

**TOWN OF HUNTERSVILLE
REGULAR TOWN BOARD MEETING
MINUTES**

**December 5, 2011
6:30 p.m. – Town Hall**

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall at 6:30 p.m. on December 5, 2011.

GOVERNING BODY MEMBERS PRESENT: Mayor Jill Swain; Commissioners Danae Caulfield, Charles Jeter, Ron Julian, and Sarah McAulay.

Mayor Swain called for a moment of silence.

Mayor Swain led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS/STAFF QUESTIONS

Mayor Swain

- The MTC met last week and discussed what is going on with the Red Line Task Force.
- There is going to be a meeting on the Red Line December 13 in Mooresville.
- Huntersville Connection will meet tomorrow at 11:30 a.m.
- Presented plaque to Commissioner Caulfield in appreciation for her years of service on the Board.

Commissioner Caulfield

- No report from Centralina Council of Government.
- Police Dispatch was discussed at last meeting. We are still in the discussion stage with CMPD in working out details.

Commissioner Jeter

- Bill Thunberg, former Mayor of Mooresville, was hired as the new director for the Lake Norman Transportation Commission.

Commissioner Julian

- No report from LNREDC, other than the sales pipeline seems to be picking up a little bit.
- I was not able to attend the Chamber meeting due to conflicting meetings.
- A Huntersville Christmas is December 10.

Commissioner McAulay

- No report from assigned committees.
- Expressed appreciation to Commissioner Caulfield for her service to the Board.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Commissioner Caulfield expressed appreciation to staff and the Board and looks forward to the good things the new Board is going to get done for the town during the next two years.

AGENDA CHANGES

Commissioner Jeter made a motion to adopt the agenda.

Commissioner Julian seconded motion.

Motion carried unanimously.

PUBLIC HEARINGS

None

OTHER BUSINESS

None

CONSENT AGENDA

Approval of Minutes. Commissioner Jeter made a motion to approve the minutes of the November 21, 2011 Regular Town Board Meeting. Commissioner Julian seconded motion. Motion carried unanimously.

Budget Amendment – Downtown Festival. Commissioner Jeter made a motion to approve budget amendment appropriating Signage Revenue in the amount of \$5,528.50 to Downtown Festival Expense to be used for Huntersville Christmas Event rides and activities. Commissioner Julian seconded motion. Motion carried unanimously.

Budget Amendment – Police Department (Insurance). Commissioner Jeter made a motion to approve budget amendment recognizing insurance revenue in the amount of \$4,416.30 and appropriate to the Police Department's insurance account. Commissioner Julian seconded motion. Motion carried unanimously.

Budget Amendment – Police Department (Insurance). Commissioner Jeter made a motion to approve budget amendment recognizing insurance revenue in the amount of \$500.00 and appropriate to the Police Department's insurance account. Commissioner Julian seconded motion. Motion carried unanimously.

OATH OF OFFICE

Chief District Court Judge Lisa Bell was scheduled to administer the oaths of office to the Mayor and Commissioners, however she had not arrived.

Town Clerk Janet Pierson administered oath to Mayor Jill Swain.

Mayor Swain administered oath to Commissioners Melinda Bales, Charles Guignard, Charles Jeter, Ron Julian, Sarah McAulay and Danny Phillips.

After the Board took their places at the dais, Judge Bell arrived. The Board chose to have Judge Bell re-administer their oaths.

Judge Bell administered oath to Mayor Jill Swain.

Judge Bell administered oath to Commissioners Melinda Bales, Charles Guignard, Charles Jeter, Ron Julian, Sarah McAulay and Danny Phillips.

NEW BUSINESS

Election of Mayor Pro-tem. Commissioner Guignard made a motion to approve by acclamation the election of the Honorable Sarah McAulay as Mayor Pro-tem. Commissioner Jeter seconded motion. Motion carried unanimously.

