

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**January 6, 2020
6:30 p.m. – Huntersville Town Hall**

PRE-MEETING

The Huntersville Board of Commissioners held a pre-meeting at the Huntersville Town Hall at 5:00 p.m. on January 6, 2020.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Commissioner Bales made a motion to go into closed session to consult with the Town Attorney, including but not limited to consulting regarding the lawsuit captioned Town of Huntersville v. Runyan, Mecklenburg Co. Superior Court File No. 19 CVS 4827.

Upon return from closed session, the pre-meeting was adjourned.

**REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS**

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall at 6:00 p.m. on January 6, 2020.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Mayor Aneralla called the meeting to order.

Mayor Aneralla called for a moment of silence.

Mayor Aneralla led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS/STAFF QUESTIONS

Mayor Aneralla

- Next meeting of the Metropolitan Transit Commission is in a couple of weeks.
- Next Mayor's Luncheon is January 21.
- Meeting with the new superintendent of Charlotte-Mecklenburg Schools is scheduled for Wednesday.
- Attended Hopewell High School's marching band performance.

Commissioner Bales

- Provided update on Visit Lake Norman events.
- Lake Norman Economic Development Corporation has 27 active projects, 13 of which are in Huntersville.

Commissioner Boone

- Provided update on Lake Norman Chamber of Commerce events.
- Provided update on the Huntersville Fire Department.
- Police K-9 Handler of the Year was awarded to Officer Johnston and his partner Ciro.

Commissioner Hines

- Provided update on the Huntersville Ordinances Advisory Board. Next meeting is this Thursday.
- Charlotte Regional Transportation Planning Organization orientation meeting is next Tuesday and the monthly meeting is January 15.
- There is a transportation summit in Raleigh on January 8 and one of the topics is how to be creative with the cost and what's going to happen with vehicles in the state of North Carolina.

Commissioner Munger

- Next meeting of Centralina Council of Governments is February 12.
- Construction on Waymer Center is scheduled to be complete February 2020.

Commissioner Phillips

- The Town is accepting applications for a seat on the Transit Services Advisory Committee.
- Ada Jenkins will be hosting Job Fair on January 29.
- Mecklenburg County is accepting volunteers for the Point in Time count.
- Recognized Parks & Recreation staff for hosting Christmas Eve event for the community and back-to-school haircut event.

Commissioner Walsh

- Work continues on the logo for the Huntersville Vine (greenway system).
- Provided update on the Huntersville Chamber of Commerce.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Mayor Aneralla recognized Bill Coxe who retired on December 31, 2019.

Lake Norman Tennis Association and USTA presented check to the Town in the amount of \$96,000 for a new public tennis facility that's being constructed in partnership with the Community School of Davidson.

Dena Diorio, Mecklenburg County Manager, updated the Board on the Livable Meck program. *PowerPoint presentation attached hereto as Exhibit No. 1.*

Stephen Trott, Director of Engineering, updated the Board on transportation projects. *Spreadsheet attached hereto as Exhibit No. 2.*

Marilyn Wallace, 8913 Oxford Place, addressed the Board on behalf of some of her neighbors in opposition to Petition #18-10A, because of concerns about density and increased traffic.

Donald Woodard, 9121 Westminster Drive, addressed the Board in opposition to Petition #18-10A. The small area plans were done when the area was not developed. Expressed concern with the additional traffic.

Joyce Untz, 9131 Edinburgh Avenue, addressed the Board in support of Petition #18-10A. A plan cannot be denied because neighbors want the property kept undeveloped because North Carolina is a property right state and landowners have the right to develop land in accordance with local rules.

Nancy Mertz, 9131 Edinburgh Avenue, addressed the Board in support of Petition #18-10A.

Linda Smith, 9036 Miriam Drive, addressed the Board in support of Petition #18-10A. The streets in Westminster Park are not narrow, they have a 60' right-of-way. Joe Sailors said that everyone in the neighborhood was against the development and that is not true. The developer has made changes trying to satisfy the people opposing the development.

Katie Cook, 14202 Salem Ridge Road, addressed the Board in support of the Planning Board's recommendation on Petition #TA19-10 to reduce the side and rear setback for swimming pools from 15' to 10'.

