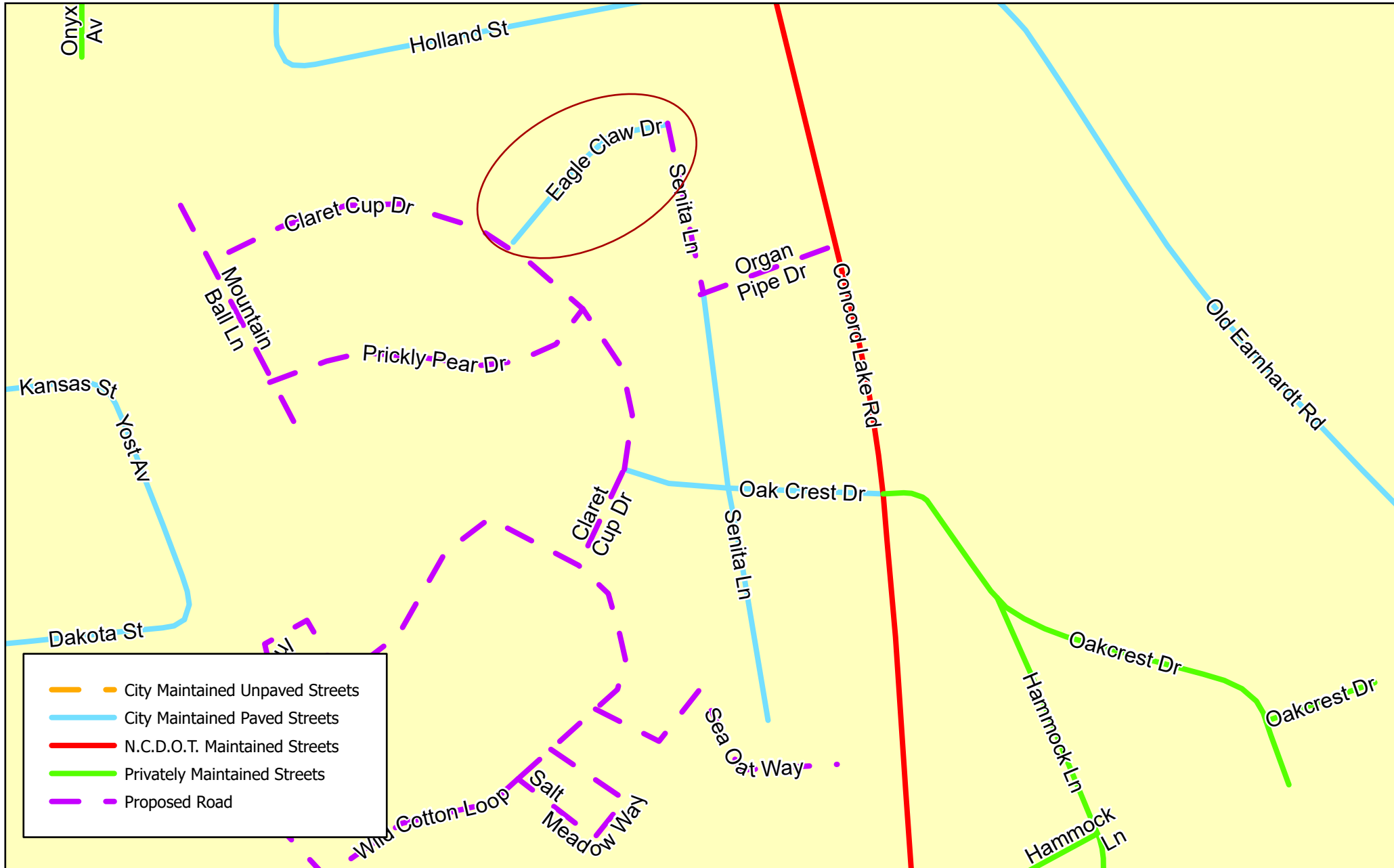


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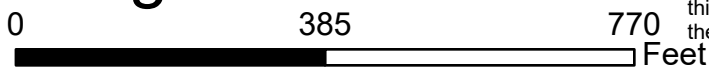
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# Added: Eagle Claw Dr



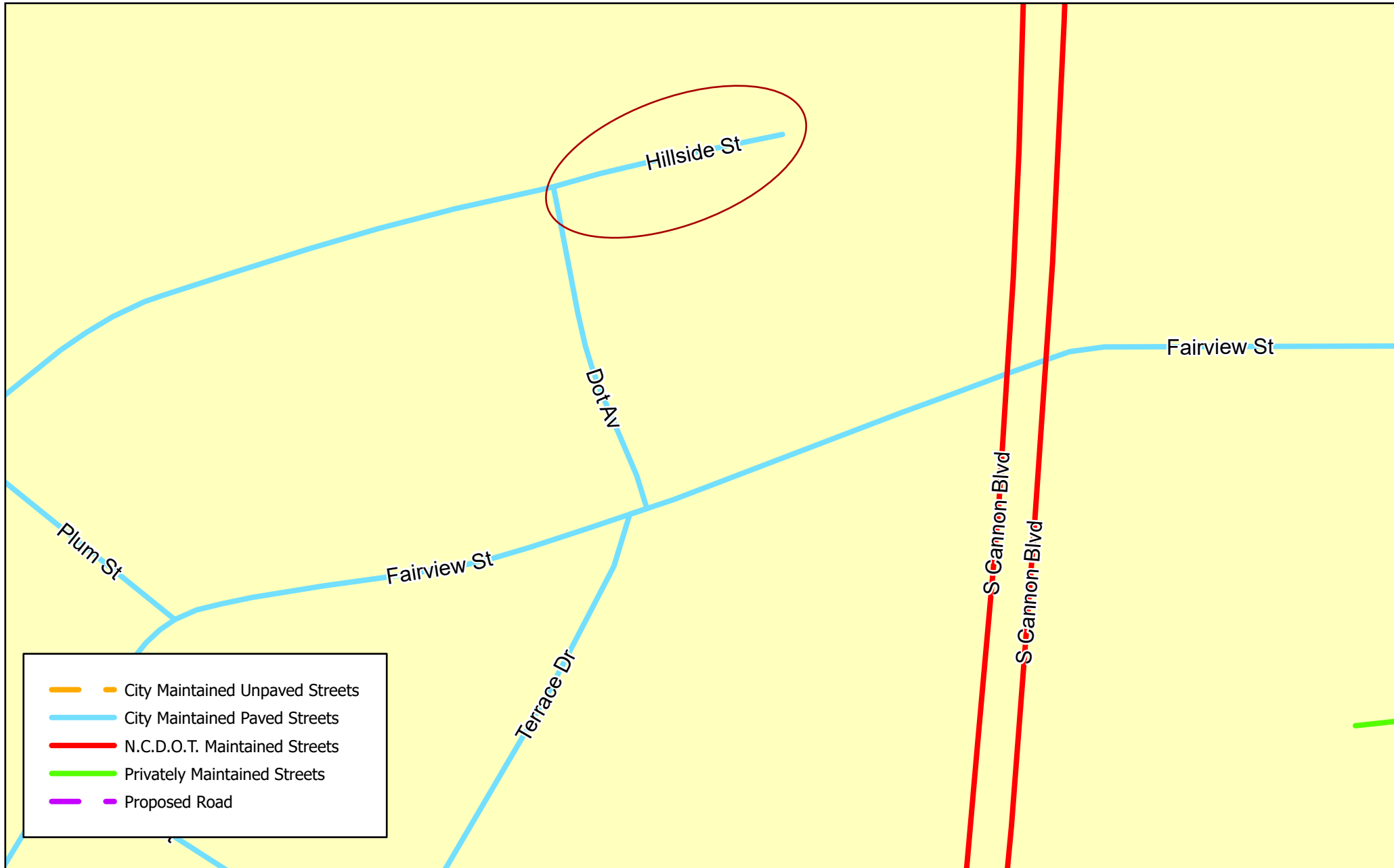
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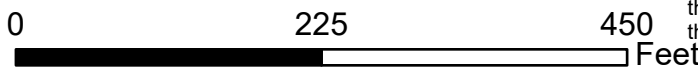
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- City Maintained Unpaved Streets
- City Maintained Paved Streets
- N.C.D.O.T. Maintained Streets
- Privately Maintained Streets
- Proposed Road

## Added: Hillside St



1 inch equals 141 Feet

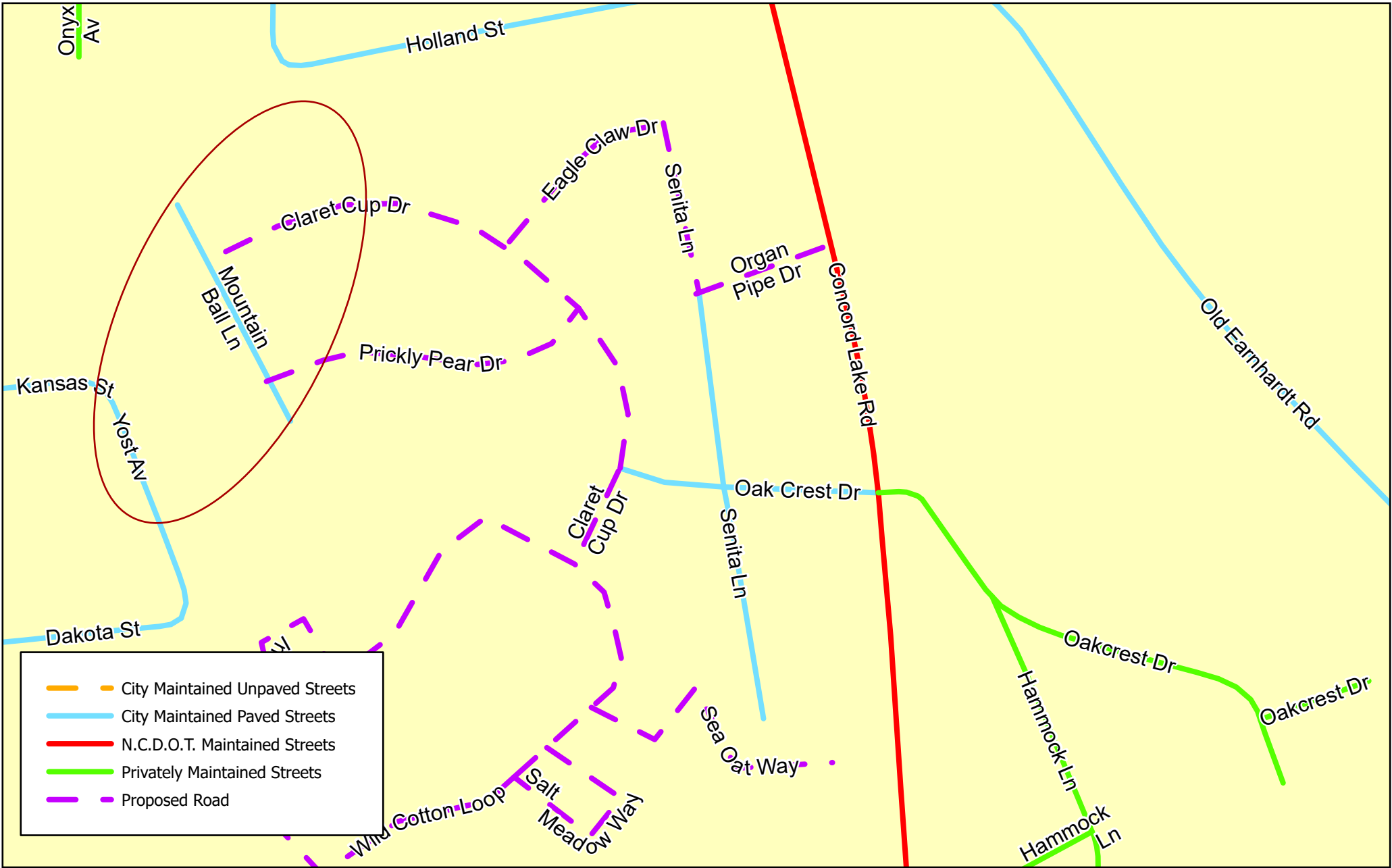


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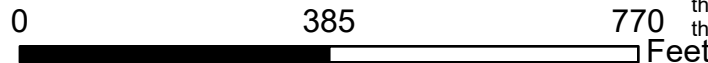
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# Added: Mountain Ball Ln

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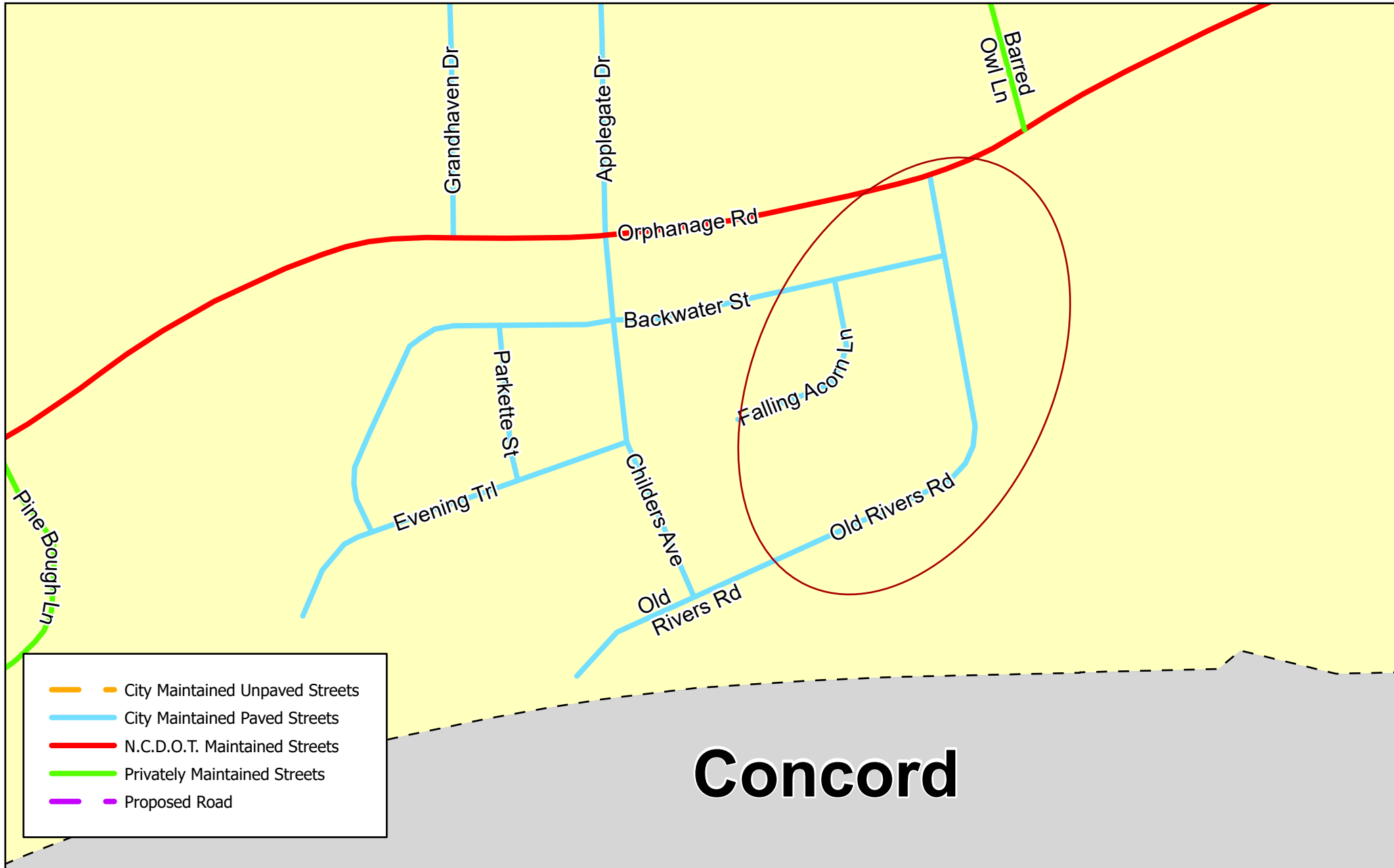


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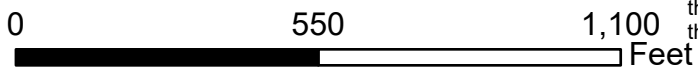
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- City Maintained Unpaved Streets
- City Maintained Paved Streets
- N.C.D.O.T. Maintained Streets
- Privately Maintained Streets
- Proposed Road

**Concord**

**Added:  
Old Rivers Rd**



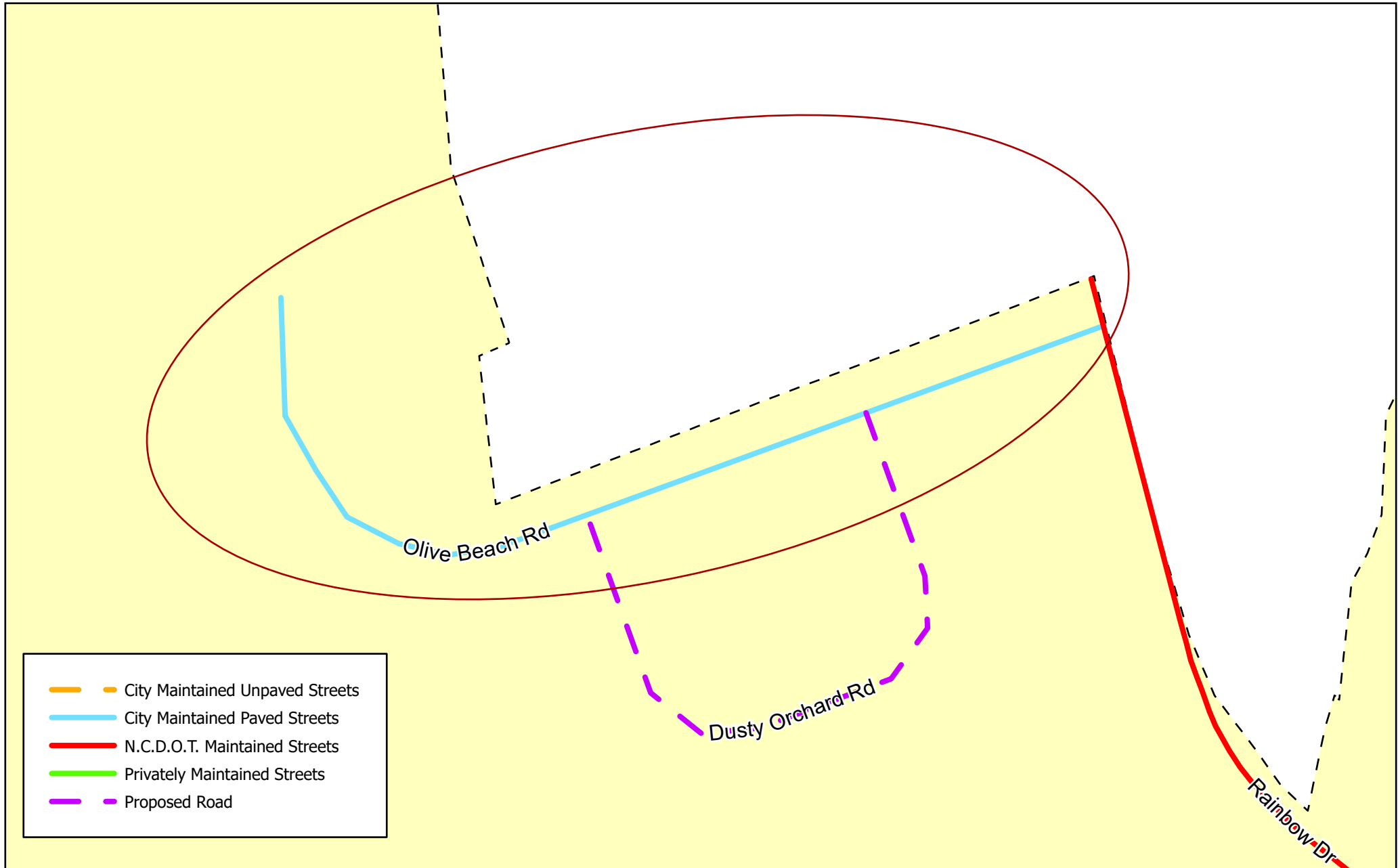
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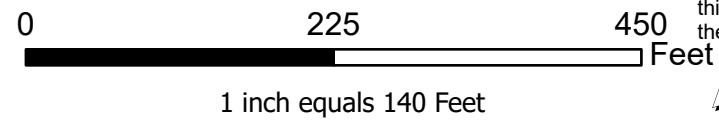
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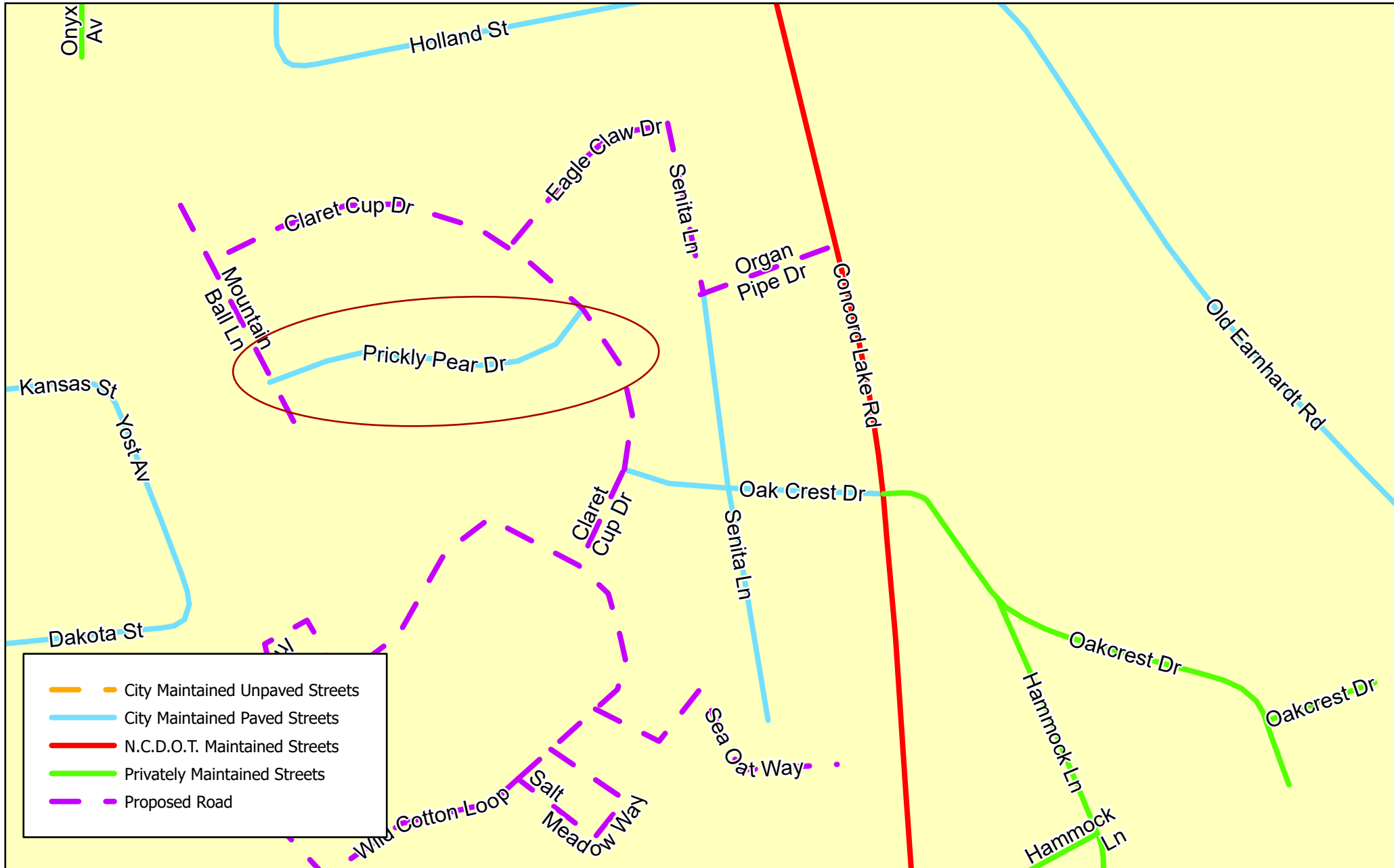
# Added: Olive Beach Rd



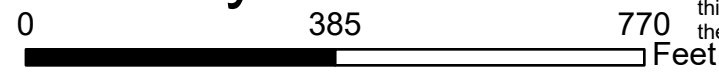
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# Added: Prickly Pear Dr



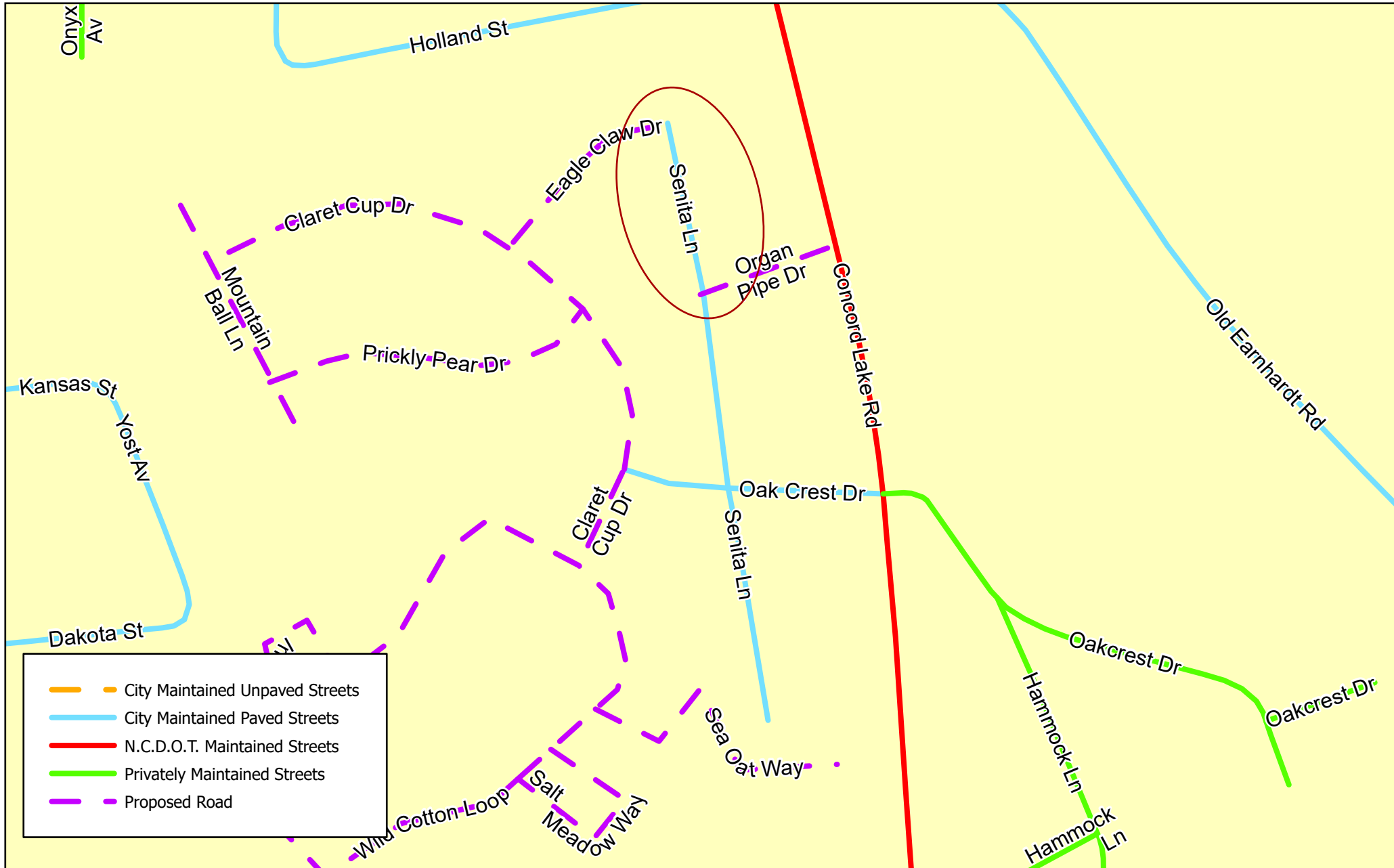
1 inch equals 239 Feet



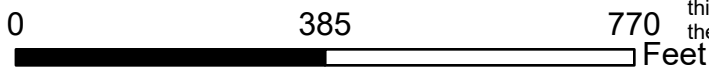
DISCLAIMER: This map is prepared from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data from various federal, state, and local agencies. Maps and associated information must be accepted and used by the recipient with the understanding that the primary information sources should be consulted for verification of the information contained on these maps. As such, the City of Kannapolis provides no warranties, expressed or implied, concerning the accuracy, completeness or reliability, or suitability of this data. Furthermore, the City of Kannapolis assumes no liability whatsoever associated with the use or misuse of such data.

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# Added: Senita Ln



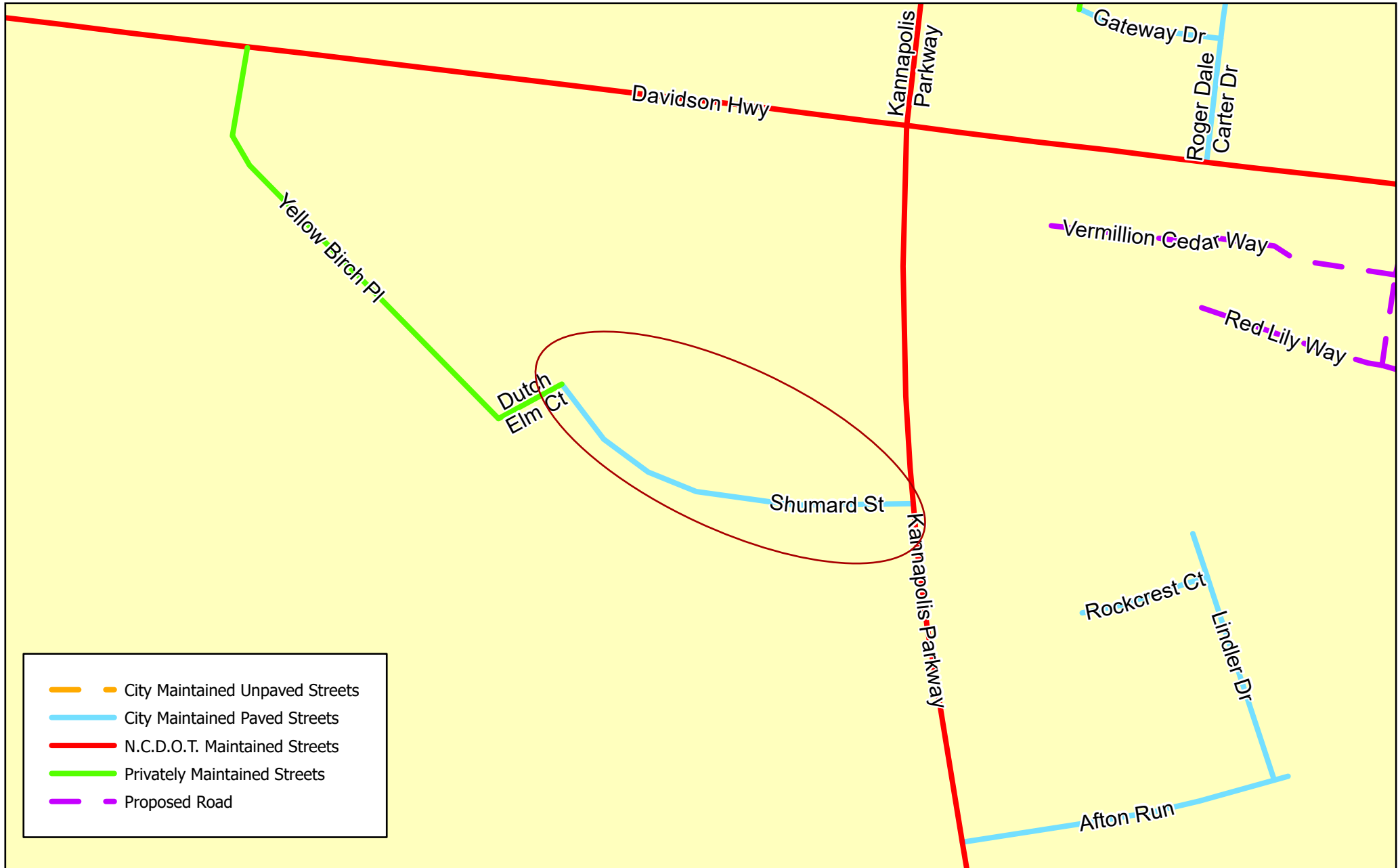
1 inch equals 239 Feet



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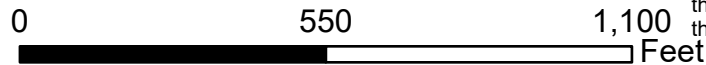
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# Added: Shumard St

DISCLAIMER: This map is prepared from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data from various federal, state, and local agencies. Maps and associated information must be accepted and used by the recipient with the understanding that the primary information sources should be consulted for verification of the information contained on these maps. As such, the City of Kannapolis provides no warranties, expressed or implied, concerning the accuracy, completeness or reliability, or suitability of this data. Furthermore, the City of Kannapolis assumes no liability whatsoever associated with the use or misuse of such data.

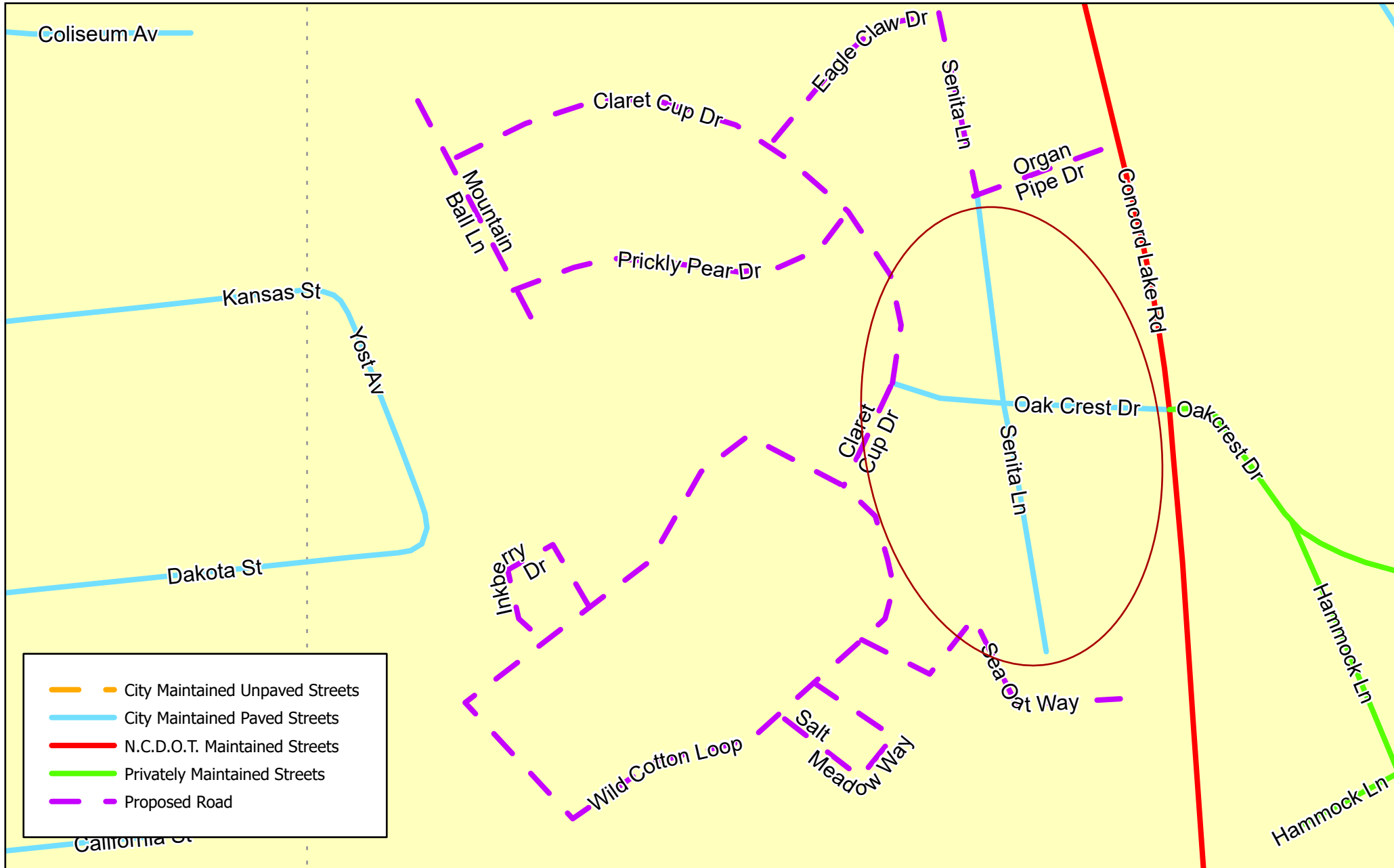


1 inch equals 345 Feet

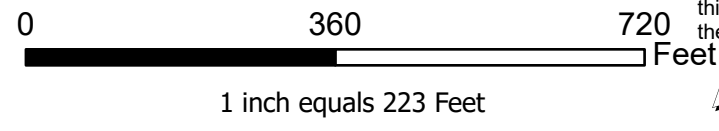


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## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

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**To:** Mayor and City Council  
**From:** Elizabeth Hassenfritz, Director of Engineering, Kristin Jones, Assistant City Manager  
**Subject:** **ORDINANCE-** Budget Amendment #26-37 appropriating funding for Bethpage Road Sidewalk Project **UNANIMOUSLY APPROVED**

---

### **Recommended Action Requested by City Council**

Motion to approve Ordinance for Budget Amendments #26-37 appropriating funding for Bethpage Road Sidewalk Project.

### **Required Votes to Pass Required Action**

Majority Present at Meeting

### **Background**

The Bethpage Road Sidewalk project is a CMAQ project where 80% of the project is covered by federal dollars and 20% locally. The following budget amendments appropriate local dollars to adjust the professional engineering portion of the grant (in the amount of \$49,673). Investment income received is able to cover the remaining portion of the local dollars to be obligated.

### **Fiscal Implications**

A budget amendment is needed to transfer funding from the General Fund to the Capital Project Fund and to adjust line items accordingly within the capital project fund.

### **Alternate Courses of Action**

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

### **Attachments**

1. 2026-26 Ordinance for Budget Amendment #26-37 Bethpage Road Sidewalk Project

**Ordinance #2026-26**

**ORDINANCE FOR BUDGET AMENDMENT #26-37  
BETHPAGE ROAD SIDEWALK PROJECT**

**BE IT ORDAINED** by the City Council of the City of Kannapolis, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Grant Project Budget Ordinance is hereby adopted:

**Section 1.** The project consists of the construction of a sidewalk on Bethpage Rd.

**Section 2.** The City Manager is hereby directed to proceed with the Project with the North Carolina General Statutes, the terms of the Grant document(s) and the budget contained herein.

**GENERAL FUND**

Revenue:	Increase: Fund Balance Appropriates Revenue: 19900-39900	\$49,673
Expenditure:	Increase: Transfer to Capital Projects Expenditure: 19000-57200	\$49,673

**BETHPAGE ROAD SIDEWALK**

**Section 3.** The following revenues are expected to be available to complete this project:

Decrease:	26000-34000: State Grants	\$38,132
Increase:	26000-48000: Investment Income	\$58,519
Increase:	26090-39200: Transfers from General Fund	\$49,673
<b>Total Revenues:</b>		<b>\$70,060</b>

**Section 4.** The following amount is appropriated for the project:

Decrease:	26000-59600: Capital Infrastructure	\$47,665
Increase:	26000-59600-NGRNT- Capital – Non-Grant	\$117,725
<b>Total Expenditures:</b>		<b>\$70,060</b>

**Section 5.** The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to provide for accounting to the City Council grantor agency required by the Grant Agreement(s) and federal and state regulations.

**Section 6.** The Finance Officer is directed to report quarterly on the financial status of each project

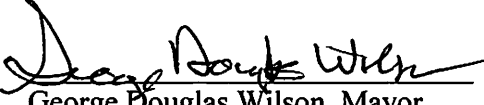
element in Section 4 and on total project revenues received or claimed.

**Section 7.** The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this project in every budget submission presented to City Council.

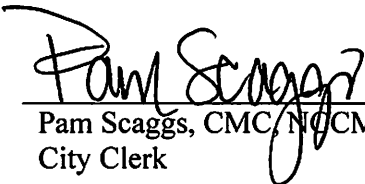
**Section 8.** The City Manager is hereby authorized to transfer funds from one line item to another line item without further approval by the City Council.

**Section 9.** Copies of this Capital Project Budget Ordinance shall be made available to the Finance Officer for direction in carrying out this project.

This Ordinance is approved and adopted this 22<sup>nd</sup> day of June.

  
George Douglas Wilson, Mayor  
City of Kannapolis

ATTEST:

  
Pam Scaggs, CMC, NCCMC  
City Clerk



## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

---

**To:** Mayor and City Council  
**From:** Kristin Jones, Assistant City Manager  
**Subject:** **ORDINANCE** - Budget Amendment #26-38 to fund year-end adjustments to the Insurance and Risk Fund. **UNANIMOUSLY APPROVED**

---

### **Recommended Action Requested by City Council**

Motion to approve Ordinance for Budget Amendment #26-38 to fund year-end adjustments to the Insurance and Risk Fund.

### **Required Votes to Pass Required Action**

Majority Present at Meeting

### **Background**

This budget amendment appropriates fund balance for year-end adjustments in the Health and Insurance Fund. This budget amendment funds increases in investment income, insurance proceeds and premiums from retirees that have already been collected. There is also an appropriation of fund balance needed to cover the following expenses: primarily health claims and clinic and admin fee costs to get through the remainder of the year. This budget amendment overall appropriates \$330,115 to account for projected overages in health claims. We can start to see an increase in claims towards the end of the fiscal year as employees have met their deductibles and the City's portion is hitting.

### **Fiscal Implications**

An appropriation of fund balance is needed to adjust line items accordingly.