Appointments to Boards and Committees. Commissioner McAulay made a motion to approve the following appointments:

Arts & Science Council – Commissioner Jeter, Representative; Mayor Swain, Alternate
Lake Norman Regional EDC – Commissioner Julian, Representative; Commissioner Bales, Alternate
Metropolitan Planning Organization (MUMPO) – Commissioner McAulay, Representative; Mayor Swain, Alternate
Metropolitan Transit Commission (MTC) – Mayor Swain, Representative; Greg Ferguson and Bill Coxe, Alternates
Centralina Council of Governments (COG) – Commissioner McAulay, Representative; Commissioner Phillips, Alternate
Lake Norman Chamber of Commerce – Commissioner Phillips, Representative; Commissioner Bales, Alternate
Lake Norman Transportation Commission (LNTC) – Commissioner Guignard & Greg Ferguson, Representatives;
Commissioner Bales, Alternate
NC 73 Council of Planning – Commissioner McAulay, Representative; Commissioner Phillips, Alternate
NC Power Agency #1 – Greg Ferguson, Representative; Gerry Vincent, Alternate
Planning Coordinating Committee – Commissioner McAulay, Representative; Commissioner Jeter, Alternate
Police Dispatch Advisory Committee – Commissioner Bales, Representative; Commissioner Phillips, Alternate
School Advisory Committee (SAC) – Commissioner Julian, Representative; Commissioner Bales, Alternate
Visit Lake Norman – Commissioner McAulay, Representative

Commissioner Julian seconded motion.

Mayor Swain requested that Commissioners let her know after the meeting if they are interested in serving on committee for Poplar Tent/NC 73 Small Area Plan and also pointed out that additional committees will be discussed at the retreat.

Motion carried unanimously.

Reschedule January 2 Meeting. Commissioner Guignard made a motion to reschedule the January 2, 2012 Regular Town Board Meeting to Tuesday, January 3, 2012 due to the New Year's holiday. Commissioner Jeter seconded motion. Motion carried unanimously.

Reschedule January 16 meeting. Commissioner Guignard made a motion to reschedule the January 16, 2012 Regular Town Board Meeting to Tuesday, January 17, 2012 due to the Martin Luther King, Jr. holiday. Commissioner Jeter seconded motion. Motion carried unanimously.

Resolution. Commissioner McAulay made a motion to adopt resolution expressing support for the application of the Douglas Development Group to the North Carolina Housing Finance Agency and the Charlotte-Mecklenburg Housing Consortium for affordable housing tax credits to construct a senior housing development containing up to 108 individual rental units located in the Caldwell Station Transit Oriented Development on Will Knox Road.

Commissioner Guignard seconded motion.

Motion carried unanimously.

RESOLUTION

RESOLUTION EXPRESSING SUPPORT FOR THE APPLICATION OF THE DOUGLAS DEVELOPMENT GROUP TO THE NORTH CAROLINA HOUSING FINANCE AGENCY AND THE CHARLOTTE MECKLENBURG HOUSING CONSORTIUM FOR AFFORDABLE HOUSING TAX CREDITS TO CONSTRUCT A SENIOR HOUSING DEVELOPMENT CONTAINING UP TO 108 INDIVIDUAL RENTAL UNITS LOCATED IN THE CALDWELL STATION TRANSIT ORIENTED DEVELOPMENT ON WILL KNOX ROAD, HUNTERSVILLE, NORTH CAROLINA; PROVIDED SUCH EXPRESSION OF SUPPORT IS CONDITIONED BY THE APPLICATION FOR THE AFFORDABLE HOUSING TAX CREDITS TO BE FILED BY DOUGLAS DEVELOPMENT WITH THE NCHFA AND CHARMECK HOUSING CONSORTIUM, MEETING ALL ALLICABLE "THRESHOLD REQUIREMENTS" AND OTHER APPLICABLE LEGAL REQUIREMENTS; THE RESOLUTION SHALL BE EFFECTIVE FOR ONE YEAR FROM THE DATE OF ADOPTION.