Nancy Cecil, 16435 Cobbleview Lane, addressed the Board in support of the Planning Board's recommendation on Petition #TA19-10 to reduce the side and rear setback for swimming pools from 15' to 10'.

Ed Cecil, 16435 Cobbleview Lane, addressed the Board in support of the Planning Board's recommendation on Petition #TA19-10 to reduce the side and rear setback for swimming pools from 15' to 10'.

Kim Aichele, 9511 Cennetta Court, addressed the Board in opposition to Petition #R18-10A. *Refer to written comments attached hereto as Exhibit No. 3.*

Dennis Jakubovitz, 9400 Westminster Drive, addressed the Board in support of Petition #R18-10A. The developer revised the plan to try to accommodate concerns expressed by the neighbors. Traffic is already an issue and an extra 100 houses won't have a major impact to it.

AGENDA CHANGES

Commissioner Hines made a motion to adopt the agenda.

Commissioner Bales seconded motion.

Motion carried unanimously.

PUBLIC HEARINGS

Petition #R18-06. Mayor Aneralla called to order public hearing on Petition #R18-06, a request by Ellen and Frank Loncz to modify their Neighborhood Center – Conditional District existing rezoning plan for 412 S. Old Statesville Road and to rezone the property located at 116 Watkins Street from General Residential to Neighborhood Center – Conditional District.

Sierra Saumenig, Senior Planner, entered the Staff Report into the record and reviewed the request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 4.*

Staff currently supports the fundamental principles of the rezoning, the added commercial uses to the site, and the parking area in the rear. Staff also supports the rezoning application as being consistent with CD-2 and CD-3 of the Huntersville 2030 Community Plan. However, there are site plan and neighborhood consistency concerns that are still outstanding as noted in the Staff Report. Since the Staff Report, the applicants have addressed two concerns regarding parking in the buffer. For parking the applicants are requesting a modification to allow gravel for the proposed parking lot that's to the south with a concrete apron which would be their overflow parking. In regards to the buffer, they are installing a mix of both a 30' and a 10' buffer to meet the Zoning Ordinance requirement.

The Planning Board is scheduled to review the application on January 28, 2020.

Commissioner Hines noted a TIA was not necessary and questioned what the threshold was to require a TIA.

Ms. Saumenig responded the threshold was 150 patrons per event and the applicants have said they will not have an event with over 150 people.

Commissioner Boone asked if the Charlotte-Mecklenburg Historic Landmarks Commission had reviewed the proposed changes.

Ms. Saumenig stated she will contact them.

Ellen Loncz presented a PowerPoint reviewing their request and proposal for addressing the noise issue. *PowerPoint attached hereto as Exhibit No. 5.*

Commissioner Walsh asked what type of events, other than weddings, are proposed to be held at the location.

Ms. Loncz stated they currently have brunch on Sunday, high tea and food truck events. They also donate space to charitable organizations.

Commissioner Walsh asked if the noise complaints are coming from neighbors directly adjacent to the property.

Ms. Loncz stated she has no knowledge that it's the neighbors directly adjacent. They tried to obtain copies of the police reports but they were considered incidents and have just notes. They have requested through Sgt. Dunker to sit down with those individuals. Ms. Loncz further stated they have good communication with the neighbors and have had neighbors call them if the music is too loud and they turn it down.

Commissioner Hines asked if the pavilion would be closer to the house and away from the neighborhood.

Ms. Loncz stated it would be closer to the house and they have not determined if it would be oriented vertically or horizontally. It would be pointed more towards the trees that when planted were below 6'

tall and now they are 8-1/2' tall, so in the long run you probably won't be able to see a neighbor's house from the pavilion. They only planted 10 trees near Watkins because they knew eventually they would have to be torn down to build the pavilion. The plan would be to continue to plant there.

Commissioner Munger asked if the issue with the landscapers parking on the street had been resolved.

Ms. Loncz noted that was taken care of the day after the neighborhood meeting where the complaint was received.

Commissioner Munger asked about the timeline for building the pavilion.

Ms. Loncz stated that once approved they would start to pre-sale that for events. They have some architectural renderings they like, but haven't gone further than that. Anticipated time for getting it built would be by Summer 2021 or Fall 2021.

