

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**April 15, 2019
6:30 p.m. – Huntersville Town Hall**

PRE-MEETING

The Huntersville Board of Commissioners held a pre-meeting at the Huntersville Town Hall at 5:30 p.m. on April 15, 2019.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Mark Gibbons, Brian Hines, Danny Phillips and Nick Walsh.

**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 April 15, 2019.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Mark Gibbons, Brian Hines, Danny 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

- The Town Board held a work session on April 12 and discussed comprehensive plan, road projects, tax rates, employee survey.
- North Meck Alliance met last week. They will not meet in May.
- Will be scheduling 4-town dinner for June 13.
- Mayor's Luncheon is tomorrow.

Commissioner Bales

- Lake Norman Economic Development Corporation has 33 projects, 16 of which are in Huntersville. Speed Networking Event is scheduled for April 25 at Hopewell High School.

Commissioner Boone

- Provided update on Lake Norman Chamber of Commerce events.
- Provided update from Ocular Melanoma Conference.

Commissioner Gibbons

- Expressed appreciation to Police/Public Works/Fire for their work during the recent storm.
- Next meeting of the Charlotte Regional Transportation Planning Organization is Wednesday.

Commissioner Hines

- Huntersville Ordinances Advisory Board received an update from the TIA Subcommittee.

Commissioner Phillips

- Olde Huntersville Historic Society meets the first Wednesday of each month.

Commissioner Walsh

- Provided update on Parks & Recreation events.
- Provided update on Huntersville Chamber of Commerce events.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Mayor Aneralla proclaimed May 5 through May 11, 2019 as Small Business Week.

*Town of Huntersville
Proclamation*

WHEREAS, the Town of Huntersville, North Carolina recognizes and values the dedication and entrepreneurial spirit of small businesses that keep the State and American economy growing stronger; and

WHEREAS, there are over 200,000 small businesses with employees in North Carolina alone representing a majority of the total number of businesses with employees in this state; and

WHEREAS, the income of North Carolina's small business owners totals over \$20 billion, and these businesses employ 1.6 million North Carolinians or 49% of the State's non-farm private workforce; and

WHEREAS, there are over 28,500 small businesses with employees in Mecklenburg County and over 69,000 sole proprietors, representing a majority of the total number of businesses in the County; and

WHEREAS, it is the collaborative mission of the town working with the Lake Norman Chamber of Commerce, Lake Norman Economic Development Corporation, Visit Lake Norman, and the Small Business Administration to help our businesses grow and create new jobs in the community and Lake Norman region by providing exemplary workforce training, financial assistance programs, and research and technical assistance; and

WHEREAS, the Town of Huntersville appreciates the support of our small business community by the Lake Norman Chamber of Commerce, Central Piedmont Community College, Small Business Technology Development Center, and our SCORE volunteers; and

WHEREAS, during the week of May 5 through May 11, 2019, the Small Business Administration and the Lake Norman Chamber of Commerce are celebrating Small Business Week.

NOW, THEREFORE, I, John Aneralla, Mayor of the Town of Huntersville, do hereby proclaim May 5 through May 11, 2019 as "**Small Business Week**" in Huntersville and urge all citizens to acknowledge and celebrate the achievements made by small businesses both locally and nationally, and to further support your local businesses by "Shopping and Buying Local!"

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town of Huntersville to be affixed, this the 15th day of April, 2019.

AGENDA CHANGES

Commissioner Phillips made a motion to adopt the agenda.

Commissioner Gibbons seconded motion.

Motion carried unanimously.

PUBLIC HEARINGS

None

OTHER BUSINESS

Resolution – More Powerful NC Campaign. Mayor Aneralla read Resolution Supporting the More Powerful NC Campaign into the record.

TOWN OF HUNTERSVILLE RESOLUTION SUPPORTING THE MORE POWERFUL NC CAMPAIGN

WHEREAS the opioid epidemic, overdose deaths, and substance misuse pose a threat to the life, health, and well-being of North Carolina residents;

WHEREAS life expectancy in the United States has declined for three years in a row for the first time since World War I, fueled in large part by a record number of drug overdose deaths;

WHEREAS more people die from drug overdoses than car crashes;

WHEREAS more than 13,000 North Carolina residents lost their lives to unintentional opioid overdoses between 1999 and 2017;

WHEREAS the number of unintentional opioid overdose deaths in our state was nearly 17 times higher in 2017 than it was in 1999;

WHEREAS more than 2,000 North Carolinians lost their lives to opioid overdoses in 2017 alone, or more than five people a day on average;

WHEREAS for every opioid overdose death, there are nearly two hospitalizations and nearly four emergency department visits in North Carolina (based on 2017 data);

WHEREAS the opioid epidemic has contributed to a rise in Hepatitis C and heart valve infections (endocarditis), among other serious and costly health consequences;

WHEREAS the opioid epidemic has contributed to a significant rise in the number and rate of hospitalizations associated with drug withdrawal in newborns and a rise in the number of children in foster care;

WHEREAS the economic cost of the opioid crisis exceeded \$500 billion in 2015 - equal to 2.8 percent of the U.S. Gross Domestic Product (GDP) that year - according to the White House Council of Economic Advisers;

WHEREAS the opioid epidemic has imposed significant and continuing costs on our healthcare, criminal justice, and social service systems;

WHEREAS the opioid epidemic has imposed major costs on private employers and the economy as a whole through excess sick days, disability claims, diminished productivity, and lost productivity due to incarceration and premature death;

WHEREAS the opioid epidemic, overdose deaths, and substance misuse cause pain, suffering, and loss to individuals, families, and communities that can never be measured;

WHEREAS the opioid epidemic has affected Huntersville, North Carolina.