### **Alternate Courses of Action**

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

### **Attachments**

1. 2026-27 Ordinance for Budget Amendment #26-38 for YE Adjustments to Insurance and Risk Fund

**ORDINANCE AMENDING BUDGET FOR THE  
CITY OF KANNAPOLIS, NORTH CAROLINA  
FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026  
Amendment # 26-38**

**BE IT ORDAINED** by the City Council of the City of Kannapolis, North Carolina meeting in open session this 22<sup>nd</sup> day of June 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:

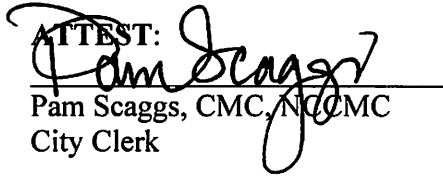
**Description:** This budget amendment appropriates fund balance for year-end adjustments in the Health and Insurance Fund. This budget amendment funds increases in investment income, insurance proceeds and premiums from retirees that have already been collected. There is also an appropriation of fund balance needed to cover the following expenses: primarily health claims and clinic and admin fee costs to get through the remainder of the year. This budget amendment overall appropriates \$330,115 to account for projected overages in health claims. We can start to see an increase in claims towards the end of the fiscal year as employees have met their deductibles and the City's portion is hitting.

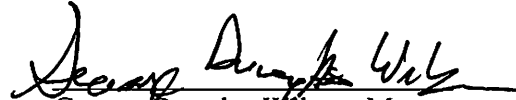
**SECTION I- INSURANCE AND RISK FUND**

Revenue:	Increase: Fund Balance Appropriate Revenue: 90000-39900	\$165,770
Revenue:	Increase: Investment Income Revenue: 90000-38000	\$65,380
Revenue:	Increase: Premiums- Retirees Revenue: 90000-37255	\$35,258
Revenue:	Increase: Insurance Proceeds Revenue: 90000-34910	\$33,707
Expenditure:	Decrease: Retiree Insurance Expenditure: 90000-42330	\$300,000
Expenditure:	Decrease: Pre 65 Admin Fees Expenditure: 90000-42331	\$10,000
Expenditure:	Decrease: Retiree Insurance-Post 65 Expenditure: 90000-42335	\$20,000
Expenditure:	Decrease: HSA/HRA Retiree Expenditure: 90000-42341	\$25,000

Expenditure:	Decrease: Contracted Services Expenditure: 90000-48000	\$75,000
Expenditure:	Increase: Health Clinic Expenditure: 90000-51446	\$30,000
Expenditure:	Increase: Insurance Claims Expenditure: 90000-51640	\$710,115
Expenditure:	Decrease: Admin Fees Expenditure: 90000-51910	\$10,000

This ordinance is approved and adopted on this 22<sup>nd</sup> day of June.

ATTEST:  
  
Pam Scaggs, CMC, NC, CMC  
City Clerk

  
George Douglas Wilson, Mayor  
City of Kannapolis



## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

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**To:** Mayor and City Council

**From:** Kristin Jones, Assistant City Manager, Sherry Gordon, Community Development Program Administrator

**Subject:** **ORDINANCE** - Budget Amendment #26-39 appropriating CDBG program income **UNANIMOUSLY APPROVED**

---

### **Recommended Action Requested by City Council**

Motion to approve Ordinance for Budget Amendment #26-39 which appropriates CDBG program income funding to be spent on urgent repair work.

### **Required Votes to Pass Required Action**

Majority Present at Meeting

### **Background**

The City received \$4287 for payback for an urgent repair project – 1527 Kingston Dr. Per grant requirements, this funding needs to be spent first than regular program funding.

### **Fiscal Implications**

A budget amendment is needed to budget the revenue and expenses.

### **Alternate Courses of Action**

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

### **Attachments**

1. 2026-28 Ordinance For Budget Amendment #26-39 Appriating CDBG program income

**ORDINANCE FOR BUDGET AMENDMENT #26-39  
COMMUNITY DEVELOPMENT BLOCK GRANT ENTITLEMENT PROGRAM  
FY 2025-2026**

**BE IT ORDAINED** by the City Council of the City of Kannapolis, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Grant Project Budget Ordinance is hereby adopted:

**Section 1.** The project authorized is the Community Development Block Grant Entitlement Program described in the work statement contained in the Grant Agreement for urgent repair.

**Section 2.** The City Manager is hereby directed to proceed with the Project with the North Carolina General Statutes, the terms of the Grant document(s) and the budget contained herein.

**Section 3.** The following program income revenues are anticipated to be available to complete this project:

75000-33350-CPR25 Community Development Block Grant Program Income:	\$4,287
<b>Total Revenues:</b>	<b>\$4,287</b>

**Section 4.** The following amount is appropriated for the project:

75000-51910-CPR25: Admin	\$850
75000-51965-CPR25: Urgent Repair	\$3,437
<b>Total Expenditures:</b>	<b>\$4,287</b>

**Section 5.** The Finance Officer is hereby directed to maintain within the Grant Project sufficient specific detailed accounting records to provide for accounting to the City Council grantor agency required by the Grant Agreement(s) and federal and state regulations.

**Section 6.** The Finance Officer is directed to report quarterly on the financial status of each project element in Section 4 and on total grant revenues received or claimed.

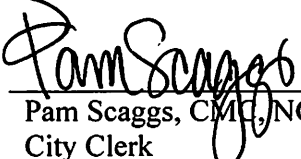
**Section 7.** The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this project in every budget submission presented to City Council.

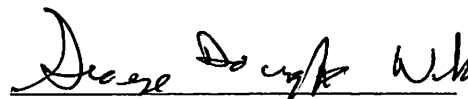
**Section 8.** The City Manager is hereby authorized to transfer funds from one line item to another line item without further approval by the City Council.

**Section 9.** Copies of this Grant Project Budget Ordinance shall be made available to the Finance Officer for direction in carrying out this project.

This Ordinance is approved and adopted this 22<sup>nd</sup> day of June.

ATTEST:

  
\_\_\_\_\_  
Pam Scaggs, CMC, NCCMC  
City Clerk

  
\_\_\_\_\_  
George Douglas Wilson, Mayor  
City of Kannapolis



## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

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**To:** Mayor and City Council

**From:** Kristin Jones, Assistant City Manager, Annette Privette Keller, Director of Communications

**Subject:** **AGREEMENTS** - Parks GO Bond (Public Education, Financial Advisors and Bond Counsel) **UNANIMOUSLY APPROVED**

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### **Recommended Action Requested by City Council**

Motion to authorize City Manager execute subject to approval of Bond referendum and budget adoption.

### **Required Votes to Pass Required Action**

Presentation Only. No Action Required

### **Background**

For the potential Parks General Obligation bond issuance, public education and financial assistance with City's financial advisors and bond counsel agreements are needed.

**A. The Public Education** agreement is for brochures, branding, website and branding. Per General Statute, the City cannot advocate in support of the bond. It can simply help educate the public on the bond process, projects and implications to the tax rate.

### **B. Bond Counsel and the City's financial advisors will assist with the following:**

Bond counsel will provide certain legal services for the Bonds related to the referendum process:

1. participation in meetings with City staff and the City Council, as required;
2. preparation of various resolutions, bond orders and public hearing notices relating to the authorization of the referendum on the question of whether to approve the issuance of the bonds; and
3. participation with the Local Government Commission in the approval of the Bonds;

If the voters of the City approve the Bonds at the referendum and the City proceeds to issue the Bonds, the City and bond counsel will determine at that time the services to be rendered related to the issuance of the Bonds.

### **C. The City's financial advisors will assist with the following:**

These activities would include but not necessarily be limited to the following:

1. Assist in developing a bond referendum calendar of events.
2. Assist the City in evaluating the financial impact of the bond referendum, including analyzing the City's capacity to issue the debt under a series of timing, amount and structuring scenarios.
3. Assist the City in evaluating its ability to repay the debt, analyzing existing revenues and estimating the future tax equivalent impact of issuing the proposed debt.
4. Assist the City in analyzing how the issuance of the referendum debt might impact its future debt capacity, debt affordability, compliance with debt policies and its bond rating profile.

5. Coordinate with the LGC and assist in obtaining all necessary approvals including:
  - a. Preliminary discussions with the Working Group to confirm referendum details and issuance schedule;
  - b. Coordination of pre-application discussion with LGC staff and preparation of discussion materials to provide LGC staff with an overview of projects, timing, sources and uses, estimated debt service structure and projected financial impact of the financing plan; and
  - c. Assist City staff as needed with preparation of the LGC application and other required planning models, disclosures and supporting analysis.
6. Review legal documents including Council resolutions as they relate to the referendum and LGC approval.
7. Provide updated financial analysis based on changes in market conditions, if requested.
8. As requested, assist in the development and presentation of financial information for use in communication efforts related to the proposed referendum.
9. Participate in Working Group and City calls / meetings as requested to discuss referendum timing, legal approval process, LGC requirements and debt planning analysis.

### **Fiscal Implications**

This funding is set to take effect in the FY 27 budget season and has been budgeted accordingly. Typically, these charges will occur when the referendum takes place.

### **Alternate Courses of Action**

None.

### **Attachments**

1. Granite Sky Bond Marketing
2. Kannapolis GO engagement letter
3. City of Kannapolis, NC Davenport Fee Arrangement Addendum 5.12.26 (GO Referendum)

# Proposal



City of Kannapolis

May 12, 2026

*Parks & Recreation Bond Referendum*

PRIMARY CONTACT:

**Mia Holshouser**

mia@gscreates.com

704.892.6882 o

704.572.8437 c

# Budget

BOND EDUCATION LOGO DEVELOPMENT	BUDGET
<b>Review, Research &amp; Develop Logo</b>	\$3,435.00
<b>Meetings and Research</b> <i>Logo design concepts for presentation to project Team</i> <i>Provide final version of logo for use, electronic files provided</i> <i>Basic style guidelines to include color palette, fonts and size usage</i>	
OTHER DELIVERABLES	BUDGET
<b>Project Management and Messaging</b>	\$3,555.00
<b>Develop Messaging</b> <i>Develop/refine content &amp; messaging to be used in all printed collateral and presentations.</i> <i>Coordinating with contracted legal council on all messaging, directly or through Staff.</i>	
<b>Bond Education Brochure/Info sheet</b>	\$1,927.50
<b>Design &amp; development, not to exceed</b> <i>Design of an informational brochure/flat sheet</i> <i>Price based off approx size 8.5" x 11", size to be determined</i>	
<b>Bond Microsite</b>	\$5,450.00
<b>Development of website, not to exceed</b> <i>Design a templated based microsite for informational purposes for the Bond Program.</i> <i>Includes 1 year of domain registration, if domain is not yet secured, and SSL for first year.</i> <i>Website Training for Staff management, ongoing support and assisting with content updates as needed leading up to November.</i> <i>Site could transition to project updates for long term use over the course of the Bond Projects.</i>	
<b>Postcard</b>	\$1,387.50
<b>Design &amp; Develop, not to exceed</b> <i>Education postcard about Bond projects to be mailed to households.</i>	
<b>Rack Card</b>	\$1,218.75
<b>Design &amp; Develop, not to exceed</b> <i>Convert information brochure into a Rack Card</i>	
<b>PowerPoint Template</b>	\$997.50
<b>Design &amp; Develop PowerPoint Template, not to exceed</b> <i>Design of PowerPoint template to be used for all presentations.</i>	
<b>Ad</b>	\$795.00
<b>Design &amp; Develop Ad for Digital and Printed Newsletter, and Social Media</b> <i>Design an ad to be used in Publications and on Social Media.</i>	
<b>Yard Signs</b>	\$502.50
<b>Design &amp; Develop Yard Signs</b> (up to 6 different designs) <i>Design a variety of yard signs to be placed throughout the Town.</i> <ul style="list-style-type: none"> <li>- General Bond Info &amp; "Voting begins Date"</li> <li>- Could be the Future Home of XX - learn more, scan QR to Bond website</li> </ul>	

Professional fees not to exceed: \$19,268.75

PRINT PRODUCTION COST	BUDGET
<b>Yard Signs</b>	
<b>4mm corrugated plastic, full color- 2 sides</b> Qty 100 <i>Yard stakes are purchased in packs of 50 qty if needed (approx \$75, \$1.50ea) - 2 packs</i>	\$755.99 150.00
<b>Bond Education Brochure/Information Sheet</b>	
<b>8.5" x 11" flat, full color- 2 sides, 100# gloss book</b> Qty 10,000	\$1,078.99
<b>Postcard</b>	
<b>11" x 6", full color- 2 sides, 14 pt gloss cover</b> Qty 10,000 Would need mailing list to provide accurate estimate for mail processing and postage.	\$1,360.24
<b>Rack Card</b>	
<b>4" x 9", full color- 2 sides, 14 pt gloss cover</b> Qty 5,000	\$477.24
<b>Translation Services</b>	
<b>Translation of all printed collateral</b>	TBD

Estimated production cost based on quantities listed above: **\$3,833.46**  
(excluding translation, mail processing & postage, TBD)

Production cost are billed as incurred

Granite Sky Creative Group, Inc, carries full coverage insurance and meets all Town requirements. We can provide a COI once we are ready to sign the contract.

All printing costs are estimated prior to fulfillment. Granite Sky Creative Group selects our vendors based on the high quality of their work. Because we purchase a high volume of printing from these preferred vendors, we are able to offer extremely competitive pricing while maintaining top quality standards.

# Terms & Conditions

**RESERVATION OF RIGHTS.** All rights are reserved to Granite Sky Creative Group (GSCG) including, but not limited to, all rights to sketches, comprehensive layouts, or other preliminary materials created by GSCG.

**DATA OWNERSHIP.** Once the project has been completed and full payment received by GSCG, your municipality will own all rights to the finished design.

**ADDITIONAL USAGE.** If the Client wishes to make any additional uses of the designs not covered in this proposal, the Client agrees to seek permission from GSCG and make such payments as agreed upon between the two parties.

**HOSTING AND SUPPORT TERMS.** Billing for Hosting and Support will begin two months after administrator training or site launch, whichever comes first.

**CANCELLATION.** In the event that work is postponed or terminated at the Client's request, GSCG will bill the Client for work performed through the date of the request. All expenses incurred by GSCG related to the postponed/terminated project will be payable in full at that time.

**HOLD HARMLESS.** GSCG agrees to exercise its best judgement in the preparation of all collateral material for the Client with a view to avoiding any claims, proceedings or suits being made or instituted against the Client or ourselves. It is mutually agreed, however, that the Client will indemnify GSCG against any loss we may incur as the result of any claim, suit or proceedings made or brought against GSCG based upon marketing collateral which GSCG has prepared based on information provided by the Client, and which the Client approved in writing before its production. The Client will indemnify GSCG against any loss GSCG may sustain as a result of any claim, suit or proceeding made or brought against GSCG caused by Client's negligence. Likewise, GSCG will indemnify the Client against any loss the Client may sustain as a result of any claim, suit or proceeding made or brought against the Client caused by negligence by GSCG.

**EQUAL EMPLOYMENT OPPORTUNITY.** GSCG, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. GSCG will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated equally during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. GSCG will post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth the provisions of this nondiscrimination clause.

**TRAVEL.** Meetings outside the scope of this proposal will be billed at \$50 per travel hour per GSCG staff member and a per hour rate for meetings and meeting facilitation, as well as travel expenses, which may include airfare, billable mileage, per diem lodging, and meal rates. Any additional travel expenses will be agreed upon and billed as incurred.

**LEGAL FEES.** In the event that any disputes arise out of this Agreement, the Client shall pay all arbitration and court costs, reasonable attorney's fees, and legal interest on any award of judgement in favor of GSCG.

**PAYMENT.** Billing options/payment plan will be discussed at contract negotiations. Standard government billing terms include: Clients will receive at a minimum a monthly bill for work completed to date. No more than 30% of total contract amount can be held past website deployment, these terms will be defined during contract negotiations. The Client agrees to pay GSCG based on payment terms of net 30 with 1.5% interest accruing monthly after 30 days. Above estimate is for described work only. Monthly billings will reflect any additional charges or credits. Some expenses are subject to sales tax. This estimate is valid for 90 days.

All parties agree to parameters listed above: (Signature / Date)

  
\_\_\_\_\_  
Signature  
Granite Sky Creative Group

\_\_\_\_\_  
Signature  
City of Kannapolis



735 Jones Road  
Mount Ulla, NC 28125

**704.892.6882**  
**800.892.4470** toll-free

[gscreates.com](http://gscreates.com)



Atlanta, GA  
Charleston, SC  
Charlotte, NC  
Columbia, SC  
Greenville, SC  
Raleigh, NC  
Spartanburg, SC  
Washington, DC

May 21, 2026

**VIA E-MAIL**

Brian Roberts  
Finance Director  
City of Kannapolis  
401 Laureate Way  
Kannapolis, NC 28081  
broberts@kannapolisnc.gov

***City of Kannapolis, North Carolina  
General Obligation Referendum  
(Parks and Recreation Projects)***

Dear Brian:

Thank you for asking Parker Poe Adams & Bernstein, LLP (the “*Firm*”) to serve as bond counsel for the City of Kannapolis (the “*City*”) to assist the City with respect to a proposed referendum for General Obligation Bonds for parks and recreation projects (the “*Bonds*”).

**Scope of Engagement.** Our understanding is that the City is considering holding a general obligation bond referendum for the authorization of the Bonds in November 2026. As bond counsel, the Firm will provide certain legal services for the Bonds related to referendum process. Specifically, our services include:

1. participation in meetings with City staff and the City Council, as required;
2. preparation of various resolutions, bond orders and public hearing notices relating to the authorization of the referendum on the question as to whether to approve the issuance of the Bonds; and
3. participation with the Local Government Commission in the approval of the Bonds;

If the voters of the City approve the Bonds at the referendum and the City proceeds to issue the Bonds, the City and the Firm will determine at that time the services to be rendered related to the issuance of the Bonds.

The City will be represented by the City Attorney. The Firm does not represent to any other party involved in this transaction with respect to the Bonds. The scope of the legal services that the Firm will provide may be expanded during the course of this engagement pursuant to communications establishing a specific mutual understanding of the services the Firm is to perform.

**Staffing and Legal Fees.** I will be the City's primary contact for our Firm's work on the Bonds with support from Andy Walsh and our tax partner, Mike Larsen. The firm will provide bond counsel services on the following basis: if the City determines not to hold the referendum or if Bonds are *not* approved at the referendum, we will charge the City for our services at our actual customary hourly rates for the time expended; I would estimate that the total costs for the referendum process would be \$25,000. If the Bonds are approved at the referendum, the City may pay our fees on an hourly basis as set forth above or if the City expects to retain our services for the issuance of the Bonds and Bonds are expected to be issued over the next year we are willing to wait and charge the City a fee which includes the cost of the work on the referendum and is payable when the Bonds are issued so that the City does not have out-of-pocket legal expenses until the Bonds are issued. If paid at issuance, the firm would expect to negotiate a fee with the City at the time of the first and each subsequent sale of the Bonds. In each case, we would also expect reimbursement of disbursements incurred on behalf of the City for such items as travel, scanning, and express delivery.

**Standard Terms of Engagement.** Additional information regarding fees and other important matters is set forth in the enclosed Standard Terms of Engagement, which are incorporated as part of this letter. Please review this letter and the Standard Terms of Engagement carefully.

We sincerely appreciate the opportunity to serve as bond counsel for the City of Kannapolis, as issuer, of the Bonds. **If the provisions set forth above are consistent with your understanding, please sign below, keep a copy of the letter for yourself and return the original to us for our records.**

**PARKER POE ADAMS & BERNSTEIN LLP**



Scott E. Leo

Accepted:

**CITY OF KANNAPOLIS, NORTH CAROLINA**

---

Name:

Title:

---

Date

Cc via email Tina Cline, Assistant City Manager and Andrew Kelly, Esq., City Attorney

Attachment

**PARKER POE ADAMS & BERNSTEIN LLP**  
**STANDARD TERMS OF ENGAGEMENT REGARDING LEGAL REPRESENTATION**

1. Scope of Work and Limitations. The scope of our work and the limitations on the services to be performed will be in accordance with the Engagement Letter.

2. No Guaranteed or Contingent Outcome. While we will perform our professional services on behalf of the client to the best of our ability under the circumstances, we cannot and have not made any guarantees regarding the outcome of our professional efforts. Any expressions about the possible outcome of the matter or the results achievable are our best professional estimates only, and are limited by our knowledge at the time they are expressed.

3. Communications. As requested, we will send to the client copies of pertinent correspondence, documents and other materials prepared or received by us in the course of the representation. The client is encouraged to contact us as to any questions or comments regarding the services, fees, or status of the matter or as to any pertinent facts or considerations which may come to the attention of the client. Material information and documents received by the client should be forwarded to the firm without delay.

4. Attorney Assignment. Each client will have an attorney who shall have primary responsibility for the client's matters. When appropriate, work on the client's matters may be assigned to other attorneys in the firm who have a sufficient level of experience and time availability to handle competently and efficiently portions or all of the client's matters. In addition, assistance of non-attorney support personnel under the direct supervision of firm attorneys may be required, as appropriate.

5. Confidentiality. The firm will protect the confidence of the client and will not divulge confidential information concerning the client's business or legal matters, as required by the Rules of Professional Conduct. However, we understand that, unless you advise us to the contrary, you do not object to our mentioning to others our representation of you or our listing of your name as one of our clients in professional literature or in material published about this law firm.

6. Conclusion of Representation: Retention and Disposition of Documents. Unless previously terminated, our representation of the client in this matter will conclude upon our sending the client our final statement for services rendered in the matter. At its request, the client's documents and property will be returned to it, although we reserve the right to copy any documents we deem appropriate. Our files and documents pertaining to the matter will be retained by the firm. For various reasons, including the minimization of unnecessary storage expenses, and consistent with applicable professional conduct rules, we reserve the right to destroy or otherwise dispose of any such documents or other materials retained by us 5 years after the termination of the engagement, without further notice to the client.

7. Termination. The firm reserves the right to withdraw from representing the client upon written notice at any time, with or without cause. Likewise, the client may terminate the firm's services prospectively upon written notice to the firm. This engagement may involve a transaction subject to a "bill at close" arrangement whereby client and the Firm agree that legal fees and disbursements shall be paid from closing proceeds at the conclusion of the transaction. A "bill at close" arrangement is not the same as a contingency fee (where the Firm receives payment only if a certain result is achieved). If the client terminates the firm's services or elects not to consummate the referendum process or financing, as applicable, the firm and the client will mutually agree at that time on appropriate compensation based on the amount of time the firm has spent on the matter to that date.

May 12, 2026

Mr. Brian Roberts  
Finance Director  
City of Kannapolis  
401 Laureate Way  
Kannapolis, NC 28081

Dear Mr. Roberts:

Pursuant to our Financial Advisory Agreement dated March 22, 2024 (the “Agreement”), this Fee Arrangement Addendum outlines Davenport’s Scope of Work (attachment A) and proposed compensation for Special Projects Financial Advisory Services related to the proposed GO Bond Referendum to be held in November 2026.

Davenport’s financial advisory fee will be based on the hourly rate structure included in our Agreement, subject to a not-to-exceed fee of \$25,000.

Financial Advisory fees shall be paid upon completion of the Engagement or at such other time as mutually agreed between Davenport and the City. Consistent with our existing Agreement, Davenport will charge an additional fee equal to four percent (4%) of the advisory fee. Customary direct out-of-pocket expenses (meals, lodging, and mileage) will be billed at cost.

This Agreement shall be in effect until such time as either the City or Davenport terminates the Agreement. The City or Davenport may terminate this agreement at any time upon thirty (30) days written notice without cause. Davenport will be reimbursed for its reasonable and necessary out-of-pocket expenses and services provided prior to termination.

Sincerely,



Ted Cole  
Senior Vice President  
Davenport Public Finance



Mitch Brigulio  
Senior Vice President  
Davenport Public Finance

Accepted By:

\_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

City of Kannapolis, North Carolina

### Attachment A: GO Bond Referendum Advisory & Consulting Services

These activities would include but not necessarily be limited to the following:

1. Assist in developing a bond referendum calendar of events.
2. Assist the City in evaluating the financial impact of the bond referendum, including analyzing the City's capacity to issue the debt under a series of timing, amount and structuring scenarios.
3. Assist the City in evaluating its ability to repay the debt, analyzing existing revenues and estimating the future tax equivalent impact of issuing the proposed debt.
4. Assist the City in analyzing how the issuance of the referendum debt might impact its future debt capacity, debt affordability, compliance with debt policies and its bond rating profile.
5. Coordinate with the LGC and assist in obtaining all necessary approvals including:
  - a. Preliminary discussions with the Working Group to confirm referendum details and issuance schedule;
  - b. Coordination of pre-application discussion with LGC staff and preparation of discussion materials to provide LGC staff with an overview of projects, timing, sources and uses, estimated debt service structure and projected financial impact of the financing plan; and
  - c. Assist City staff as needed with preparation of the LGC application and other required planning models, disclosures and supporting analyses.
6. Review legal documents including Council resolutions as they relate to the referendum and LGC approval.
7. Provide updated financial analysis based on changes in market conditions, if requested.
8. As requested, assist in the development and presentation of financial information for use in communication efforts related to the proposed referendum.
9. Participate in Working Group and City calls / meetings as requested to discuss referendum timing, legal approval process, LGC requirements and debt planning analyses.
10. Other services as requested by the City.



## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

**To:** Mayor and City Council  
**From:** Michael Rattler, Director of Transportation & Environmental Services  
**Subject:** **BID AWARD - Curb Ramp Installation and Modifications Project UNANIMOUSLY APPROVED TO AWARD TO TRULL CONTRACTING, LLC**

### **Recommended Action Requested by City Council**

Motion to award the Curb Ramp Installation and Modifications Project to Trull Contracting, LLC and authorize the City Manager to execute the contract.

### **Required Votes to Pass Required Action**

Majority Present at Meeting

### **Background**

This project includes the installation and replacement of ADA curb ramps and sidewalk at 62 locations. These needs were identified in the most recent sidewalk survey. The improvement will increase public safety.

The project was formally bid and bid opening was scheduled for May 19, 2026. Three bids were not received on May 19, 2026. Therefore, the project was re-advertised with a bid opening date of June 2, 2026. On June 2, 2026, formal bids for the project were obtained from 2 contractors. Bids were publicly opened on June 2, 2026. Bid results are as follows:

#### Contractor Bid Amounts

Trull Contracting, LLC \$312,257.00

Carolina Siteworks, Inc \$463,229.80

The Contractor is awaiting notice to proceed on the project to begin work. The contract time for completion of the work is 120 days from the notice to proceed.

### **Fiscal Implications**

The project amount of \$312,257.00 is in the current budget.

### **Alternate Courses of Action**

1. Reject all bids and delay the project.
2. Table action to a future meeting.
3. Take no action.

### **Attachments**

1. Curb and Ramp Project Cert Bid Tab 06022026
2. KANNAPOLIS CURB RAMPS MAP
3. 2026 Curb Ramp List





## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

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PROJECT: THE CITY OF KANNAPOLIS CURB RAMP INSTALLATION AND MODIFICATIONS



Alley, Williams, Carmen & King, Inc.  
 Consulting Engineers  
 120 S Main St  
 Kannapolis, NC 28081  
 Corporate License No. F-0203  
 704-938-1515

OWNER: CITY OF KANNAPOLIS

BID OPENING AT BID OPENING AT THE OFFICE OF ALLEY, WILLIAMS, CARMEN AND KING, INC  
 120 S. MAIN STREET, KANNAPOLIS, NORTH CAROLINA

BID DATE: JUNE 2nd, 2026

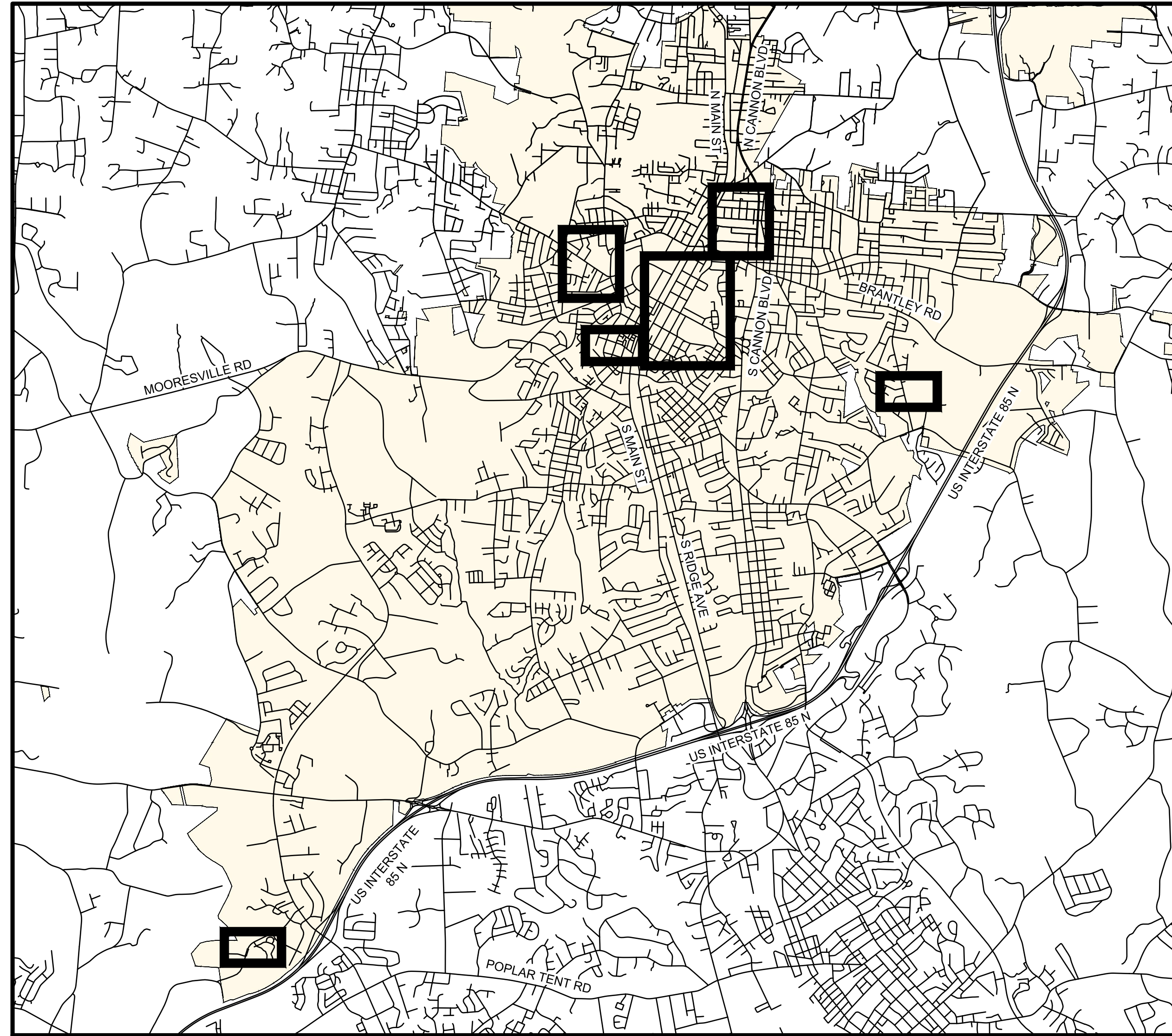
BASE BID						ENGINEER'S ESTIMATE		Trull Contracting, LLC PO Box 379 Midland, NC 28107		Carolina Siteworks, Inc PO B280 China Grove, NC 28023	
ITEM	DESC	SECT	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	NCDOT	545	INCIDENTAL STONE BASE	10	TN	\$ 100.00	\$ 1,000.00	\$ 100.00	\$ 1,000.00	\$ 95.00	\$ 950.00
2	NCDOT	846	2'6" CONCRETE CURB AND GUTTER	126	LF	\$ 60.00	\$ 7,560.00	\$ 75.00	\$ 9,450.00	\$ 65.00	\$ 8,190.00
3	NCDOT	848	4" CONCRETE SIDEWALK	176	SY	\$ 115.00	\$ 20,240.00	\$ 100.00	\$ 17,600.00	\$ 93.00	\$ 16,368.00
4	NCDOT	848, SP-2	REMOVE AND REPLACE CONCRETE CURB RAMP	58	EA	\$ 3,100.00	\$ 179,800.00	\$ 3,000.00	\$ 174,000.00	\$ 5,900.00	\$ 342,200.00
5	NCDOT	848, SP-2	CONCRETE CURB RAMP	1	EA	\$ 3,100.00	\$ 3,100.00	\$ 3,000.00	\$ 3,000.00	\$ 3,600.00	\$ 3,600.00
6	NCDOT	848, SP-3	REMOVE EXISTING CONCRETE CURB RAMP	3	EA	\$ 1,500.00	\$ 4,500.00	\$ 1,000.00	\$ 3,000.00	\$ 2,500.00	\$ 7,500.00
7	NCDOT	848, SP-3	REMOVE EXISTING CONCRETE CURB/GUTTER	79	LF	\$ 20.00	\$ 1,580.00	\$ 20.00	\$ 1,580.00	\$ 40.00	\$ 3,160.00
8	NCDOT	848, SP-3	REMOVE EXISTING CONCRETE SIDEWALK	162	SY	\$ 30.00	\$ 4,860.00	\$ 20.00	\$ 3,240.00	\$ 75.00	\$ 12,150.00
9	NCDOT	858	ADJUSTMENT OF METER BOXES OR VALVE BOXES	1	EA	\$ 650.00	\$ 650.00	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00
10	NCDOT	858	ADJUSTMENT OF SANITARY SEWER CLEANOUT	1	EA	\$ 650.00	\$ 650.00	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00
11	NCDOT	SP-5 SP-6 SP-7 SP-8	TEMPORARY TRAFFIC CONTROL	1	LS	\$ 25,000.00	\$ 25,000.00	LS	\$ 70,000.00	LS	\$ 25,000.00
						SUBTOTAL	\$248,940.00		\$ 283,870.00		\$ 421,118.00
						10% CONTINGENCY	\$24,894.00		\$ 28,387.00		\$ 42,111.80
						TOTAL	\$273,834.00		\$ 312,257.00		\$ 463,229.80
						VARIANCE FROM ENGINEER'S ESTIMATE	-		14.0%		69.2%



I HEREBY CERTIFY THIS BID TABULATION TO BE  
 A TRUE AND ACCURATE COPY OF THE BIDS RECEIVED: \_\_\_\_\_

6/2/2026

- A. ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF KANNAPOLIS AND NCDOT STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.
- B. ALL BENCHMARK LOCATIONS AND ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
- C. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. ANY DAMAGE DONE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THIS PLAN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE PLAN, PRIOR TO BEGINNING CONSTRUCTION. TO ENSURE PROPER LOCATION OF UTILITIES, THE CONTRACTOR SHALL CONTACT NCOCC (NC ONE CALL CENTER) AT 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- D. THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE BARRICADES, WARNING LIGHTS AND SIGNS TO ENSURE THE SAFETY OF THE PUBLIC AT ALL TIMES.
- E. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- F. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UTILITIES, LINES, APPURTENANCES, ETC., AND THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, PIPES, VALVES, ETC., AS SHOWN ARE IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, LINES, PIPES, ETC., BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, PIPES AND VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING OR PROPOSED FACILITIES TO DETERMINE IF AN ITEM WILL NEED TO BE RELOCATED.
- G. DIMENSIONS AS SHOWN, ARE TO FACE OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTES.
- H. LANDSCAPE CONTRACTOR SHALL HAVE UNDERGROUND UTILITY CONTRACTOR LOCATE LINES PRIOR TO INSTALLATION OF TREES AND SHRUBS.
- I. THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.
- J. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY KIND OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR ANY WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- K. AT ALL TIMES, THE CONTRACTOR SHALL PERFORM PROJECT DEMOLITION WITH MINIMAL DISTURBANCE TO THE ADJACENT PROPERTIES. ALL DEBRIS GENERATED DURING THE DEMOLITION PHASE OF THE PROJECT, SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.



VICINITY MAP  
SCALE: 1"=4000'

# KANNAPOLIS CURB RAMP INSTALLATION AND MODIFICATIONS KANNAPOLIS, NORTH CAROLINA

THIS PROJECT IS BEING CONSTRUCTED UNDER THE SUPERVISION AND DIRECTION OF THE CITY OF KANNAPOLIS

THIS PROJECT INCLUDES THE INSTALLATION AND REPLACEMENT OF ADA CURB RAMPS, SIDEWALK, AND CURB AND GUTTER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL AREAS OF THIS SITE WHILE THIS PROJECT IS UNDER CONSTRUCTION, AND FOR ANY COSTS ASSOCIATED FOR MAINTAINING ACCESS TO THESE AREAS INCLUDING BUT NOT LIMITED TO TEMPORARY FENCING, SIGNAGE, OR BARRICADES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEYING NECESSARY FOR CONSTRUCTION STAKEOUT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADING AND TIE IN SLOPES AND RE-SEEDING YARDS AND/OR FILLING DAMAGED AREAS DURING CONSTRUCTION.

THE EXISTING SITE CONDITIONS SHOWN ON THESE PLANS ARE TAKEN FROM ROWAN AND CABARRUS COUNTY PUBLIC GIS DATA. THE IMAGES SHOWN ON THESE PLANS ARE TAKEN FROM NCONEMAP.GOV AND ARE DATED 2023.