Commissioner Bales asked if the pavilion would be completely open or closed on the sides.

Ms. Loncz stated initially the pavilion would be open. This is a phase based construction model because they want to make sure everything they want is incorporated into the new structure. Restrooms would be added in Phase 2. They are looking at roll-down doors but want to find architectural artifacts to use and it will take some time to do that.....it might be barn doors.

Commissioner Bales asked how many phases are anticipated.

Ms. Loncz stated no more than three.

Hal Bankirer, Planning Board, requested clarification on what the buffer requirements are and what the applicant is proposing.

Ms. Saumenig stated it wasn't clear on the plan which one they were doing. They are calling out a 30' buffer but when you measure the whole thing, it's not 30'. The Zoning Ordinance does call for a 30', but you can go down to a 10' if you plant evergreen shrubs that will reach 8' at maturity. The applicants e-mailed that they were going to do a mix and in their 10' buffer there would be evergreen shrubs that would reach 8' maturity. Ms. Saumenig further stated she has not seen where the 30' and 10' will be on the plan yet because this is only the first review of the plan, but they are intending to do a mix.

Mr. Bankirer noted that the Planning Board would need that information.

Mayor Aneralla asked staff where the Town stands on gravel parking because in the past it has not been allowed.

Ms. Saumenig stated that out of 10 parcels in the block south of Ranson, all but one have a paved driveway and staff would probably lean towards paved because that's in keeping with the block.

Mayor Aneralla noted the neighborhood meeting was on May 29 and questioned why it has taken so long to come to the Board and also questioned if the neighbors had been kept up-to-date on the project.

Ms. Saumenig noted that over the past couple of months staff has had conversations with the applicants. It took a while for the plan to get back into review and we just had conversations about certain comments and issues that we had. Staff did receive a phone call today from someone that was opposed to it. A rezoning sign was placed on the property. Letters notifying neighbors of the public hearing were mailed on December 23.

There being no further comments, Mayor Aneralla closed the public hearing.

Petition #R19-16. Mayor Aneralla called to order public hearing on Petition #R19-16, a request by Drew Bowman on behalf of the property owners, to remove the conditional rezoning and revert back to the Rural Zoning District on Parcels 02107199, 02106106, 02106103, 02106104, 02106101, 02106102, 02106105, 02105101, 02105198, 02105102, 02105112, 02105115, 02120106, and 02122107 (split R/TR) and to remove the conditional rezoning and revert back to Transitional Residential on Parcels 02122107 (split R/TR), 02122106, 02122105, 02122104, 02122108, 02122102.

Jack Simoneau, Planning Director, reviewed the Staff Analysis. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 6.*

Commissioner Hines questioned if the thoroughfare alignment would revert back to the old alignment or stay where it was approved.

Mr. Simoneau noted the proposed rezoning shows the currently adopted thoroughfare and that is remaining that way.

Kim Burton, 15555 Huntersville-Concord Road, requested that stipulations and requirements to protect the land conservancy that were agreed to as a part of the previous rezoning plan be taken into account for this proposed rezoning.

Commissioner Bales requested to hear from Metrolina Greenhouses.

Mr. Van Wingerden, Metrolina Greenhouses, stated that the land was bought to give them options in the future. Additional expansion is not planned at this time.

There being no further comments, Mayor Aneralla closed the public hearing.

Petition #TA19-07. Mayor Aneralla called to order public hearing on Petition #TA19-07, a request by Ryan McDaniels to amend Article 10.7.1 to allow buildings greater than 100,000 sq. ft. located in Corporate Business and Special Purpose Zoning Districts to have wall sign(s) not to exceed 384 sq. ft.

Sierra Saumenig, Senior Planner, reviewed the Staff Report. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 7.*

Commissioner Munger questioned why 384 sq. ft. was recommended.

Ms. Saumenig explained that it's three times what is allowed now and would meet the clients' needs of the Lake Norman Economic Development Corporation.

There being no further comments, Mayor Aneralla closed the public hearing.

