

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**March 16, 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 March 16, 2020.

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

Commissioner Bales presented update from the Government Affairs Committee. *PowerPoint attached hereto as Exhibit No. 1.*

In the item entitled “Support efforts to understand the depth, impact and ways to eliminate the region’s Ocular Melanoma cases” it was suggested that the word “eliminate” be changed to “reduce.”

It was the general consensus of the Board to keep the possible impact fee resolution on the list.

The Board debated amending the Town Charter to include districts and staggered 4-year terms. The Board agreed to discuss again at a later date.

There being no further business, 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 March 16, 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 requested the Town Manager to give update on the coronavirus pandemic.

Anthony Roberts, Town Manager, reported agencies have daily calls with Emergency Management. Advisory committee meetings are canceled until at least April 6. Town offices will have limited staffing. Parks & Recreation programs have been canceled. The Police Department has suspended non-essential police services.

Mayor Aneralla noted that the Mayor's Luncheon tomorrow is canceled. Grab and go lunches will be available for pick-up for children under 18 starting tomorrow at North Mecklenburg High School and Hopewell High School.

Commissioner Bales

- The Lake Norman Economic Development Corporation hiring event scheduled in April has tentatively moved to June 3.

Commissioner Boone

- The next Huntersville Ordinances Advisory Board meeting has been canceled.

Commissioner Hines

- Currently the Charlotte Regional Transportation Planning Organization will still take place Wednesday night, but the pre-meeting has been canceled.

Commissioner Munger

- Encouraged citizens to have patience and empathy during these times.

Commissioner Phillips

- Announced several non-profits that need donations.

Commissioner Walsh

- The next Greenway, Trail and Bikeway Commission meeting has been canceled.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

BeeJay Caldwell, 14521 New Haven Drive, addressed the Board. *Written comments attached hereto as Exhibit No. 2.*

AGENDA CHANGES

Commissioner Bales added Resolution to Item 10.A and added consider granting temporary authority to the Town Manager for flexibility with the Personnel Policy related to granting administrative leave, authorizing the use of sick leave for any COVID-19 related absence from work, authorizing negative leave balances, and implementing telework policies during this rapidly changing event as Item 9.D.

Agenda adopted by unanimous vote.

PUBLIC HEARINGS

Mayor Aneralla called to order public hearing on Petition #ANNEX19-05, a request by South Creek Construction Inc. to annex 13.085 acres into the Town of Huntersville.

Jack Simoneau, Planning Director, reviewed the Staff Report. *Staff Report attached hereto as Exhibit No. 3.*

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

OTHER BUSINESS

Petition #ANNEX19-05. Petition #ANNEX19-05 is a request by South Creek Construction Inc. to annex 13.085 acres into the Town of Huntersville.

Commissioner Bales made a motion to approve Petition #ANNEX19-05.

Commissioner Hines seconded motion.

Commissioner Phillips disclosed that the applicant donated to her campaign. Town Attorney noted Commissioner Phillips did not need to be recused.

Motion carried unanimously.

Annexation Ordinance attached hereto as Exhibit No. 4.

Petition #R19-13. Petition #R19-13 is a request by Investments LP Howard Louise G Family to rezone approximately 65.5 acres on Jamesburg Drive north of Sam Furr Road from Corporate Business to Corporate Business Conditional District. The purpose of the rezoning is to modify the Corporate Business 80' buffer requirement and develop a 697,000 sq. ft. flex commercial multi-building site.

Jack Simoneau, Planning Director, entered the Staff Report into the record. *Staff Report attached hereto as Exhibit No. 5.*

Planning Staff and Planning Board recommend approval.

Commissioner Walsh made a motion to approve Rezoning Petition #R19-13 with the following conditions: (1) the plan is amended to include a contiguous connection of sidewalk and street trees on at least one side of Jamesburg Drive from Sam Furr Road to the western adjacent property line with reduction of Jamesburg Drive buffer on the western side to 34'; (2) all minor site plan comments from staff be addressed on the final plan. The Town Board's approval is based on the amendment being consistent with Policy CD-2 and ED-1 of the Huntersville 2030 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the proposed distribution park will increase the city's tax base and provide employment opportunities for the citizens of Huntersville.

Commissioner Bales seconded motion.

Motion carried unanimously.

Town Center Art Piece. The Public Art Committee unanimously selected Benny Reeder's Sunflower Art Piece at their February 12th meeting. This selection was made after a Call to Artist was advertised. This rotational piece will be located on the Town Center Plaza platform from this spring thru late November. This piece will be relocated to a permanent site in a park in December. This piece of art has become synonymous with Benny's metal art collections. He has made them in various sizes, individual, or as a

bouquet, over the years. The grouping of sunflowers stands approximately 8 feet high on a brick base and contains 12 sunflowers of varying sizes and heights. The platform of sunflowers will sit on a metal square base to keep them secure. Vibrant colors will bring the sunflowers to life in the Town Center plaza for the spring/summer time.

Commissioner Boone made a motion approve Town Center Art Piece.

Commissioner Bales seconded motion.

Motion carried unanimously.