WHEREAS an effective response to the opioid epidemic combines prevention, intervention, treatment, recovery, harm reduction, and law enforcement strategies - including those outlined in North Carolina's Opioid Action Plan and described on www.MorePowerfulNC.org;

WHEREAS an effective response to the opioid epidemic requires commitment and collaboration among federal, state, and local governments as well as healthcare providers, businesses, foundations, non-profits, universities, colleges, schools, community coalitions, faith communities, and other community partners;

NOW THEREFORE LET IT BE RESOLVED that the Town of Huntersville will join forces with others to address the opioid epidemic.

Commissioner Hines made a motion to adopt Resolution Supporting the More Powerful NC Campaign.

Commissioner Bales seconded motion.

Motion carried unanimously.

Petition #SUP19-01. Petition #SUP19-01 is a request submitted by the property owners of 16715 and 16401 Davidson-Concord Road for a special use permit to operate a commercial golf driving range in the Rural zoning district.

Commissioner Phillips made a motion to continue to May 20, 2019.

Commissioner Gibbons seconded motion.

Motion carried unanimously.

Petition #R18-14. Petition #R18-14 is a request by EPCON Communities Carolinas to rezone 34.77 acres located at 14211 Eastfield Road (Parcel #s 02112213, 03112214 and 02112215) from Rural to Neighborhood Residential – Conditional District.

Commissioner Phillips made a motion to defer to May 6, 2019.

Commissioner Boone seconded motion.

Motion carried unanimously.

Resolution – HEOSC. Commissioner Phillips made a motion to adopt modified Resolution to Create the Huntersville Educational Options Study Commission.

Commissioner Hines seconded motion.

Motion carried unanimously.

Modified Resolution attached hereto as Exhibit No. 1.

CONSENT AGENDA

Budget Amendment – Verhoeff Drive Project. Commissioner Hines made a motion to approve budget amendment recognizing Contributed Capital in the amount of \$75,000 from Central Piedmont Community College and appropriate to the Verhoeff Drive Improvement project. Commissioner Phillips seconded motion. Motion carried unanimously.

Budget Amendment – North Mecklenburg Park. Commissioner Hines made a motion to approve budget amendment recognizing Capital Reserve fund in the amount of \$10,363 and appropriate to Engineering/Design North Mecklenburg Park for the footbridge and headwall design for Torrence Tributary #1. Commissioner Phillips seconded motion. Motion carried unanimously.

Budget Amendment – Fire Station. Commissioner Hines made a motion to approve budget amendment recognizing General Fund balance in the amount of \$13,500 and appropriate to Fire Station Expense to complete a comprehensive Fire Operational Analysis for Huntersville, Cornelius and Davidson by the Center for Public Safety Management, LLC. Commissioner Phillips seconded motion. Motion carried unanimously.

Budget Amendment – Downtown Revitalization. Commissioner Hines made a motion to approve budget amendment recognizing Downtown Revitalization Revenue – Art in the amount of \$5,000 and appropriate to Downtown Revitalization Expense – Art. Commissioner Phillips seconded motion. Motion carried unanimously.

Resolution – Holbrook Street Extension. Commissioner Hines made a motion to adopt Resolution to acquire right-of-way for the Holbrook Street Extension. Commissioner Phillips seconded motion. Motion carried unanimously.

RESOLUTION OF THE TOWN OF HUNTERSVILLE TO ACQUIRE RIGHT OF WAY AND EASEMENTS NECESSARY FOR THE CONSTRUCTION OF THE ADOPTED AND FUNDED HOLBROOK STREET EXTENSION PROJECT (HSE)

Whereas the Town of Huntersville has determined that the acquisition of fee title right of way, and easements is necessary to the delivery of the HSE;

Whereas the Town of Huntersville finds that such title, rights of way and easements, including existing public rights of way and easements, are for a public use and necessary for the construction of the HSE;

Whereas, the statutory powers of the Town of Huntersville include the power to acquire real property (N.C.G.S. §160A-11 and §160A-240.1), including the power of eminent domain (N.C.G.S. Chapter 40);

Whereas, to meet said defined project delivery schedule, property acquisition process should begin no later than May, 2019;

Whereas the Town of Huntersville’s proposed property acquisition process for the HSE will comply with applicable federal and state requirements; and