OTHER BUSINESS

Petition #R18-10A. Petition #R18-10A is a request by Bowman Development Group to rezone +/- 45.18 acres located near Mt. Holly-Huntersville Road, Beatties-Ford Road and Carver Avenue (Parcel #: 01526443, 01526504, 01526506, 01526432 & 01526460) from Rural to Neighborhood Residential - Conditional District.

David Peete, Principal Planner, entered the Staff Report into the record. *Staff Report attached hereto as Exhibit No. 8.*

Mr. Peete noted that the rezoning plan included in the agenda packet is significantly and in every major way exactly as the public hearing and what the Planning Board saw. The applicant has been making red line comment adjustments, but nothing of a significant nature has changed. There are two modifications requested and staff recommends they both be approved.

On Tuesday, December 17, 2019, the Planning Board recommended denial of the Conditional District Rezoning by 6-2 vote. The motion to deny was based on the request being inconsistent with Policies H-2, Mixed Use Village Development and H-9, Recommendation of Moderate Density. It is not reasonable and in the public's interest to approve this rezoning plan because it sets a dangerous precedent regarding what criteria can be used to justify intensification of low-density zones and sets a new priority in regards to protecting low-density zones.

Commissioner Hines asked how staff got comfortable with the buffer modification for the BMP.

Mr. Peete explained that constraints are on three sides. The stipulation and the note will be very clear that they are going to do everything they can to not even need to mitigate that buffer, but they would just like the ability to reduce it, if necessary.

Commissioner Boone asked if this is the first time this property has tried to be developed.

Jack Simoneau, Planning Director, stated the first official submittal was last year. There were significant concerns. The project was put on hold and then modified, but those are the only official plans to come in.

Mayor Aneralla asked if an applicant adheres to a TIA is traffic a reason to deny.

Angela Beeker, Town Attorney, stated if the applicant has complied with the requirements, then I would say it's harder to deny it and I wouldn't recommend you deny it based on traffic alone if they have complied with the ordinance. There are general requirements that the Board can consider and those are in Article 11 of the Zoning Ordinance which lists some general requirements that the Board and the Planning Board is supposed to consider in making the decision. Traffic, schools, those kinds of things are kind of general considerations that you would take into account, but because there's no specific TIA requirement, but they are complying with NCDOT and CDOT recommendations, I wouldn't rely on that alone as the basis. If the Board determined that it doesn't comply because the Board would consider this not to be moderate density, then traffic could still be a consideration, but I wouldn't recommend that it be the sole consideration for denial.

Mayor Aneralla asked if a plan can be denied based on the fact that small area plans may be outdated.

Ms. Beeker explained anytime the Board makes a zoning map amendment it has to be in compliance with the plans. It's up to this Board to determine whether that plan is still current or not, regardless of the date that's on it. When you vote and you state the reason for your decision, your vote could update or amend the plan. By your vote you could update and amend that plan and if you were to choose to do that by your vote then you would say why it's reasonable and in the interest and what makes it different today that makes it reasonable to differ from that plan.

Commissioner Bales questioned where the main entrance and exit would be.

Mr. Peete reviewed the location of the entrances/exits and will let Mr. Bowman address what will be considered the main entrance.

Mr. Bowman noted he has not identified a main entrance. Connectivity is being provided based on the small area plan.

Commissioner Bales noted if the project is approved there needs to be a commitment from the developer that construction traffic would not be going in and out of Westminster or Pembroke.

Mr. Bowman stated that the project hasn't been phased yet. It doesn't go through full engineering until it's approved. The most sensible way to get into the property would be Mt. Holly-Huntersville Road or Carver Road.

Commissioner Munger requested staff to elaborate on what the meaning was of a note on Page 7 of the small area plan that there's only 45 to 60 homes what were supposed to be built in this area.

Mr. Simoneau explained that the reference in the body of the small area plan says the market study is hereby summarized in this way and it mentioned that between 45 and 60 large lot single-family could occur. It was referencing the market study.

Commissioner Munger questioned why a TIA wasn't done on the five point intersection.

Stephen Trott, Director of Engineering, explained the project was scoped according to Town guidelines and the intersection fell below the threshold to study.

Commissioner Munger asked what the zoning was on the Wedgewood community to the south.