Authorize Town Manager to have Flexibility with Personnel Policy. On March 10, 2020, Governor Roy Cooper declared a State of Emergency for North Carolina related to the novel coronavirus COVID-19. On March 12, 2020, the Mecklenburg County Health Director announced the first presumptive positive case in Mecklenburg County. It is anticipated that there will be ongoing and rapidly changing updates related to the virus and potential impact in our community.

Commissioner Hines made a motion to grant temporary authority to the Town Manager for flexibility with the Personnel Policy related to granting administrative leave, authorizing the use of sock leave for any COVID-19 related absence from work, authorizing negative leave balances, and implementing telework policies during this rapidly changing event.

Commissioner Walsh seconded motion.

Motion carried unanimously.

CONSENT AGENDA

Resolution – Gilead Road Widening Project. Commissioner Hines made a motion to adopt Resolution approving Gilead Road Widening (U-5807) between US 21 and NC 115 Traffic Analysis Contract. Commissioner Bales seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 6.

Tax Refund Reports. Commissioner Hines made a motion to approve Tax Refund Reports from Mecklenburg County. Commissioner Bales seconded motion. Motion carried unanimously.

Tax Refund Reports attached hereto as Exhibit No. 7.

Budget Amendment – Veterans Park. Commissioner Hines made a motion to approve budget amendment recognizing \$50,000 in the Grant – Veterans Park account from the North Carolina Department of Natural and Cultural Resources towards the construction of a restroom facility at Veterans Park. Commissioner Bales seconded motion. Motion carried unanimously.

Budget Amendment – Tennis Courts. Commissioner Hines made a motion to approve budget amendment recognizing \$86,000 in the USTA Grant – Community School of Davidson account from the United States Tennis Association for the construction of eight tennis courts for the Community School of Davidson. Commissioner Bales seconded motion. Motion carried unanimously.

Budget Amendment – Christmas Decorations. Commissioner Hines made a motion to approve budget amendment appropriating Sponsorship Revenue of \$24,000 to Non-capitalized equipment in the Parks & Recreation Department for the purchase of extensions to the Christmas tree as well as ornaments and lights for downtown. Commissioner Bales seconded motion. Motion carried unanimously.

Budget Amendment – Sponsorship Revenue. Commissioner Hines made a motion to approve budget amendment appropriating Sponsorship Revenue in the amount of \$2,500 to Non-capitalized equipment in the Parks & Recreation Department. Commissioner Bales seconded motion. Motion carried unanimously.

Accept Streets for Maintenance – Parkside at Skybrook North. Commissioner Hines made a motion to accept streets in Parkside at Skybrook North Subdivision for Town maintenance. Commissioner Bales seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Fullerton Place Dr	300' NE of Long Iron Dr	200' of Long Iron Dr	950 Ft
Long Iron Dr	175' SE of Skypark Dr	Fullerton Place Dr	465 Ft

Accept Streets for Maintenance – Crosswinds Subdivision. Commissioner Hines made a motion to accept streets in Crosswinds Subdivision for Town maintenance. Commissioner Bales seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Cross End Drive	150' E of Cross Dale Dr	Maywine Cir	160 Ft
Maywine Circle	300' N of Cross End Dr	Maywine Cir	1,655 Ft

Accept Streets for Maintenance – Oaks at Huntersville Subdivision. Commissioner Hines made a motion to accept streets in the Oaks at Huntersville subdivision for Town maintenance. Commissioner Bales seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Hightower Oak Street	Ranson Rd	Shadetree Street	2,455 Ft
Bur Lane	Hightower Oak St	Bur Lane Cul de Sac	930 Ft
Shadetree Street	Cul de Sac	Cul de Sac	2,250 Ft
Tannin Street	Shadetree St	165' of Tannin St	165 Ft
Quercus Lane	Shadetree St	330' of Quercus Ln	330 Ft
Borealis Way	Shadetree St	Shadetree St	290 Ft
Cask Way	Shadetree St	270' of Cask Way	270 Ft

Accept Streets for Maintenance – Torance Subdivision. Commissioner Hines made a motion to accept streets in Torance Subdivision for Town Maintenance. Commissioner Bales seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Old Store Rd	Gilead Rd	215' SW of Bassinger Dr	1,075 Ft
Golden Rock Lane	Old Store Rd	290' S of Bassinger Dr	450 Ft

Accept Streets for Maintenance – Valencia Subdivision. Commissioner Hines made a motion to accept streets in the Valencia Subdivision for Town maintenance. Commissioner Bales seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Banter Lane	155' SW of Serenity St	165' SW of Keller Ct	1,000 Ft
Ivy Close Drive	Banter Lane	Banter Lane	405 Ft

Accept Streets for Maintenance – Bryton Corporate Center. Commissioner Hines made a motion to accept streets in Bryton Corporate Center for Town maintenance. Commissioner Bales seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Bryton Corp Center Dr	Bryton Corp Center Dr	Hambright Rd	3,270 Ft
Savoy Dr	Bryton Corp Center Dr	Everette Keith Rd	765 Ft

CLOSING COMMENTS

Commissioner Boone noted he spent Sunday walking the three sites discussed today with Commissioner Munger.

Commissioner Bales encouraged residents to be safe and lend neighbors a helping hand.

There being no further business, the meeting was adjourned.

Approved this the 6th day of April, 2020.