#	DATE	REVISION	BY



**alley, williams, carmen, & king, inc.**  
**CONSULTING ENGINEERS**  
 FIRM LICENSE No. F-0203  
 120 SOUTH MAIN STREET P.O. BOX 1248  
 KANNAPOLIS, NC 28082 704/938-1515

PRELIMINARY-DO NOT USE  
FOR CONSTRUCTION

12/08/2023

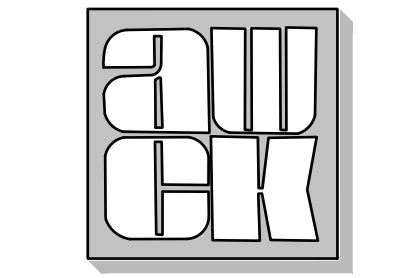
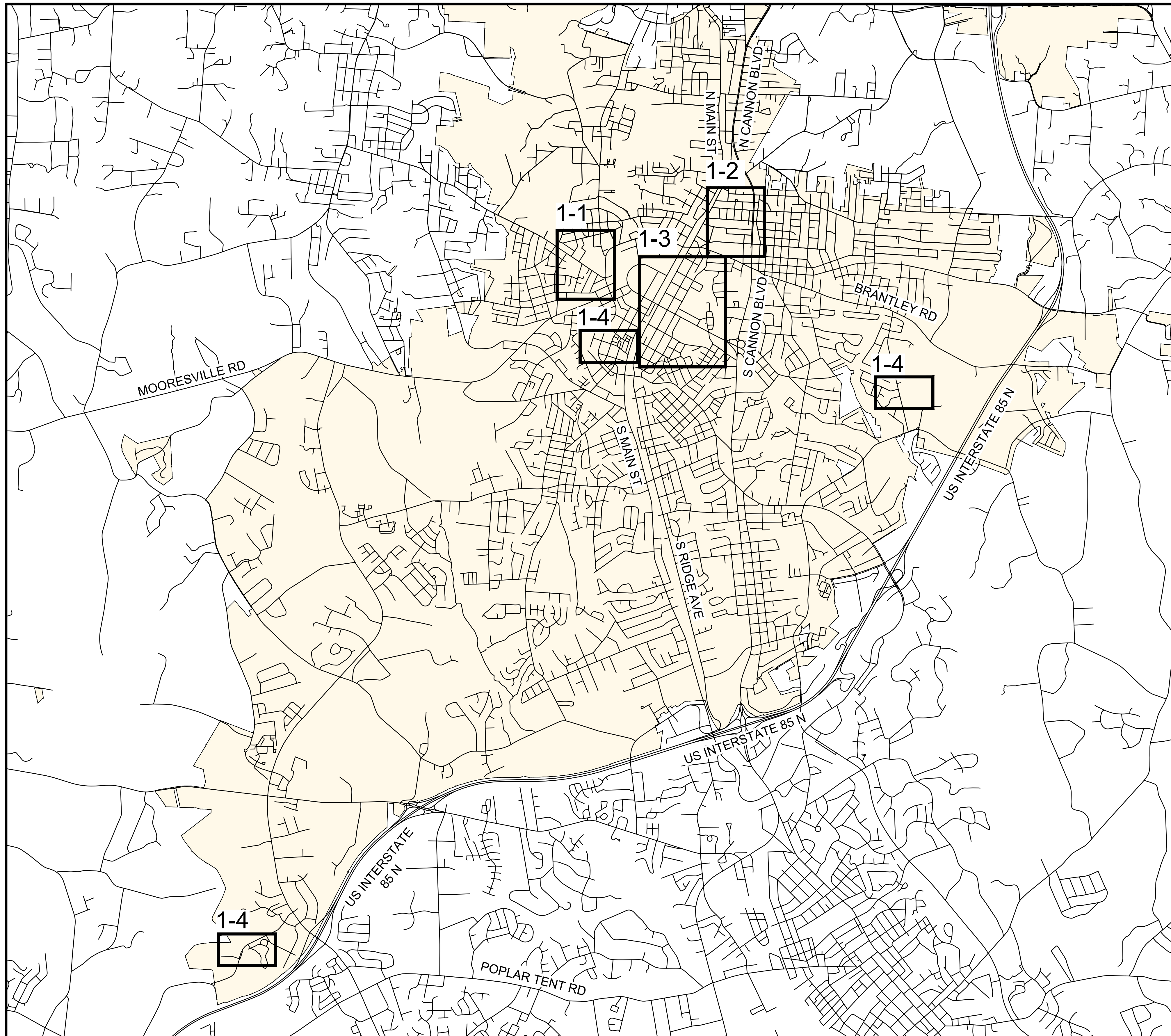
SHEET INDEX	
COVER	C-0.0
SITE OVERVIEW	C-1.0
SITE MAP	C-1.1
SITE MAP	C-1.2
SITE MAP	C-1.3
SITE MAP	C-1.4
DETAILS AND SPECIFICATIONS	C-2.0
DETAILS AND SPECIFICATIONS	C-2.1

DATE: 12/12/2025

AWCK JOB No. 25501

SET No. \_\_\_\_\_





alley, williams,  
carmen & king, inc.  
CONSULTING ENGINEERS,  
SURVEYING & INSPECTION  
Firm License No. F-0203  
120 S. MAIN STREET  
PO BOX 1248  
KANNAPOLIS, NC 28081  
704-938-1515  
www.awck.com

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FOR CONSTRUCTION

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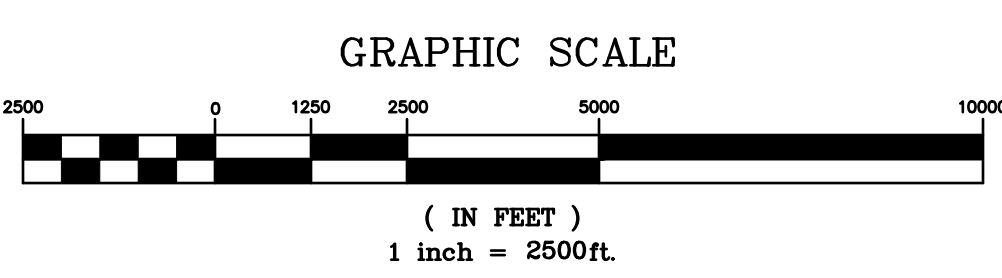
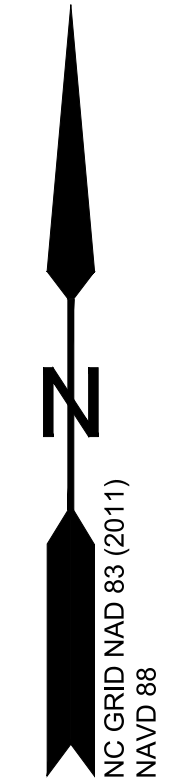
Prepared for:



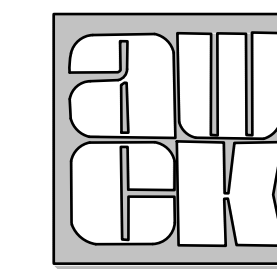
**KANNAPOLIS CURB RAMP  
INSTALLATION AND MODIFICATIONS**  
KANNAPOLIS, NORTH CAROLINA  
SITE OVERVIEW

#	DATE	REVISION	BY

SCALE: 1" = 2500'  
DATE: 12-12-2025  
JOB # 25501  
C - 1.0







alley, williams,  
carmen & king, inc.  
CONSULTING ENGINEERS,  
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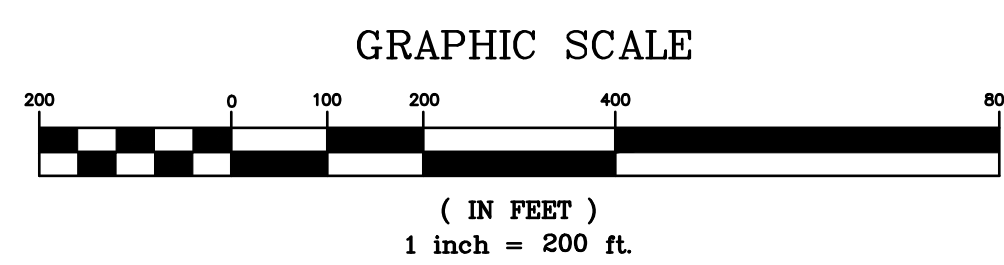
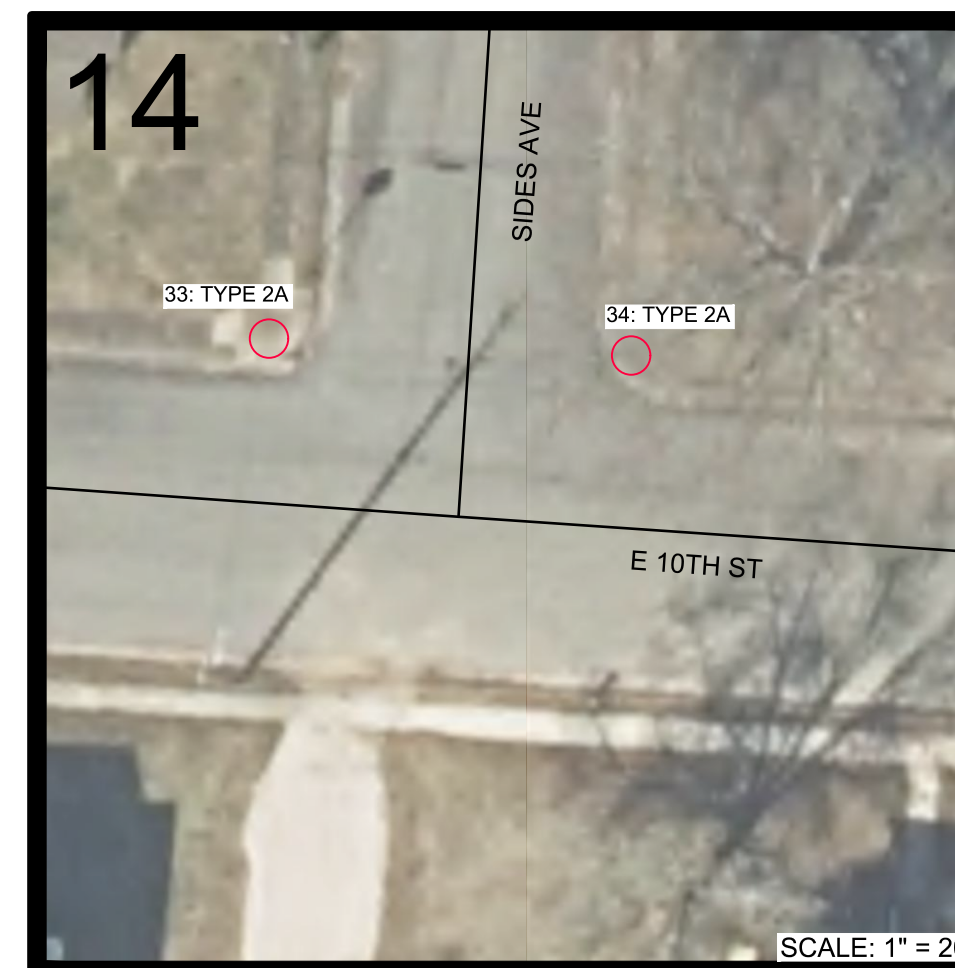
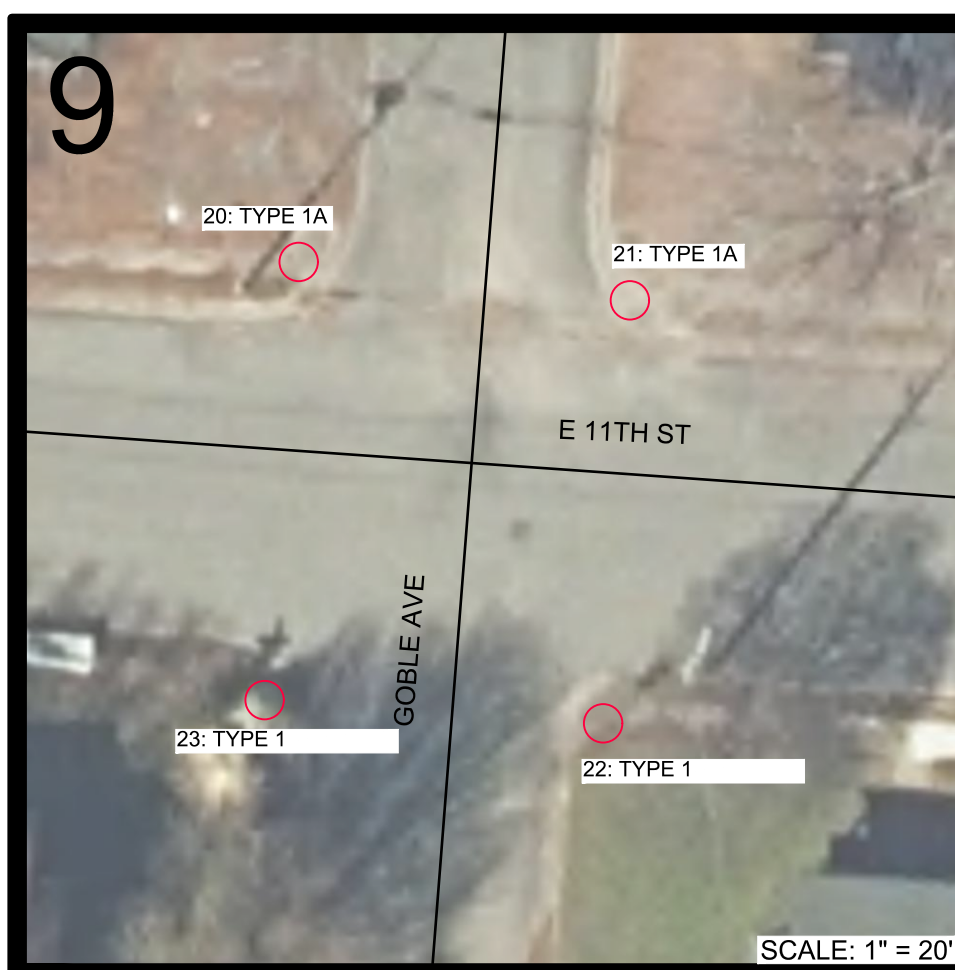
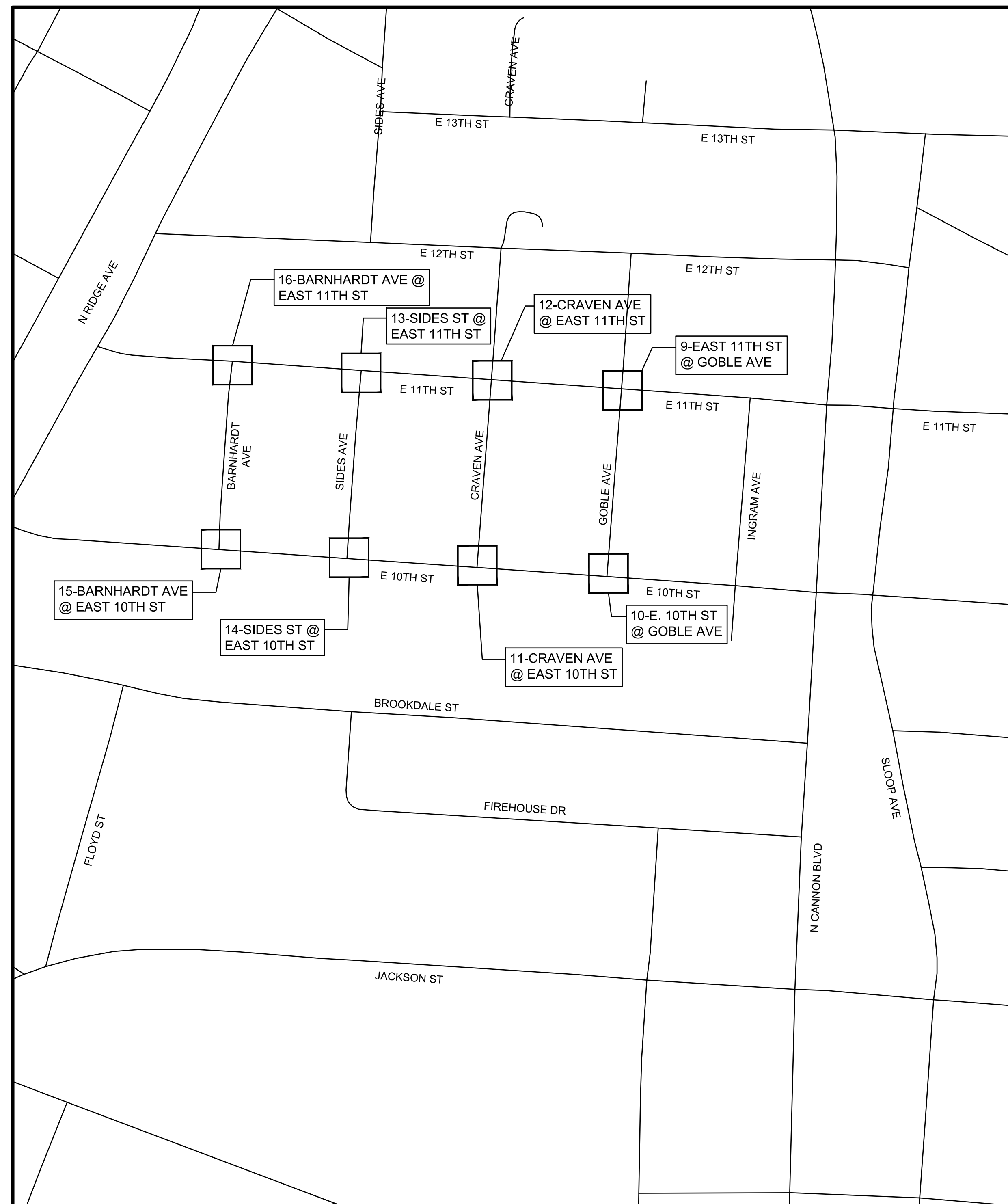
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Prepared for:



KANNAPOLIS CURB RAMP  
INSTALLATION AND MODIFICATIONS  
KANNAPOLIS, NORTH CAROLINA  
SITE MAP

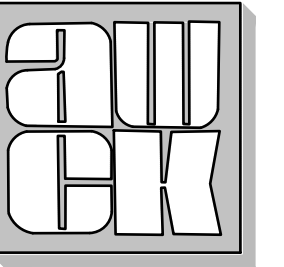


#	DATE	REVISION	BY

SCALE: AS SHOWN  
DATE: 12-12-2025  
JOB # 25501  
C - 1.2







alley, williams,  
carmen & king, inc.  
CONSULTING ENGINEERS,  
SURVEYING & INSPECTION

Firm License No. F-0203  
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Prepared for:



**KANNAPOLIS CURB RAMP  
INSTALLATION AND MODIFICATIONS**

KANNAPOLIS, NORTH CAROLINA  
SITE MAP

#	DATE	REVISION	BY

SCALE: AS SHOWN

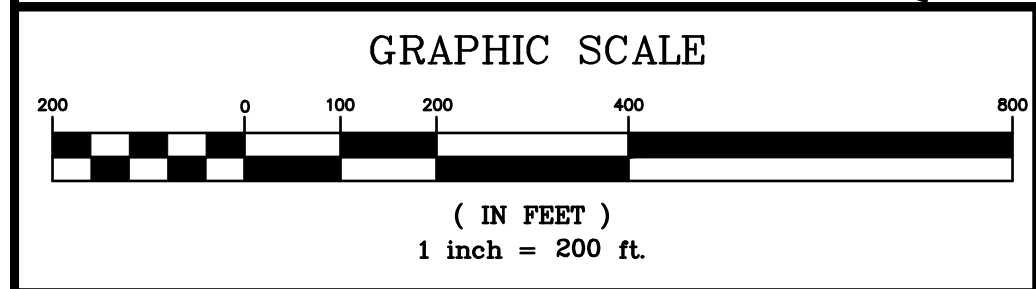
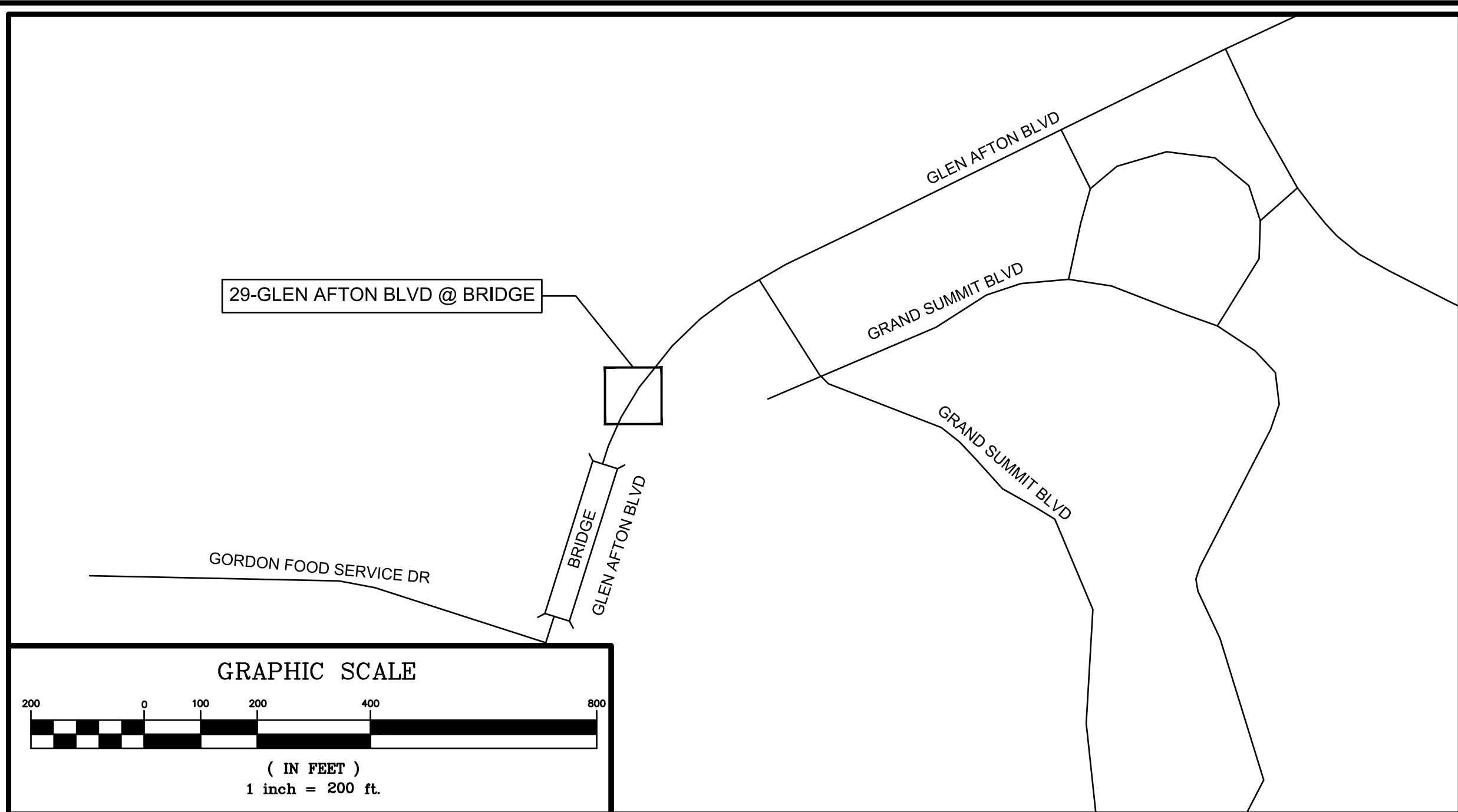
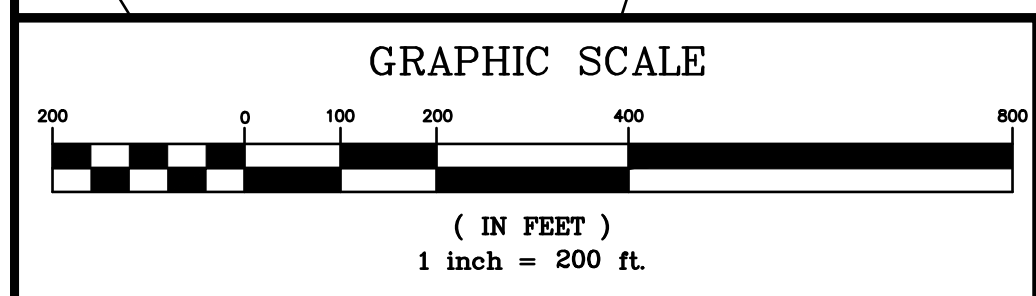
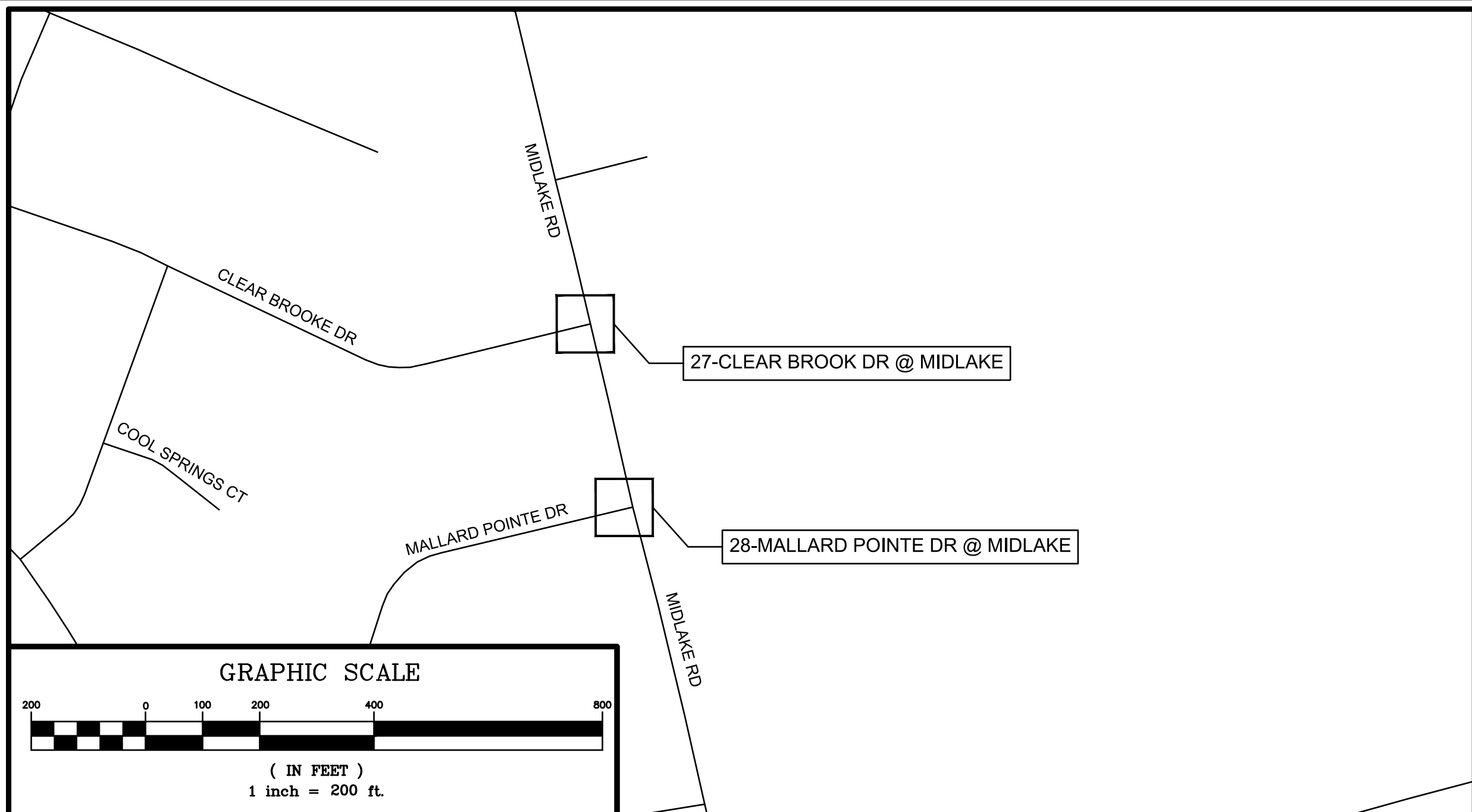
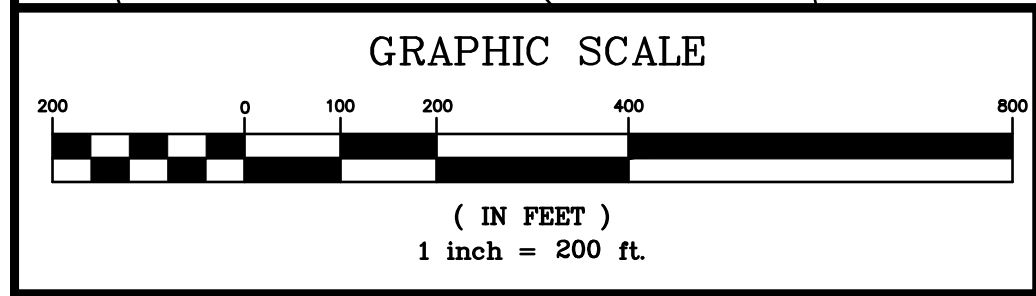
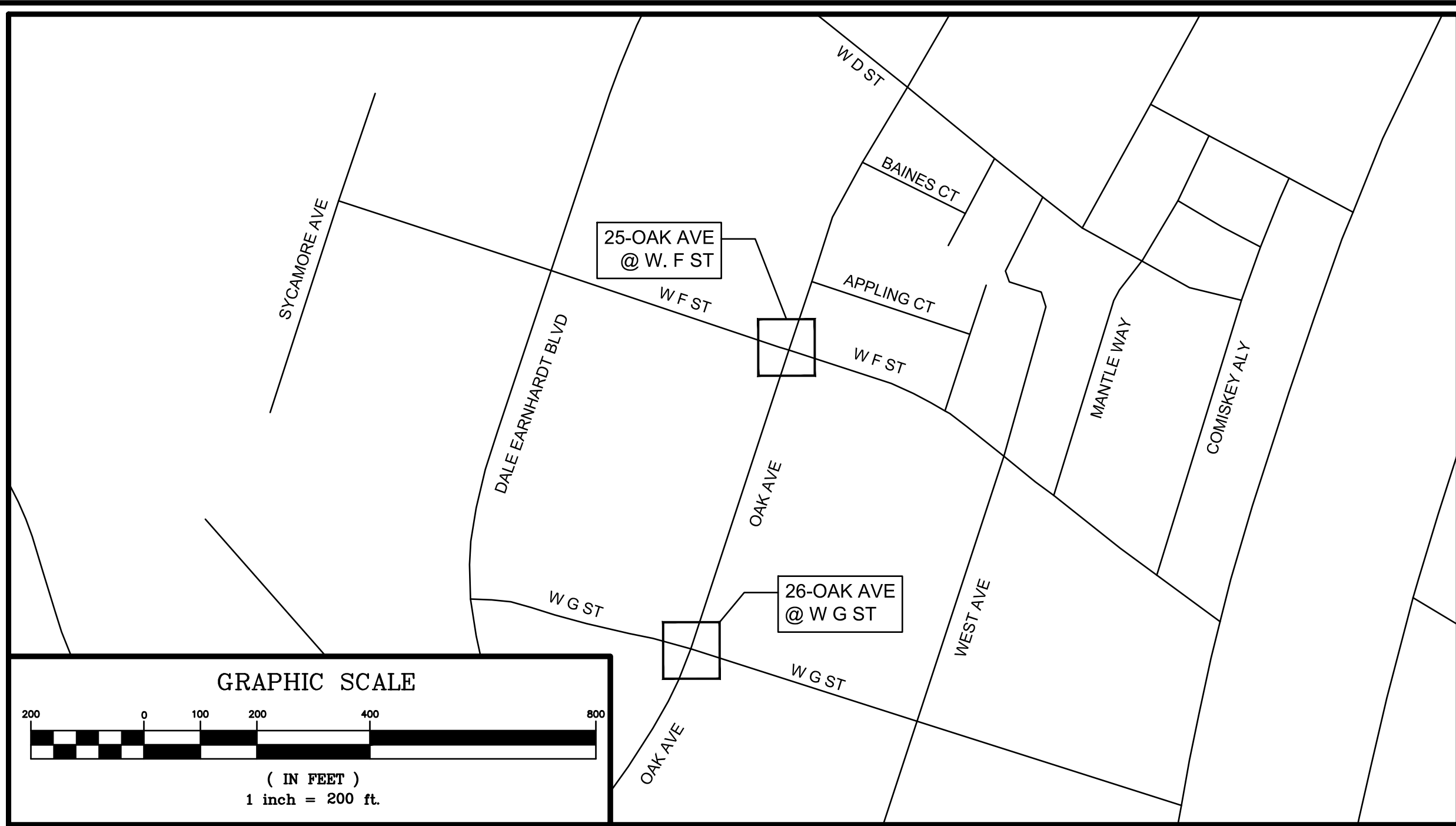
DATE: 12-12-2025

JOB # 25501

C - 1.4



Know what's below.  
Call before you dig.







	Location				
1					
2	Mountain St @ Goldston St				
3					
4					
5	Mountiain St @ Bus Stop				
6					
7	Mountain St @ Library Entrance				
8					
9	YMCA Dr @ Library Entrance				
10					
11	YMCA Dr @ Dumpster entrance				
12					
13	Valley St @ Mountain St				
14					
15	YMCA Dr @ YMCA Parking entrance				
16					
17	Ymca Dr @ Goldston Dr				
18					
19	Cedar Ave @ W C St				
20					
21	East 11th St @ Goble Ave				
22					
23					
24	E. 10th St @ Goble Ave				
25					
26	Craven Ave @ East 10th St				
27					
28	Craven Ave @ East 11th St				
29					
30					
31	Sides St @ East 11th st				
32					
33					
34	Sides St @ East 10th St				
35					
36	Barnhardt Ave @ East 10th St				
37					
38	Barnhardt Ave @ East 11th St				
39					
40	E. 5th St @ N. East Ave				
41					
42					
43	E. 5th St @ Ross Ave				
44					
45	E. 2nd St @ N. East Ave				
46					
47	East 3rd St @ N. Rose Ave				
48					
49	East 3rd Street (N. Rose Ave to 410 E 3rd St)				
50					
51	Front St @ Walter Ave				
52					
53	Oak Ave @ W. F St				
54					
55	Oak Ave @ W G St				
56					
57	Kannapolis Veterans Way @ Train Station				
58	Kannapolis Veterans Way @ Bus Stop				
59	Clear Brook Dr @ midlake				
60	Mallard pointe Dr @ midlake				
61					
62	Glen Afton Blvd @ Bridge				
63					
	<b>Total:</b>				

		Location	# of Ramps	Location Detail	Type of Replacement
	1	Mountain St @ Goldston St	1	NE	1 Modified
X	2		1	NW	1 Modified
	3		1	SE	2A
	4		1	SW	2A
X	5	Mountiain St @ Bus Stop	1	East	3
	6		1	West	2
X	7	Mountain St @ Library Entrance	1	North	2A
	8		1	South	2A
X	9	YMCA Dr @ Library Entrance	1	North	2A
	10		1	South	1
X	11	YMCA Dr @ Dumpster entrance	1	North	1
	12		1	South	2A
X	13	Valley St @ Mountain St	1	North	2A
	14		1	South	2A
X?	15	YMCA Dr @ YMCA Parking entrance	1	East	1 Modified
	16		1	West	1 Modified
X	17	Ymca Dr @ Goldston Dr	1	East	1 Modified
	18		1	West	2A
X	19	Cedar Ave @ W C St	1	SE	1
	20	East 11th St @ Goble Ave	1	NW	1A
X	21		1	NE	1A
	22		1	SE	1
	23		1	SW	1
X	24	E. 10th St @ Goble Ave	1	West	2A
	25		1	East	2A
X	26	Craven Ave @ East 10th St	1	West	2A
	27		1	East	2A
	28	Craven Ave @ East 11th St	1	NW	1 Modified
X	29		1	NE	1 Modified
	30		1	SE	2A
	31		1	SW	2A
X	32	Sides St @ East 11th st	1	SE	2A
v	33	Sides St @ East 10th St	1	West	2A

A	34	Sides St @ East 10th St	1	East	2A
X	35	Barnhardt Ave @ East 10th St	1	West	1
	36		1	East	2A
X	37		Barnhardt Ave @ East 11th St	1	SW
	38	1		SE	2A
	39	1		SE	1
X	40	E. 5th St @ N. East Ave	1	SW	2A
	41		1	NW	2A
	42		1	NE	N/A
X	43		E. 5th St @ Ross Ave	1	North
	44	1		South	2A
X	45	E. 2nd St @ N. East Ave	1	NW	1
	46		1	SW	2A
	47		1	SE	2A
X?	48	East 3rd St @ N. Rose Ave	1	South	2A
	49		1	North	1A
X	50	East 3rd Street (N. Rose Ave to 410 E 3rd St)		South	N/A
X	51	Front St @ Walter Ave	1	NW	2A
X	52	Oak Ave @ W. F St	1	SW	2A
	53		1	SE	3
	54		1	NW	1A
X	55	Oak Ave @ W G St	1	NE	1A
	56		1	SW	1 Modified
X?	57	Kannapolis Veterans Way @ Train Station	1	N/A	2
X?	58	Kannapolis Veterans Way @ Bus Stop	1	N/A	2
X	59	Clear Brook Dr @ midlake	1	North	1A
	60		1	South	1A
X	61	Mallard pointe Dr @ midlake	1	North	1A
	62		1	South	1A

X

63

Glen Afton Blvd @ Bridge	2	North	N/A
Total:	63		

Priority



Remove Corner, Place Curb only
Need Catch Basin work
Catch Basin, Telephone Pole
Telephone Pole
Install Valley Curb with 5 ft sidewalk <b>400ft</b> on the south side of the street
Additional curb and sidewalk to replace. Priority
Priority
Priority
Priority
Priority
Priority

Remove the curb ramps on North side of bridge to eliminate the mid block crossing. Install 30" high back curb with Sidewalk. Priority




## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

---

**To:** Mayor and City Council

**From:**

**Subject:** LEASE EXTENSION - Vietnam Veterans Park **UNANIMOUSLY APPROVED**

---

### **Recommended Action Requested by City Council**

Motion to approve the Vietnam Veterans Park Lease Extension

### **Required Votes to Pass Required Action**

Majority Present at Meeting

### **Background**

The current Vietnam Veterans Park lease agreement between the City of Kannapolis and Cabarrus County is set to expire effective August 31, 2026. The requested amendment extends the lease for one year until August 31, 2027, with an automatic one year extension from September 1, 2027, through August 31, 2028, unless the lease is terminated sooner.

### **Fiscal Implications**

None

### **Alternate Courses of Action**

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

### **Attachments**

1. VVP Lease Extension 2026



**NORTH CAROLINA  
CABARRUS COUNTY**

**THIRD AMENDMENT TO LEASE  
VIETNAM VETERANS PARK**

THIS LEASE AMENDMENT is entered into this the \_\_\_\_\_ day of \_\_\_\_\_, 2026 by and between CABARRUS COUNTY, N.C., a public body politic and a political subdivision of the State of North Carolina, as Lessor (hereinafter referred to as the “County”), and the CITY OF KANNAPOLIS, N.C. a municipal corporation as Lessee (hereinafter referred to as the “City”), both Lessor and Lessee being collectively referred to herein as the “Parties”.

**WITNESSETH :**

The County and City previously entered into a Lease Agreement for a period of 20 years commencing September 1, 1999 through August 31, 2020; a First Amendment modifying and extending the Lease Agreement from September 1, 2020 through August 31, 2023; and a Second Amendment modifying and extending the Lease Agreement from September 1, 2023 through August 31, 2026.

The Parties now wish to extend the Lease Agreement for a period of one year from September 1, 2026 through August 31, 2027, with an automatic one year extension from September 1, 2027 through August 31, 2028 unless sooner terminated by either party as called for herein.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the parties agree as follows:

1. The term of the Lease Agreement is hereby amended and extended to cover the term of September 1, 2026 through August 31, 2027, with an automatic one year renewal period from September 1, 2027 through August 31, 2028 at which time the Lease Agreement will terminate unless a new Amendment or Lease is negotiated between the Parties;
2. Either Party may terminate the Lease and this Amendment in their sole discretion for any reason, or no reason at all, with 90 days notice to the other Party;

3. The County shall continue to conduct routine maintenance of the park including groundskeeping, repairs and refuse removal;
4. To the extent not modified by this Third Amendment, all of the terms and conditions of the aforesaid Lease Agreement, First Amendment and Second Amendment shall remain in full force and effect to the extent not modified herein.

**IN WITNESS WHEREOF**, the parties hereto have caused this Lease to be executed in their corporate names by their duly authorized officers, if applicable, as of the day and year acknowledged.

**Lessor: CABARRUS COUNTY, NORTH CAROLINA**

\_\_\_\_\_  
Laura Blackwell Lindsey  
Chair, Board of Commissioners

ATTEST:

\_\_\_\_\_  
Ariadne Olvera  
Clerk, Board of Commissioners

Date: \_\_\_\_\_

**Lessee: CITY OF KANNAPOLIS, NORTH CAROLINA**

\_\_\_\_\_  
Doug Wilson  
Mayor

ATTEST:

\_\_\_\_\_  
Pam Scaggs  
Clerk to the City Council

Date: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
Douglas L. Hall, County Attorney

\_\_\_\_\_  
W. Andrew Kelly, City Attorney

NORTH CAROLINA, CABARRUS COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County and State, certify that \_\_\_\_\_ personally came before me this day and acknowledged that she is Clerk to the Cabarrus County Board of Commissioners, and that by authority duly given and as the act of the Board, the foregoing instrument was signed in its name by its Chair, sealed with its corporate seal, and attested by herself as its Clerk.

WITNESS my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

NORTH CAROLINA, CABARRUS COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County and State, certify that \_\_\_\_\_ personally came before me this day and acknowledged that she is Clerk to the Kannapolis City Council, and that by authority duly given and as the act of the Council, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal, and attested by herself as its Clerk.

WITNESS my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

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**To:** Mayor and City Council

**From:** Alex Anderson, Director of Water Resources, Gerald Faulkner, Water Treatment Manager, Irene Wong, Economic & Community Development Director

**Subject:** **REPORT** - Monthly Wastewater Allocations Report **RECEIVED**

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### **Recommended Action Requested by City Council**

Motion to receive report.

### **Required Votes to Pass Required Action**

Majority Present at Meeting

### **Background**

This monthly wastewater allocations update is in response to several City Council members' request regarding an update on projects and current wastewater capacity. This update also captures all known and allocated projects through our 2027 projected allocation and captures wastewater allocation for all approved development agreements.

The June 2026 Update includes information on the recent Affordable Housing Call for Projects and the recent Non-Residential Call for Projects.

Staff will issue two one-year reservation letters for wastewater capacity.

### **Fiscal Implications**

None

### **Alternate Courses of Action**

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

### **Attachments**

1. 2026 06 Update\_V2

**City of Kannapolis**  
**Monthly Wastewater Allocations Update**  
**June 2026**

Summary of Available WSACC Sewer Allocation for Kannapolis: 950,514

Total Restricted and Previously Committed Reserves: 986,149

WSACC Distributions this month: 195,511 - #14

Pending Projects Approved by Policy: 0

Remaining Non-Restricted Reserves: 947,465

**Summary Remaining for post-2027 Sewer Allocation: 279,866 (approximately)**

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Pending Projects under Review:

- The commercial project at HWY 73 and Odell School Road is under review and nearing submission of a Development Agreement for City Council Consideration.

Staff will issue a one-year reservation letter of sewer capacity, contingent of a final adopted Development Agreement. This future approval is solely at City Council's discretion, and this one-year reservation letter is non-binding.

- Cabarrus County Schools has informed staff that they are considering the construction of a new elementary school in the northwest service area. This school would need sewer capacity, which is likely to be between 10,000 and 15,000 GPD out of the 2027 allocation.
- Staff has finalized all reviews of submittals for the recent call for non-residential projects. All projects have been approved by the Wastewater Allocations Committee. Projects requiring a development agreement will be presenting the appropriate development agreement in the next few months.
- Bainbridge Development has announced to the City that it is terminating its Development Agreement with the City. They did not acquire the property to which wastewater capacity and project was selected. This wastewater allocation originated from the Downtown Development Category and will be returned to the same category.
- Staff and CIC (Community Improvement Commission) has finalized the call for Affordable Housing Projects. Wynnefield Forward has submitted an application for Fairview Street, for approximately 72 units at approximately 8,700 GPD. This project was approved by staff and CIC to move forward for City Council consideration with a future Development Agreement and/or Allocations Permit being presented in the near future. This project met the definition and requirements for the Affordable Housing Call for Projects.

Staff will issue a one-year reservation letter of sewer capacity, contingent of a final adopted Development Agreement. This future approval is solely at City Council's discretion, and this one-year reservation letter is non-binding.

There is one other Affordable Housing application that was submitted later within the application period. That application remains under review and a future update will be provided.

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**Update Summary:**

1. Staff are preparing to transfer up to 12,500 GPD from Reserves to Wyrick Property as a Priority 1 Project with prior City Commitment. This transfer was always planned but did not occur in the most recent Exhibit A in 2024 as the project timing was not yet finalized. This action will not reduce the post-2027 sewer allocation total.
2. Staff are preparing to propose a reduction in Block 6 of 42,000 GPD to restore Concrescere Business Park to 42,000 GPD. This action will not reduce the post-2027 sewer allocation total. City Council authorization will be requested to amend Exhibit A.
3. Metro 63 reserves will be released in a future Exhibit A.

Exhibits and Appendices

All figures are shown in GPD

### **Executive Summary Calculations**

Summary of Available WSACC Sewer Allocation for Kannapolis (current):	950,514
Previous WSACC Distribution #12:	43,485
Previous WSACC Distribution #13:	62,626
Current WSACC Distribution #14	195,511
Projected WSACC 2027 distribution:	962,000
Total Restricted and Previously Committed Reserves:	(986,149)
Remaining Non-Restricted Reserves:	(947,465)
WSACC Distributions this month: None	0
Pending Projects Approved by Policy:	0
<b>Summary Remaining for post-2027 Sewer Allocation (approximate):</b>	<b>~279,522</b>

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### **General Tracking Based on Adopted Exhibit A**

#### Previously Approved or Otherwise Committed Projects 2024-2025 (as shown in Exhibit A):

Lowes Foods - Kellswater Commons	9,698
Summerlyn Village Subdivision (2024)	12,900
Summerlyn Village Subdivision (2024)	30,600
Summerlyn Village Subdivision (2027)	30,600
Cannon Manor Subdivision	7,650
Emerson Glen Subdivision	12,900
Pace (Medical)	5,000
Coldwater Ridge Phase II apartments	9,100
Trinity Corners	10,125
85 Exchange (Industrial)	24,500
McDonalds – Kellswater Commons	1,280
Bakers Creek Subdivision (2024)	28,125
Bakers Creek Subdivision	28,125
Kannapolis Crossing – Development Agreement	316,000
Kannapolis Gateway Business Park	~5,000
Afton – Childers Cline Building III	~5,000
Downtown Reserves	196,355
• Market at Millstone (16,655)	
• Millstone Village (48,500)	
• Crest Field (50,400)	
• <del>Bainbridge Kannapolis (52,975)</del>	
• Towns at Millstone (30,375)	

<ul style="list-style-type: none"> <li>• Dale Earnhardt Blvd Partners (26,400)</li> <li>• Block 10 (24,025)</li> </ul>	
Loop Yard Phase 1	36,225
Residential In-Fill (2024)	11,213
Hedgecliff Towns	28,856
Evolve-Hawthorne	41,925
Greenview Apartments	14,175
Stanley Drive (existing building) & Phase 2	27,900
Failed Septic System Emergency	4,740
Blue Ridge Apartments	70,137
October Adjustment (Cannon Manor and Summerlyn)	17,345
Corriher Sewer (exempt plat)	675
Total Restricted and Previously Committed Reserve	986,149

Non-Restricted Reserves (between 2024 and 2027 distributions) Total (as shown in Exhibit A):

Block 5 (Mixed Use/Apartments)	16,150
Block 5 (Commercial Reserves)	36,000
Block 6 (Mixed Use/Apartments)	56,250
Afton Ridge Reserves (remaining)	7,000
Lakeshore Reserves	18,000
Kannapolis Crossings Reserves	100,000
Downtown Reserves (remaining)	145,042
Additional Downtown Set-Aside Reserves	29,863
Loop Yard Phase 2 (lift station improvements)	95,000
Non-Residential In-Fill	90,800
Affordable Housing (2024)	21,600
Affordable Housing (2027)	20,000
Metro 63	18,000
85 Exchange Industrial Reserves	28,000
Kannapolis Parkway and Rogers Lake Road Reserves	28,000
Concord Lake Road and Roxie Street Reserves	12,000
Glen Afton and Kannapolis PKWY (Motely Industrial)	42,000
Plant 4 Site	94,500
Concrescere Business Park	0
Community Enhancement (schools and infrastructure)	20,000
Strategic Buffer	69,585

Total Non-Restricted and Previously Committed Reserve

947,790

Waitlist Projects (No current allocation available) (as shown in Exhibit A):

The Farm at Riverpointe Phases 3B, 5, 6	59,588
Riverpointe at Davidson	131,250
Bridges of Cabarrus II	31,500
Abberly (885 Kannapolis Pkwy)	52,650
Lane St Townhomes W of Royce St	42,075
Cavallaro Ridge (Windy Hill Farm) at Boy Scout Camp/Isenhour	20,250
Kannapolis Pkwy Townhomes North of Redwood Apartments	26,100
Stonehaven	2,025
Sudbury Rd Subdivision	18,900
Camp Cabarrus at Kannapolis Pkwy & Dovefield Ln	54,900
Trinity Church Rd Apartments at Northwest Cabarrus High School	21,300
Orphanage Rd Apartments north side	8,100

**Exhibit Tracking Calculations:**

- Stanley Drive = 19,000 + 8,700 = 27,200 (not to exceed 8,700 GPD total for Building 1)
- Afton Ridge Reserves = 12,000 – ~5,000 = 7,000
- Wyrick (Maple Ridge Calculations) = Twelve 1-bedroom, forty-six 2-bedroom, twelve 3-bedroom and up to 2,000 GPD amenity/clubhouse. Total not to exceed 12,500.