Mr. Peete stated it is R3 and is in the City of Charlotte.

Commissioner Walsh made a motion in considering the proposed conditional district rezoning application R18-10A Oakgrove Hill subdivision, the Town Board recommends approval based on the plan being consistent with Implementation Goals H2, H4, H9, PF-2, T-6, T-7 and T-8 of the 2030 Community Plan and is consistent with objectives of both the Beatties Ford Road and Mt. Holly-Huntersville Road Small Area Plan and the Beatties Ford Road Corridor Plan. It is reasonable and in the public interest to approve the conditional district rezoning plan because it is consistent with the plans outlined above and the applicable provisions of the Zoning Ordinance can be adequately addressed.

Commissioner Hines seconded motion.

Motion carried 5 to 1, with Commissioner Munger opposed.

Petition #TA19-10. Petition #TA19-10 is a request by KBR Bowman, LLC to amend Article 8.11.6 Permitted Accessory Uses in All Districts to reduce the side and rear setback for swimming pools from 15' to 5'.

David Peete, Principal Planner, entered the Staff Report into the record. *Staff Report attached hereto as Exhibit No. 9.*

On December 17, 2019, the Planning Board recommended approval of reducing the setback for swimming pools from 15' to 10' by unanimous vote.

Commissioner Boone made a motion in considering the proposed amendment TA19-10, be it ordained by the Town Board that the Zoning Ordinance is hereby amended as follows:

Section 8.11.6 All swimming pools located on any site, including single-family residential sites, shall be:

- Located in a side or rear yard only;
- Located a minimum of 10' from the property line measured to the water's edge;
- Completely enclosed by a fence or wall no less than 4' but no more than 8' in height above grade as measured on the side of the fence or wall, which faces away from the swimming pool. This fence or wall shall enclose the swimming pool itself and may include any additional portions of the lot. All fence or wall openings into the pool area shall be equipped with a gate that opens outward away from the pool and shall be self-closing and have a self-latching device.

The Town Board is approving this based on the amendment being consistent with standards of numerous surrounding municipalities.

Commissioner Walsh seconded motion.

Motion carried unanimously.

Huntersville Ordinances Advisory Board Bylaws. At the recent December 13, 2019 Board of Commissioners work session, the Board requested that the Ordinances Advisory Board bylaws be amended to transition the currently allowable two voting Town Board member positions to one non-voting position over the next two years. The proposed amendment leaves the bylaws intact as currently written for one year, 2020. The second year, 2021, the number of allowable voting Town Board members is reduced to one by eliminating the possibility that the Chairperson could also be a Town Board member. At the end of the second year, the Town Board member position will convert to a new non-voting position, and position previously held by a voting Town Board member will be added to the "at-large" members, increasing this number from six to seven. The result for 2022 will be nine voting members (none of which will be Town Board members) and four non-voting members (with the fourth non-voting position being a Town Board member).

Commissioner Bales made a motion to adopt amendment to the Huntersville Ordinances Advisory Board Bylaws.

Commissioner Hines seconded motion.

Commissioner Boone stated he is opposed to the amendment. The board is probably one of the best boards in Town and the pushback on this is that there are commissioners who think other commissioners having a vote on something that is voted on before the Town Board is not fair.

Motion carried 4 to 2, with Commissioners Boone and Phillips opposed.

Ranson/Rosedale Park Master Plan. Dan Dodd, The Dodd Studio, presented presentation on the Ranson/Rosedale Park Master Plan. *PowerPoint attached hereto as Exhibit No. 10.*

Michael Jaycocks, Parks & Recreation Director, pointed out that no funding is being committed at this point. The Parks & Recreation Commission unanimously endorsed the final concept at their December 11, 2019, meeting.

Commissioner Walsh made a motion to approve the Ranson/Rosedale Park Master Plan.

Commissioner Bales seconded motion.

Motion carried unanimously.

Greenway, Trail and Bikeway Commission Appointments. The Greenway, Trail and Bikeway Commission has two 3-year terms and one 1-year term open. Lori Russell and Diane McLaine have both reapplied for their expiring terms. Drew Vernado has left his unexpired term.