WHEREAS, Douglas Development and Caldwell Station Venture is applying to the North Carolina Housing Finance Agency and Charlotte Mecklenburg Housing Consortium for Affordable Tax Credits to construct a housing development exclusively for persons age 62 and older and containing up to 108 housing units; and

WHEREAS, The NCHFA and Charlotte Mecklenburg Housing Consortium look favorably at the evidence of local governance and community support within its formal application process,

WHEREAS, The Town of Huntersville has adopted Transit Oriented Development Guidelines and Principals which specifically encourages Affordable and Senior Housing within its defined Charlotte Area Transit System's Commuter RED Line Corridor, and specifically the site Caldwell Station; and

WHEREAS, On June 16, 2009 The Federal Agencies of EPA, HUD and DOT created an Interagency Partnership for Sustainable Communities whose six "livability principals" coordinate policy and promote smart growth, are reflected in the Caldwell Station Affordable Senior Housing Project and its site location; and

WHEREAS, The Town of Huntersville desires through its comprehensive plans, planning and zoning ordinances encourages the orderly growth and development of all types of housing for its growing populations and there exist a known shortage of affordable senior housing within the region; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND TOWN BOARD OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA, that the Town Board hereby express their SUPPORT FOR THE APPLICATION OF THE DOUGLAS DEVELOPMENT GROUP TO THE NORTH CAROLINA HOUSING FINANCE AGENCY AND THE CHARLOTTE MECKLENBURG HOUSING CONSORTIUM FOR AFFORDABLE HOUSING TAX CREDITS TO CONSTRUCT A SENIOR HOUSING DEVELOPMENT CONTAINING UP TO 108 INDIVIDUAL RENTAL UNITS LOCATED IN THE CALDWELL STATION TRANSIT ORIENTED DEVELOPMENT ON WILL KNOX ROAD, HUNTERSVILLE, NORTH CAROLINA; PROVIDED SUCH EXPRESSION OF SUPPORT IS CONDITIONED BY THE APPLICATION FOR THE AFFORDABLE HOUSING TAX CREDITS TO BE FILED BY DOUGLAS DEVELOPMENT WITH THE NCHFA AND CHARMECK HOUSING CONSORTIUM, MEETING ALL ALLICABLE "THRESHOLD REQUIREMENTS" AND OTHER APPLICABLE LEGAL REQUIREMENTS; THE RESOLUTION SHALL BE EFFECTIVE FOR ONE YEAR FROM THE DATE OF ADOPTION.

ADOPTED by the Town Council of and APPROVED by the Mayor of the Town of Huntersville this _____ day of _____ 2011.

Call for Public Hearing – Petition #R11-06. Commissioner Jeter made a motion to call a public hearing for Tuesday, January 3, 2012 at 6:30 p.m. at Huntersville Town Hall on Petition #R11-06, a request by Charlotte-Mecklenburg Hospital Authority (Carolinas Healthcare Systems) to rezone 17.35 acres located at the northwest corner of NC 115 and Verhoeff Drive from Neighborhood Residential to Campus Institutional Conditional District.

Commissioner Julian seconded motion.

Commissioner Julian advised the Board he would be meeting with CMC concerning questions he has about the project.

Mayor Swain suggested another commissioner attend that meeting. Commissioner Guignard volunteered to attend.

Motion carried unanimously.

Call for Public Hearing – Petition #TA11-11. Commissioner Jeter made a motion to call a public hearing for Tuesday, January 3, 2012 at 6:30 p.m. at Huntersville Town Hall on Petition #TA11-11, a request by Jonathan Yates to amend Articles 3.2.1(a) and 9.9 to permit with conditions commercial communication towers in the Rural Zoning District.

Commissioner Guignard seconded motion.

Motion carried unanimously.

CLOSING COMMENTS

Commissioner Guignard said it's good to be back and he is excited about working with the Board, staff, citizens and businesses. Expressed appreciation for vote of confidence in voting to bring him back to the dais.

Commissioner Bales expressed appreciation to her family and looks forward to working with the Board and staff.

Commissioner Julian expressed appreciation to the people of Huntersville and his family, and looks forward to future progress.

Mayor Swain expressed appreciation to her husband for being so patient and tolerant of all the meetings.

Commissioner Jeter expressed appreciation to his family and commended Danae Caulfield for her service, and looks forward to serving for the next two years.

Commissioner Phillips expressed appreciation to this family and the people that elected him.

Commissioner McAulay expressed appreciation for the support she received and looks forward to the next two years.

Greg Ferguson, Town Manager, announced that there would be a light reception at Café 100 immediately following the meeting.

There being no further business, the meeting was adjourned.

Approved this the 19th day of December, 2011.