- Downtown Reserves:

Current Reserve	317,372
• Market at Millstone	(16,655)
• Millstone Village	(48,500)
• Crest Field	(50,400)
• Bainbridge Kannapolis	(52,975)
• Towns at Millstone	(30,375)
• Dale Earnhardt Blvd Partners	(26,400)
• Block 10	(24,025)

Remaining Original Downtown Reserves 68,042

- Kannapolis Crossing

Current Reserve	316,000
• Ashton Subdivision (tentative)	(77,775)
• Industrial Building 100 & 200	(12,000)

Remaining Original Kannapolis Crossing Reserve 226,225

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## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

**To:** Mayor and City Council

**From:** Wilmer Melton, City Manager, Kristin Jones, Assistant City Manager, Heather James, Human Resources Director

**Subject:** **ORDINANCE** - FY 2026-2027 Budget **UNANIMOUSLY APPROVED**

### **Recommended Action Requested by City Council**

1. Motion to approve the FY 2026-2027 Fee Schedule
2. Motion to approve the FY 2026-2027 Budget Ordinance
3. Motion to approve the Pay and Classification Plan

### **Required Votes to Pass Required Action**

Majority Present at Meeting

### **Background**

As part of the annual budget process, City Council approves a user fee schedule for the upcoming fiscal year. This fee schedule implements the fees necessary to execute and implement the budget ordinance.

The City Manager has delivered multiple presentations on the upcoming Fiscal Year 2026-2027 budget. In accordance with North Carolina General Statute §159-12(b), a public hearing on the recommended budget was held on June 8, 2026.

City of Kannapolis Personnel Policies and Procedures - Position Classification Plan (Policy Number 400.01) requires that "the City Council approve a salary range for a class of positions based on the recommendation of the City Manager." The proposed position classification plan has been updated to reflect the market study completed in October 2024. The consultant for the market study project has reviewed and recommends presented position classification plan.

### **Fiscal Implications**

The fees that changed are highlighted in the fee schedule and, most notably, water, sewer and stormwater as previously discussed.

The Budget Ordinance hereby establishes the FY2027 budget for the City's seven annual funds.

### **Alternate Courses of Action**

Table action to future meeting but the budget **must be adopted prior to July 1, 2026**.

### **Attachments**

1. FY 27 Fee Schedule
2. 2026-29 Ordinance Approving FY 2026-2027 Budget
3. FY27 Pay Plan



# Fiscal Year 2027 Fee Schedule

Revised: June 22, 2026

# Table of Contents

<b>Admin.....</b>	<b>pg. 3</b>
<b>HR .....</b>	<b>pg. 3</b>
<b>Police.....</b>	<b>pg. 3</b>
<b>Transportation.....</b>	<b>pg. 3</b>
<b>Downtown Parking.....</b>	<b>pg. 4</b>
<b>Engineering.....</b>	<b>pg. 5</b>
<b>Planning &amp; Zoning.....</b>	<b>pg. 7</b>
<b>Fire .....</b>	<b>pg. 9</b>
<b>Water &amp; Sewer.....</b>	<b>pg. 15</b>
<b>Environmental .....</b>	<b>pg. 20</b>
<b>Stormwater.....</b>	<b>pg. 21</b>
<b>Parks.....</b>	<b>pg. 21</b>
<b>Event Space Rentals.....</b>	<b>pg. 30</b>
<b>Private Use Zones .....</b>	<b>pg. 32</b>

# Admin

**Table 1.1 Public Records**

Public Records	Fees
Copies of Documents (per sheet)	\$0.10 cents
Copies of Ordinances (each)	\$10.00
Thumb Drive with Data	\$5.00

**Table 1.2 Legal Notices**

Legal Notices	Fees
Legal advertisement & Newspaper Ads.	\$300 or actual cost, Whichever is greater
Returned Check Fee	\$25.00

**Table 1.3 Human Resources**

Employee Notice	Fees
Wage Garnishment Notice (each)	\$14.35
Employee ID Badge Replacement	\$10.00 for first loss \$20.00 for repeat losses

**Table 1.4 Police**

Police Permits & Service	Fees
Fingerprinting In-Town Residents	\$15.00
Out-of-Town Residents	\$25.00
Sound Permits	\$25.00
Pawn Brokers Permits	\$275.00

**Table 1.5 Transportation**

Types	Fees
Vehicle License Fee	\$30.00 (annually)
Street Clouser	\$300.00

**Table 1.6 Filing Fees For Elected City Office**

Elected Office	Fee
Mayor of the City of Kannapolis	\$60.00
Council Member of the City of Kannapolis	\$30.00

## Downtown Parking

**Table 2.1 Parking Deck**

Types	1 <sup>st</sup> Vehicle	2 <sup>nd</sup> Vehicle	3 <sup>rd</sup> Vehicle
Guaranteed Parking Permit (Vida Deck)	Vida Issued	\$30.00 (Monthly)	\$60.00 (Monthly)
Non-Guaranteed Parking Permits (Surface Lots Only)	Vida Issued	\$15.00 (Monthly)	\$30.00 (Monthly)
Lost Permits Replacement	\$5.00 (Each)	\$5.00 (Each)	\$5.00 (Each)

**Table 2.2 Hourly & Daily Parking Fees**

Types	Time Allotted	Fee
Grace Period	30 minutes	No Charge
Non-Peak Rate	Everyday 1:00 am to 4:00 pm	\$1.00 (Hourly)
Peak Rate	\$5.00 (Each)	\$3.00 (Each)
Daily Rate	Starts after 5 hours	\$25.00
Multi-Day Rate	For resident guest	\$10.00 (Day)
“Pass Back” Penalty		\$100.00

## Electric Vehicle (EV) Parking

- **Fee for power** - \$0.10/kWh (per kilowatt-hour).
- **Fee for parking** - grace period of 30 minutes after the vehicle has been fully charged. There is a charge of \$2 for the first hour, after the time expires, a max charge of \$10.
- **Transaction Fees** - are transferred to the drive at \$0.50 + 5% of the total transaction. (This is a fee paid by the driver, not one that the City won't have to recover).

# Engineering

- The Engineering Department provides inspections for the installation of driveways, storm drainage pipe, grading/drainage, sidewalk, water & sewer connections, backflow prevention assemblies, and grease separation devices. There is no fee for the initial inspection.
  - \$50.00 re-inspection fee
- Water Use Permit for Tank or Tankers
  - \$50.00 annually

**Table 3.1 Site Development Inspection Fees**

Type of Inspection	Fee
Roadway Inspection	\$1.00/ Linear Foot
Storm Drain Inspection	\$1.00/ Linear Foot
Water Inspection	\$1.00/ Linear Foot
Sewer Inspection	\$1.00/ Linear Foot
Greenways/MUP Inspection	\$1.00/ Linear Foot
SCM Closeout Inspection	\$300.00/ SCM
Backflow Prevention Assembly*	\$50.00/ device
Grease Separation Device*	\$50.00/ device

**Table 3.2 Site Development Plan Review Fees**

Type of Plan Review	Fee
Water Permit Application	\$50.00
Sewer Permit Application	\$50.00
Backflow Prevention Assembly*	\$50.00/ device
Grease Separation Device*	\$50.00/ device
Plan Review Fee – Utility	\$500.00 + \$25.00/Acre

Plan Review Fee – Roadway and Storm	\$500.00 + \$25.00/Acre
Plan Review Fee – Grading and Erosion	\$500.00 + \$25.00/Acre

\*These fees do not apply to residential development.

# Planning & Zoning

**Table 4.1 Zoning & Land Use Applications**

Application Type	Base Fee
KDO Text Amendment	\$400.00*plus applicable Legal Ad & Mailed notification fees
Zoning Map Amendment	\$500.00 *plus applicable Legal Ad & Mailed notification fees
Conditional Zoning Map Amendment	\$600.00 *plus applicable Legal Ad & Mailed notification fees
Special Use Permit	\$600.00 *plus applicable Legal Ad & Mailed notification fees
Variance, Appeal, Special Intensity Allocation, Nonconformity Adjustment	\$300.00 *plus applicable Legal Ad & Mailed notification fees
Mailed Notification	\$50.00 Per notification batch

**Table 4.2 Residential**

Application Type	Base Fee
Single-Family (1F)	\$25.00
Two-Family (2F)	\$25.00/ per unit
Multi-family (5 units or less)	\$250.00
Multi-family (more than 5 units)	\$300.00 or \$0.04/SF (Whichever is greater)

**Table 4.3 Structures & Accessory Uses**

Application Type	Base Fee
Accessory Structure (Residential -Non-Residential)	\$25.00
Driveway Permit	\$25.00
Temporary Construction Trailer	\$50.00
Temporary Use	\$50.00
Signs	\$50.00

**Table 4.4 Use & Occupancy**

Application Type	Base Fee
Non-Residential	\$30.00
Home Occupation	\$50.00
Change of Use Permits	\$30.00
Certification Letter *Zoning Verification Letter	\$25.00

**Table 4.5 Grading and Site Work Fees**

Application Type	Base Fee
Grading Permit (without Site Plan)	\$50.00 <i>Plus \$25.00 per additional acre</i>
Site Plan Review (Multi-Family Residential, Non-Residential, Subdivisions)	\$200.00 <i>*plus \$100.00 per additional acre</i>
Resubmittals	\$100 each review after 3 reviews

**Table 4.6 Plat Reviews Fees**

Type of Review	Base Fee
Exempt Plat	No Charge
Minor Subdivision Plat Review	\$50.00
Minor Subdivision Plat Revision	\$40.00
Preliminary Major Subdivision Plat Review	\$400.00 <i>(plus \$30.00 per lot)</i>
Preliminary Major Subdivision Revision	\$50.00 <i>(Minor Amendment)</i>
Final Subdivision Plat Review	\$200.00
Final Subdivision Plat Revision	\$40.00
Resubmittals	\$100 each review after 3 reviews

**Table 4.7 Publication Fees**

Publication Item	Fees
Land Use Plan	\$25.00
Kannapolis Development Ordinance	\$50.00
Map – Extra Large (36’’ x 48’’)	\$15.00
Map – Large (24’’ x 36’’)	\$10.00
Map – Medium (18’’ x 24’’)	\$5.00
Map – Small (8.5’’ x 11’’)	Free

\*\* All fees established are due and payable at the time of product delivery or upon initial submittal of any item or items to be reviewed, processed or approved.

\*\* There will be a \$25.00 returned check fee for any check received by the City.

\*\*\*Double Permit Fee- \*\*\*A doubled permit fee will be charged for projects that begin work without first obtaining appropriate permits from the Planning Department. The fee amount to be doubled will be that of the particular permit that should have been issued.

# Fire

**Table 5.1 Required Certificate of Compliance**

Certificate Type	Fees
Certificate of Compliance (1–1,000 SF)	\$20.00
Certificate of Compliance (1,001–20,000 SF)	\$50.00
Certificate of Compliance (20,001–50,000 SF)	\$100.00
Certificate of Compliance (50,001–70,000 SF)	\$200.00
Additional per 20,000 SF over 70,000 SF	+ \$50.00
Certificate of Compliance Re-inspections	\$50.00

**Table 5.2 Plan Review & Inspection Fees**

Types of Review	Fees
Plan Review – Construction	\$50.00 + .025 /sf
Plan Review – Up-Fit	\$50.00 + .025 /sf
Plan Review – Site Plan	\$50.00
Re-review Fee ( <i>* applied on third submittal &amp; each re-submittal thereafter</i> )	\$50.00
Hydrant Flow Test (per hydrant)	\$150.00
Temporary Power Inspection	\$50.00
Load Merchandise Inspection	\$50.00

**NOTE: Specification on Load Merchandise Inspections**

1. For a multi-tenant building, fees are per tenant.
2. For multiple buildings owned by the same owner(s), fees are per building as defined by the NC Building Code, Vol. 1.
3. Individuals or companies that have not secured permits or Certificates of Compliance prior to beginning work or occupying the structure shall be charged double the listed amount.
4. Re-inspections of the sprinkler system, fire alarm system, or building for Certificate of Compliance will result in an additional fee per inspection.

**Table 5.3 Required Construction Permits**

Types of Permits	Permit Fee	Test Fee
Automatic Fire Extinguishing Systems (Ansul/Sprinkler)	\$150.00	\$150.00**
Compressed Gases	\$150.00	\$150.00
Fire Alarm & Detection Systems	\$150.00	\$150.00**
Fire Pumps	\$150.00	\$150.00

Flammable & Combustible liquids	\$150.00	\$150.00
Hazardous Materials	\$150.00	\$150.00
Industrial Ovens	\$150.00	\$150.00
Spraying or Dipping Operations	\$150.00	\$150.00
Standpipe Systems	\$150.00	\$150.00

**NOTE:** Any system installation prior to plan review and/or a permit being issues will incur a double fee.

Any structure over 70,000 SF x .002 + \$150 \*\*  
(DOES NOT INCLUDE HOOD SYSTEM/ANSUL)

**Table 5.4 Required Operation Permits**

Types of Permits	Fees
Amusement Building	\$150.00
Carnivals & Fairs	\$300.00
Covered Mall Building	\$150.00
Exhibits & Trade Buildings	\$2,500/yr or \$300/90-days
Explosives (blasting)	\$100/1-day or \$300/90-days
Liquids Use, Dispensing, Storage, Transportation	\$150.00
UGST/AGST Install, Alter, Remove, Abandon	\$250.00
Change in Liquid in Tanks	\$150.00
Liquid Dispensing – AGST/UGST to Vehicles	\$150.00
Liquid Dispensing – Tankers to Vehicles	\$150.00
Pyrotechnic Special Effects Material (Fireworks)	\$300.00/day & site
Spraying or Dipping	\$150.00
Tents & Canopies	\$50.00/tent

**Table 5.5 Required Other Charges/Fee**

Types of Charges	Fees
Environmental Site Assessment Research	\$25.00 per hour ( <i>one hour minimum</i> )
Fire Flow request/Special Request (fee per hydrant)	\$150.00/hydrant
Stand-by firefighters <i>*when required by fire official or requested by occupant</i>	\$20.00/hr per firefighter
After Hours Inspection – Special Requested	\$35.00/hr ( <i>minimum of 2 hours</i> )
After Hours Plan Review – Special Request	\$150.00/submittal
Other inspection by request	\$100.00
Knox/Lock Box Maintenance (Found with incorrect key)	\$100.00
Re-Inspection (Third visit or additional inspection)	\$50.00
State License Inspection Fee (ABC, State Bar, etc.)	\$100.00
Daycare & Nursing Home License Inspection Fee	\$75.00
Group Home License Inspection Fee (annually)	\$75.00
Foster License Inspection Fee (annually)	\$20.00 ( <i>second visit \$50.00</i> )

Fire Incident Report Copy(s)	\$1.00 ( <i>per report</i> )
Fire Extinguisher Recharge use for class	Current Market Rate per Ext.
Fire Extinguisher Program (Training Class)	\$ 50.00/On-site (Fire Station/City Hall)
Fire Extinguisher Program (Training Class)	\$75.00/Off-site at Requested Business

**Table 5.6 Annual Fire Inspection Program**

Fire Inspection Programs	Fees
First Inspection (initial)	\$0.00
Second Visit Re-inspection	\$0.00
Third Visit Re-inspection	\$50.00
Fourth Visit Re-inspection	\$100.00

Additional Re-inspections will increase at \$50 per inspection until violations are corrected.

**Table 5.7 Hazardous Materials Fees**

Solids (lbs)	Liquids (gals)	Gases (SCF)	Fee
< 501	< 56	< 201	\$50.00
501 – 5,000	56 – 550	201 - 2000	\$150.00
5,001 – 25,000	551 – 2,750	2,001 – 10,000	\$200.00
25,001 – 50,000	2751 – 5500	10,001 – 20,000	\$250.00
50,001 – 75,000	5501 – 10,000	20,001 – 40,000	\$300.00
>75,000	> 10,000	>40,000	\$300.00

pound *\*\* (plus .01/per gallon//scf in excess of listed amount)*

**NOTE:** Excluding LPG/Medical gases

**Table 5.8 LPG/Medical gases**

Specific Hazardous Materials	Fees
LPG (Excludes LPG used ONLY for heating and cooking)	\$150.00/tank
Medical Gasses	150.00/tank
Radioactive Material any amount	\$125.00

**Table 5.9 Stand-by Personnel/Equipment**

Equipment	Fee (work hrs.)	Fee (Overtime)
Ladder/Hazmat	\$125.00/\$95.00	
Engine/Tanker	\$95.00	
Crash Truck/ Heavy Rescue	\$95.00	

Rescue Units	\$95.00	
Mobile Command Unit/Bus	\$30.00	
USAR	\$28.00	
Light Vehicles (Cars/Pick-ups)	\$17.00/\$27.00	
Trailers	\$10.25	
Mules/ATV	\$8.00	
Assistant Chief/Division Chief	\$35.87	\$53.81
Battalion Chief	\$23.39	\$35.08
Fire Captain	\$21.21	\$31.82`
Engineer	\$17.45	\$26.18
Firefighter	\$15.07	\$22.61
Risk Reduction Personnel <i>Based on Stand-by per quarter hour, minimum 2 hours.</i>	\$25.49	\$38.24

**Table 5.10 Hazmat Supplies**

Level "A" (enclosed, splash, & vapor protection)	Rate
Large-XLarge	\$1775.00
2XLarge	\$1975.00

Level "A" Suits (Flash protection)	Rate
Large – XLarge	\$2495.00
XXLarge	\$2695.00

Level B Suits (Splash protection)	Rate
S- XLarge	\$170.50
2XL to 4XL	\$207.00

**Table 5.11 Hazardous Materials Spill Response Equipment**

Equipment	Rate
Tyvek Disposable Coveralls	\$17.00
Butyl Gloves	\$76.25 pair
Silver Shield Gloves	\$10.95 pair
Nitrile Gloves	\$5.30 pair
Rain fair Latex Nuke Boots (yellow over boots)	\$6.00 pair
Chem-Tape (for sealing gaps in suits at sleeve, ankle, hood & storm flap)	\$42.00
Pipettes	\$1.00 each
Boom 8 x 10	\$72.64
Boom 3 x 10	\$10.77
Boom 3 x 4	\$6.40
Absorbent	\$15.00/bag

Absorbent pads 17"x19" (Universal, oil only & Haz-Mat)	\$0.75 each
Absorbent Pillows 16"	\$5.07 each
Absorbent Padding Roll (Universal) 30"x150'	\$105.00 roll
Pail of Acid Neutralizer 40 lb.	\$132.95
Pail of Base Neutralizer 40 lb.	\$360.00
Soda Ash 50lb. bag	\$45.25
55-gallon drums	\$99.00
Overpack Drum	\$189.00
20-gallon containment Pool	\$82.00
66-gallon containment Pool	\$120.00
100-gallon containment Pool	\$193.95
150-gallon containment Pool	\$206.95
Drain seal/inlet guard	\$78.40
3'x2' Magnet Drain Cover	\$95.60
2'x2' Magnet Drain Cover	\$63.80
Large Wooden Cone Plug	\$10.00
Small Wooden Cone Plug	\$5.00
Plug N Dike	\$28.00
Flow Stop Football	8\$8.00
Flow Stop Golfball	\$46.00
Foam Class B (Thunderstorm)	\$37.00/gallon
Foam Class A	\$12.75/gallon

**Table 5.12 Drager CMS Chips**

Equipment	Rate
Acetic Acid 2 -50 ppm	\$77.95
Acetone 40-600 ppm	\$81.25
Ammonia 2-50 ppm	\$55.31
Ammonia 10-150 ppm	\$55.31
Benzene 10-250 ppm	\$147.91
Benzene 0.2-10 ppm	\$144.65
Carbon Dioxide 200-3000ppm	\$55.52
Carbon Dioxide 1000-25000ppm	\$55.52
Carbon Monoxide 5-150ppm	\$53.70
Chlorine 0.2-10 ppm	\$55.31
Formaldehyde 0.2-5 ppm	\$75.85
Hydrochloric Acid 1-25 ppm	\$70.17
Hydrogen Peroxide .2-2 ppm	\$79.49
Hydrogen Sulfide 2-50 ppm	\$55.31
Methanol 20-500 ppm	\$89.20
Nitrogen Dioxide .5-25 ppm	\$55.24
Nitrous Fumes (NO + NO2) 0.5-15ppm	\$53.70

Perchloroethylene 5-500 ppm	\$64.74
Petroleum Hydrocarbons 100 – 3000ppm	\$78.53
Petroleum Hydrocarbons 20-500ppm	\$79.42
Phosgene .05-2.0ppm	\$89.20
Phosphine 1-25 ppm	\$66.91
Sulfur Dioxide 0.4-10 ppm	\$55.24
Trichloroethylene 5 – 100 ppm	\$64.00
Vinyl Chloride 0.3-10 ppm	\$70.87

**Table 5.13 Hazmat Supplies**

Drager & GasTec Detector Tubes	Rate
Acetaldehyde 100-1000ppm	\$66.71
Acetic Acid 5-80ppm	\$62.81
Ammonia 5-700ppm	\$55.75
Carbon Dioxide 0.5-20% Vol	\$88.30
Chlorine 0.3 – 5ppm	\$66.03
Chlorine 50-500ppm	\$63.97
Chlorobenzene 5-200ppm	\$63.97
Clan Lab Simultaneous Test Set	\$75.92
Cyanogen Chloride .25-5ppm	\$85.03
Haz-Mat Simultaneous Test Set 1 (inorganic)	\$127.16
Haz-Mat Simultaneous Test Set 2 (inorganic)	\$127.16
Haz-Mat Simultaneous Test Set 3 (organic)	\$127.16
Hydrocyanic Acid 2-150ppm	\$58.26
Hydrogen Cyanide 0.36-120 ppm	\$78.51
Hydrogen Fluoride .5-90ppm	\$67.44
Nitrogen Dioxide 0.1-30ppm	\$80.12
Nitrogen Dioxide 0.5-125 ppm	\$52.97
Organic Arsenic Qualitative	\$80.26
Organic Basic Nitrogen Comp 1mg/ m3	\$85.73
Phenol 0.4-187 ppm	\$80.97
Phosphoric Acids Esters Up to .05ppm	\$104.94
Thioether 1mg/ m3	\$86.08
Vinyl Chloride 0.25-54 ppm	\$80.26
Decon Pools/Burms	\$360.00 ea
Chemical Classifiers Strips	\$10.00 ea
PH Papers	\$10.00 roll
Chemical Agent Detection Paper/Tape	\$50.00 ea
35-gallon trash can	\$30.00
Drum Sampler Tube	\$7.00 ea
Decon Solution	\$88.00/gallon
Tarp	\$57.00 ea
Mercury Spill Kit	\$24.00 ea

1 lb of 8p nails	\$3.47
1 lb of 16p nails	\$4.20
1 lb of 3" deck screws	\$9.94
4' x 8' 7/16" OSB Sheathing	\$7.25
4" x 6" x 12' Lumber	\$22.00
4" x 4" x 16' Lumber	\$21.00
2" x 4" x 16' Lumber	\$7.00

## Water & Sewer Fees

### WATER RATES

**Table 6.1 Individual Water Service: (less than 2 inch)**

Size	Inside City	Outside City
- Tier 1 per 1,000 gallons (0-7,000 gals)	\$7.84	\$9.41
- Tier 2 per 1,000 gallons (over 7,000 gals)	\$8.15	\$9.78
- Irrigation per 1,000 gallons	\$8.15	\$9.78
* Base monthly charge (Note 1)	\$9.75	\$11.70
* Monthly rate for unmetered service – residential only (Note 2)	\$64.63	\$77.56

**Table 6.2 Private Water Systems (more than one user)**

Size	Inside City	Outside City
- Tier 1 per 1,000 gallons (0-7,000 gals)	\$7.84	\$9.41
- Tier 2 per 1,000 gallons (over 7,000 gals)	\$8.15	\$9.78
- Irrigation per 1,000 gallons	\$8.15	\$9.78
* Base monthly charge per user as determined by number of dwelling units or commercial spaces on site, occupied or vacant	\$9.75	\$11.70

**Table 6.3 Commercial Water Service**

Size	Inside City	Outside City
- Tier 1 per 1,000 gallons (0-7,000 gals)	\$7.84	\$9.41
- Tier 2 per 1,000 gallons (over 7,000 gals)	\$8.15	\$9.78
- Irrigation per 1,000 gallons	\$8.15	\$9.78
*Base monthly charge	\$9.75	\$11.70

Fire Line Service: (incremental charge based on size of line)

Size	Inside City	Outside City
Monthly service rate (4 inch or less)	\$47.60	\$57.12

Monthly service rate (6 inch)	\$63.60	\$76.32
Monthly service rate (8 inch)	\$71.60	\$85.92
Monthly service rate (10 inch)	\$89.60	\$107.52
Monthly service rate (12 inch)	\$120.60	\$144.72

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### Sewer Rates

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**Table 6.4 Individual Sewer Service**

Size	Inside City	Outside City
* per 1,000 gallons water used	\$8.53	\$10.24
* base monthly charge	\$12.00	\$14.40
* monthly rate for unmetered service – residential only	\$71.71	\$86.05

**Table 6.5 Private Sewer Systems (more than one user)**

Size	Inside City	Outside City
* per 1,000 gallons based on master meter	\$8.53	\$10.24
* base monthly charge per user as determined by number of dwelling units or commercial spaces on site, occupied or vacant (Note 2)	\$12.00	\$14.40

Note 1: All City customers will pay the base charge in addition to the per 1,000-gallon charge. Master metered customers will pay the base charge times the number of units served in addition to the per 1,000-gallon charge. Residential water customers using metered service for irrigation purposes only, shall not (during periods when level II or higher water restrictions are in effect) be billed a minimum bill for zero (-0-) usage.

Note 2: Unmetered service is based upon an average of 7,000 gallons usage within a given month.

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### Water Tap & Connection Fees

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**Table 6.6 Individual Water Tap Fees**

Size	Inside City	Outside City
3/4" service (installation by City)	\$3,250.00	\$3,250.00
1" service (installation by City)	\$3,450.00	\$3,450.00
1-1/2" service (installation by City)	\$3,750.00	\$3,750.00
2" service (installation by City)	\$4,050.00	\$4,050.00
Larger than 2" (installation by customer or City)	All Cost Borne By Customer	All Cost Borne By Customer

Individual Water connection fees: These fees were derived from meter factors as developed in the American Water Works Association Standards Manual. (See Note A)

**Table 6.7 Water Meter Size**

Size	Inside City	Outside City
* 3/4" service	\$ 1,350.00	\$ 1,350.00
* 1" service	\$ 3,000.00	\$ 3,000.00
* 1-1/2" service	\$ 6,000.00	\$ 6,000.00
* 2" service	\$ 9,600.00	\$ 9,600.00
* 3" service	\$ 18,000.00	\$ 18,000.00
* 4" service	\$ 30,000.00	\$ 30,000.00
* 6" service	\$ 60,000.00	\$ 60,000.00
* 8" service	\$ 96,000.00	\$ 96,000.00
* 10" service	\$ 138,000.00	\$ 138,000.00

(Note A)

- (1) Tap fee & connection fee shall be per lot or per unit to be served. Commercial Customers shall be all cost borne by customer & the tap fee is waived.
- (2) Master metered developments shall pay a connection fee for each lot or individual unit served or fee for meter size whichever is greater
- (3) Connection fee due from residential developers shall be paid before issuance of the zoning clearance permit. (Tap fees are waived where developer has installed water systems in accordance with City Ordinance.)
- (4) Connection fee is due from commercial & industrial developers before zoning permits can be issued by the City.
- (5) Connection fee for residential customers where a tap fee is also due shall be paid before tap is installed by the City.
- (6) Residential & commercial developers who have preliminary plats approved by the City before December 18, 2000 shall be exempt from paying the connection fee.
- (7) Commercial & industrial developers who are not required to obtain plat approval shall be exempt from paying the connection fee if zoning permits have been issued by the City prior to December 18, 2000. (Manufactured home parks & multi-family apartment complexes are included as commercial developers).
- (8) All applicable fees must be paid before receiving City water service.
- (9) All new or modified services in NCDOT owned rights-of-way shall be at cost, All Cost Borne By Customer.

### SEWER TAP & CONNECTION FEES

**Table 6.8 Individual Sewer Service Tap Fees**

Size	Inside City	Outside City
* 4" service (installation by the City) (includes any size pumped by customer)	\$4,250.00	\$4,250
* 6" or larger or where utility encasement may be required (installation by customer or City)	All Cost Borne By Customer	All Cost Borne By Customer

**Table 6.9 Tap on a New Sewer Line to Existing**

Size	Inside City	Outside City
* All sizes (installation by the customer)	All Cost Borne By Customer	All Cost Borne By Customer

Individual Sewer Connection Fees: These fees were derived from meter factors as developed in the American Water Works Association Standards Manual. (See Notes below)

**Table 6.10 Water Meter Size**

Size	Inside City	Outside City
* 3/4" service	\$1,000.00	\$1,000.00
* 1" service	\$1,625.00	\$1,625.00
* 1-1/2" service	\$3,250.00	\$3,250.00
* 2" service	\$5,200.00	\$5,200.00
* 3" service	\$9,750.00	\$9,750.00
* 4" service	\$16,250.00	\$16,250.00
* 6" service	\$32,500.00	\$32,500.00
* 8" service	\$52,000.00	\$52,000.00
* 10" service	\$74,000.00	\$74,750.00

- (1) Tap fee and connection fee shall be per lot or per unit to be served. Commercial Customers shall be all cost borne by customer and the tap fee is waived.
- (2) Master metered developments shall pay a connection fee for each lot or individual unit served or fee for meter size whichever is greater.
- (3) Connection fee due from residential developers shall be paid before issuance of the zoning clearance permit. (Tap fees are waived where developer has installed sewer systems in accordance with City Ordinance.)
- (4) Connection fee is due from commercial and industrial developers at the time of application for service.
- (5) Connection fee for residential customers where a tap fee is also due shall be paid before tap is installed by the City.
- (6) Residential and commercial developers who have preliminary plats approved by the City before December 18, 2000, shall be exempt from paying the connection fee.
- (7) Commercial and industrial developers who are not required to obtain plat approval shall be exempt from paying the connection fee if zoning permits have been issued by the City prior to December 18, 2000. (Manufactured home parks and multi-family apartment complexes are included as commercial developers).
- (8) All applicable fees must be paid before receiving City sewer service.
- (9) All new or modified services in NCDOT owned rights-of-way shall be at cost, All Cost Borne By Customer
- (10) No new sewer only tap shall be sold or installed. Connection to City water is required for sewer service.

**WATER & SEWER SYSTEM  
ADMINISTRATIVE FEES**

**Table 6.11**

Administrative Services	Fees
Non-payment administrative service disconnect fee	\$ 30.00
Returned Check Fee	\$ 25.00
Re-connection Fee (after normal business hours)	\$100.00
Physical notification of non-payment bill	\$ 0.00
Unauthorized / illegal connection or re-connection	\$300.00
Locking Devices cut or damaged	\$300.00
Meter Yokes damaged	\$300.00
Water meter bypass	\$300.00
Re-read / No Error	\$ 50.00
Meter Test Fee ( <i>1 inch or less</i> )	\$100.00
Rain Barrels	At Cost
Irrigation Signs	\$10.00 (First Sign is Free)

**WATER & SEWER SYSTEM  
ADMINISTRATIVE FEES**

**Table 6.12**

Administrative Services	Fees
Repeat trip fee (starting with trip #3)	\$ 50.00
Inspection Fee for New or Modified Service (if not installed by City Staff)	\$ 50.00

**MUNICIPAL WATER & SEWER RATES**

**Table 6.13**

Municipalities	Fees
City of Concord ( <i>Water &amp; Sewer Services</i> )	Per Contract
City of Landis ( <i>Water &amp; Sewer Service</i> )	Per Contract

**WATER & SEWER SERVICE RELOCATION & DAMAGE**

Any relocation of service and/or apparatus, adjustment of grade or elevation, and/or damage to City equipment or infrastructure shall be performed at cost (All Cost Borne By Customer). This will include the cost of labor, equipment, & materials.

# Environmental

**Table 7.1 Residential Environmental Fees (per occupied dwelling)**

Administrative Services	Fees
Recycling/ Solid Waste	\$23.10
Additional Trash Bin Fee	\$7.43
Additional Recycle Cart	\$4.18
Garbage Ordinance Violation	\$50.00

**Table 7.2 Commercial Environmental Fees (per occupied dwelling)**

Administrative Services	Fees
Garbage/Recycle	\$23.10
96 Gallon Recycle X2	\$4.18
96 Gallon MSW X2	\$7.43

**Table 7.2 Commercial Environment Fees**

Commercial (Business)	1X per Wk	2X per Wk	3X per Wk	4X per Wk	5X per Wk
4 Yd	\$124.32	\$248.64	\$372.96	\$497.28	\$621.60
6 Yd	\$157.53	\$315.06	\$472.59	\$630.12	\$787.65
8 Yd	\$191.76	\$383.52	\$575.28	\$767.04	\$1,917.60
*The 8yd 5x/week service are for accounts services 2x/week					
Container Size (Recycle)	1X per Wk	2X per Wk			
4 Yd	\$153.35	\$306.70			
8 Yd	\$208.12				

# Stormwater

**Table 8.1 Stormwater Rate Tier Schedule**

Impervious Area Size ( <i>per Equivalent Residential Unit</i> )	Fee
Tier 1 – < 1,200 square feet	\$6.75
Tier 2 – 1,200 – 3,250 square feet	\$8.25
Tier 3 - > 3,250 square feet	\$9.75
Commercial – Per 3,250 square feet	\$8.25

# Parks

**Table 9.1 Village Park Shelter**

Shelter Type	½ Day Rental Fee	Full Day Rental Fee
<b>Shelter A</b>		
Resident	\$25.00	\$40.00
Non-Residential	\$35.00	\$60.00
<b>Shelter B</b>		
Resident	\$45.00	\$80.00
Non-Residential	\$60.00	\$105.00
<b>Shelter C</b>		
Resident	\$25.00	\$40.00
Non-Residential	\$35.00	\$60.00
<b>Shelter C- Saturday – 2 Hour</b>		
Resident	\$15.00	
Non-Residential	\$25.00	
<b>Shelter D</b>		
Resident	\$35.00	\$60.00
Non-Residential	\$50.00	\$85.00
<b>Shelter E</b>		
Resident	\$25.00	\$40.00
Non-Residential	\$35.00	\$60.00

## Descriptions of Shelter Areas:

### **Village Park Shelter A – use by reservation only**

Shelters A & C hold approximately 36 people & have 6 picnic tables. These shelters offer power receptacles & grills. They are located close to the splash pad, carousel, train & playground. Cost for a resident to reserve Shelter A is \$25 for a half day (9 – 2:30pm or 3 – 8:30pm). Cost for a full day (9 – 8:30pm) is \$40. Half day reservations may be made on-line; to make a full-day reservation, please call our office at 704-920-4343.

**Village Park Shelter B – use by reservation only**

Shelter B holds approximately 96 people & has 16 picnic tables. Shelter B offers power receptacles & a grill. This shelter is close to the splash pad, carousel, train & playground. Cost for a resident to reserve Shelter B is \$45 for a half day (9 – 2:30pm or 3 – 8:30pm). Cost for a full day (9 – 8:30pm) is \$80. Half day reservations may be made on-line; to make a full-day reservation, please call our office at 704-920-4343.

**Village Park Shelter C – use by reservation only**

Shelters A & C hold approximately 36 people & have 6 picnic tables. These shelters offer power receptacles & grills. They are located close to the splash pad, carousel, train & playground. Cost for a resident to reserve Shelter C is \$25 for a half day (9 – 2:30pm or 3 – 8:30pm). Cost for a full day (9 – 8:30pm) is \$40.

BIRTHDAY PARTY TIME BLOCKS: On Saturdays, Shelter C may be reserved in 2-hour time blocks. (9:30 – 11:30, 12:00 – 2:00, 2:30 – 4:30, 5:00 – 7:00). Cost for residents to reserve a 2-hour time block is \$15.00. Two Hour time blocks & half day reservations may be made on-line; to make a full-day reservation, please call our office at 704-920-4343.

**Village Park Shelter D – use by reservation only**

Shelter D holds approximately 60 people & has 10 picnic tables. Shelter D offers power receptacles & a grill. This shelter is close to the splash pad, carousel, train & playground. Cost for a resident to reserve Shelter D is \$35 for a half day (9 – 2:30pm or 3 – 8:30pm). Cost for a full day (9 – 8:30pm) is \$60. Half day reservations may be made on-line; to make a full-day reservation, please call our office at 704-920-4343.

**Village Park Shelter E – use by reservation only**

Shelter E holds approximately 24 people & has 4 picnic tables. Shelter E offers power receptacles & a grill. This shelter is located adjacent to the playground & close to the splash pad, carousel & train. Cost for a resident to reserve Shelter E is \$25 for a half day (9 – 2:30pm or 3 – 8:30pm). Cost for a full day (9 – 8:30pm) is \$40. Half day reservations may be made on-line; to make a full-day reservation, please call our office at 704-920-4343.

**Table 9.2 Bakers Creek Park Shelter**

Shelter Type	½ Day Rental Fee	Full Day Rental Fee
Shelter 1,2 & 3		
Resident	\$40.00	\$65.00
Non-Residential	\$50.00	\$75.00
Shelter 4		
Resident	\$25.00	\$45.00
Non-Residential	\$35.00	\$55.00
Shelter (930 West 8 <sup>th</sup> Street)	\$50.00	

**Table 9.3 Individual Picnic Sites**

Shelter Type	½ Day Rental Fee	Full Day Rental Fee
Site A (3 Tables, 1 grill, seats 20 – 24)	\$15.00	\$30.00
Site B (2 Tables, 1 grill, seats 12-15)	\$10.00	\$20.00
Site C (2 Tables, 1 grill, seats 12-15)	\$10.00	\$20.00
Site D (1 Tables, 1 grill, seats 8-10)	\$5.00	\$10.00

**Descriptions of Shelter Areas:**

**Bakers Creek Park Large Picnic Shelters – use by reservation only**

Shelters 1 & 2 hold up to 90 people & Shelter 3 holds up to 125 people. These large picnic shelters offer water, lights, receptacles, grills & horseshoe pits.

**Bakers Creek Small Shelter Picnic Site (Shelter #4) – use by reservation only**

This one covered picnic site is available that holds up to 30 people. Four large picnic tables & a grill are included. No power, water or horseshoe pits are available. Located adjacent to playground.

**Mountain Street Park (Bakers Creek Park Expansion) Shelter – use by reservation only**

The Expansion Park, located at the corner of **930 West 8th St. & Mountain St.**, offers four picnic tables, a grill, playground, two sand volleyball courts, horseshoe pits & restrooms. Limited parking is available. Good for small groups under 30 people. For use only daily, no half-day rentals.