Commissioner Bales nominated Diane McLaine for a 3-year term.
Commissioner Boone nominated Kim Van Sickler for a 1-year term.
Commissioner Hines nominated Diane McLaine for a 3-year term.
Commissioner Munger nominated Diane McLaine.
Commissioner Phillips nominated Diane McLaine.
Commissioner Walsh nominated Diane McLaine.

Mayor Aneralla called for the vote to appoint Diane McLaine for a 3-year term.

Appointment carried unanimously.

Commissioner Boone nominated Lori Russell for a 3-year term.
Commissioner Hines nominated Lori Russell for a 3-year term.
Commissioner Munger nominated Lori Russell for a 3-year term.
Commissioner Phillips nominated Lori Russell for a 3-year term.
Commissioner Walsh nominated Lori Russell for a 3-year term.
Commissioner Bales nominated Lori Russell for a 3-year term.

Mayor Aneralla called for the vote to appoint Lori Russell to a 3-year term.

Appointment carried unanimously.

Commissioner Hines nominated Kim Van Sickler for a 1-year term.
Commissioner Munger nominated Kim Van Sickler for a 1-year term.
Commissioner Phillips nominated Kim Van Sickler for a 1-year term.
Commissioner Walsh nominated Kim Van Sickler for a 1-year term.

Commissioner Bales nominated Kim Van Sickler for a 1-year term.
Commissioner Boone nominated Kim Van Sickler.

Mayor Aneralla called for the vote to appoint Kim Van Sickler to a 1-year term.

Appointment carried unanimously.

Public Art Commission Appointments. The Public Art Commission has two 3-year terms open. Scott Mumma has reapplied for his expired term.

Commissioner Munger nominated Scott Mumma.
Commissioner Phillips nominated Terralyn Mills.
Commissioner Walsh nominated Scott Mumma.
Commissioner Bales nominated Scott Mumma.
Commissioner Boone nominated Terralyn Mills.
Commissioner Hines nominated Scott Mumma.

Mayor Aneralla called for the vote to appoint Scott Mumma to a 3-year term.

Appointment carried unanimously.

Commissioner Phillips nominated Terralyn Mills.
Commissioner Walsh nominated Jill Borcich.
Commissioner Bales nominated Jill Borcich.
Commissioner Boone nominated Terralyn Mills.
Commissioner Hines nominated Emily Harris.
Commissioner Munger nominated Terralyn Mills.

Mayor Aneralla called for the vote to appoint Terralyn Mills.

Appointment carried unanimously. Commissioner Phillips, Commissioner Boone, and Commissioner Munger in favor; Commissioner Walsh, Commissioner Bales and Commissioner Hines abstained, which was recorded as a vote in the affirmative.

Parks & Recreation Commission Appointments. We have four 3-year terms open on the Parks & Recreation Commission. Edward Parks has applied for his expired term.

Commissioner Walsh nominated Ed Parks.
Commissioner Bales nominated Ed Parks.
Commissioner Boone nominated Ed Parks.
Commissioner Hines nominated Ed Parks.
Commissioner Munger nominated Ed Parks.
Commissioner Phillips nominated Ed Parks.

Mayor Aneralla called for the vote to appoint Ed Parks to a 3-year term.

Appointment carried unanimously.

Commissioner Bales nominated Jason Ma.

Commissioner Boone nominated Kathy Lewis.
Commissioner Hines nominated Jason Ma.
Commissioner Munger nominated Alisia Bergsman.
Commissioner Phillips nominated Jason Ma.
Commissioner Walsh nominated Jason Ma.

Mayor Aneralla called for the vote to appoint Jason Ma to a 3-year term.

Appointment carried unanimously.

Commissioner Boone nominated Kathy Lewis.
Commissioner Hines nominated Kathy Lewis.
Commissioner Munger nominated Alisia Bergsman.
Commissioner Phillips nominated Kathy Lewis.
Commissioner Walsh nominated Alisia Bergsman.
Commissioner Bales nominated Kathy Lewis.

Mayor Aneralla called for the vote to appoint Kathy Lewis to a 3-year term.

Appointment carried by a 6-1 vote, with Commissioner Walsh opposed. Commissioner Munger abstained, which was recorded as an affirmative vote.