**OTHER FEES**

- Excessive Cleaning (see policy): \$30/hr.
- Police Officer: If required, rate will be provided during application submission

**HOURS**

- Business Hours: 8:00AM – 5:00PM (Mon – Fri)
- After Business Hours: Nights & Weekends
- Holidays: Any designated City holiday

**Table 9.4 Village Park Amphitheater**

Rental	Fee
Resident for-profit:	\$550
Resident non-profit :	\$350
Non-Resident for-profit :	\$1,050
Non-Resident non-profit	\$800
Staffing (2 staff required)	\$30/per hour (3hr minimum)
Parking	\$15/per hour per person

Refundable Security Deposit	\$500
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Add-Ons	Fee
Use of Green Room	\$200.00 /Flat Rate
Setup	\$200.00
Clean-Up	\$300.00

*\*Each additional hour after 5 hours is \$50/hour*

*\*Must be reserved through the special event process*

**Table 9.5 Village Park Amenities**

Amenity	Fee
Splash Pad	\$2.00 /per person per day Children 1 year of age & under are free
Train	\$2.00 /per person per ride Children 1 year of age & under are free
Carousel	\$2.00 /per person per ride Children 1 year of age & under are free
Celebration of Lights Tickets	\$2.50 /per person per ride Children 1 year of age & under are free

\*10% off for the purchase of 10 tickets or more for the train/carousel; or 10% off the purchase of 10 wristbands or more for the splashpad

**Table 9.6 Special Admission**

Type	Cost
Fast Pass	\$5.00

**Table 9.7 Facility Rentals and Special Use**

Facility	Fee
Carousel/Train Photo Shoots <i>*Only permitted during non-operational hours for both</i> <i>*No earlier than 8 am &amp; not later than 9 pm</i>	\$30.00/ hour (1-hour minimum)
Gym Rentals ( <i>KMS city schools</i> ) Residential Non-Residential	\$30.00 /per hour \$40.00/ per hour

**Table 9.8 Programs & Activities**

Program	Fee
Youth Athletics Residential Non-Residential	\$50.00 Residential \$75.00 Non-Residential
Senior Trips	Variable (Based on destination and activity)
Vendor Fees (food vendors, craft vendors, etc.)	Variable (Based on destination and activity)

**Table 9.9 Cemetery Fees**

Transfers	Fee
Transfer of burial rights within a family	\$25.00

Transfer of burial rights outside of immediate family members	\$200.00/per plot
Transfer of vacant plots to the City	No Charge
Burial Fee (must be paid prior to burial)	\$150.00/per plot
Security deposit to ensure marker (must be paid prior to burial)	\$350.00

**Table 9.10 Gem Theater**

Product / Service	Fee
Movie Tickets	All ADULT Tickets: \$5.00 Children & Seniors: \$4.00
Concessions	Variable (Current Price Posted at Theater)
Photo Shoots inside theatre	\$30/hr. (1 hour minimum) <i>*Only permitted during non-operational hours</i> <i>*No earlier than 8 am and not later than 6 pm (M-F only)</i>
Special Event Room:	Business Hours: \$40.00 per hour Evenings & Weekends: \$50.00 per hour Refundable Security Deposit: \$250
Pre-Show Special Events Rental for whole theater: <i>Example: Graduation ceremony/private non-movie event (prior to show times)</i>	\$1,200 minimum <i>includes 5 hours; each additional hour \$200.00</i> <i>Refundable Security Deposit \$500 due 10 business days after booking</i>
Special Events for whole theater: <i>Example: Private event during a normal show time</i>	\$3,200 minimum <i>includes 5 hours; each additional hour \$200.00</i> <i>Refundable Security Deposit \$500 due 10 business days after booking</i>
Theater for special movie showings (outside normal hours):	\$300 minimum; covers up to 60 guests (\$5.00 per person afterwards) + \$100 non-refundable booking fee due 10 business days after booking.  Group Rate Concessions: \$2.00 small drink \$2.00 small popcorn
School Groups for special movie showing:	\$200 minimum (\$2.00 per person afterwards) + \$100 non-refundable booking fee due 10 business days after booking  Group Rate Concessions: \$2.00 small drink \$2.00 small popcorn
Special Message on the Marquee	\$60.00 (3 hours for one side)

**Table 9.11 Gem Theater Static Slide Advertising**

Advertising	Fee
<b>Static Slide</b> (13-week contract)	\$650.00
<b>Static Slide</b> (26-week contract)	\$1,134.00
<b>Static Slide</b> (52-week contract)	\$2,040.00

**Table 9.12 Gem Theater Video Advertising**

Advertising	Fee
<b>Video</b> (13-week contract)	<b>15 second video:</b> \$912.00 <b>30 second video:</b> \$1,824.00
<b>Video</b> (26-week contract)	<b>15 second video:</b> \$1,723.00 <b>30 second video:</b> \$3,468.00
<b>Video</b> (52-week contract)	<b>15 second video:</b> \$3,285.00 <b>30 second video:</b> \$6,570.00

**SWANEE THEATER**

**Table 9.13 Swanee Theater**

Application Type	Base Fee
<b>Events</b>	Variable Based on Performance or Activity(Prices Posted Online and at Theater)
<b>Concessions</b>	Variable (Current Prices Posted at Theater)

**Table 9.14 Swanee Theater Standard Rental**

Application Type	Base Fee
<b>Standard Rental Rate Professional Events</b>	\$200.00/ Hour (all inclusive; tables, chairs, linens)
<b>Standard Rental Rate Social Events</b>	\$350.00/ Hour (all inclusive; tables, chairs, linens)
<b>Prime Time Rate ( Friday &amp; Saturday)</b>	\$800.00/Hour (Minimum of 8 hours)

**Table 9.15 Additional Staffing**

Application Type	Base Fee
<b>Sound Staff</b>	\$50.00/Hour (Required)
<b>Bartending Staff</b>	\$20.00/Hour (Required if bar service is requested)

	<i>*Gratuity/ 20% of alcohol service (Required if open bar or drink tickets are being used) This fee goes directly to the bartenders.</i>
<b>Event Staff</b>	<b>\$18.00/Hour (Required if changes to room setup occur during the event)</b>

**Table 9.16 Swanee Theater Rental**

Application Type	Base Fee
Upstairs Meeting Room	\$200.00/flat rate
Green Room	\$200.00/flat rate
Kitchen	\$100.00/flat rate
Use of Outside Catering Company	\$100.00/flat rate ( <i>other than preferred catering list; must provide health department &amp; insurance information</i> )
<b>Marquee price</b>	<b>\$60.00 for 3 hours</b>

\*\*\* Deposits/minimum required hours: \$250.00 for professional events; \$500.00 for social events; \$150 alcohol fee (Flat Rate); 4 hours min for social, 2 hours min for business events except Friday & Saturdays.

**Table 9.17**

Application Type	Kannapolis Based Organization (Resident)	Non-Kannapolis Based Organization (Non-Resident)
Softball field without lights	\$10.00 per hour per field	\$15.00 per hour per field
Softball field with lights	\$20.00 per hour per field	\$30.00 per hour per field
*There will also be \$15.00 per field/per time that fields are lined & dragged.		
Soccer field without lights	\$15.00 per hour per field	\$20.00 per hour per field
Soccer field with lights	\$26.00 per hour per field	\$35.00 per hour per field

**Table 9.18**

Fields available for reservations			
Fields	Fence distance Field size	Base distance options	Pitching distance options
Bakers Creek Park softball field (1 available)	285 ft	65'	50'
Safrit Park softball fields (2 available) 1415 Bethpage Road	300 ft	60', 65', or 90'	46' or 54'
Safrit Park soccer field (1 available) 1415 Bethpage Road	225 x 360	N/A	N/A
Kannapolis Middle School (baseball field) 1445 Oakwood Avenue	305 ft	90'	mound

Kannapolis Middle School (softball field) 1445 Oakwood Avenue	225 ft	65'	
Kannapolis Middle School (football & soccer field) 1445 Oakwood Avenue			

<b>Rainout Hotline &amp; Program Information number: 704-920-4344</b>
In cases of inclement weather, the Kannapolis Parks & Recreation Department reserves the right to close any athletic field for safety or maintenance concerns. The hotline will be updated at 4:00 p.m. on each questionable day. Please call the number above to see if your games are being played or not.

**Table 9.19**

Rate	Lining	Turf	Additional Fees	Lights	Deposit
\$150.00/day per field	one free lining then \$15.00/prep	\$12.00/bag	\$75.00 gate, 100% concession	\$15.00/hr. per field	\$100.00

**Tournament Cancellations:**

A tournament that is cancelled after 5:00 PM on Wednesday (non-weather related) will be charged \$100 for the first cancellation, \$100 for a second cancellation & \$100 for a third cancellation. Aside from the \$100 cancellation fee, all remaining tournaments will be removed if the user has canceled a tournament for a third time.

A tournament that is cancelled after 5:00 PM on Wednesday (weather-related) will be credited with the rental fee for a future date. Please note all weather-related cancellation will be subject to approval.

If the tournament is cancelled by the Parks & Recreation department due to weather after it has begun, the following format will be used to determine the amount of credit for future field rentals:

Less than ½ of the tournament has been played, 100% of remaining tournament fees will be credited

More than ½ of the tournament has been played, 50 % of remaining tournament fees will be credited

Application Type	Kannapolis Based Organization (Resident) Base Fee	Non-Kannapolis Based Organization (Non-Resident)
Tennis court	\$3.00 per hour per court	\$5.00 per hour per court
Tennis court lights	\$4.00 per hour	\$4.00 per hour
*Light fee covers all lights at tennis complex.		

**Special Event Fees**

*Police:* The Special Events Committee, in consultation with the Kannapolis Police Department, shall determine the number of police officers required to appropriately manage street closures & for internal security, as well as the time when such services shall commence & end. Applicants will be invoiced before the event at the rate of \$50.00 per hour per police officer assigned to the event. These fees are due one (1) week before the event.

*Fire & EMS:* The Special Events Committee, in consultation with the Kannapolis Fire Department, will determine the number of Emergency Medical Personnel required as well as the time when such services shall commence & end. Applicants will be invoiced before the event at

the rate of \$35.00 per hour per firefighter/EMS assigned to the event. These fees are due one (1) week before the event.

*Street Closure Equipment:* The Special Events Committee, in consultation with the Kannapolis Public Works Department, shall determine the need for traffic control equipment to appropriately manage street closures. Applicants will be notified of the recommended controls. The applicant may rent the equipment at the rate of \$175.00 per event. These fees are due one (1) week before the event.

*Greenway Event Usage:* For events held on a Kannapolis Parks & Recreation maintained Greenway usage must be pre-approved by the Special Events Committee.

*Insurance:* If an event requires a street or sidewalk closure then Comprehensive General Public Liability Insurance is required: \$1,000,000 per person per occurrence with a \$2,000,000 aggregate naming the City of Kannapolis as additionally insured. \*\*Certificate should be specifically worded: “The City of Kannapolis, its officers, employees, & agents are additionally insured”. If alcohol is being served at the event, Liquor Liability is required to be included in the Certificate of Insurance. Proof of insurance is required at least 30 days before the event.

*Current Special Events Permit Fee Schedule:* Fees for special events & neighborhood block parties will utilize the below fee schedule.

Permit fees are non-refundable & are subject to change.

Parade, Walk, or Run:	\$125
Festival/Exhibition Shows:	
Non-Profit without Sales	\$100
For- Profit Organizations	\$200

Neighborhood Block Parties: \$50

*Fees are not applicable if the event is contained to private property & requires no City resources.*

**Table 9.20**

Horseshoe Property	Special Event Fees
Refundable Security Deposit	\$500.00
Resident for-profit	\$500.00 per day
Resident non-profit	\$350.00 per day
Non-Resident for-profit	\$1,050.00 per day
Non-Resident non-profit	\$800.00 per day
*Must be reserved through the special event process.	

# Event Space Rentals

- A \$250.00 security deposit is required for all meetings
- A \$500.00 security deposit for all parties, receptions, & banquets
- Events serving alcohol will be assessed a venue service charge of \$150.00

**Table 10.1**

Event Space	Professional Events	Social Events	Security Fee <i>Refundable</i>	Other Conditions
Kitchen*	\$100.00 flat rate			
Council Conference	\$ 50.00/hour	\$ 60.00/hour	\$ 250.00 - \$ 500.00	
The Gallery*	\$100.00 flat rate			
Outside Terrace **	\$100.00flat rate			
Train Station – Event Room	\$ 75.00/hour	\$ 100.00/hour	\$ 250.00 - \$ 500.00	Alcohol Deposit if applicable
Village Park Event Room	\$ 75.00/hour	\$ 100.00/hour	\$ 250.00 - \$ 500.00	Alcohol Deposit if applicable
Village Park Patio	\$ 50.00 /per day	\$100.00 / per day	\$ 250.00 - \$ 500.00	
Public Works Training Room	\$ 45.00	n/a	\$ 250.00 - \$ 500.00	
Gem Theatre Event Room	\$ 40.00 /hour	\$ 50.00/hour	\$250.00 - \$ 500.00	Alcohol Deposit if applicable
Veterans Park Gazebo	\$ 50.00/hour	\$ 75.00/hour	\$ 250.00 - \$ 500.00	Alcohol Deposit if applicable
Dale Earnhardt Plaza	\$ 20.00/hour	\$ 25.00/hour	\$ 250.00 - \$ 500.00	
West Avenue Reading Room***	\$ 50.00/day	\$ 50.00/day	\$ 100.00	
West Avenue Reading Room Terrace	\$ 50.00/day	\$ 50.00/day	\$ 100.00	
West Avenue Event Lawn	\$ 50.00/day	\$ 50.00/day	\$ 100.00	
West Avenue Platform 1 "L-shaped"***	\$ 50.00/day	\$ 50.00/day	\$ 100.00	
West Avenue Pergola	\$ 50.00/day	\$ 50.00/day	\$ 100.00	
West Avenue Pump House Patio	\$ 50.00/day	\$ 50.00/day	\$ 100.00	
West Avenue Putting Green	\$ 50.00/day	\$ 50.00/day	\$ 100.00	

- \* Kitchen & Gallery areas cannot be rented unless space in the Laureate Center is rented.
- \* A venue service charge of \$150.00 will be assessed for all groups serving alcohol.
- \*\* Outside terrace / Patio Areas cannot be rented unless inside space is rented.

\*\*\* West Avenue Platform 1 cannot be rented unless West Avenue Event Lawn is rented.  
 \*\*\* West Avenue Reading Room cannot be rented unless West Avenue Reading Room Terrace is rented.

- Professional Event Rental Minimum – 2 hours
- Social Event Rental Minimum – 4 hours

• **Professional Events** are considered gatherings where business professionals carry out business related activities. This includes but is not limited to conferences, training, meetings, religious services, networking, political party gatherings, & corporate dinners.

• **Social Events** are considered an occasion that involves social interactions & behaviors. This includes but is not limited to galas, weddings, birthdays, class reunions, & fundraising or celebratory banquets.

**Table 10.2**

Organization Type	Potential Discount
Extended Time Rental	15%
City Partner	100%
Employee Hosted	50%
Extended Stay	15%
Government-Affiliated Organization	100%
High Tourism Impact	50%
Kannapolis City Schools	100%
Low Tourism Impact	33%
NCRC Partner	100%
Non-Profit Donation	50%
Dance Floor	\$450
Stage	\$50 per 3'x6' section; (\$450 for complete unit)

*\* For more information on discount qualifications, please refer to the City of Kannapolis Facilities Use Policy or contact the Parks and Recreation Department*

**Table 10.3 Laureate Center Rental Of Section Charges**

Rates are Per Hour	Professional Events	Social Events	Security Fee	Other Conditions
Laureate Center – One Section	\$ 100.00/hour *\$50.00 Flat Rate per Day	\$125.00/hour *\$100.00 Flat Rate per Day	\$ 250.00 - \$ 500.00	Alcohol Deposit if applicable
Laureate Center – Two Sections	\$ 200.00/hour *\$50.00 Flat Rate per Day	\$ 250.00/hour *\$100.00 Flat Rate per Day	\$ 250.00 - \$ 500.00	Event Liability Insurance if applicable

Laureate Center – Three Sections	\$ 300d.00/hour *\$50.00 Flat Rate per Day	\$ 350.00/hour *\$100.00 Flat Rate per Day	\$ 250.00 - \$ 500.00	Event Liability Insurance if applicable
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**Table 10.4 Potential Charges**

Charges	Fee
Damages/Claim Fee	\$0.00 (Per expenses incurred)
NSF	\$25.00 (Per returned Item)
Excessive Cleaning	\$30.00 Per Hour

## Private Use Zones

**Table 11.1**

Private Use Zone ID	Daily Rate Temporary Use Zones	Annual License Fee
1A	\$30.00	\$181
1B	\$25.00	\$77
1C	\$30.00	\$189
1D	\$25.00	\$77
1E	\$30.00	\$210
1F	\$25.00	\$32
1G	\$30.00	\$308
2A	\$25.00	\$66
2B	\$25.00	\$65
2C	\$25.00	\$86
2D	\$25.00	\$24
2E	\$30.00	\$204
3A	\$25.00	\$12
3B	\$25.00	\$24
Private Use Zone ID	Hourly Rate	Annual License Fee
3C	\$25.00	\$63
3D	\$30.00	\$140
3E	\$25.00	\$68
3H	\$25.00	\$59
3I	\$25.00	\$63

3J	\$25.00	\$63
3K	\$25.00	\$99
3M	\$30.00	\$99
6B	\$25.00	\$30
6C	\$25.00	\$88
7A	\$30.00	\$425
7B	\$25.00	\$61
7C	\$25.00	\$11
7D	\$30.00	\$263
7E	\$25.00	\$88
Reading Room	\$20.00	NA
Event Lawn	\$25.00	NA
Platform 1	\$25.00	NA
Platform 2	\$30.00	NA
Pergola	\$20.00	NA
Pump House Patio	\$25.00	NA
Reading Room Terrace	\$20.00	NA
Putting Green	\$20.00	NA

*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 & 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.

\*See Private Use Zone Ordinance for map of Zone ID designations

**ORDINANCE #2026-29**

**AN ORDINANCE ADOPTING A BUDGET FOR THE  
CITY OF KANNAPOLIS, NORTH CAROLINA FOR THE  
FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027**

**BE IT ORDAINED** by City Council of the City of Kannapolis, North Carolina, meeting in open session this 22<sup>nd</sup> day of June 2026, that the following fund revenues and expenditures, together with certain restrictions and authorizations are hereby adopted.

**SECTION I – GENERAL FUND:** The City Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Ad Valorem taxes	\$ 53,263,188
Sales taxes	18,740,000
Intergovernmental	8,839,267
Other Revenues	<u>9,229,830</u>
<b>TOTAL</b>	<b><u>\$ 90,022,285</u></b>

**SECTION II - WATER AND SEWER FUND:** The City Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Charges for Services	\$ 28,432,041
Other Revenues	<u>4,071,963</u>
<b>TOTAL</b>	<b><u>\$ 32,504,004</u></b>

**SECTION III – STORM WATER FUND:** The City Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Charges for Services	\$ 3,867,549
Other Revenues	<u>60,000</u>
<b>TOTAL</b>	<b><u>\$ 3,927,549</u></b>

**SECTION IV – ENVIRONMENTAL FUND:** The City Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Solid Waste Disposal Tax	\$ 44,000
Charges for Services	5,400,000
Other Revenues	330,500
Transfer In / General Fund	<u>2,290,246</u>
<b>TOTAL</b>	<b><u>\$ 8,064,746</u></b>

**SECTION V – SEPARATION PAY FUND:** The City Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Transfer In / General Fund	<u>\$ 758,000</u>
<b>TOTAL</b>	<b><u>\$ 758,000</u></b>

**SECTION VI – TRANSIT FUND:** The City Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Motor Vehicle Privilege Tax	\$ 434,000
Transfer In / General Fund	499,000
Fund Balance Appropriation	<u>277,205</u>
<b>TOTAL</b>	<b><u>\$ 1,210,205</u></b>

**SECTION VII – INSURANCE AND RISK FUND:** The City Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Health Insurance Premiums	\$ 7,817,900
Workers Compensation Premiums	<u>1,008,000</u>
<b>TOTAL</b>	<b><u>\$ 8,825,900</u></b>

**SECTION VIII - GENERAL FUND:** A total of \$90,022,285 is hereby authorized to be expended from the General Fund as follows:

General Government Services	\$ 14,577,619
Planning	1,587,491
Public Safety	34,800,415
Parks and Recreation	9,304,730
Public Works	7,010,611
Other	9,379,224
General Debt Service	<u>13,362,195</u>
<b>TOTAL</b>	<b><u>\$ 90,022,285</u></b>

**SECTION IX - WATER AND SEWER FUND:** A total of \$32,504,004 is hereby authorized to be expended from the Water and Sewer Fund as follows:

General Management Services Fee	\$ 2,585,597
Billing and Collections – Water and Sewer	1,946,861
Distribution - Water and Sewer	7,944,594
WSACC – Sewage Treatment	7,089,343
Water Treatment Plant	5,794,402
Debt Service	<u>7,143,207</u>
<b>TOTAL</b>	<b><u>\$32,504,004</u></b>

**SECTION X – STORM WATER FUND:** A total of \$3,927,549 is hereby authorized to be expended from the Storm Water Fund as follows:

Personnel	\$ 1,989,651
Operations	857,499
Debt Service	502,041
General Management Services Fee	<u>578,358</u>
<b>TOTAL</b>	<b><u>\$ 3,927,549</u></b>

**SECTION XI – ENVIRONMENTAL FUND:** A total of \$8,064,746 is hereby authorized to be expended from the Environmental Fund as follows:

Personnel	\$ 1,284,731
Operations	<u>6,780,015</u>
<b>TOTAL</b>	<b><u>\$ 8,064,746</u></b>

**SECTION XII - SEPARATION PAY FUND:** A total of \$758,000 is hereby authorized to be expended from the Separation Pay Fund as follows:

Personnel	\$ <u>758,000</u>
<b>TOTAL</b>	<b><u>\$ 758,000</u></b>

**SECTION XIII – PUBLIC TRANSIT SYSTEM FUND:** A total of \$1,210,205 is hereby authorized to be expended from the Public Transit System Fund as follows:

Contracted Services	<u>\$ 1,210,205</u>
<b>TOTAL</b>	<b><u>\$ 1,210,205</u></b>

**SECTION XIV – INSURANCE AND RISK FUND:** A total of \$8,825,900 is hereby authorized to be expended from the Insurance and Risk Fund as follows:

Health Insurance	\$ 7,817,900
Workers Compensation	<u>1,008,000</u>
<b>TOTAL</b>	<b><u>\$ 8,825,900</u></b>

**SECTION XV - TAX RATE ESTABLISHED:** An Ad Valorem Tax Rate of \$.5595 per \$100 assessed valuation is hereby established as the official tax rate for the City of Kannapolis for the fiscal year 2026-2027 This rate is based on an estimated valuation of \$9,514,838,712 and an estimated 99 percent collection rate, the audited FY 25 collection rate. Allocation of the 2026-2027 tax rate will be as follows:

<b>GENERAL FUND</b>	<b>\$.5595</b>
<b>TOTAL TAX RATE</b>	<b>\$.5595</b>

**SECTION XVI - SPECIAL AUTHORIZATION - CITY MANAGER OR DESIGNEE:**

- a. The City Manager or designee is hereby authorized to transfer funds within or between funds, or modify revenue and expenditure projections, as contained under the following conditions:
  1. The City Manager or designee may transfer amounts between expenditures and revenues within a fund without limitation.
  2. The City Manager may not transfer from any contingency within a fund. Utilization of any contingency appropriation shall be accomplished with City Council approval only.
  3. Additional authority is granted to the City Manager or designee to transfer amounts within and between funds for the sole purpose of funding salary and benefit adjustments consistent with the City of Kannapolis Personnel Policy and City of Kannapolis Personnel Ordinance.
  4. Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the City Manager or designee may adjust budgets to match, including grants that require a City match for which funds are available. If a local match is included, this requires City Council approval.
  5. The City Manager or designee can create debt financing amendments from estimated projections upon approval by City Council of the debt financing and adjust as needed upon closing.
  6. The City Manager may execute contracts which are not required to be bid or which NCGS §143-131 allows as informal bids so long as the annual budget or appropriate capital project ordinance contains sufficient appropriated but unencumbered funds.
  7. The City Manager may reject formal bids for the purchase of apparatus, supplies, materials and equipment when deemed appropriate and in the best interest of the City of Kannapolis pursuant to NCGS §143-129 (a). Formal bids for construction or repair

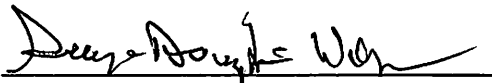
contacts must be awarded by City Council

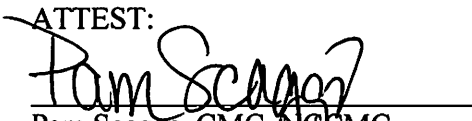
- b. Authorization is hereby given to the City Manager to withhold or postpone the expenditure of any funds appropriated in this ordinance when it appears to the City Manager that it would be in the best interest of the City for such expenditure to be withheld. This provision shall not in any way limit or restrict the right of City Council to direct immediate disbursement of any appropriated funds when City Council is of the opinion that the funds should be expended regardless of the position taken by the City Manager.

**SECTION XVI - SPECIAL AUTHORIZATION – STAFFING AUTHORIZATION:**

Funds allocated in this budget ordinance are meant to fund the employment of 454 Full Time positions for fiscal year 2027.

This Ordinance is approved and adopted on this 22<sup>nd</sup> day of June 2026.

  
George Douglas Wilson, Mayor  
City of Kannapolis

ATTEST:  
  
Pam Scaggs, CMC, NCCMC  
City Clerk

Job Class Code	Job Class Description	Base Pay Type	Base Pay Desc	Grade	Min Salary	Mid Salary	Max Salary	Min Hourly	Mid Hourly	Max Hourly
1900	CONCESSION WORKER	120	PART TIME	59	\$ 30,371	\$ 38,724	\$ 47,076	\$ 14.60	\$ 18.62	\$ 22.63
1901	HOSPITALITY ASSISTANT	120	PART TIME	60	\$ 31,889	\$ 40,660	\$ 49,430	\$ 15.33	\$ 19.55	\$ 23.76
1905	PARK ATTENDANT	120	PART TIME	61	\$ 33,484	\$ 42,693	\$ 51,901	\$ 16.10	\$ 20.53	\$ 24.95
1918	HOSPITALITY SPECIALIST	120	PART TIME	62	\$ 35,158	\$ 44,828	\$ 54,496	\$ 16.90	\$ 21.55	\$ 26.20
1915	PARKS OPERATIONS SPECIALIST	120	PART TIME	63	\$ 36,916	\$ 47,069	\$ 57,221	\$ 17.75	\$ 22.63	\$ 27.51
1300	CUSTOMER SERVICE ADVOCATE	110	REGULAR PAY HOURLY	64	\$ 38,762	\$ 49,423	\$ 60,082	\$ 18.64	\$ 23.76	\$ 28.89
1910	PARK MAINTENANCE TECHNICIAN I	120	PART TIME	65	\$ 40,700	\$ 51,894	\$ 63,086	\$ 19.57	\$ 24.95	\$ 30.33
1330	CUSTOMER CARE REPRESENTATIVE	110	REGULAR PAY HOURLY	66	\$ 42,735	\$ 54,489	\$ 66,240	\$ 20.55	\$ 26.20	\$ 31.85
1920	PARK MAINTENANCE TECHNICIAN II	110	REGULAR PAY HOURLY	66	\$ 42,735	\$ 54,489	\$ 66,240	\$ 20.55	\$ 26.20	\$ 31.85
1405	CONSTRUCTION MAINTENANCE WORKER	110	REGULAR PAY HOURLY	67	\$ 44,871	\$ 57,213	\$ 69,552	\$ 21.57	\$ 27.51	\$ 33.44
5050	FACILITIES MAINTENANCE WORKER	110	REGULAR PAY HOURLY	67	\$ 44,871	\$ 57,213	\$ 69,552	\$ 21.57	\$ 27.51	\$ 33.44
1445	METER SERVICE TECHNICIAN	110	REGULAR PAY HOURLY	67	\$ 44,871	\$ 57,213	\$ 69,552	\$ 21.57	\$ 27.51	\$ 33.44
1925	PARK MAINTENANCE TECHNICIAN III	110	REGULAR PAY HOURLY	67	\$ 44,871	\$ 57,213	\$ 69,552	\$ 21.57	\$ 27.51	\$ 33.44
1818	PARK RANGER	110	REGULAR PAY HOURLY	67	\$ 44,871	\$ 57,213	\$ 69,552	\$ 21.57	\$ 27.51	\$ 33.44
1800	RECORDS SPECIALIST	110	REGULAR PAY HOURLY	67	\$ 44,871	\$ 57,213	\$ 69,552	\$ 21.57	\$ 27.51	\$ 33.44
1345	REVENUE COLLECTION SPECIALIST	110	REGULAR PAY HOURLY	67	\$ 44,871	\$ 57,213	\$ 69,552	\$ 21.57	\$ 27.51	\$ 33.44
1210	ACCOUNTING TECHNICIAN I	110	REGULAR PAY HOURLY	68	\$ 47,115	\$ 60,074	\$ 73,030	\$ 22.65	\$ 28.88	\$ 35.11
1708	FIREFIGHTER TRAINEE	120	PART TIME	68	\$ 47,115	\$ 60,074	\$ 73,030	\$ 22.65	\$ 28.88	\$ 35.11
1926	PARK MAINTENANCE TECHNICIAN IV	110	REGULAR PAY HOURLY	68	\$ 47,115	\$ 60,074	\$ 73,030	\$ 22.65	\$ 28.88	\$ 35.11
1930	RECREATION PROGRAM ASSISTANT - PT	120	PART TIME	68	\$ 47,115	\$ 60,074	\$ 73,030	\$ 22.65	\$ 28.88	\$ 35.11
1931	RECREATION PROGRAM ASSISTANT	110	REGULAR PAY HOURLY	68	\$ 47,115	\$ 60,074	\$ 73,030	\$ 22.65	\$ 28.88	\$ 35.11
1320	UTILITY BILLING SPECIALIST	110	REGULAR PAY HOURLY	68	\$ 47,115	\$ 60,074	\$ 73,030	\$ 22.65	\$ 28.88	\$ 35.11
1450	WAREHOUSE ASSISTANT	110	REGULAR PAY HOURLY	68	\$ 47,115	\$ 60,074	\$ 73,030	\$ 22.65	\$ 28.88	\$ 35.11
1460	WATER QUALITY TECHNICIAN	110	REGULAR PAY HOURLY	68	\$ 47,115	\$ 60,074	\$ 73,030	\$ 22.65	\$ 28.88	\$ 35.11
1470	WATER TREATMENT PLANT OPERATOR I	110	REGULAR PAY HOURLY	68	\$ 47,115	\$ 60,074	\$ 73,030	\$ 22.65	\$ 28.88	\$ 35.11
1471	WATER TREATMENT PLANT OPERATOR I - PT	120	PART TIME	68	\$ 47,115	\$ 60,074	\$ 73,030	\$ 22.65	\$ 28.88	\$ 35.11
1952	ASSISTANT COORDINATOR	110	REGULAR PAY HOURLY	69	\$ 49,471	\$ 63,077	\$ 76,681	\$ 23.78	\$ 30.33	\$ 36.87
1934	CONCESSIONS MANAGER	110	REGULAR PAY HOURLY	69	\$ 49,471	\$ 63,077	\$ 76,681	\$ 23.78	\$ 30.33	\$ 36.87
1422	CONSTRUCTION MAINTENANCE TECHNICIAN	110	REGULAR PAY HOURLY	69	\$ 49,471	\$ 63,077	\$ 76,681	\$ 23.78	\$ 30.33	\$ 36.87
5040	FACILITIES MAINTENANCE TECHNICIAN	110	REGULAR PAY HOURLY	69	\$ 49,471	\$ 63,077	\$ 76,681	\$ 23.78	\$ 30.33	\$ 36.87
1798	FIREFIGHTER RECRUIT	115	REGULAR FIRE	69	\$ 49,471	\$ 63,077	\$ 76,681	\$ 23.78	\$ 30.33	\$ 36.87
1810	TELECOMMUNICATOR	110	REGULAR PAY HOURLY	69	\$ 49,471	\$ 63,077	\$ 76,681	\$ 23.78	\$ 30.33	\$ 36.87
1465	WATER TREATMENT PLANT MAINTENANCE WORKER	110	REGULAR PAY HOURLY	69	\$ 49,471	\$ 63,077	\$ 76,681	\$ 23.78	\$ 30.33	\$ 36.87
1020	ADMINISTRATIVE ASSISTANT	110	REGULAR PAY HOURLY	70	\$ 51,944	\$ 66,231	\$ 80,515	\$ 24.97	\$ 31.84	\$ 38.71
1409	EQUIPMENT OPERATOR	110	REGULAR PAY HOURLY	70	\$ 51,944	\$ 66,231	\$ 80,515	\$ 24.97	\$ 31.84	\$ 38.71
1423	LOCATOR	110	REGULAR PAY HOURLY	70	\$ 51,944	\$ 66,231	\$ 80,515	\$ 24.97	\$ 31.84	\$ 38.71
1715	OPERATIONS SUPPORT SPECIALIST	120	PART TIME	70	\$ 51,944	\$ 66,231	\$ 80,515	\$ 24.97	\$ 31.84	\$ 38.71
4025	PLANNING TECHNICIAN	110	REGULAR PAY HOURLY	70	\$ 51,944	\$ 66,231	\$ 80,515	\$ 24.97	\$ 31.84	\$ 38.71
1813	TELECOMMUNICATOR II	110	REGULAR PAY HOURLY	70	\$ 51,944	\$ 66,231	\$ 80,515	\$ 24.97	\$ 31.84	\$ 38.71
1475	WATER TREATMENT PLANT OPERATOR II	110	REGULAR PAY HOURLY	70	\$ 51,944	\$ 66,231	\$ 80,515	\$ 24.97	\$ 31.84	\$ 38.71
1349	BILLING & COLLECTIONS MANAGER	110	REGULAR PAY HOURLY	71	\$ 54,542	\$ 69,543	\$ 84,541	\$ 26.22	\$ 33.43	\$ 40.64
4030	CODE ENFORCEMENT OFFICER	110	REGULAR PAY HOURLY	71	\$ 54,542	\$ 69,543	\$ 84,541	\$ 26.22	\$ 33.43	\$ 40.64
1348	CUSTOMER SERVICE MANAGER	110	REGULAR PAY HOURLY	71	\$ 54,542	\$ 69,543	\$ 84,541	\$ 26.22	\$ 33.43	\$ 40.64
1705	FIRE FIGHTER I	115	REGULAR FIRE	71	\$ 54,542	\$ 69,543	\$ 84,541	\$ 19.79	\$ 25.23	\$ 30.68
1461	WATER TREATMENT PLANT LAB ANALYST	110	REGULAR PAY HOURLY	71	\$ 54,542	\$ 69,543	\$ 84,541	\$ 26.22	\$ 33.43	\$ 40.64
1814	MASTER TELECOMMUNICATOR	110	REGULAR PAY HOURLY	71	\$ 54,542	\$ 69,543	\$ 84,541	\$ 26.22	\$ 33.43	\$ 40.64
1825	POLICE OFFICER RECRUIT	113	REGULAR POLICE	71	\$ 54,542	\$ 69,543	\$ 84,541	\$ 26.22	\$ 33.43	\$ 40.64
1805	RECORDS CLERK SUPERVISOR	110	REGULAR PAY HOURLY	71	\$ 54,542	\$ 69,543	\$ 84,541	\$ 26.22	\$ 33.43	\$ 40.64
1050	SENIOR ADMINISTRATIVE ASSISTANT	110	REGULAR PAY HOURLY	71	\$ 54,542	\$ 69,543	\$ 84,541	\$ 26.22	\$ 33.43	\$ 40.64
1455	WAREHOUSE MANAGER	100	REGULAR PAY SALARIED	71	\$ 54,542	\$ 69,543	\$ 84,541	\$ 26.22	\$ 33.43	\$ 40.64
1467	WATER TREATMENT PLANT CHIEF OPERATOR	110	REGULAR PAY HOURLY	71	\$ 54,542	\$ 69,543	\$ 84,541	\$ 26.22	\$ 33.43	\$ 40.64
1425	CREW CHIEF	110	REGULAR PAY HOURLY	72	\$ 57,269	\$ 73,020	\$ 88,768	\$ 27.53	\$ 35.11	\$ 42.68
5030	FACILITIES MAINTENANCE CREW CHIEF	110	REGULAR PAY HOURLY	72	\$ 57,269	\$ 73,020	\$ 88,768	\$ 27.53	\$ 35.11	\$ 42.68
1707	FIRE FIGHTER II	115	REGULAR FIRE	72	\$ 57,269	\$ 73,020	\$ 88,768	\$ 20.78	\$ 26.49	\$ 32.21
1168	PARALEGAL	110	REGULAR PAY HOURLY	72	\$ 57,269	\$ 73,020	\$ 88,768	\$ 27.53	\$ 35.11	\$ 42.68
1815	TELECOMMUNICATIONS SHIFT SUPERVISOR	110	REGULAR PAY HOURLY	72	\$ 57,269	\$ 73,020	\$ 88,768	\$ 27.53	\$ 35.11	\$ 42.68
1230	ACCOUNTANT I	110	REGULAR PAY HOURLY	73	\$ 60,132	\$ 76,671	\$ 93,207	\$ 28.91	\$ 36.86	\$ 44.81

1490	ENGINEERING TECHNICIAN	110 REGULAR PAY HOURLY	73	\$ 60,132	\$ 76,671	\$ 93,207	\$ 28.91	\$ 36.86	\$ 44.81
1720	FIRE ENGINEER	115 REGULAR FIRE	73	\$ 60,132	\$ 76,671	\$ 93,207	\$ 21.82	\$ 27.82	\$ 33.82
1350	OFFICE MANAGER	110 REGULAR PAY HOURLY	73	\$ 60,132	\$ 76,671	\$ 93,207	\$ 28.91	\$ 36.86	\$ 44.81
1940	PARK MANAGER	110 REGULAR PAY HOURLY	73	\$ 60,132	\$ 76,671	\$ 93,207	\$ 28.91	\$ 36.86	\$ 44.81
1255	PAYROLL ADMINISTRATOR	110 REGULAR PAY HOURLY	73	\$ 60,132	\$ 76,671	\$ 93,207	\$ 28.91	\$ 36.86	\$ 44.81
4020	PLANNER	110 REGULAR PAY HOURLY	73	\$ 60,132	\$ 76,671	\$ 93,207	\$ 28.91	\$ 36.86	\$ 44.81
1820	POLICE OFFICER	113 REGULAR POLICE	73	\$ 60,132	\$ 76,671	\$ 93,207	\$ 27.53	\$ 35.11	\$ 42.68
1816	POLICE ACCREDITATION MANAGER	110 REGULAR PAY HOURLY	73	\$ 60,132	\$ 76,671	\$ 93,207	\$ 28.91	\$ 36.86	\$ 44.81
1712	SENIOR FIRE FIGHTER	115 REGULAR FIRE	73	\$ 60,132	\$ 76,671	\$ 93,207	\$ 21.82	\$ 27.82	\$ 33.82
1840	POLICE SCHOOL RESOURCE OFFICER	113 REGULAR POLICE	73	\$ 60,132	\$ 76,671	\$ 93,207	\$ 27.53	\$ 35.11	\$ 42.68
1950	RECREATION COORDINATOR	110 REGULAR PAY HOURLY	74	\$ 63,139	\$ 80,504	\$ 97,867	\$ 30.36	\$ 38.70	\$ 47.05
1430	CREW SUPERVISOR	110 REGULAR PAY HOURLY	74	\$ 63,139	\$ 80,504	\$ 97,867	\$ 30.36	\$ 38.70	\$ 47.05
1489	ENVIRONMENTAL COMPLIANCE COORDINATOR	110 REGULAR PAY HOURLY	74	\$ 63,139	\$ 80,504	\$ 97,867	\$ 30.36	\$ 38.70	\$ 47.05
5020	FACILITIES MAINTENANCE CREW SUPERVISOR	110 REGULAR PAY HOURLY	74	\$ 63,139	\$ 80,504	\$ 97,867	\$ 30.36	\$ 38.70	\$ 47.05
4015	GIS SPECIALIST	110 REGULAR PAY HOURLY	74	\$ 63,139	\$ 80,504	\$ 97,867	\$ 30.36	\$ 38.70	\$ 47.05
1610	HUMAN RESOURCES ANALYST I	110 REGULAR PAY HOURLY	74	\$ 63,139	\$ 80,504	\$ 97,867	\$ 30.36	\$ 38.70	\$ 47.05
1822	POLICE OFFICER II	113 REGULAR POLICE	74	\$ 63,139	\$ 80,504	\$ 97,867	\$ 28.91	\$ 36.86	\$ 44.81
4031	SENIOR CODE ENFORCEMENT OFFICER	110 REGULAR PAY HOURLY	74	\$ 63,139	\$ 80,504	\$ 97,867	\$ 30.36	\$ 38.70	\$ 47.05
1721	SENIOR FIRE ENGINEER	115 REGULAR FIRE	74	\$ 63,139	\$ 80,504	\$ 97,867	\$ 22.91	\$ 29.21	\$ 35.51
1154	COMMUNITY ENGAGEMENT SPECIALIST	110 REGULAR PAY HOURLY	75	\$ 66,296	\$ 84,530	\$ 102,760	\$ 31.87	\$ 40.64	\$ 49.40
1730	COMMUNITY ENGAGEMENT SPECIALIST - FIRE	110 REGULAR PAY HOURLY	75	\$ 66,296	\$ 84,530	\$ 102,760	\$ 31.87	\$ 40.64	\$ 49.40
1882	CRIME ANALYST/VIDEO SPECIALIST	110 REGULAR PAY HOURLY	75	\$ 66,296	\$ 84,530	\$ 102,760	\$ 31.87	\$ 40.64	\$ 49.40
1498	ENGINEERING TECHNICIAN II	110 REGULAR PAY HOURLY	75	\$ 66,296	\$ 84,530	\$ 102,760	\$ 31.87	\$ 40.64	\$ 49.40
1725	FIRE INSPECTOR	110 REGULAR PAY HOURLY	75	\$ 66,296	\$ 84,530	\$ 102,760	\$ 31.87	\$ 40.64	\$ 49.40
1824	MASTER POLICE OFFICER	113 REGULAR POLICE	75	\$ 66,296	\$ 84,530	\$ 102,760	\$ 30.36	\$ 38.70	\$ 47.05
1881	POLICE TECHNOLOGY SUPPORT SPECIALIST	110 REGULAR PAY HOURLY	75	\$ 66,296	\$ 84,530	\$ 102,760	\$ 31.87	\$ 40.64	\$ 49.40
1245	PURCHASING SPECIALIST	120 PART TIME	75	\$ 66,296	\$ 84,530	\$ 102,760	\$ 31.87	\$ 40.64	\$ 49.40
6005	TECHNICAL SUPPORT SPECIALIST	110 REGULAR PAY HOURLY	75	\$ 66,296	\$ 84,530	\$ 102,760	\$ 31.87	\$ 40.64	\$ 49.40
1480	WATER TREATMENT PLANT SUPERVISOR	110 REGULAR PAY HOURLY	75	\$ 66,296	\$ 84,530	\$ 102,760	\$ 31.87	\$ 40.64	\$ 49.40
1120	CITY CLERK	110 REGULAR PAY HOURLY	76	\$ 69,610	\$ 88,756	\$ 107,898	\$ 33.47	\$ 42.67	\$ 51.87
1491	CIVIL ENGINEER I	100 REGULAR PAY SALARIED	76	\$ 69,610	\$ 88,756	\$ 107,898	\$ 33.47	\$ 42.67	\$ 51.87
1731	FIRE VEHICLE MECHANIC	110 REGULAR PAY HOURLY	76	\$ 69,610	\$ 88,756	\$ 107,898	\$ 33.47	\$ 42.67	\$ 51.87
1630	HUMAN RESOURCES ANALYST II	110 REGULAR PAY HOURLY	76	\$ 69,610	\$ 88,756	\$ 107,898	\$ 33.47	\$ 42.67	\$ 51.87
1614	RISK AND SAFETY COORDINATOR	110 REGULAR PAY HOURLY	76	\$ 69,610	\$ 88,756	\$ 107,898	\$ 33.47	\$ 42.67	\$ 51.87
1260	SENIOR ACCOUNTANT	110 REGULAR PAY HOURLY	76	\$ 69,610	\$ 88,756	\$ 107,898	\$ 33.47	\$ 42.67	\$ 51.87
1729	ASSISTANT FIRE MARSHAL	110 REGULAR PAY HOURLY	77	\$ 73,091	\$ 93,194	\$ 113,293	\$ 35.14	\$ 44.80	\$ 54.47
1735	FIRE CAPTAIN	115 REGULAR FIRE	77	\$ 73,091	\$ 93,194	\$ 113,293	\$ 26.52	\$ 33.81	\$ 41.11
1739	SAFETY & LOGISTICS OFFICER	115 REGULAR FIRE	77	\$ 73,091	\$ 93,194	\$ 113,293	\$ 26.52	\$ 33.81	\$ 41.11
4010	SENIOR PLANNER	110 REGULAR PAY HOURLY	77	\$ 73,091	\$ 93,194	\$ 113,293	\$ 35.14	\$ 44.80	\$ 54.47
1860	POLICE SERGEANT	113 REGULAR POLICE	77	\$ 73,091	\$ 93,194	\$ 113,293	\$ 33.47	\$ 42.67	\$ 51.87
6004	SOFTWARE SUPPORT SPECIALIST	100 REGULAR PAY SALARIED	77	\$ 73,091	\$ 93,194	\$ 113,293	\$ 35.14	\$ 44.80	\$ 54.47
1275	ACCOUNTING OPERATIONS MANAGER	110 REGULAR PAY HOURLY	78	\$ 76,745	\$ 97,854	\$ 118,958	\$ 36.90	\$ 47.05	\$ 57.19
1130	COMMUNITY DEVELOPMENT PROGRAM ADMINISTRATOR	100 REGULAR PAY SALARIED	78	\$ 76,745	\$ 97,854	\$ 118,958	\$ 36.90	\$ 47.05	\$ 57.19
1494	ENGINEERING TECHNICIAN MANAGER	100 REGULAR PAY SALARIED	78	\$ 76,745	\$ 97,854	\$ 118,958	\$ 36.90	\$ 47.05	\$ 57.19
6003	IT ANALYST	100 REGULAR PAY SALARIED	78	\$ 76,745	\$ 97,854	\$ 118,958	\$ 36.90	\$ 47.05	\$ 57.19
1235	PURCHASING MANAGER	100 REGULAR PAY SALARIED	78	\$ 76,745	\$ 97,854	\$ 118,958	\$ 36.90	\$ 47.05	\$ 57.19
1615	RISK MANAGER	110 REGULAR PAY HOURLY	78	\$ 76,745	\$ 97,854	\$ 118,958	\$ 36.90	\$ 47.05	\$ 57.19
1713	SENIOR FIRE CAPTAIN	115 REGULAR FIRE	78	\$ 76,745	\$ 97,854	\$ 118,958	\$ 27.85	\$ 35.51	\$ 43.16
1485	WATER TREATMENT PLANT MANAGER	100 REGULAR PAY SALARIED	78	\$ 76,745	\$ 97,854	\$ 118,958	\$ 36.90	\$ 47.05	\$ 57.19
1740	BATTALION CHIEF - EMERGENCY OPERATIONS	115 REGULAR FIRE	79	\$ 80,583	\$ 102,746	\$ 124,906	\$ 29.24	\$ 37.28	\$ 45.32
1740	BATTALION CHIEF - TRAINING/SAFETY	110 REGULAR PAY HOURLY	79	\$ 80,583	\$ 102,746	\$ 124,906	\$ 38.74	\$ 49.40	\$ 60.05
1728	FIRE MARSHAL	110 REGULAR PAY HOURLY	79	\$ 80,583	\$ 102,746	\$ 124,906	\$ 38.74	\$ 49.40	\$ 60.05
1738	HEALTH & WELLNESS MANAGER	110 REGULAR PAY HOURLY	79	\$ 80,583	\$ 102,746	\$ 124,906	\$ 38.74	\$ 49.40	\$ 60.05
1495	OPERATIONS MANAGER	100 REGULAR PAY SALARIED	79	\$ 80,583	\$ 102,746	\$ 124,906	\$ 38.74	\$ 49.40	\$ 60.05
1870	POLICE LIEUTENANT	113 REGULAR POLICE	80	\$ 84,612	\$ 107,884	\$ 131,151	\$ 38.74	\$ 49.40	\$ 60.05
6002	NETWORK ADMINISTRATOR II	100 REGULAR PAY SALARIED	80	\$ 84,612	\$ 107,884	\$ 131,151	\$ 40.68	\$ 51.87	\$ 63.05
1811	TELECOMMUNICATIONS CENTER MANAGER	110 REGULAR PAY HOURLY	80	\$ 84,612	\$ 107,884	\$ 131,151	\$ 40.68	\$ 51.87	\$ 63.05
1140	DIRECTOR OF CUSTOMER SERVICE	100 REGULAR PAY SALARIED	82	\$ 93,284	\$ 118,942	\$ 144,594	\$ 44.85	\$ 57.18	\$ 69.52

1488	CIVIL ENGINEER II	100 REGULAR PAY SALARIED	82	\$ 93,284	\$ 118,942	\$ 144,594	\$ 44.85	\$ 57.18	\$ 69.52
1155	DIRECTOR OF COMMUNICATIONS	100 REGULAR PAY SALARIED	82	\$ 93,284	\$ 118,942	\$ 144,594	\$ 44.85	\$ 57.18	\$ 69.52
4005	ASSISTANT DIRECTOR OF PLANNING	100 REGULAR PAY SALARIED	82	\$ 93,284	\$ 118,942	\$ 144,594	\$ 44.85	\$ 57.18	\$ 69.52
1270	DEPUTY DIRECTOR OF FINANCE	100 REGULAR PAY SALARIED	83	\$ 97,949	\$ 124,889	\$ 151,824	\$ 47.09	\$ 60.04	\$ 72.99
1754	ASSISTANT FIRE CHIEF	100 REGULAR PAY SALARIED	83	\$ 97,949	\$ 124,889	\$ 151,824	\$ 47.09	\$ 60.04	\$ 72.99
1619	ASSISTANT DIRECTOR OF HUMAN RESOURCES	100 REGULAR PAY SALARIED	83	\$ 97,949	\$ 124,889	\$ 151,824	\$ 47.09	\$ 60.04	\$ 72.99
1956	ASSISTANT DIRECTOR OF PARKS & RECREATION	100 REGULAR PAY SALARIED	83	\$ 97,949	\$ 124,889	\$ 151,824	\$ 47.09	\$ 60.04	\$ 72.99
1510	ASSISTANT DIRECTOR OF WATER RESOURCES	100 REGULAR PAY SALARIED	83	\$ 97,949	\$ 124,889	\$ 151,824	\$ 47.09	\$ 60.04	\$ 72.99
1161	DIRECTOR OF BUDGET AND STRATEGY	100 REGULAR PAY SALARIED	83	\$ 97,949	\$ 124,889	\$ 151,824	\$ 47.09	\$ 60.04	\$ 72.99
6001	NETWORK ADMINISTRATOR III	100 REGULAR PAY SALARIED	83	\$ 97,949	\$ 124,889	\$ 151,824	\$ 47.09	\$ 60.04	\$ 72.99
1880	POLICE CAPTAIN	100 REGULAR PAY SALARIED	83	\$ 97,949	\$ 124,889	\$ 151,824	\$ 47.09	\$ 60.04	\$ 72.99
5000	DIRECTOR OF FACILITIES MAINTENANCE	100 REGULAR PAY SALARIED	84	\$ 102,846	\$ 131,133	\$ 159,415	\$ 49.45	\$ 63.04	\$ 76.64
1497	ASSISTANT DIRECTOR OF ENGINEERING	100 REGULAR PAY SALARIED	85	\$ 107,988	\$ 137,690	\$ 167,386	\$ 51.92	\$ 66.20	\$ 80.47
1885	DEPUTY CHIEF OF POLICE	100 REGULAR PAY SALARIED	85	\$ 107,988	\$ 137,690	\$ 167,386	\$ 51.92	\$ 66.20	\$ 80.47
1755	DEPUTY FIRE CHIEF	100 REGULAR PAY SALARIED	85	\$ 107,988	\$ 137,690	\$ 167,386	\$ 51.92	\$ 66.20	\$ 80.47
1501	DIRECTOR OF TRANSPORTATION & ENVIRONMENTAL SERVICES	100 REGULAR PAY SALARIED	86	\$ 113,388	\$ 144,574	\$ 175,755	\$ 54.51	\$ 69.51	\$ 84.50
1955	DIRECTOR OF PARKS & RECREATION	100 REGULAR PAY SALARIED	86	\$ 113,388	\$ 144,574	\$ 175,755	\$ 54.51	\$ 69.51	\$ 84.50
4000	DIRECTOR OF PLANNING	100 REGULAR PAY SALARIED	86	\$ 113,388	\$ 144,574	\$ 175,755	\$ 54.51	\$ 69.51	\$ 84.50
1150	DIRECTOR OF ECONOMIC & COMMUNITY DEVELOPMENT	100 REGULAR PAY SALARIED	87	\$ 119,057	\$ 151,803	\$ 184,543	\$ 57.24	\$ 72.98	\$ 88.72
1502	DIRECTOR OF WATER RESOURCES	100 REGULAR PAY SALARIED	87	\$ 119,057	\$ 151,803	\$ 184,543	\$ 57.24	\$ 72.98	\$ 88.72
1496	DIRECTOR OF ENGINEERING	100 REGULAR PAY SALARIED	88	\$ 125,010	\$ 159,393	\$ 193,770	\$ 60.10	\$ 76.63	\$ 93.16
1280	DIRECTOR OF FINANCE	100 REGULAR PAY SALARIED	88	\$ 125,010	\$ 159,393	\$ 193,770	\$ 60.10	\$ 76.63	\$ 93.16
1620	DIRECTOR OF HUMAN RESOURCES	100 REGULAR PAY SALARIED	88	\$ 125,010	\$ 159,393	\$ 193,770	\$ 60.10	\$ 76.63	\$ 93.16
6000	DIRECTOR OF INFORMATION TECHNOLOGY	100 REGULAR PAY SALARIED	88	\$ 125,010	\$ 159,393	\$ 193,770	\$ 60.10	\$ 76.63	\$ 93.16
1890	CHIEF OF POLICE	100 REGULAR PAY SALARIED	90	\$ 137,824	\$ 175,731	\$ 213,632	\$ 66.26	\$ 84.49	\$ 102.71
1760	FIRE CHIEF	100 REGULAR PAY SALARIED	90	\$ 137,824	\$ 175,731	\$ 213,632	\$ 66.26	\$ 84.49	\$ 102.71
1162	ASSISTANT CITY MANAGER	100 REGULAR PAY SALARIED	91	\$ 144,715	\$ 184,518	\$ 224,313	\$ 69.57	\$ 88.71	\$ 107.84
1160	DEPUTY CITY MANAGER	100 REGULAR PAY SALARIED	94	\$ 167,526	\$ 213,602	\$ 259,670	\$ 80.54	\$ 102.69	\$ 124.84
1153	COMMUNICATIONS INTERN	120 PART TIME					\$ 12.00	\$ 15.25	\$ 18.50
1167	LEGAL INTERN	120 PART TIME					\$ 20.00	\$ 20.00	\$ 20.00
1960	RECREATION INTERN	120 PART TIME					\$ 16.50	\$ 16.50	\$ 16.50
1830	RESERVE POLICE OFFICER	120 PART TIME					\$ 30.00	\$ 30.00	\$ 30.00
1970	SANTA CLAUSE	120 PART TIME					\$ 45.00	\$ 45.00	\$ 45.00





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## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

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**To:** Mayor and City Council  
**From:** Wilmer Melton, City Manager  
**Subject:** **RESOLUTION** - Second Amendment to Joint Interlocal Agreement with City of Concord **UNANIMOUSLY APPROVED**

---

### **Recommended Action Requested by City Council**

Motion to approve the Resolution to enter into the Amended Interlocal Agreement with Concord. **UNANIMOUSLY APPROVED**

### **Required Votes to Pass Required Action**

Majority Present at Meeting

### **Background**

The City of Concord and City of Kannapolis entered into a Joint Interlocal Agreement on July 22, 2022 for the operation of the CK Rider transit system. The agreement was subsequently amended on September 7, 2023 to establish a centrally governed and managed system of public transportation service for both municipalities (CK Rider).

After extensive negotiations, the City of Concord and the City of Kannapolis have agreed to a one-year period to evaluate the overall system and its future. If approved, the effective date of this amended agreement shall be July 1, 2026 and terminate June 30, 2027.

### **Fiscal Implications**

After the effective approval date, the financial split is Concord 65%, Kannapolis 35%, respectively, for all routes comprising the public transit system. Kannapolis' total net cost for operations and administration of the public transit system for the service area for fiscal year 2026-2027 shall not exceed \$1,210,205 without additional appropriations by Kannapolis.

### **Alternate Courses of Action**

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

### **Attachments**

1. 2026-28 Resolution Amending Joint Interlocal Agreement with Concord for CK Rider
2. Amended Interlocal Agreement

**RESOLUTION APPROVING THE SECOND AMENDMENT TO JOINT INTERLOCAL AGREEMENT WITH THE CITY OF CONCORD FOR THE OPERATION OF THE CK RIDER TRANSIT SYSTEM**

**WHEREAS**, North Carolina General Statutes § 160A-461 authorizes units of local government and other public agencies to enter into interlocal agreements for the joint exercise of powers, duties, functions, privileges, and immunities; and

**WHEREAS**, the City of Kannapolis and the City of Concord (the “Parties”) entered into a Joint Interlocal Agreement (the “Agreement”) on July 22, 2002; and

**WHEREAS**, on September 7, 2023, the Parties amended the Agreement to establish a centrally governed and managed system of public transportation service; and

**WHEREAS**, the Parties desire to further amend the Agreement as set forth in the attached Amendment; and

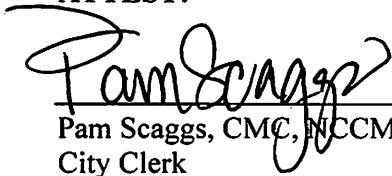
**WHEREAS**, City Council has reviewed the amended Policy and finds it to be in the best interest of the City and its residents.


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

1. City Council hereby approves the Second Amendment to Joint Interlocal Agreement; a copy of which is attached;
2. The City Manager, or his designee, is hereby authorized to execute and deliver said Second Amendment to Joint Interlocal Agreement and make minor changes thereto as may be necessary and not inconsistent with the intent and purpose of this Resolution.
3. This Resolution is effective on the date of its adoption.

**Adopted this the 22nd day of June 2026**

**ATTEST:**

  
Pam Scaggs, CMC, NCCMC  
City Clerk

  
George Douglas Wilson, Mayor  
City of Kannapolis

**STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS**

**SECOND AMENDMENT TO  
JOINT INTERLOCAL AGREEMENT**

**THIS SECOND AMENDMENT TO THE JOINT INTERLOCAL AGREEMENT (the “Amendment”)** is made and entered into this the \_\_\_\_ day of \_\_\_\_\_, 2026, by and between the **City of Kannapolis**, a North Carolina municipal corporation (“Kannapolis”) and the **City of Concord**, a North Carolina municipal corporation (“Concord”) (Kannapolis and Concord hereinafter also referred to individually as a “Party” and collectively as the “Parties”).

**WITNESSETH:**

**WHEREAS**, the parties hereto have the power pursuant to Article 20 of Chapter 160A of the North Carolina General Statutes to jointly exercise any function which they have been granted the power to exercise alone, or to contract with the other for the exercise of any governmental function which they have been granted the power to exercise alone, and to enter into contracts and agreements to specify the details of these joint undertakings;

**WHEREAS**, the Parties entered into that certain Joint Interlocal Agreement dated July 22, 2022, as amended by that certain Amended Joint Interlocal Agreement dated September 7, 2023 Interlocal Agreement (hereinafter collectively referred to as the “Interlocal Agreement”) to establish a centrally governed and managed system of public transportation service for the Area; and

**WHEREAS**, the Parties desire to further amend the Interlocal Agreement as set forth in this Amendment.

**NOW, THEREFORE**, for and in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. This Amendment shall have an effective date of July 1, 2026 (“Effective Date”). All duties, rights, performance obligations, service periods, payment obligations, notice periods, and other time periods under this Amendment shall commence on the Effective Date.

2. Subsection “d” of Section II.I. entitled, *Responsibilities*, shall be amended to add the following sentence:

Notwithstanding the foregoing, any change to the public transit routes within the respective jurisdictions of Concord or Kannapolis shall first require approval of the council of such respective jurisdiction.

3. Section III.B. of the Interlocal Agreement entitled, *Sharing of Net Operating Costs*, is hereby deleted in its entirety and replaced with the following:

**III.B. Sharing of Net Operating Costs.** Kannapolis' share of the total net cost for the operation (inclusive of the cost of the annual Service Provider contract and purchase of fuel) and administration (to include those costs indicated in Section III.F. and all other expenses needed for public transportation system operations) of the public transit system for the Area shall be based on the proportion of hours operated within their jurisdiction compared to the hours for the entire public transportation system. As of the Effective Date, the proportional split is Concord 65%, Kannapolis 35%, respectively, for the routes comprising the public transit system for the Area. Notwithstanding the foregoing, Kannapolis' total net cost for operation and administration of the public transit system for the Area for the 2026-2027 Fiscal Year shall not exceed One Million Two Hundred-Ten Thousand Two Hundred and Five Dollars (\$1,210,205), without additional appropriation by Kannapolis. Concord's total net cost for operation and administration of the public transit system for the area for the 2026-2027 Fiscal Year shall not exceed Two Million Five Hundred and Twenty Thousand Seven Hundred and Forty Dollars (\$2,520,740), without additional appropriation by Concord. The parties acknowledge that unforeseen increases to some uncontrollable projected costs, such as fuel and vehicle maintenance, could require additional appropriations. The parties agree that, in such a scenario, failure to make additional appropriations could result in service cutbacks for the underfunded jurisdiction. The parties agree that the net cost to be calculated after Concord's receipt of all operating revenues, including transit fares, fees, rents, and state and federal transit grant funds.

Kannapolis shall transfer their share of the net costs to Concord within thirty (30) days of receipt of a quarterly report that indicates the amount of Kannapolis' share. The fourth quarter report to Kannapolis shall reflect the audited number of hours and overhead/administrative expenses incurred by Concord as provided for in Paragraph III.G. and shall incorporate any adjustments to previous invoices.

4. Section III.E. of the Interlocal Agreement entitled, *Fiscal Support*, is hereby deleted in its entirety and replaced with the following:

**III.E. Fiscal Support.** In accordance with the provisions hereof, Concord shall use revenues from the fare box and user charges, government grants, and appropriations made by Concord and Kannapolis to fund the public transit system for the Area. Pursuant to North Carolina General Statute §20-97(c), Concord and Kannapolis may each levy a municipal vehicle tax of not more than five dollars (\$5.00) per year upon any vehicle resident in each city for financing, constructing, operating, and maintaining the public transportation system. CKTC shall not be empowered to levy any tax. As lead agency with respect to federal grant assistance for the public transit system for the Area, Concord shall actively seek federal and state grant funding to assist in the operation and administration of the Area transit system.

5. Section IV.A. of the Interlocal Agreement entitled, *Termination*, is hereby deleted in its entirety and replaced with the following:

**Termination.** This Agreement shall automatically terminate on June 30, 2027, unless otherwise agreed by the parties in writing at least ninety (90) days prior to the termination date.

6. The Interlocal Agreement, as amended hereby, is hereby ratified, confirmed and deemed in full force and effect. Except as expressly modified hereby, the terms of the Interlocal Agreement shall remain unmodified and in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

**IN WITNESS WHEREOF**, the Parties have here onto affixed their hands and seals on duplicate originals, one of which shall be retained by each party, this the day and year first above written.

ATTEST:

**CITY OF CONCORD**

\_\_\_\_\_  
Leslie Jenkins, City Clerk  
(Corporate Seal)

By \_\_\_\_\_  
Its:

APPROVED AS TO FORM

\_\_\_\_\_  
VaLerie Kolczynski, City Attorney

This instrument has been preaudited in the manner required by the "Local Government Budget and Fiscal Control Act."

\_\_\_\_\_  
Jessica Jones, Finance Director

ATTEST:

**CITY OF KANNAPOLIS**

\_\_\_\_\_  
Pam Scaggs, City Clerk  
(Corporate Seal)

By \_\_\_\_\_  
Its:

This instrument has been preaudited in the manner required by the "Local Government Budget and Fiscal Control Act."

\_\_\_\_\_  
Brian Roberts, Finance Director



## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

**To:** Mayor and City Council

**From:** Richard Smith, Planning Director

**Subject:** **PUBLIC HEARING** - Voluntary Annexation (A-2026-05) 0.288 +/- acres of unaddressed contiguous property located on South Chapel Street (Rowan County Parcel Identification Number 156 084) **UNANIMOUSLY APPROVED**

### Recommended Action Requested by City Council

1. Hold a Public Hearing for Annexation Case A-2026-05 to consider the voluntary annexation of approximately 0.288 +/- acres of unaddressed contiguous property located on S. Chapel Street.
2. Motion to approve the Ordinance to Extend the Corporate Limits of the City to an Unaddressed Parcel on S. Chapel Street (further identified as Rowan County Parcel 156 084).

### Required Votes to Pass Required Action

Majority Present at Meeting

### Background

Eric Troyer of Fortunate Development, LLC has submitted an application for voluntary annexation of approximately 0.288 +/- acres of unaddressed contiguous property located on S. Chapel Street. The property is further identified as Rowan County Parcel Identification Number 156 084. The property owner intends to build a single-family dwelling.

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 June 8, 2026 meeting, City Council took action on all the aforementioned items and set a Public Hearing for June 22, 2026.

### Fiscal Implications

None

### Alternate Courses of Action

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

### Attachments

1. 2026-30 Ordinance to Extend Corporate Limits A-2026-05 South Chapel Street
2. Certificate of Sufficiency A-2026-05
3. 2026-23 Resolution Directing the Clerk to investigate an intent to annex A-2026-05
4. 2026-22 Resolution of Intent to Annex A-2026-05
5. A-2026-05 Application
6. Black and White A-2026-05
7. Vicinity A-2026-05
8. Vicinity Color A-2026-05



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

**Annexation 2026-05 – Unaddressed Property on South Chapel Street (Rowan County Parcel Identification  
Number 156 084)**

**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 22nd day of June 2026, after due notice by the Independent Tribune newspaper on the 11th and 18th days of June 2026; and

**WHEREAS**, 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 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 22nd day of June 2026, and being more particularly described as Rowan County Parcel Identification Number 156 084.


**SEE EXHIBIT A – METES AND BOUNDS DESCRIPTON and SURVEY**


**Section 2.** Upon and after the 22nd day of June 2026, 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 Rowan 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 22nd day of June 2026:**

**ATTEST:**

  
\_\_\_\_\_  
Pam Scaggs, CMC, NCCMC  
City Clerk

  
\_\_\_\_\_  
George Douglas Wilson, Mayor  
City of Kannapolis

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
W. Andrew Kelly, City Attorney

**SURVEYOR'S CERTIFICATION**

I, Christopher S. Sparks certify that this map was drawn by me from an actual survey made by me deed description recorded in Book 1479 Page 788, etc.) (other); (that the ratio of precision as calculated by latitudes and departures is 1:10,000; that the boundaries not surveyed are shown as broken lines plotted from information found in Book 39 Page 109; that this map was prepared in accordance with G.S. 47-30, as amended.

Witness my hand and seal this 29TH day of APRIL, AD 2026

This plat is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.



PID#156 085  
JOHN SLOAN ETAL

PID#156 083  
MANDISA KONE LLC  
DB.1406 PG.170

STATE OF NORTH CAROLINA  
CABARRUS COUNTY

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

FINAL PLAT APPROVAL  
City of Kannapolis

I hereby certify that this plat is exempt from the subdivision regulations of the City of Kannapolis due to its exclusion from the definition of a subdivision as established by NCGS 160A-802(a)

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**Notes:**

1. Iron pins at all lot corners unless otherwise noted.
2. Property may be subject to recorded or unrecorded rights-of-way or easements not observed.
3. Property is not located within 2000' of a NCGS monument.
4. Property is not located in a flood hazard area per FEMA Flood Insurance Rate Map 3710562500K, with an effective date of June, 16th 2009.
5. This property is not located within a watershed.
6. Total Site Acreage = 0.288 ACRES

**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

- SETBACKS
- PROPERTY LINE
- ADJOINERS PROPERTY LINES
- RIGHT-OF-WAY

- ⊙ MANHOLE S.M.H.
- ⊕ FIRE HYDRANT F.H.
- ⊕ WATER VALVE W.V.

**CURRENT OWNER**  
FORTUNATE DEVELOPMENT LLC  
1090 QUIET COVE  
KANNAPOLIS NC 28083

**SPARKS SURVEYING, PA**  
4495 NEEDMORE RD.  
WOODLEAF, N.C. 27054  
PHONE(704) 577-8429  
C-4914

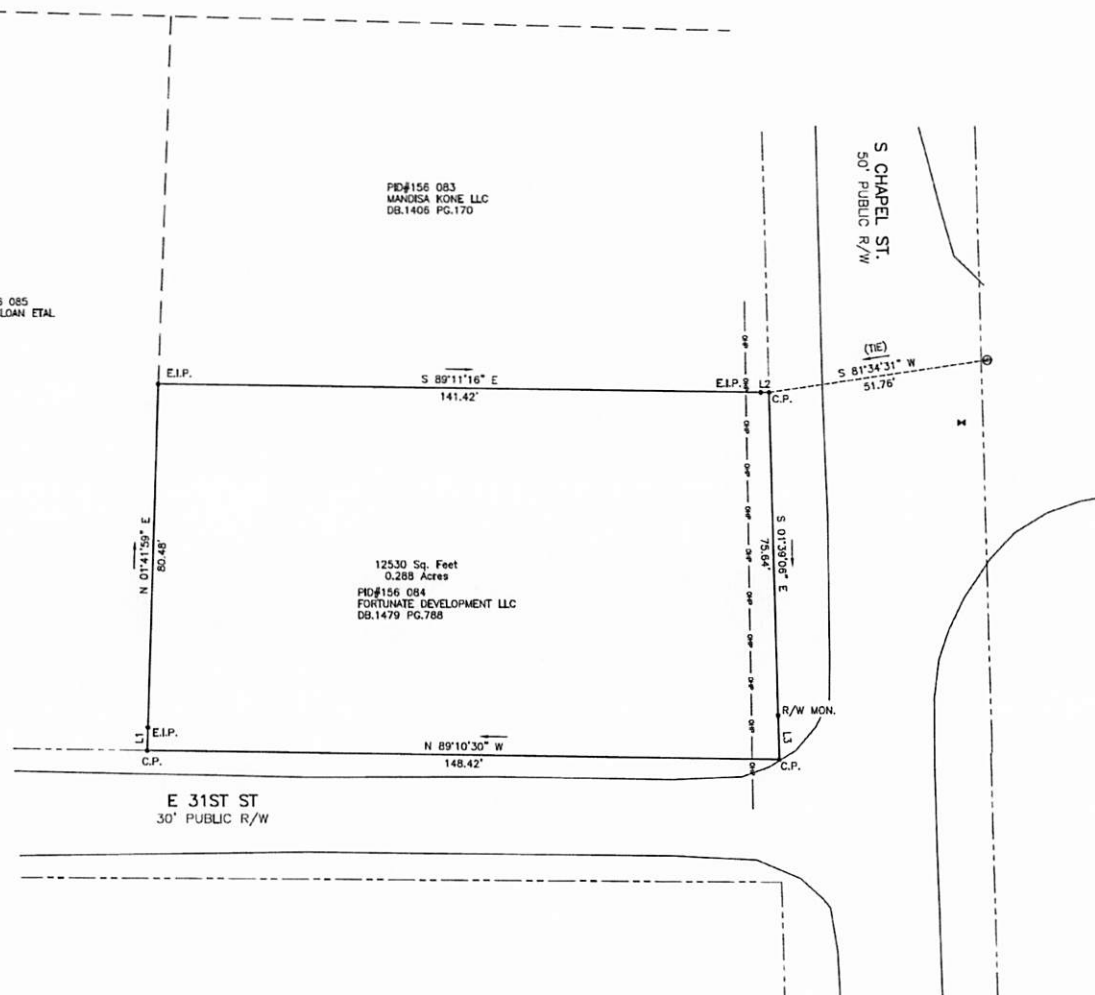
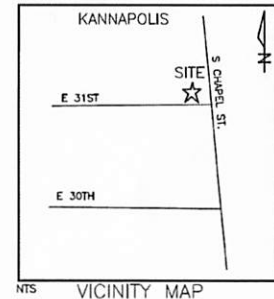
**ANNEXATION PLAT  
OF  
0 S CHAPEL ST.  
KANNAPOLIS, NC 28083**

PIN #156 084  
DB 1479 PG 788  
LOT#12 MB.9995 PG.458  
CHINA GROVE TOWNSHIP ROWAN COUNTY

**DESCRIPTION:  
RECORD PLAT**

Scale: 1" = 20' Date: 4/29/26

LINE	BEARING	DISTANCE
L1	N 01°41'59" E	5.40
L2	S 89°11'16" E	1.98
L3	S 01°39'06" E	10.34



MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
156		084						22

Rowan County Assessor's Office

This certifies that there are no delinquent ad valorem real estate taxes, which the Rowan County Tax Collector is charged with collecting, that are a lien on:  
Property Identification Number 156 084

This is not a certification that the Rowan County Property Identification Number matches this Deed description.

Tonya Parnell                      GH                      03-30-2021 09:56:34  
Rowan Co. Tax Collections Manager Clerk                      Date/Time

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 3/30/2021 10:00:03 AM  
Fee Amt: \$26.00 Page 1 of 2  
Revenue Tax: \$0.00  
Rowan, NC  
J. E. Brindle Register of Deeds

BK 1371 PG 444

No opinion on title is expressed or implied by the preparer of this document

No closing took place in the office of Nance & Overbey, PLLC. Document Preparation only.

Tax Map 156                      Parcel 084

Stamps \$ 0.00

Mail after recording to: Grantee

Brief Description for Index: Lot 12 Carl Sherrill Land

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 19<sup>th</sup> day of March, 2021, by and between

GRANTOR	GRANTEE
IDA B. LONG, widow, not remarried	GEORGE R. LONG, JR.
111 E 29 <sup>th</sup> Street Kannapolis, NC 28083	607 Halliwell Street Charlotte, NC 28262

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

#### W I T N E S S E T H

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in China Grove Township, Rowan County, North Carolina, and more particularly described as follows:

Lying 1 mile South of Landis, N.C., on the Landis Road, being part of the Sherrill Land and bounded as follows:

**BEGINNING** at an iron stake on the side of the Landis Road and on Oak Street and runs thence with Oak Street West 150 ft. to an iron stake on said street, corner of Lot No. 11; thence N. 1 E. 86 ft. to a stake; thence East 150 ft. to a stake on the Landis Road; thence with the road S. 1 W. 86 ft. to the **BEGINNING**, being Lot No. 12 of the Carl Sherrill Land.

Being the property conveyed to Grantor by deed recorded in Book 537, page 53, Rowan County Registry.

THIS INSTRUMENT PREPARED BY NANCE & OVERBEY, PLLC, ATTORNEYS AT LAW, SALISBURY, NORTH CAROLINA

submitted electronically by "Nance & Overbey, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the subdivider agreement with the Rowan County Register of Deeds.

THIS INDENTURE, Made this 30th day of July, 1968, between

Ola S. Hunter and hus.,  
~~Richard~~ Alfred S. Hunter

of the County of Rowan and State of North Carolina; of the first part, and

George R. Long and wife,  
Ida B. Long

of the County of Rowan and State of North Carolina, of the second part

WITNESSETH, that the said part 1st of the first part, for and in consideration of the sum of ten (\$10.00) dollars and other valuable considerations ~~to~~ to the said part 1st of the first part in hand paid, the receipt whereof is hereby acknowledged, he ~~has~~ bargained, sold and conveyed, and by these presents do bargain, sell and convey unto the said part 1st of the second part their heirs and assigns, the following described real estate, situate, lying and being in China Grove Township, County of Rowan and State of North Carolina, bounded as follows, to-wit:

Lying 1 mile South of Landis, N. C., on the Landis Road, being part of the Sherrill Land and bounded as follows:

BEGINNING at an iron stake on the side of the Landis Road and on Oak Street and runs thence with Oak Street East 150 ft. to an iron stake on said street, corner of Lot No. 11; thence N. 1 E. 86 ft. to a stake; thence East 150 ft. to a stake on the Landis Road; thence with the road S. 1 W. 86 ft. to the BEGINNING, being Lot No. 12 of the Carl Sherrill Land.

For back title reference see Deed Book No. 279, page 266 in the office of the Register of Deeds for Rowan County, North Carolina.

*Sherrill Land  
Deed Book 279  
Page 266*



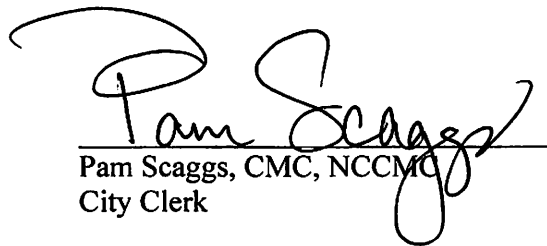
STATE OF NORTH CAROLINA  
Real Estate EXCISE TAX  
\$01.00  
REGISTER OF DEEDS  
ROWAN COUNTY, N.C.

**CERTIFICATE OF SUFFICIENCY**  
**A-2026-05**

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 8th day of June 2026.

  
Pam Scaggs, CMC, NCCMC  
City Clerk

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

**A-2026-05 – Unaddressed Parcel on Chapel Street**

**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

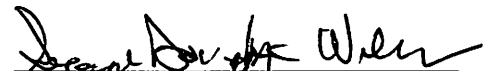
**WHEREAS**, N.C.G.S Chapter 160A-31 *et seq*, provides that the sufficiency of the petition shall be investigated by the City Clerk of the City of Kannapolis, North Carolina before further annexation proceedings consistent within the intent to annex can take place; and

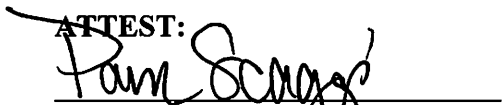
**WHEREAS**, City Council of the City of Kannapolis, North Carolina deems it advisable to direct the City Clerk to investigate the sufficiency of the intent to annex.

**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 8th day of June 2026.**

  
George Douglas Wilson, Mayor  
City of Kannapolis

**ATTEST:**  
  
Pam Scaggs, CMC, NC CMC  
City Clerk

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

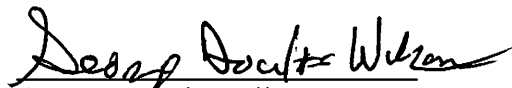
**A-2026-05 – Unaddressed Parcel on Chapel Street**

**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.

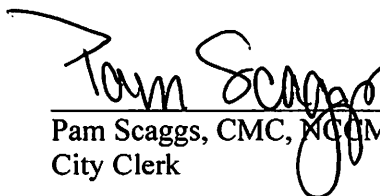
**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Kannapolis, North Carolina that:

- 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 22nd day of June 2026.
- 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, June 11 and Thursday, June 18, 2026.

**ADOPTED this the 8th day of June 2026.**

  
George Douglas Wilson, Mayor  
City of Kannapolis

ATTEST:

  
Pam Scaggs, CMC, NCCMC  
City Clerk

**SURVEYOR'S CERTIFICATION**

I, Christopher S. Sparks certify that this map was drawn by me from an actual survey made by me deed description recorded in Book 1479 Page 788, etc.) (other); (that the ratio of precision as calculated by latitudes and departures is 1:10,000+, that the boundaries not surveyed are shown as inferred from information found in Book 39 Plate 108-4 that this map was prepared in accordance with G.S. 47-30, as amended.

Witness my hand and seal this 29TH day of APRIL, AD 2026

This plat is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

*Christopher S. Sparks*  
 [Redacted Signature]

STATE OF NORTH CAROLINA  
 CABARRUS COUNTY

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

FINAL PLAT APPROVAL  
 City of Kannapolis

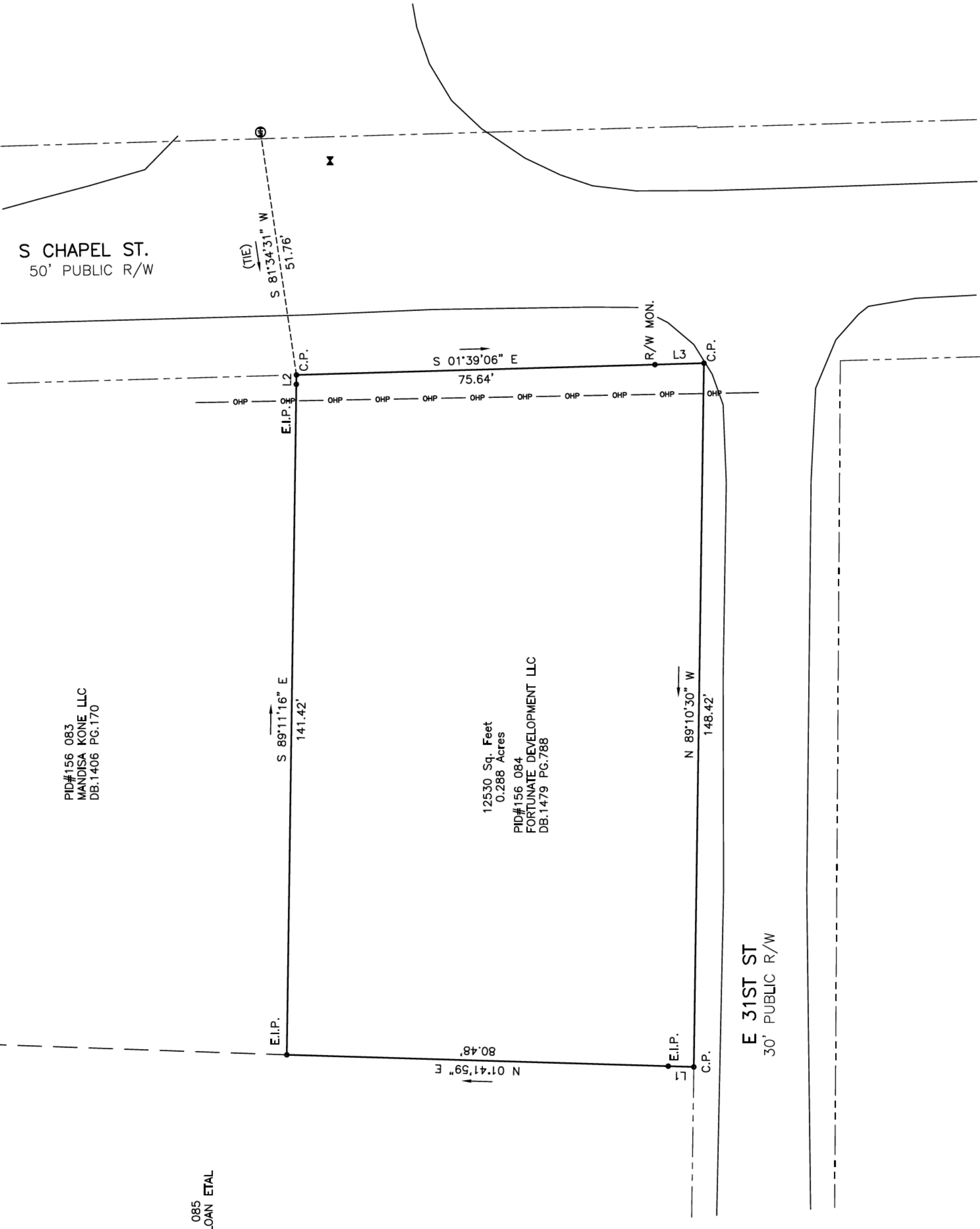
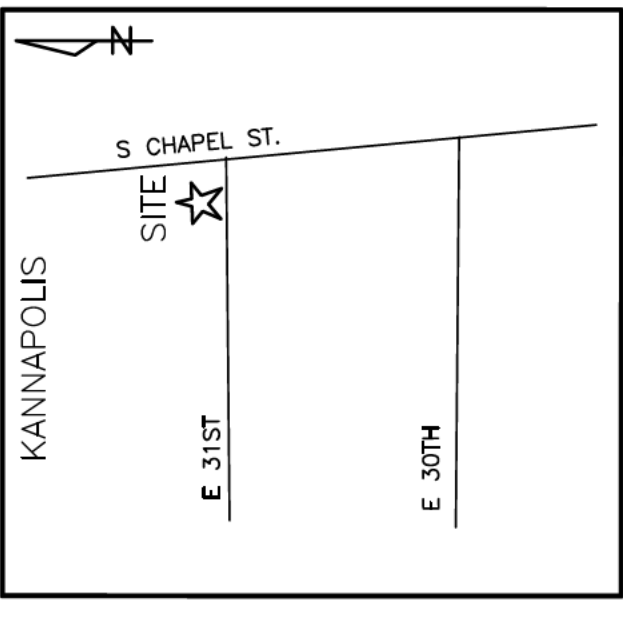
I hereby certify that this plat is exempt from the subdivision regulations of the City of Kannapolis due to its exclusion from the definition of a subdivision as established by NCGS 160d-802(g)

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

- Notes:
1. Iron pins 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 2000' of a NCGS monument.
  4. Property is not located in a flood hazard area per FEMA Flood Insurance Rate Map 3710562500K, with an effective date of June, 16th 2009.
  5. This property is not located within a watershed.
  6. Total Site Acreage = 0.288 ACRES

**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
- SETBACKS
- PROPERTY LINE
- ADJOINERS PROPERTY LINES
- RIGHT-OF-WAY
- ⊙ MANHOLE S.M.H.
- ⊕ FIRE HYDRANT F.H.
- ⊖ WATER VALVE W.V.