Commissioner Hines nominated Shane Ruffin.
Commissioner Munger nominated Alisia Bergsman.
Commissioner Phillips nominated Alisia Bergsman.
Commissioner Walsh nominated Alisia Bergsman.
Commissioner Bales nominated Shane Ruffin.
Commissioner Boone nominated Alisia Bergsman.

Mayor Aneralla called for the vote to appoint Alisia Bergsman to a 3-year term.

Appointment carried unanimously.

CONSENT AGENDA

2013 GO Transportation Bonds. The 2013 GO Transportation Bonds of \$2,030,000 were originally allocated to the US 21 and Gilead Road project. This budget amendment recognizes interest income of \$70,340 on the 2010 bonds and authorizes these funds to the US 21 and Gilead Road project.

Commissioner Hines made a motion to approve amended Capital Project Ordinance and approve budget amendment for interest income. Commissioner Bales seconded motion. Motion carried unanimously.

Capital Project Ordinance attached hereto as Exhibit No. 11.

Budget Amendment – Electric. Commissioner Hines made a motion to approve budget amendment appropriating Electric Fund retained earnings in the amount of \$650,000 to Electric Capital Projects due to several capital projects tracking ahead of schedule than were budgeted. Commissioner Bales seconded motion. Motion carried unanimously.

Property Tax Refunds. Commissioner Hines made a motion to approve Property Tax Refund Report. Commissioner Bales seconded motion. Motion carried unanimously.

Property Tax Refund Report attached hereto as Exhibit No. 12.

Professional Services Contract for Downtown Greenway. The contract is for the next steps in moving forward with surveying, engineering, construction documents, permitting and construction administration needed to complete the downtown greenway project. Dewberry was selected previously from a RFQ process and has completed the preliminary planning for this greenway.

Commissioner Hines made a motion to approve Surveying, Construction and Engineering Services Contract for the Downtown Greenway. Commissioner Bales seconded motion. Motion carried unanimously.

Contract attached hereto as Exhibit No. 13.

Resolution – Huntington Green Sidewalk Project. Earlier this year, the Town of Huntersville successfully applied for CDBG funding to construct approximately 6,230 linear feet of sidewalk along Hambright and McCoy Roads to serve residents in the Huntington Green community and connect them with transit and other amenities. This resolution authorizes the Town to spend funds as needed on this project, to be reimbursed by Community Development Block Grant funds over FY20 and FY21.

On October 19th, the Board adopted a resolution authorizing professional services for environmental assessment of the project area. The environmental review is required by HUD before any funding/reimbursement on the project can occur and is not included as part of the estimated project cost of \$650,000 that was approved earlier this year the Mecklenburg County CDBG program.

Commissioner Hines made a motion to adopt Resolution Authorizing Funding for Huntington Green Sidewalk Project. Commissioner Bales seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 14.

Uniform Guidance Procurement Policy. The Town is required to have a federal procurements policy in place for projects involving the receipt of federal monies.

Commissioner Hines made a motion to adopt the Town of Huntersville Uniform Guidance Procurement Policy. Commissioner Bales seconded motion. Motion carried unanimously.

Policy attached hereto as Exhibit No. 15.

Call for Public Hearing – Petition #R19-13. Commissioner Hines made a motion to call a public hearing for Monday, February 3, 2020 at 6:00 p.m. at Huntersville Town Hall on Petition #R19-13, a request by Investments LP Howard Louise G Family to rezone approximately 65.5 acres from Corporate Business to Corporate Business Conditional District. Commissioner Bales seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #R19-17. Commissioner Hines made a motion to call a public hearing for Monday, February 3, 2020 at 6:00 p.m. at Huntersville Town Hall on Petition #R19-17, a request by South Creek Construction to rezone 35.8 acres from TR to NR-CD for a 320 unit congregate housing development; Parcel 01123104. Commissioner Bales seconded motion. Motion carried unanimously.

CLOSING COMMENTS

Commissioner Hines suggested the Huntersville Ordinances Advisory Board look into adding decibel levels to the Noise Ordinance.

There being no further business, the meeting was adjourned.

Approved this the 3rd day of February, 2020.