LINE	BEARING	DISTANCE
L1	N 01°41'59" E	80.48'
L2	S 89°11'16" E	141.42'
L3	S 01°39'06" E	75.64'

**SPARKS SURVEYING, PA**  
 4495 NEEDMORE RD.  
 WOODLAKE, N.C. 27054  
 PHONE(704) 577-8429  
 C-4914

**CURRENT OWNER**  
 FORTUNATE DEVELOPMENT LLC  
 1090 QUIET COVE  
 KANNAPOLIS NC 28083

DESCRIPTION:  
 ANNEXATION PLAT  
 OF  
 0 S CHAPEL ST.  
 KANNAPOLIS, NC 28083

Scale: 1" = 20'  
 Date: 4/29/26



PIN #156 084  
 DB 1479 PG 788  
 LOT#12 MB.9995 PG.458  
 CHINA GROVE TOWNSHIP ROWAN COUNTY

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
156		084						22

Rowan County Assessor's Office

Type: CONSOLIDATED REAL PROPERTY  
 Recorded: 3/30/2021 10:00:03 AM  
 Fee Amt: \$26.00 Page 1 of 2  
 Revenue Tax: \$0.00  
 Rowan, NC  
 J. E. Brindle Register of Deeds

**BK 1371 PG 444**

This certifies that there are no delinquent ad valorem real estate taxes, which the Rowan County Tax Collector is charged with collecting, that are a lien on: Property Identification Number 156 084  
 This is not a certification that the Rowan County Property Identification Number matches this Deed description.

Tonya Parnell GH 03-30-2021 09:56:34  
 Rowan Co. Tax Collections Manager Clerk Date/Time

No opinion on title is expressed or implied by the preparer of this document

No closing took place in the office of Nance & Overbey, PLLC. Document Preparation only.

Tax Map 156 Parcel 084

Stamps \$ 0.00

Mail after recording to: Grantee

Brief Description for index: Lot 12 Carl Sherrill Land

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made the 19th day of March, 2021, by and between

GRANTOR	GRANTEE
IDA B. LONG, widow, not remarried  111 E 29 <sup>th</sup> Street Kannapolls, NC 28083	GEORGE R. LONG, JR.  607 Halliwell Street Charlotte, NC 28262

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**WITNESSETH**

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in China Grove Township, Rowan County, North Carolina, and more particularly described as follows:

Lying 1 mile South of Landis, N.C., on the Landis Road, being part of the Sherrill Land and bounded as follows:

BEGINNING at an iron stake on the side of the Landis Road and on Oak Street and runs thence with Oak Street West 150 ft. to an iron stake on said street, corner of Lot No. 11; thence N. 1 E. 86 ft. to a stake; thence East 150 ft. to a stake on the Landis Road; thence with the road S. 1 W. 86 ft. to the BEGINNING, being Lot No. 12 of the Carl Sherrill Land.

Being the property conveyed to Grantor by deed recorded in Book 537, page 53, Rowan County Registry.

THIS INSTRUMENT PREPARED BY NANCE & OVERBEY, PLLC, ATTORNEYS AT LAW, SALISBURY, NORTH CAROLINA

submitted electronically by "Nance & Overbey, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Rowan County Register of Deeds.

THIS INDENTURE, Made this 30th day of July, 1968, between

Ola S. Hunter and hus.,  
~~Robert~~ Alfred S. Hunter

of the County of Rowan and State of North Carolina; of the first part, and

George R. Long and wife,  
Ida B. Long

of the County of Rowan and State of North Carolina, of the second part;

WITNESSETH, that the said part 1st of the first part, for and in consideration of the sum of ten (10.00) dollars and other valuable considerations

to the said part 1st of the first part in hand paid, the receipt whereof is hereby acknowledged, have bargained, sold and conveyed, and by these presents do bargain, sell and convey unto the said part 2nd of the second part their heirs and assigns, the following described real estate, situate, lying and being in China Grove Township, County of Rowan, and State of North Carolina, bounded as follows, to-wit:

Lying 1 mile South of Landis, N.C., on the Landis Road, being part of the Sherrill Land and bounded as follows:

BEGINNING at an iron stake on the side of the Landis Road and on Oak Street and runs thence with Oak Street West 150 ft. to an iron stake on said street, corner of Lot No. 11; thence N. 1 E. 86 ft. to a stake; thence East 150 ft. to a stake on the Landis Road; thence with the road S. 1 W. 86 ft. to the BEGINNING, being Lot No. 12 of the Carl Sherrill Land.

For back title reference see Deed Book No. 279, page 266 in the office of the Register of Deeds for Rowan County, North Carolina.



*Sherrill Land  
Deed 1 B04613  
Kerr*



## 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: 0 CHAPEL ST. KANNAPOLIS NC 28083  
 Applicant: ERIC TROYER / FORTUNATE DEVELOPMENT  
 Address: 1090 QUIET CV City: KANNAPOLIS State: NC Zip: 28083  
 Contact number: 704-232-0178 Email: FORTUMENT@GMAIL.COM

### SUBMITTAL CHECKLIST

- Pre-Application Meeting – send an email to [planreviewappointment@kannapolisnc.gov](mailto: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: Eric Troyer Date: 7/30/26



Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

# PETITION REQUESTING A CONTIGUOUS ANNEXATION

Approval authority - City of Kannapolis City Council

DATE: 7/30/20

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 0 CHAPEL ST KANNAPOLIS further identified as ROWAN County Parcel Identification Number 156 084, is contiguous to the primary limits of the City of Kannapolis, is approximately 0.27 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.

Name (print or type)	Address	Signature*
1. <u>ERIC TROYER</u>	<u>1090 QUIET CV, KANNAPOLIS NC 28083</u>	<u>[Signature]</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.

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
156		084						22

Rowan County Assessor's Office

Type: CONSOLIDATED REAL PROPERTY  
 Recorded: 3/30/2021 10:00:03 AM  
 Fee Amt: \$26.00 Page 1 of 2  
 Revenue Tax: \$0.00  
 Rowan, NC  
 J. E. Brindle Register of Deeds

BK 1371 PG 444

This certifies that there are no delinquent ad valorem real estate taxes, which the Rowan County Tax Collector is charged with collecting, that are a lien on: Property Identification Number 156 084  
 This is not a certification that the Rowan County Property Identification Number matches this Deed description.

Tonya Parnell GH 03-30-2021 09:56:34  
 Rowan Co. Tax Collections Manager Clerk Date/Time

No opinion on title is expressed or implied by the preparer of this document

No closing took place in the office of Nance & Overbey, PLLC. Document Preparation only.

Tax Map 158 Parcel 084

Stamps \$ 0.00

Mail after recording to: Grantee

Brief Description for index: Lot 12 Carl Sherrill Land

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made the 19th day of March, 2021, by and between

GRANTOR	GRANTEE
IDA B. LONG, widow, not remarried 111 E 29th Street Kannapolis, NC 28083	GEORGE R. LONG, JR. 607 Halliwell Street Charlotte, NC 28262

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**WITNESSETH**

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in China Grove Township, Rowan County, North Carolina, and more particularly described as follows:

Lying 1 mile South of Landis, N.C., on the Landis Road, being part of the Sherrill Land and bounded as follows:

BEGINNING at an iron stake on the side of the Landis Road and on Oak Street and runs thence with Oak Street West 150 ft. to an iron stake on said street, corner of Lot No. 11; thence N. 1 E. 86 ft. to a stake; thence East 150 ft. to a stake on the Landis Road; thence with the road S. 1 W. 86 ft. to the BEGINNING, being Lot No. 12 of the Carl Sherrill Land.

Being the property conveyed to Grantor by deed recorded in Book 537, page 53, Rowan County Registry.

THIS INSTRUMENT PREPARED BY NANCE & OVERBEY, PLLC, ATTORNEYS AT LAW, SALISBURY, NORTH CAROLINA

Submitted electronically by "Nance & Overbey, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Rowan County Register of Deeds.

THIS INDENTURE, Made this 30th day of July, 1968, between

Ola S. Hunter and hus.,  
~~Robert~~ Alfred S. Hunter

of the County of Rowan and State of North Carolina; of the first part, and

George R. Long and wife,  
Ida B. Long

Rowan and State of North Carolina, of the second part;  
WITNESSETH, that the said part 1st of the first part, for and in consideration of the sum of ten (\$10.00) dollars and other valuable considerations to the said part 1st of the first part in hand paid, the receipt whereof is hereby acknowledged, have bargained, sold and conveyed, and by these presents do bargain, sell and convey unto the said part 1st of the second part their heirs and assigns, the following described real estate, situate, lying and being in China Grove Township, County of Rowan and State of North Carolina, bounded as follows, to-wit:

Lying 1 mile South of Landis, N.C., on the Landis Road, being part of the Sherrill Land and bounded as follows:

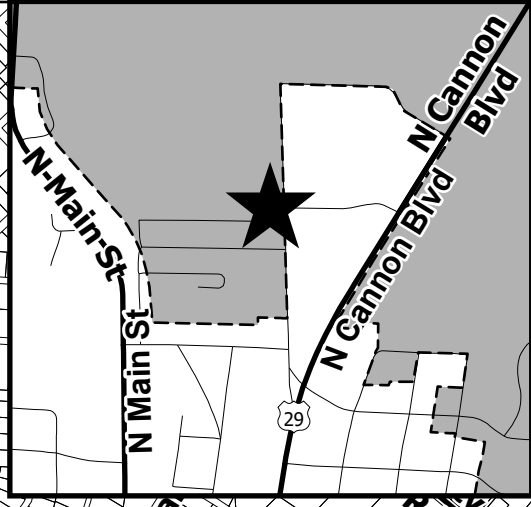
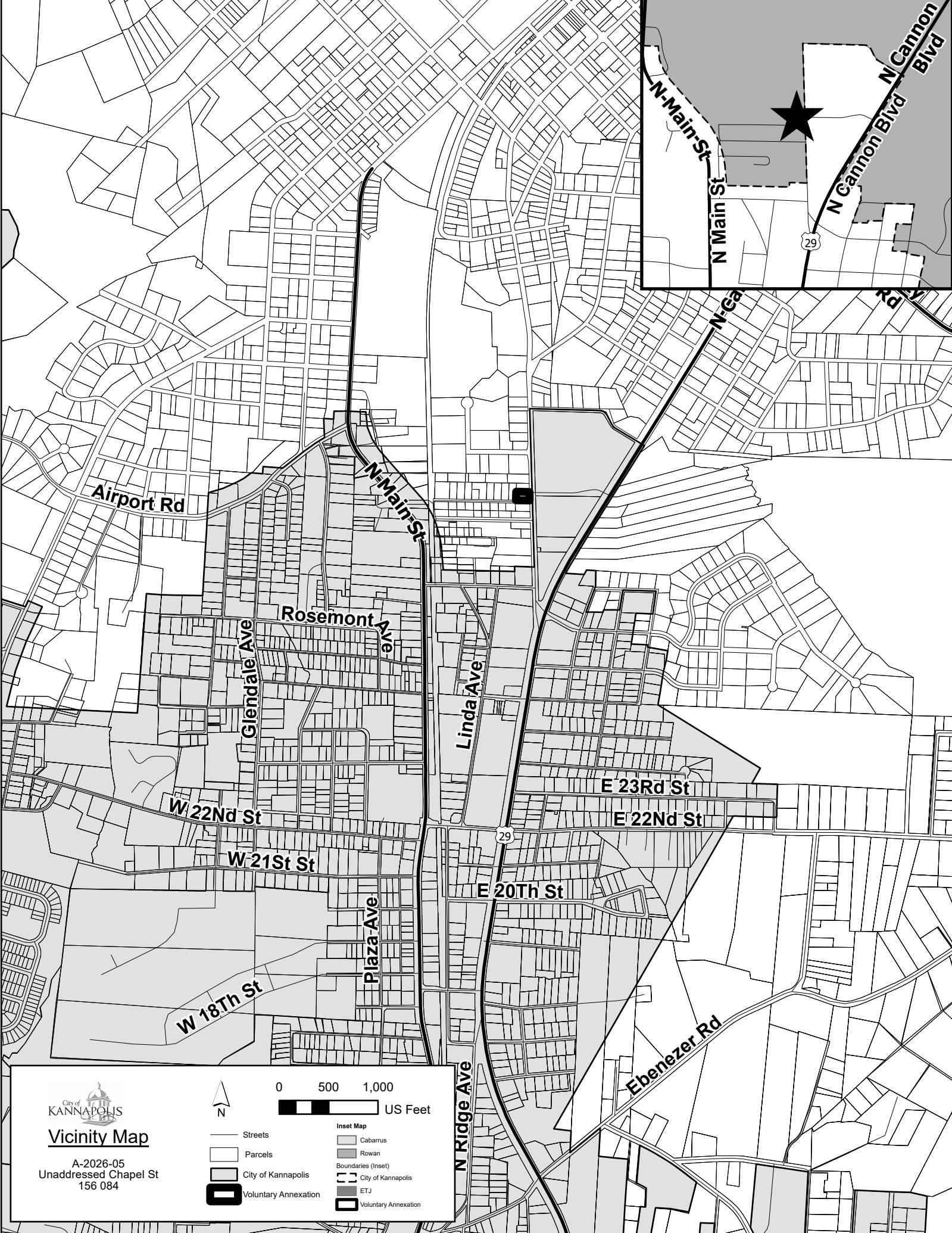
BEGINNING at an iron stake on the side of the Landis Road and on Oak Street and runs thence with Oak Street West 150 ft. to an iron stake on said street, corner of Lot No. 11; thence N. 1 E. 86 ft. to a stake; thence East 150 ft. to a stake on the Landis Road; thence with the road S. 1 W. 86 ft. to the BEGINNING, being Lot No. 12 of the Carl Sherrill Land.


*George Long*  
*Ida B. Long*

For back title reference see Deed Book No. 279, page 266 in the office of the Registrar of Deeds for Rowan County, North Carolina.



STATE OF NORTH CAROLINA  
Real Estate  
Excise Tax  
\$01.00  
A UNITAS P.S. 1718






**City of KANNAPOLIS**

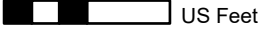
**Vicinity Map**

A-2026-05  
Unaddressed Chapel St  
156 084













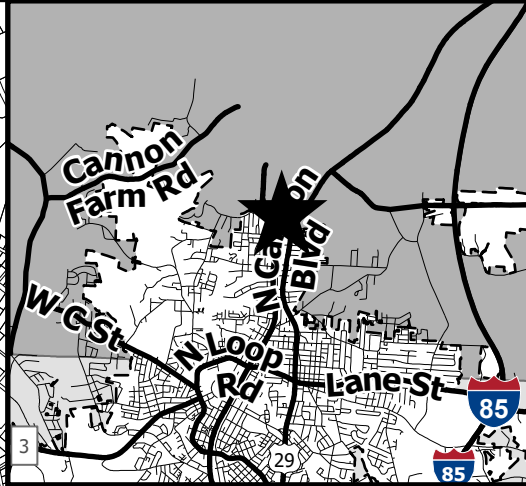
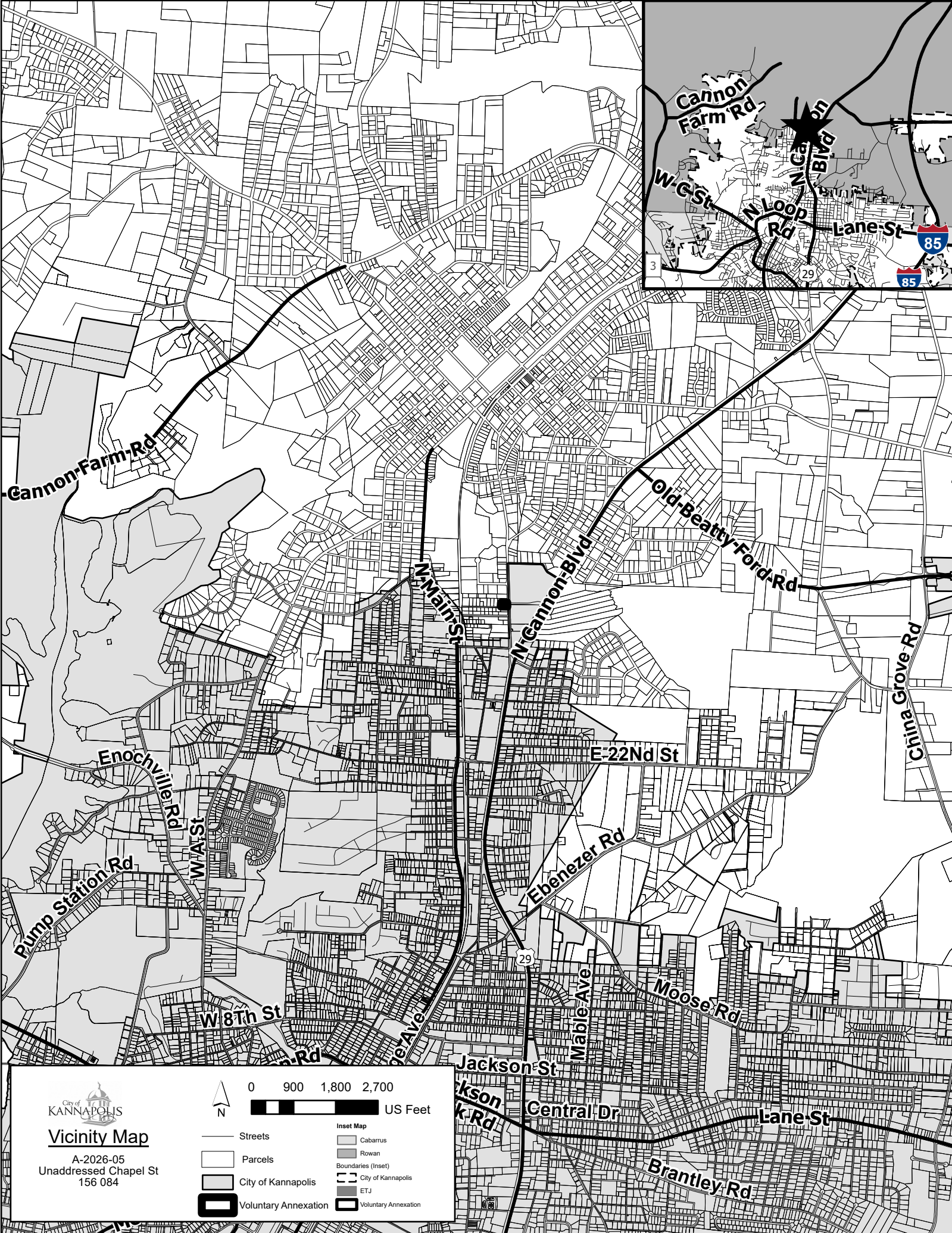
N


0 500 1,000



US Feet

<ul style="list-style-type: none"> <li> Streets</li> <li> Parcels</li> <li> City of Kannapolis</li> <li> Voluntary Annexation</li> </ul>	<p><b>Inset Map</b></p> <ul style="list-style-type: none"> <li> Cabarrus</li> <li> Rowan</li> <li> Boundaries (Inset)</li> <li> City of Kannapolis</li> <li> ETJ</li> <li> Voluntary Annexation</li> </ul>
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**Vicinity Map**
  
 A-2026-05
   
 Unaddressed Chapel St
   
 156 084

0 900 1,800 2,700 US Feet

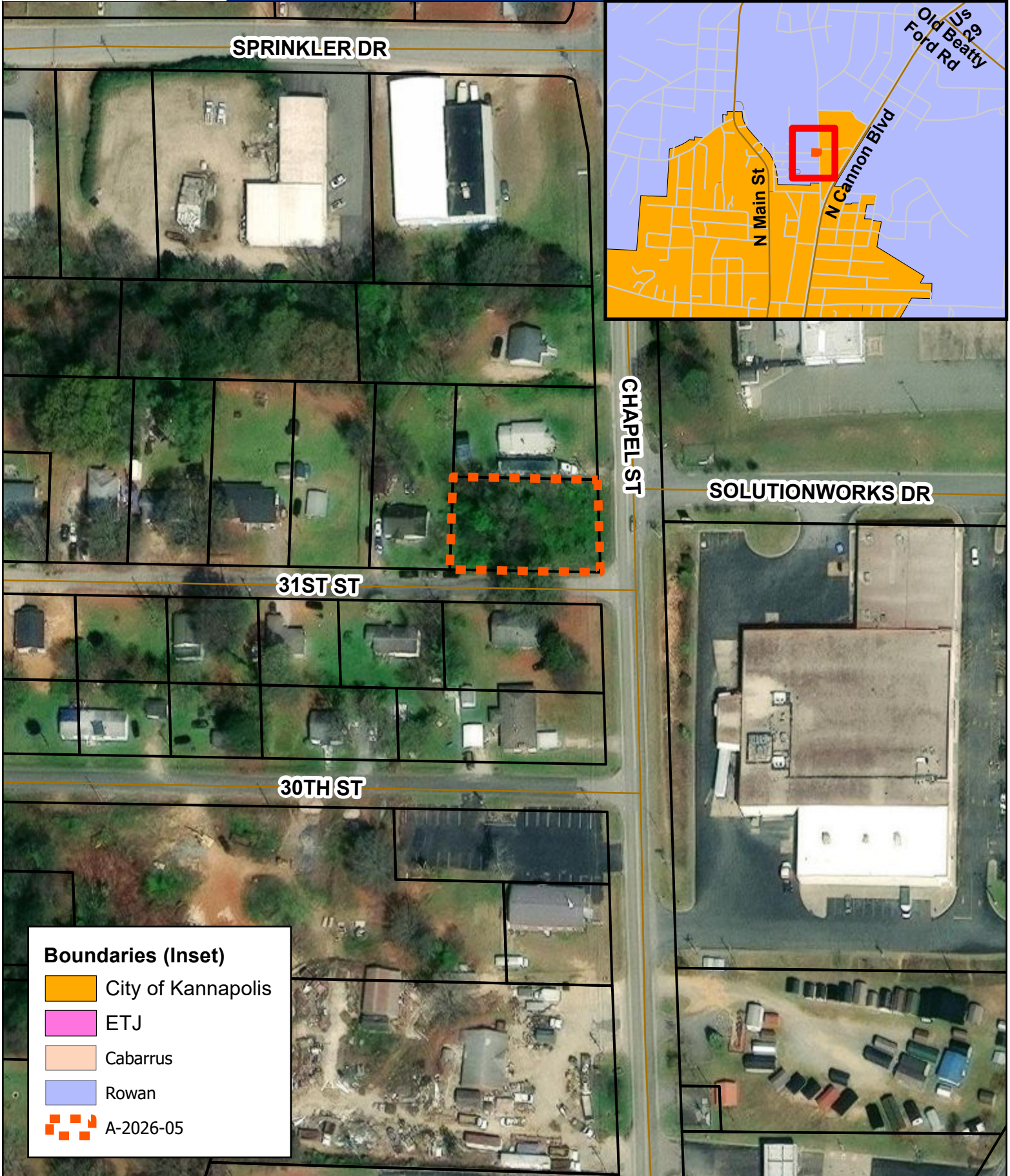
Streets  
 Parcels  
 City of Kannapolis  
 Voluntary Annexation

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

# Vicinity Map

A-2026-05

Unaddressed Chapel St  
156 084



**Boundaries (Inset)**

- City of Kannapolis
- ETJ
- Cabarrus
- Rowan
- A-2026-05



## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

**To:** Mayor and City Council

**From:** Richard Smith, Planning Director

**Subject:** **PUBLIC HEARING** - (A-2026-06) 20.05 +/- acres of contiguous property located at 6758 Davidson Highway and an Unaddressed Parcel on Davidson Highway **UNANIMOUSLY APPROVED**

### Recommended Action Requested by City Council

1. Hold a Public Hearing for Annexation Case A-2026-06 to consider the voluntary annexation of approximately 20.05 +/- acres of contiguous property located at 6758 Davidson Highway and an Unaddressed Parcel on Davidson Highway.
2. Motion to approve the Ordinance to Extend the Corporate Limits of the City to 6758 Davidson Highway and an Unaddressed Parcel on Davidson Highway.

### Required Votes to Pass Required Action

Majority Present at Meeting

### Background

Todd Meredith of Trackhouse Entertainment Group, LLC has submitted an application for voluntary annexation of approximately 20.05 +/- acres of contiguous property located at 6758 and an unaddressed parcel on Davidson Highway. The properties are further identified as Cabarrus County Parcel Identification Numbers 46916818890000 and 46916838510000, respectively. The applicant intends to develop a race team facility that supports research, development, maintenance, and training.

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 June 8, 2026 meeting, City Council took action on all the aforementioned items and set a Public Hearing for June 22, 2026.

### Fiscal Implications

None

### Alternate Courses of Action

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

### Attachments

1. 2026-32 Ordinance to Extend Corporate Limits A-2026-06 Davidson Highway
2. Certificate of Sufficiency A-2026-06
3. 2026-24 Resolution of Intent to Annex A-2026-06
4. 2026-25 Resolution Directing the Clerk to investigate an intent to annex A-2026-06
5. Annexation application

6. Black and White A-2026-06
7. Vicinity A-2026-06
8. Vicinity Color A-2026-06

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

**Annexation 2026-06 – 6758 Davidson Highway and an Unaddressed Parcel on Davidson Highway**

**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 22nd day of June 2026, after due notice by the Independent Tribune newspaper on the 11th and 18th days of June 2026; and

**WHEREAS**, 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 City Council of the City of Kannapolis, North Carolina that:

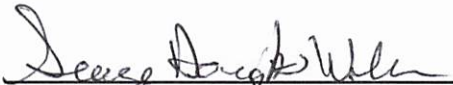
**Section 1.** By virtue of the authority granted pursuant to N.C.G.S. Chapter 160A-31 *et seq*, the following described territory is hereby annexed and made part of the City of Kannapolis, North Carolina as of the 22nd day of June 2026, and being more particularly described as Cabarrus County Parcel Identification Numbers 46916818890000 and 46916838510000.

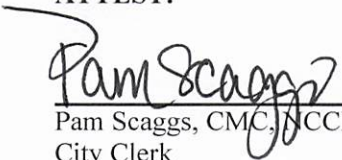
**SEE EXHIBIT A – METES AND BOUNDS DESCRIPTON and SURVEY**


**Section 2.** Upon and after the 22nd day of June 2026, 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 22nd day of June 2026:**

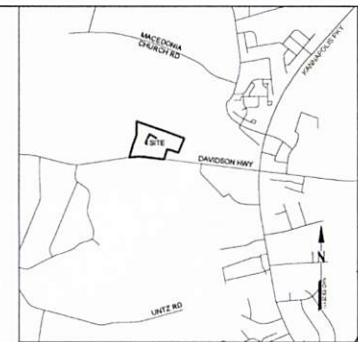
  
George Douglas Wilson, Mayor  
City of Kannapolis

**ATTEST:**  
  
Pam Scaggs, CMC, NCCMC  
City Clerk

**APPROVED AS TO FORM:**  
  
W. Andrew Kelly, City Attorney

**LEGEND & ABBREVIATIONS:**

- EXISTING CORNER MONUMENTATION, AS NOTED
- NEWSET CORNER MONUMENTATION, #5 REBAR OR AS NOTED
- DB DEED BOOK
- MB MAP BOOK
- POB POINT OF BEGINNING
- NF NOW OR FORMERLY
- R/W RIGHT OF WAY
- PROPERTY LINE
- - - ADJOINER LINE
- R/W RIGHT OF WAY LINE
- - - EASEMENT/SETBACK LINE
- ▨ AREA TO BE ANNEXED



VICINITY MAP - NOT TO SCALE

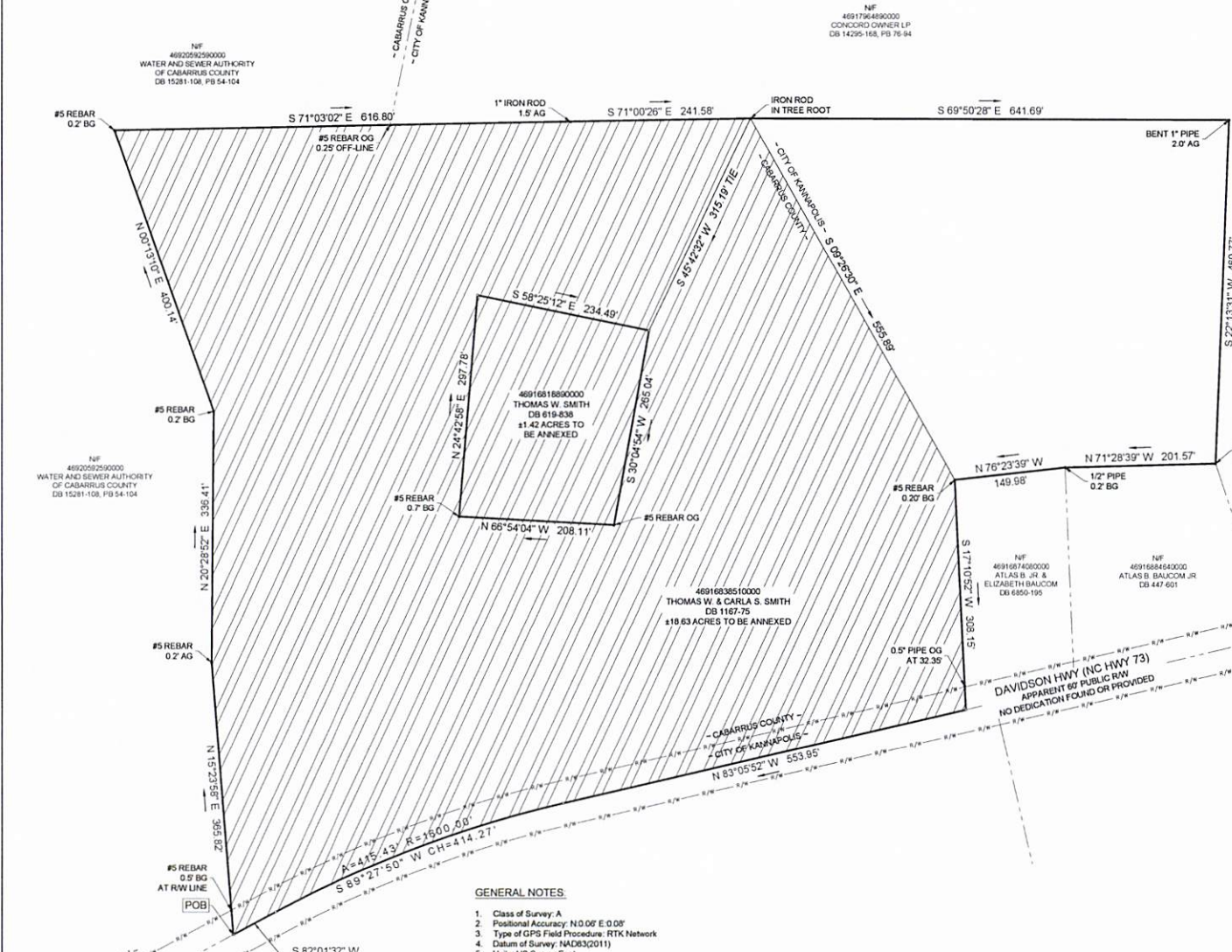
**REVIEW OFFICER CERTIFICATION:**  
 I, \_\_\_\_\_, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer \_\_\_\_\_ Date \_\_\_\_\_

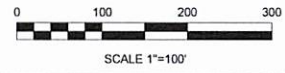
**SURVEYOR CERTIFICATION:**  
 I, Seth F. Martin, hereby certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book see map, page \_\_\_\_\_ or other reference source \_\_\_\_\_), that the boundaries not surveyed are indicated as drawn from information in Book see map, page \_\_\_\_\_ or other reference source \_\_\_\_\_, that the ratio of positional accuracy is 30:05, and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600); that this plat was prepared in accordance with G.S. 47-30 as amended and that this survey is of an existing parcel or parcels of land and does not create a new road or subdivision.

Witness my original signature, registration number, and seal this 3rd day of June, 2026.

**PRELIMINARY**  
 NOT FOR SALES, CONVEYANCES, OR RECORDATION 4719



- GENERAL NOTES:**
1. Class of Survey: A
  2. Positional Accuracy: NAD 83 E:0.08'
  3. Type of GPS Field Procedure: RTK Network
  4. Datum of Survey: NAD83(2011)
  5. Units: US Survey Foot
  6. Geoid Model: 2018
  7. Combined Grid Factor: 0.999850461
  8. All distances shown are horizontal (ground) measurements unless otherwise noted.
  9. No recoverable Geodetic monument found within 200' of subject property.
  10. Total area: ±25.43 Acres (determined by coordinate computation)
  11. Zoning: AO & R1
  12. Property corners monumented as shown.
  13. No portion of the Subject Property is located in a special flood hazard area as determined by FEMA and the State of North Carolina; See Map No.: 3710469100K - Effective date: 11/16/2018



**ANNEXATION PLAT of**  
 6762 & 6758 DAVIDSON HWY  
 CITY OF KANNAPOLIS,  
 CABARRUS COUNTY,  
 NORTH CAROLINA  
 OWNER: THOMAS W. & CARLA S. SMITH  
 BY

**FORREST**  
 GEOMATICS  
 933 LOUISE AVE. #101, CHARLOTTE, NC 28204  
 PH: 704.400.7268 | WEB: WWW.FORRESTGEO.COM | LIC: P-2932

Lying and being situate in Cabarrus County, North Carolina, and being more particularly described as follows:

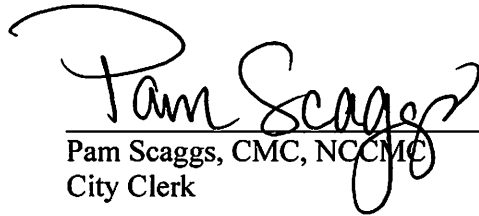
BEGINNING at a calculated point in the centerline of NC Highway 73 (Davidson Hwy), having an apparent sixty foot (60') public right of way; THENCE leaving Hwy 73 with the easterly line of Water and Sewer Authority of Cabarrus County (now or formerly), as described in Deed Book 15281, page 108, and shown on Plat Book 54, page 104, the following four (4) courses and distances: 1) North 15 degrees 23 minutes 58 seconds East a distance of 365.82 feet to an existing #5 rebar, passing an existing #5 rebar marking the apparent r/w line at 32.7 feet; 2) THENCE North 20 degrees 28 minutes 52 seconds East a distance of 336.41 feet to an existing #5 rebar; 3) THENCE North 00 degrees 13 minutes 10 seconds East a distance of 400.14 feet to an existing #5 rebar; 4) THENCE South 71 degrees 03 minutes 02 seconds East a distance of 373.73 feet to an existing #5 rebar marking the southwesterly corner of Concord Owner LP (now or formerly) as described in Deed Book 14295, page 168, and shown on Plat Book 76, page 94; THENCE with the lines of Concord Owner LP the following two (2) courses and distances: 1) continuing with the bearing of South 71 degrees 03 minutes 02 seconds East a distance of 243.07 feet to an existing 1-inch iron rod; 2) THENCE South 71 degrees 00 minutes 26 seconds East a distance of 241.58 feet to an existing iron rod in a tree root; THENCE with the current limits of the City of Kannapolis with a line through the property of Thomas W. and Carla S. Smith, as described in Deed Book 1167, page 75, South 09 degrees 26 minutes 30 seconds East a distance of 555.89 feet to an existing #5 rebar marking the northwesterly corner of Atlas Baucom Jr. and Elizabeth Baucom (now or formerly) as described in Deed Book 6850, page 195; THENCE with Baucom's western line South 17 degrees 10 minutes 52 seconds West a distance of 308.15 feet to a calculated point in the centerline of the aforementioned Davidson Hwy, passing an existing 1/2-inch pipe marking the apparent r/w line at 275.8 feet; THENCE with the centerline of Davidson Hwy the following three (3) courses and distances: 1) North 83 degrees 05 minutes 52 seconds West a distance of 553.95 feet to a calculated point; 2) THENCE along a curve to the left having an arc length of 415.43 feet, and a radius of 1600.00 feet, being subtended by a chord bearing of South 89 degrees 27 minutes 50 seconds West, a distance of 414.27 feet to a calculated point; 3) THENCE South 82 degrees 01 minutes 32 seconds West a distance of 64.79 feet to the POINT OF BEGINNING, having an area of 20.05 Acres, more or less.

**CERTIFICATE OF SUFFICIENCY**  
**A-2026-06**

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 8th day of June 2026.

  
Pam Scaggs, CMC, NCCMC  
City Clerk

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

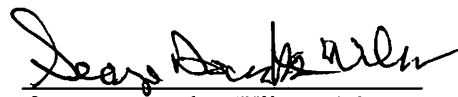
**A-2026-06 – 6758 and an Unaddressed Parcel on Davidson Highway**

**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.

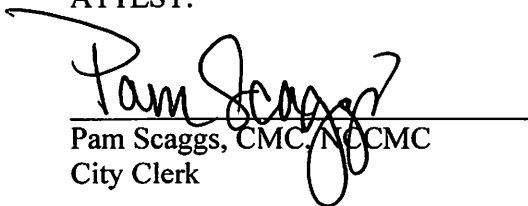
**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Kannapolis, North Carolina that:

- 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 22nd day of June 2026.
- 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, June 11 and Thursday, June 18, 2026.

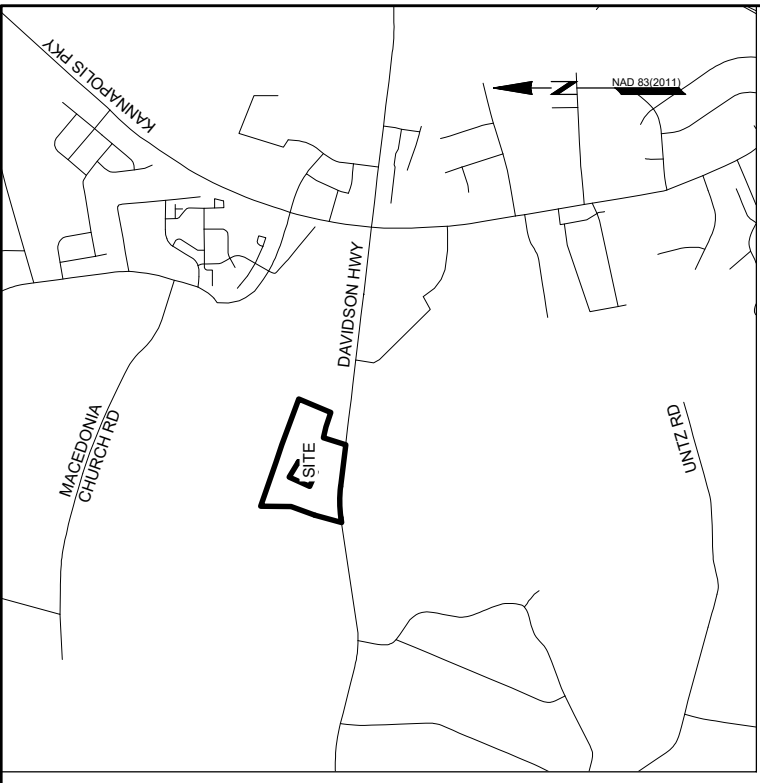
**ADOPTED this the 8th day of June 2026.**

  
George Douglas Wilson, Mayor  
City of Kannapolis

ATTEST:

  
Pam Scaggs, CMC, NCCMC  
City Clerk

- LEGEND & ABBREVIATIONS:**
- EXISTING CORNER MONUMENTATION, AS NOTED
  - NEW/SET CORNER MONUMENTATION, #5 REBAR OR AS NOTED
  - DB DEED BOOK
  - MB MAP BOOK
  - N/B POINT OF BEGINNING
  - N/PB POINT OF BEGINNING
  - N/PF NORTH OF VAMERLY
  - R/W RIGHT OF WAY
  - PROPERTY LINE
  - ADJOINER LINE
  - RIGHT OF WAY LINE
  - EASEMENT/SETBACK LINE
  - ▨ AREA TO BE ANNEXED



VICINITY MAP - NOT TO SCALE

**REVIEW OFFICER CERTIFICATION:**  
 I, \_\_\_\_\_, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR CERTIFICATION:**  
 I, Seth F. Martin, hereby certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book see map, page \_\_\_\_\_ or other reference source \_\_\_\_\_); that the boundaries not surveyed are indicated as drawn from information in Book see map, page \_\_\_\_\_ or other reference source; that the ratio of positional accuracy is 50:08; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600); that this plat was prepared in accordance with G.S. 47-30 as amended and that this survey is of an existing parcel or parcels of land and does not create a new road or subdivision.

Witness my original signature, registration number, and seal this 3rd day of June, 2026.

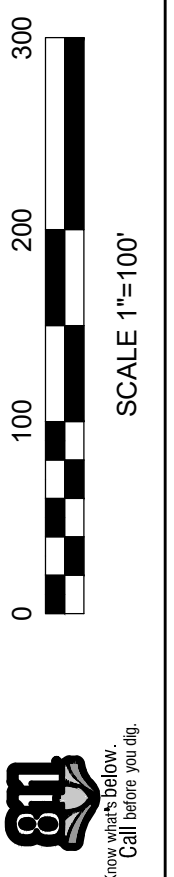


**PRELIMINARY**  
 NOT FOR SALES, CONVEYANCES,  
 OR RECORDATION 4719



**GENERAL NOTES:**

1. Class of Survey: A
2. Positional Accuracy: NAD 83 E 0.08'
3. Type of GPS Field Procedure: RTK Network
4. Datum of Survey: NAD83(2011)
5. Units: US Survey Foot
6. Geoid Model: 2018
7. Combined Grid Factor: 0.999950461 otherwise noted.
8. All distances shown are horizontal (ground) measurements unless otherwise noted.
9. No recoverable Geodetic monument found within 2000' of subject property.
10. Total area: ±25.43 Acres (determined by coordinate computation)
11. Zoning: AO & R1
12. Property corners monumentation as shown.
13. No portion of the Subject Property is located in a special flood hazard area as determined by FEMA and the State of North Carolina. See Map No.: 3710469100K - Effective date: 11/16/2018



**ANNEXATION PLAT of**  
**6762 & 6758 DAVIDSON HWY**  
 CITY OF KANNAPOLIS,  
 CABARRUS COUNTY,  
 NORTH CAROLINA  
 OWNER: THOMAS W. & CARLA S. SMITH  
 BY

**FORREST**  
 GEOMETRICS  
 933 LOUISE AVE #101, CHARLOTTE, NC 28204  
 PH: 704.400.7288 | WEB: WWW.FORRESTGEO.COM | LIC: P-2932

Lying and being situate in Cabarrus County, North Carolina, and being more particularly described as follows:

BEGINNING at a calculated point in the centerline of NC Highway 73 (Davidson Hwy), having an apparent sixty foot (60') public right of way; THENCE leaving Hwy 73 with the easterly line of Water and Sewer Authority of Cabarrus County (now or formerly), as described in Deed Book 15281, page 108, and shown on Plat Book 54, page 104, the following four (4) courses and distances: 1) North 15 degrees 23 minutes 58 seconds East a distance of 365.82 feet to an existing #5 rebar, passing an existing #5 rebar marking the apparent r/w line at 32.7 feet; 2) THENCE North 20 degrees 28 minutes 52 seconds East a distance of 336.41 feet to an existing #5 rebar; 3) THENCE North 00 degrees 13 minutes 10 seconds East a distance of 400.14 feet to an existing #5 rebar; 4) THENCE South 71 degrees 03 minutes 02 seconds East a distance of 373.73 feet to an existing #5 rebar marking the southwesterly corner of Concord Owner LP (now or formerly) as described in Deed Book 14295, page 168, and shown on Plat Book 76, page 94; THENCE with the lines of Concord Owner LP the following two (2) courses and distances: 1) continuing with the bearing of South 71 degrees 03 minutes 02 seconds East a distance of 243.07 feet to an existing 1-inch iron rod; 2) THENCE South 71 degrees 00 minutes 26 seconds East a distance of 241.58 feet to an existing iron rod in a tree root; THENCE with the current limits of the City of Kannapolis with a line through the property of Thomas W. and Carla S. Smith, as described in Deed Book 1167, page 75, South 09 degrees 26 minutes 30 seconds East a distance of 555.89 feet to an existing #5 rebar marking the northwesterly corner of Atlas Baucom Jr. and Elizabeth Baucom (now or formerly) as described in Deed Book 6850, page 195; THENCE with Baucom's western line South 17 degrees 10 minutes 52 seconds West a distance of 308.15 feet to a calculated point in the centerline of the aforementioned Davidson Hwy, passing an existing 1/2-inch pipe marking the apparent r/w line at 275.8 feet; THENCE with the centerline of Davidson Hwy the following three (3) courses and distances: 1) North 83 degrees 05 minutes 52 seconds West a distance of 553.95 feet to a calculated point; 2) THENCE along a curve to the left having an arc length of 415.43 feet, and a radius of 1600.00 feet, being subtended by a chord bearing of South 89 degrees 27 minutes 50 seconds West, a distance of 414.27 feet to a calculated point; 3) THENCE South 82 degrees 01 minutes 32 seconds West a distance of 64.79 feet to the POINT OF BEGINNING, having an area of 20.05 Acres, more or less.

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

**A-2026-06 – 6758 and an Unaddressed Parcel on Davidson Highway**

**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*, provides 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

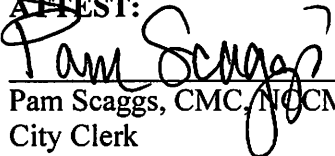
**WHEREAS**, City Council of the City of Kannapolis, North Carolina deems it advisable to direct the City Clerk to investigate the sufficiency of the intent to annex.

**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 8th day of June 2026.**

  
George Douglas Wilson, Mayor  
City of Kannapolis

ATTEST:  
  
Pam Scaggs, CMC, NCCMC  
City Clerk



Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

## 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: 6762 & 6758 Davidson Hwy, Concord, NC 28027

Applicant: Trackhouse Entertainment Group, LLC / Todd Meredith

Address: 8500 Westmoreland Dr NW City: Concord State: NC Zip: 28027

Contact number: [REDACTED]

Email: [REDACTED]

### SUBMITTAL CHECKLIST

- Pre-Application Meeting – send an email to [planreviewappointment@kannapolisnc.gov](mailto: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: \_\_\_\_\_

Date: \_\_\_\_\_

4/30/26



Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

### PETITION REQUESTING A CONTIGUOUS ANNEXATION

Approval authority – City of Kannapolis City Council

DATE: 9-14-20

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

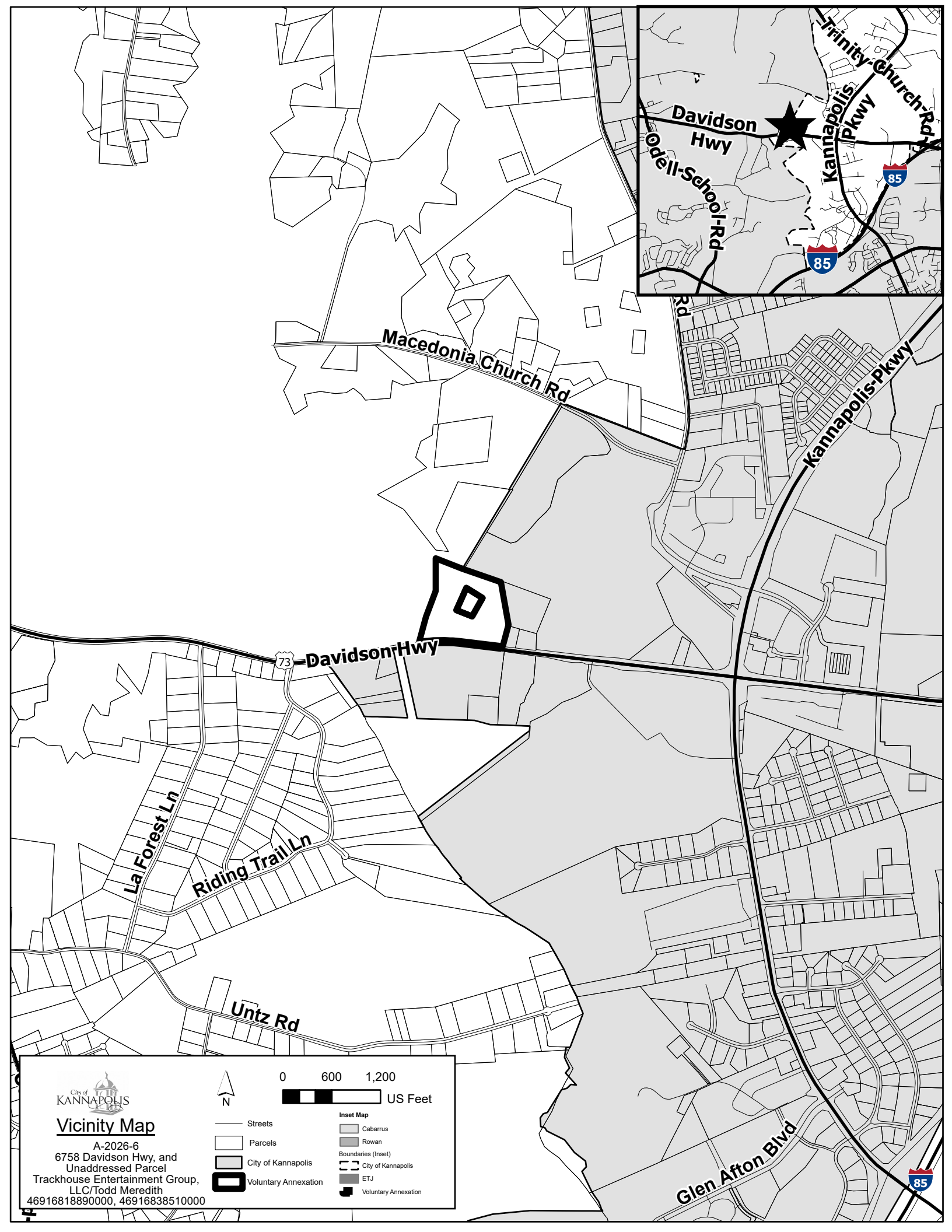
1. We, the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the City of Kannapolis.
2. The area to be annexed, located at 6762 & 6758 Davidson Hwy., further identified as \_\_\_\_\_ County Parcel Identification Number 4691683851 & 4691681889 is contiguous to the primary limits of the City of Kannapolis, is approximately 25.17 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.

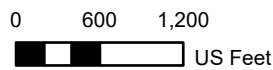
<u>Name</u> (print or type)	<u>Address</u>	<u>Signature*</u>
1. <u>Thomas Wrenn Smith</u>	<u>6762 &amp; 6758 Davidson Hwy.</u>	<u>X Thomas Wrenn Smith</u>
2. <u>Carla Spry Smith</u>	<u>6762 &amp; 6758 Davidson Hwy.</u>	<u>X Carla Spry Smith</u>
3. _____	_____	_____
4. _____	_____	_____

\*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.



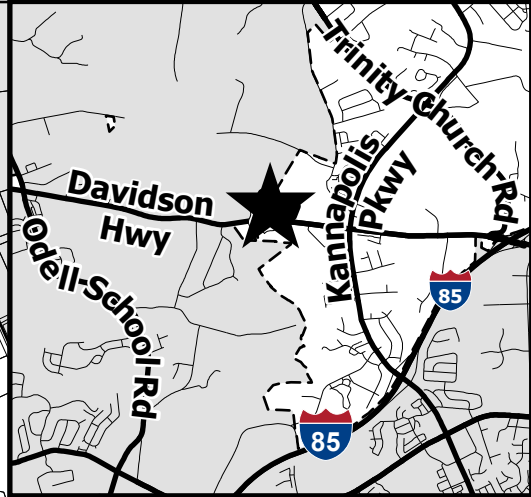
**Vicinity Map**

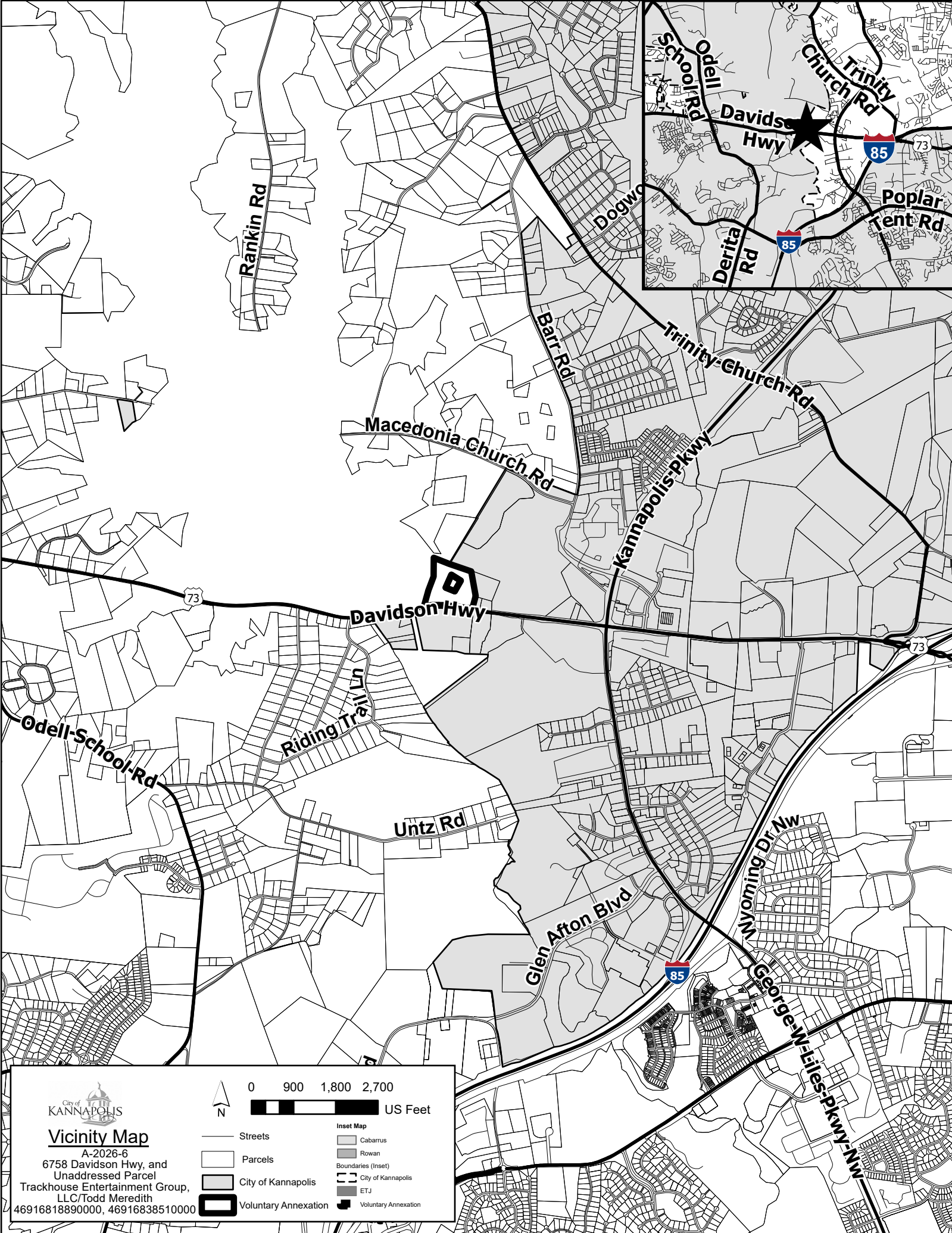
A-2026-6  
 6758 Davidson Hwy, and  
 Unaddressed Parcel  
 Trackhouse Entertainment Group,  
 LLC/Todd Meredith  
 46916818890000, 46916838510000




- Streets
- Parcels
- City of Kannapolis
- Voluntary Annexation










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

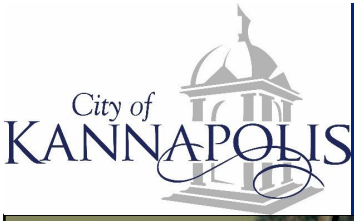





  
**Vicinity Map**  
 A-2026-6  
 6758 Davidson Hwy, and  
 Unaddressed Parcel  
 Trackhouse Entertainment Group,  
 LLC/Todd Meredith  
 46916818890000, 46916838510000

0 900 1,800 2,700  
 US Feet

	Streets		Cabarrus
	Parcels		Rowan
	City of Kannapolis		Boundaries (Inset)
	Voluntary Annexation		ETJ
			Voluntary Annexation

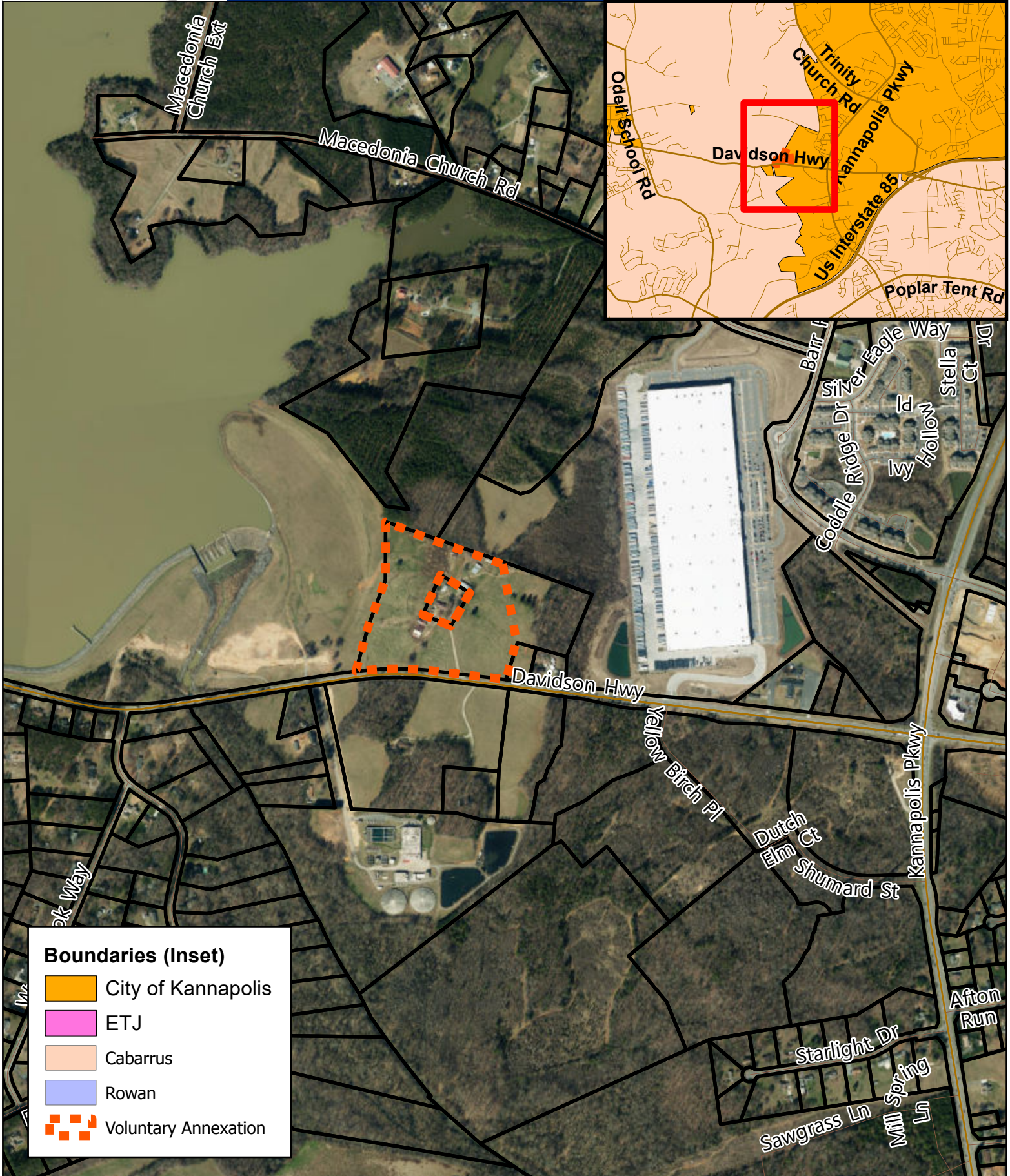


# Vicinity Map

A-2026-6

6758 Davidson Hwy, and Unaddressed Parcel  
Trackhouse Entertainment Group, LLC/Todd Meredith  
46916818890000, 46916838510000

N





## Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

**To:** Mayor and City Council

**From:** Richard Smith, Planning Director

**Subject:** **PUBLIC HEARING** - Text Amendment (TA-2026-02) to several sections of the Kannapolis Development Ordinance (KDO) related to the Extra Territorial Jurisdiction (ETJ) **UNANIMOUSLY APPROVED**

### Recommended Action Requested by City Council

1. Hold Public Hearing for TA-2026-02.
2. Motion to approve ordinance amending various parts of the KDO related to the ETJ as presented.

### Required Votes to Pass Required Action

Majority Present at Meeting

### Background

City Council directed staff to proceed with the relinquishment of our Extra Territorial Jurisdiction (ETJ) in Rowan County. As a result, several text amendments to the KDO related to the relinquishment of the ETJ are necessary:

1. KDO Table of Contents: Remove Section 1.4.E, Bona Fide Farms in Extra Territorial Jurisdiction.
2. Article 1 General Provisions Table of Contents: Remove Section 1.4.E, Bona Fide Farms in Extra Territorial Jurisdiction.
3. Section 1.4.A: Delete the Extra Territorial Jurisdiction (ETJ) from General Applicability.
4. Section 1.4.E: Delete section, Bona Fide Farms in Extra-Territorial Jurisdiction.
5. Section 2.3.B(2)a: Delete representation for extraterritorial areas on the Planning and Zoning Commission.
6. Section 2.3.C(2)a: Delete representation for extraterritorial areas on the Board of Adjustment.
7. Section 3.8.D.(6): Delete the Extra Territorial Jurisdiction (ETJ) from Floodplain Protection Overlay (FPO) District, Lands to Which Regulations Apply.
8. Section 3.8.E.(3): Delete subdistricts from Manufactured Home Overlay (MHO) District, Establishment and Subdistricts.
9. Section 3.8.E.(4): Delete subdistricts from Manufactured Home Overlay (MHO) District, Modification of Underlying Use Permissions.

The proposed text amendments to the KDO are attached as Exhibit A. Proposed changes are shown **bold, red text** for deletions and **bold, green text** for additions.

The Planning and Zoning Commission recommended approval of TA-2026-02 to City Council at their May 19, 2026, Commission meeting. Pursuant to Section 2.3.A(1)d of the KDO, City Council has final authority to review and make decisions on zoning text amendments.

### Fiscal Implications

None

**Alternate Courses of Action**

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

**Attachments**

1. 2026-31 Ordinance to Amend Text of KDO for TA-2026-02
2. Exhibit A\_TA-2026-02 Final
3. 2026-27 Resolution to Adopt Statement of Consistency for TA-2026-02
4. TA-2026-02 Application

**AN ORDINANCE TO AMEND TEXT OF THE  
KANNAPOLIS DEVELOPMENT ORDINANCE  
CASE # TA-2026-02**

**WHEREAS**, per Section 2.3.A(1)d. of the Kannapolis Development Ordinance (“KDO”), City Council has final authority on zoning text amendments; and

**WHEREAS**, per Section 2.3.B(1)b. of the KDO, the Planning and Zoning Commission, at its regular meeting on May 19, 2026, recommended approval of the below text amendments:

1. KDO Table of Contents: Remove Section 1.4.E, Bona Fide Farms in Extra Territorial Jurisdiction.
2. Article 1 General Provisions Table of Contents: Remove Section 1.4.E, Bona Fide Farms in Extra Territorial Jurisdiction.
3. Section 1.4.A: Delete the Extra Territorial Jurisdiction (ETJ) from General Applicability.
4. Section 1.4.E: Delete section, Bona Fide Farms in Extra-Territorial Jurisdiction.
5. Section 2.3.B(2)a: Delete representation for extraterritorial areas on the Planning and Zoning Commission.
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7. Section 3.8.D.(6): Delete the Extra Territorial Jurisdiction (ETJ) from Floodplain Protection Overlay (FPO) District, Lands to Which Regulations Apply.
8. Section 3.8.E.(3): Delete subdistricts from Manufactured Home Overlay (MHO) District, Establishment and Subdistricts.
9. Section 3.8.E.(4): Delete subdistricts from Manufactured Home Overlay (MHO) District, Modification of Underlying Use Permissions.

and

**WHEREAS**, City Council conducted a public hearing on June 22, 2026, to consider amendments to the above-referenced Articles of the KDO; and

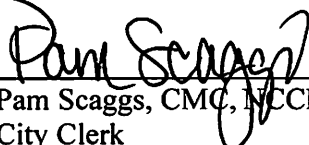
**WHEREAS**, the proposed text amendments are consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, as well as state statutes, reasonable, and in the public interest, as detailed in the “Resolution to Adopt a Statement of Consistency” for Case #TA-2026-02.

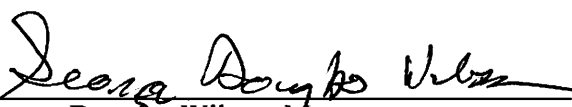
**NOW, THEREFORE, BE IT ORDAINED**, by the Kannapolis City Council, that the above referenced Articles of the KDO be amended as follows:

The proposed text amendments to the KDO are attached as Exhibit A and shown bold, red text for deletions and bold, green text for additions.

**ADOPTED this the 22nd Day of June 2026:**

**ATTEST:**

  
Pam Scaggs, CMC, NCCMC  
City Clerk

  
George Douglas Wilson, Mayor  
City of Kannapolis

**EXHIBIT A  
PROPOSED TEXT AMENDMENTS  
TA-2026-02**

1. Table of Contents – Amend the Table of Contents: Remove the Bona Fide Farms in Extra Territorial Jurisdiction section.

<b>SECTION 1.4. APPLICABILITY</b>	<b>1-2</b>
A. General Applicability	1-2
B. Application to Governmental Units	1-2
C. Compliance Required	1-2
D. Permit Choice	1-2
<del>E. Bona Fide Farms In Extra-TERRITORIAL Jurisdiction</del>	<del>1-3</del>

2. General Provisions – Amend Article 1 General Provisions: Remove the Bona Fide Farms in Extra Territorial Jurisdiction section.

<b>SECTION 1.4. APPLICABILITY</b>	<b>1-2</b>
A. General Applicability	1-2
B. Application to Governmental Units	1-2
C. Compliance Required	1-2
D. Permit Choice	1-2
<del>E. Bona Fide Farms In Extra-TERRITORIAL Jurisdiction</del>	<del>1-3</del>

3. General Applicability – Amend Section 1.4.A: Delete the Extra Territorial Jurisdiction (ETJ) from ordinance applicability.

**A. GENERAL APPLICABILITY**

The provisions of this Ordinance shall apply to the development of all land within the corporate limits ~~and the Extra-Territorial Jurisdiction (ETJ)~~ of the City of Kannapolis, unless the land or development is expressly exempted by a specific provision of this Ordinance.

4. General Applicability – Amend Section 1.4.E: Delete the Extra Territorial Jurisdiction (ETJ) from ordinance applicability.

~~**E. BONA FIDE FARMS IN EXTRA-TERRITORIAL JURISDICTION**~~

~~Property on which bona fide farms (as defined in N.C.G.S. § 160D-903) are currently operating within the City's extraterritorial jurisdiction are exempt from the requirements of this Ordinance to the minimum extent required by N.C.G.S. § 160D-903(c). Property that ceases to be used for bona fide farm purposes becomes subject to the requirements of this Ordinance.~~

5. Planning and Zoning Commission – Amend Section 2.3.B(2)a: Delete representation for extraterritorial areas.

**(2) MEMBERSHIP, APPOINTMENT, AND TERMS OF OFFICE**

- a. The Planning and Zoning Commission shall consist of nine members appointed by the City Council. ~~The membership of the Commission shall include proportional representation for extraterritorial areas, in accordance with N.C.G.S. § 160D-307.~~

6. Board of Adjustment – Amend Section 2.3.C(2)a: Delete representation for extraterritorial areas.

**(2) MEMBERSHIP, APPOINTMENT, AND TERMS**

- a. The Board of Adjustment shall consist of seven regular members and two alternate members appointed by the City Council. ~~The membership of the Board shall include proportional representation for extraterritorial areas, as provided in N.C.G.S. Section 160D-307.~~ Alternate members shall be appointed for the same term, at the same time, and in the same manner as regular members. Each alternate member, while attending any regular or special meeting of the board and serving in the absence of any regular member, shall have and may exercise all the powers and duties of a regular member.

7. Floodplain Protection Overlay: Lands to Which Regulations Apply – Amend Section 3.8.D.(6): Delete the Extra Territorial Jurisdiction (ETJ) from ordinance applicability.

**(6) LANDS TO WHICH REGULATIONS APPLY**

This Section 3.8.D shall apply to all Special Flood Hazard Areas within the jurisdiction, ~~including Extra-Territorial Jurisdictions (ETJs),~~ of the City of Kannapolis and within the jurisdictions of any other community whose governing body agrees, by resolution, to such applicability.

8. Manufactured Home Overlay District Establishment and Subdistricts. – Amend Section 3.8.E.(3): Delete subdistricts.

**(3) ESTABLISHMENT ~~AND SUBDISTRICTS~~**

- a. The MHO District is established ~~and shall consist of the following two subdistricts,~~ in order to provide flexibility with regard to various manufactured home products.†

~~1. — The MH 1 Subdistrict; and~~

~~2. — The MH 2 Subdistrict.~~

- b. The MHO ~~D~~district ~~and subdistrict~~ boundaries shall be identified on the Zoning Map.

9. Manufactured Home Overlay District Modification of Underlying Use Permissions. – Amend Section 3.8.E.(4): Delete subdistricts.

**(4) MODIFICATION OF UNDERLYING USE PERMISSIONS**

Within the MHO District, use permissions shall be those that apply in the underlying zoning district, except as follows:

a. ~~Within MH-1 Subdistrict,~~ the following additional uses are permitted, subject to the standards in Section 4.2.D(3)a.2, Manufactured Home:

1. Type 1 manufactured homes; and
2. Type 2 manufactured homes.

~~b. Within the MH-2 Subdistrict, the following additional uses are permitted, subject to the standards in Section 4.2.D(3)a.2, Manufactured Home:~~

- ~~1. Type 2 manufactured homes.~~

**EXHIBIT A  
PROPOSED TEXT AMENDMENTS  
TA-2026-02**

1. Table of Contents – Amend the Table of Contents: Remove the Bona Fide Farms in Extra Territorial Jurisdiction section.

<b>SECTION 1.4. APPLICABILITY</b>	<b>1-2</b>
A. General Applicability	1-2
B. Application to Governmental Units	1-2
C. Compliance Required	1-2
D. Permit Choice	1-2
<del>E. Bona Fide Farms in Extra-TERRITORIAL Jurisdiction</del>	<del>1-3</del>

2. General Provisions – Amend Article 1 General Provisions: Remove the Bona Fide Farms in Extra Territorial Jurisdiction section.

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3. General Applicability – Amend Section 1.4.A: Delete the Extra Territorial Jurisdiction (ETJ) from ordinance applicability.

**A. GENERAL APPLICABILITY**

The provisions of this Ordinance shall apply to the development of all land within the corporate limits **and the Extra-Territorial Jurisdiction (ETJ)** of the City of Kannapolis, unless the land or development is expressly exempted by a specific provision of this Ordinance.

4. General Applicability – Amend Section 1.4.E: Delete the Extra Territorial Jurisdiction (ETJ) from ordinance applicability.

~~**E. BONA FIDE FARMS IN EXTRA-TERRITORIAL JURISDICTION**~~

~~Property on which bona fide farms (as defined in N.C.G.S. § 160D-903) are currently operating within the City's extraterritorial jurisdiction are exempt from the requirements of this Ordinance to the minimum extent required by N.C.G.S. § 160D-903(c). Property that ceases to be used for bona fide farm purposes becomes subject to the requirements of this Ordinance.~~

5. Planning and Zoning Commission – Amend Section 2.3.B(2)a: Delete representation for extraterritorial areas.

**(2) MEMBERSHIP, APPOINTMENT, AND TERMS OF OFFICE**

- a. The Planning and Zoning Commission shall consist of nine members appointed by the City Council. ~~The membership of the Commission shall include proportional representation for extraterritorial areas, in accordance with N.C.G.S. § 160D-307.~~

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8. Manufactured Home Overlay District Establishment and Subdistricts. – Amend Section 3.8.E.(3): Delete subdistricts.

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1. Type 1 manufactured homes; and
2. Type 2 manufactured homes.

**b. ~~Within the MH-2 Subdistrict, the following additional uses are permitted, subject to the standards in Section 4.2.D(3)a.2, Manufactured Home:~~**

- ~~1. Type 2 manufactured homes.~~**

**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY  
WITH REGARD TO TEXT AMENDMENT TA-2026-02**

**WHEREAS**, Section 160A-383 (2013), of the North Carolina General Statutes, modified in Section 160D-605, specifies that the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive and any other officially adopted plan that is applicable; and

**WHEREAS**, the text amendments to the below sections of the Kannapolis Development Ordinance (KDO) are consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*:

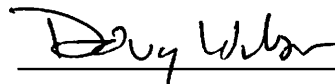
1. KDO Table of Contents: Remove Section 1.4.E, Bona Fide Farms in Extra Territorial Jurisdiction.
2. Article 1 General Provisions Table of Contents: Remove Section 1.4.E, Bona Fide Farms in Extra Territorial Jurisdiction.
3. Section 1.4.A: Delete the Extra Territorial Jurisdiction (ETJ) from General Applicability.
4. Section 1.4.E: Delete section, Bona Fide Farms in Extra-Territorial Jurisdiction.
5. Section 2.3.B(2)a: Delete representation for extraterritorial areas on the Planning and Zoning Commission.
6. Section 2.3.C(2)a: Delete representation for extraterritorial areas on the Board of Adjustment.
7. Section 3.8.D.(6): Delete the Extra Territorial Jurisdiction (ETJ) from Floodplain Protection Overlay (FPO) District, Lands to Which Regulations Apply.
8. Section 3.8.E.(3): Delete subdistricts from Manufactured Home Overlay (MHO) District, Establishment and Subdistricts.
9. Section 3.8.E.(4): Delete subdistricts from Manufactured Home Overlay (MHO) District, Modification of Underlying Use Permissions.

and;

**WHEREAS**, City Council conducted a public hearing on June 22, 2026, to consider amendments to the above-referenced Articles of the KDO,

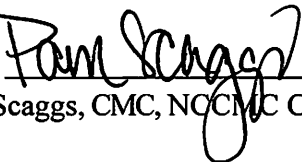
**NOW, THEREFORE BE IT RESOLVED** that City Council finds the text amendments as represented in Case TA-2026-02 consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, as well as state statutes, reasonable, and in the public interest, and are approved by City Council based on consideration of the application materials, information presented at the Public Hearing, and the recommendation provided by the Planning and Zoning Commission.

**Adopted this the 22nd Day of June 2026:**



Doug Wilson, Mayor  
City of Kannapolis

**ATTEST:**



Pam Scaggs, CMC, NCCMC City Clerk

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TA-2026-02**

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- ~~1. Type 2 manufactured homes.~~



## Zoning Text Amendment Checklist

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. Please either bring this application to the address above or email to emccarty@kannapolisnc.gov. The fees may also be paid online with a link provided by staff.

### APPLICANT

Applicant: City of Kannapolis

### SUBMITTAL CHECKLIST

- Pre-Application Meeting
- Zoning Text Amendment Checklist and Application – Complete with all required signatures
- Fee: \$400.00

### PROCESS INFORMATION

**Public Notification:** This is a legislative process that requires a public hearing and public notification including newspaper notice, first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Section 2.4.F of the KDO).

**Review Process:** All applications will be reviewed for compliance and then forwarded to the Planning and Zoning Commission for consideration at a public hearing which is held monthly on the third Tuesday at 6:00pm in City Hall Laureate Center. **The pre-application meeting, submittal of application, and payment of fees, must be completed prior to scheduling the public hearing. Please review Section 2.4.D. of the KDO.**

**Action by Planning and Zoning Commission:** The Commission shall consider the text amendment request and make a recommendation to City Council in accordance with Section 2.4.G. of the KDO.

**Scope of Approval:** City Council may approve or deny the request in accordance with Section 2.5.A(1).

**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: \_\_\_\_\_

5/11/26



### ZONING TEXT AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

#### Applicant Contact Information

Name: City of Kannapolis - Richard Smith

Phone: 704-920-4350

Address: 401 Laureate Way  
Kannapolis, NC 28081

Email: R.Smith@kannapolisnc.gov

In the space provided below, or on a separate sheet, present your requested text for the Ordinance provisions in question:

Request to amend table of contents, Article 1 General Provisions,  
Section 1.4.A, Section 1.4.E, Section 2.3.B(2)a, Section 2.3.C(2)a, Section  
3.8.D.(6), Section 3.8.E.(3), and section 3.8.E.(4).

State your reasons for amending the text of the Ordinance:

The City of Kannapolis is relinquishing its Extra Territorial  
Jurisdiction in Rowan County and is amending the Kannapolis  
Development Ordinance to reflect this change.

**I certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.**

  
Applicant Signature

5/11/26  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date



# Kannapolis City Council

City Council Agenda Staff Report

June 22, 2026

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**To:** Mayor and City Council  
**From:** Tina Cline, Assistant City Manager, Gary Mills, Parks & Recreation Director  
**Subject:** **GO BOND INTRODUCTION AND RESOLUTION UNANIMOUSLY APPROVED**

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## Recommended Action Requested by City Council

1. Consider a Motion to reduce the maximum amount of the bond from \$40,000,000 to \$38,000,000
2. Motion to adopt the Introduction of the Bond Order
3. Motion to adopt the Resolution calling a public hearing on the Bond Order, directing publication of the Notice of Public Hearing and filing of a Statement of Debt and Statement of Disclosures

## Required Votes to Pass Required Action

Majority Present at Meeting

## Background

### Fiscal Implications

The total projected cost for the proposed projects under consideration is \$37,441,000. A contingency amount was included in the maximum bond amount that brought the maximum total to \$40,000,000.

General Obligation Bonds are fixed authorization, and the ability to fund all projects will be subject to project cash and other factors. A reduction of the requested maximum bond amount to \$38,000,000 better aligns the bond amount more closely to the actual projected cost of the representative projects, takes into account that not all projects will be completed all at once, the potential to phase in at least one project for which no design work has been completed and will likely require a phased approach, considers the availability of other funding options in the future, and recognizes the potential for future market growth.

If Council is in agreement with a reduced maximum bond amount, the amount must be amended prior to adoption of the Introduction of the Bond Order and the Resolution calling for a public hearing.

## Alternate Courses of Action

### Attachments

1. 2026-29 Resolution Calling a Public Hearing on the 2026 GO Bond Order
2. 6-22 Council Meeting Introduction of Bond Order - Kannapolis 2026 GO Bonds

**RESOLUTION OF THE CITY OF KANNAPOLIS, NORTH CAROLINA REGARDING BOND ORDER AUTHORIZING THE ISSUANCE OF \$40,000,000 GENERAL OBLIGATION PARKS AND RECREATION BONDS, SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION OF A NOTICE OF SAID PUBLIC HEARING**

*WHEREAS*, the bond order entitled:

“BOND ORDER AUTHORIZING THE ISSUANCE OF \$40,000,000 GENERAL OBLIGATION PARKS AND RECREATION BONDS OF THE CITY OF KANNAPOLIS, NORTH CAROLINA”

has been introduced at a meeting of the City Council (the “*City Council*”) of the City of Kannapolis, North Carolina on June 22, 2026; and

*WHEREAS*, the City Council desires to provide for the holding of a public hearing thereon on July 13, 2026 and the submission of a statement of debt and a statement of disclosures in connection therewith as required by The Local Government Bond Act.

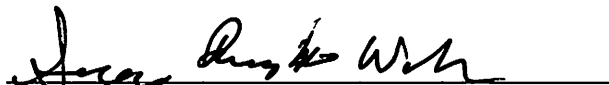
*NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KANNAPOLIS, NORTH CAROLINA* that the public hearing on said bond order will be held on July 13, 2026 at or about 6:00 p.m. in City Hall Council Chambers, 401 Laureate Way, Kannapolis, North Carolina, 28081.

*BE IT FURTHER RESOLVED* that the City Clerk is hereby directed to cause a copy of said bond order to be published with a notice of such hearing in the form prescribed by law in a newspaper of general circulation no later than six days prior to July 13, 2026.

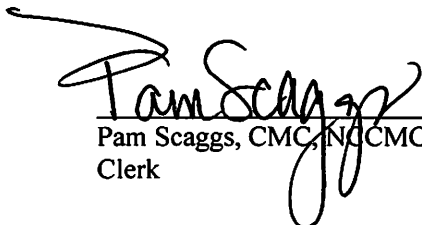
*BE IT FURTHER RESOLVED* that before the public hearing, the City’s finance officer is hereby directed to (1) file a sworn statement of debt with the Local Government Commission of North Carolina and the City Clerk in accordance with Section 159-55 of the General Statutes of North Carolina and (2) file with the City Clerk and the Local Government Commission of North Carolina and post online a statement of disclosure in accordance with Section 159-55.1(a) of the General Statutes of North Carolina.

*BE IT FURTHER RESOLVED* that this Resolution shall become effective on the date of its adoption.

*READ, APPROVED AND ADOPTED* on June 22, 2026.

  
George Douglas Wilson, Mayor  
City of Kannapolis

ATTEST:

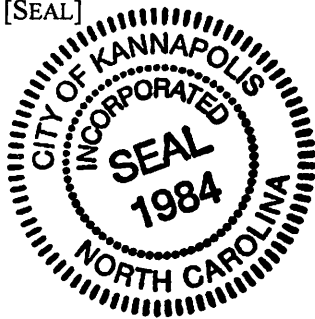
  
Pam Scaggs, CMC, NCCMC City  
Clerk

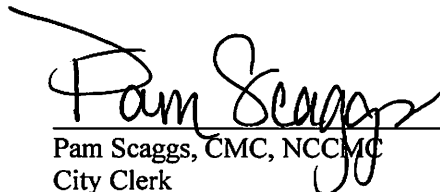
STATE OF NORTH CAROLINA            )  
  )    SS:  
CITY OF KANNAPOLIS                 )

I, PAM SCAGGS, City Clerk of the City of Kannapolis, North Carolina, ***DO HEREBY CERTIFY*** the attached to be a true and correct copy of a Resolution entitled, “**RESOLUTION OF THE CITY OF KANNAPOLIS, NORTH CAROLINA REGARDING BOND ORDER AUTHORIZING THE ISSUANCE OF \$40,000,000 GENERAL OBLIGATION PARKS AND RECREATION BONDS, SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION OF A NOTICE OF SAID PUBLIC HEARING**” adopted by the City Council at a meeting held on June 22, 2026.

*IN WITNESS WHEREOF*, I have hereunto set my hand and affixed the corporate seal of said City, this the 22 day of June, 2026.

[SEAL]



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

**BOND ORDER AUTHORIZING THE ISSUANCE OF \$40,000,000 GENERAL OBLIGATION PARKS AND RECREATION BONDS OF THE CITY OF KANNAPOLIS, NORTH CAROLINA**

**WHEREAS**, the City Council (the “*City Council*”) of the City of Kannapolis, North Carolina (the “*City*”) has ascertained and hereby determines that it is necessary to pay the capital costs of acquiring, constructing, renovating and improving parks and recreation facilities, including, without limitation, athletic fields, parks, playgrounds, greenways, and open space for active and passive use, including the acquisition of any necessary furnishing and equipment, land, rights-of-way and easements; and

**WHEREAS**, an application has been filed with the Secretary of the Local Government Commission of North Carolina (the “*Commission*”) requesting Commission approval of the General Obligation Parks and Recreation Bonds hereinafter described as required by the Local Government Bond Act, and the City Clerk has notified the City Council that the application has been accepted for submission to the Commission.

**NOW, THEREFORE, BE IT ORDERED** by the City Council of the City of Kannapolis, North Carolina, as follows:

**Section 1.** To raise the money required for the purpose described above, in addition to any funds which may be made available for such purpose from any other source, General Obligation Parks and Recreation Bonds of the City are hereby authorized and shall be issued pursuant to the Local Government Finance Act of North Carolina. The maximum aggregate principal amount of such General Obligation Parks and Recreation Bonds authorized by this order shall be \$40,000,000.

**Section 2.** Taxes will be levied in an amount sufficient to pay the principal and interest of the General Obligation Parks and Recreation Bonds.

**Section 3.** A sworn statement of the City’s debt has been filed with the City Clerk and is open to public inspection.

**Section 4.** The bond order will take effect when approved by the voters of the City at a referendum scheduled for November 3, 2026.

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

I, PAM SCAGGS, City Clerk of the City of Kannapolis, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of the bond order entitled “**BOND ORDER AUTHORIZING THE ISSUANCE OF \$40,000,000 GENERAL OBLIGATION PARKS AND RECREATION BONDS OF THE CITY OF KANNAPOLIS, NORTH CAROLINA**” which was introduced by the City Council of the City of Kannapolis, North Carolina, at a meeting held on June 22, 2026.

***IN WITNESS WHEREOF***, I have hereunto set my hand and affixed the corporate seal of said City, this the \_\_\_\_\_ day of June, 2026.

[SEAL]

---

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