Whereas the Town of Huntersville has certified that the parcels (“the Property”), represented on Exhibit A, are needed for the HSE; now therefore, be it

RESOLVED THAT HOLBROOK STREET EXTENSION PROJECT (HSE),

1. the Board of Commissioners approves and authorizes the acquisition of the necessary fee title, rights-of-way and easements affecting the parcels described on Exhibit A at a price not to exceed that determined by the appraisals described in the Proposal for Real Estate Acquisition Services by Professional Property Services, Inc., April 1, 2019, and permitted Administrative Adjustments for Right-of-Way Acquisition, and no further action is required by this Board to authorize the acquisition.
2. in the event any of the parcels or interest therein cannot be acquired by negotiations at the price authorized above, the Town Manager may institute and pursue acquisition by the process of Eminent Domain according to the procedures contained in Chapter 40A, including (but not limited to) giving notice of intent to the property owner, executing and filing a complaint and declaration of taking and depositing the necessary appraised value amount with the Clerk of Superior Court of Mecklenburg County.

3. the Board hereby authorized the Town Manager, acting on advice of counsel, to take any actions necessary to effect the provisions of this Resolution; and
this Resolution shall be effective as of the date its adoption.

Contract – ROW for Holbrook Extension. Commissioner Hines made a motion to approve contract for acquisition of right-of-way for the Holbrook Extension Project. Commissioner Phillips seconded motion. Motion carried unanimously.

Contract attached hereto as Exhibit No. 2.

Resolution – Gibson Park Drive Project. Commissioner Hines made a motion to adopt Resolution to acquire right-of-way for the Gibson Park Drive Project. Commissioner Phillips seconded motion. Motion carried unanimously.

RESOLUTION OF THE TOWN OF HUNTERSVILLE TO ACQUIRE RIGHT OF WAY AND EASEMENTS NECESSARY FOR THE CONSTRUCTION OF THE ADOPTED AND FUNDED GIBSON PARK DRIVE PROJECT (GPD)

Whereas the Town of Huntersville has determined that the acquisition of fee title right of way, and easements is necessary to the delivery of the GPD;

Whereas the Town of Huntersville finds that such title, rights of way and easements, including existing public rights of way and easements, are for a public use and necessary for the construction of the GPD;

Whereas, the statutory powers of the Town of Huntersville include the power to acquire real property (N.C.G.S. §160A-11 and §160A-240.1), including the power of eminent domain (N.C.G.S. Chapter 40);

Whereas, to meet said defined project delivery schedule, property acquisition process should begin no later than May, 2019;

Whereas the Town of Huntersville’s proposed property acquisition process for the GPD will comply with applicable federal and state requirements; and

Whereas the Town of Huntersville has certified that the parcels (“the Property”), represented on Exhibit A, are needed for the GPD; now therefore, be it

RESOLVED THAT GIBSON PARK DRIVE PROJECT (GPD),

1. the Board of Commissioners approves and authorizes the acquisition of the necessary fee title, rights-of-way and easements affecting the parcels described on Exhibit A at a price not to exceed that determined by the appraisals described in the Proposal for Real Estate Acquisition Services by Professional Property Services, Inc., April 8, 2019, and permitted Administrative Adjustments for Right-of-Way Acquisition, and no further action is required by this Board to authorize the acquisition.
2. in the event any of the parcels or interest therein cannot be acquired by negotiations at the price authorized above, the Town Manager may institute and pursue acquisition by the process of Eminent Domain according to the procedures contained in Chapter 40A, including (but not limited to) giving notice of intent to the property owner, executing and filing a complaint and declaration of taking and depositing the necessary appraised value amount with the Clerk of Superior Court of Mecklenburg County.
3. the Board hereby authorized the Town Manager, acting on advice of counsel, to take any actions necessary to effect the provisions of this Resolution; and
this Resolution shall be effective as of the date its adoption.

Contract – ROW for Gibson Park Drive Project. Commissioner Hines made a motion to approve contract for acquisition of right-of-way for the Gibson Park Drive Project. Commissioner Phillips seconded motion. Motion carried unanimously.

Contract attached hereto as Exhibit No. 3.

Mowing and Landscaping – Exit 23 Interchange. Commissioner Hines made a motion to authorize award of contract to L&M Construction, Inc. for Mowing and Landscaping Services – Exit 23 Interchange. Commissioner Phillips seconded motion. Motion carried unanimously.

Contract attached hereto as Exhibit No. 4.

Mowing and Landscaping – Highway 73 Medians. Commissioner Hines made a motion to authorize award of contract to L&M Construction, Inc. for Mowing and Landscaping Services – Highway 73 Medians. Commissioner Phillips seconded motion. Motion carried unanimously.

Contract attached hereto as Exhibit No. 5.

Mowing and Landscaping – Commerce Station. Commissioner Hines made a motion to authorize award of contract to L&M Construction, Inc. for Mowing and Landscaping Services – Commerce Station. Commissioner Phillips seconded motion. Motion carried unanimously.

Contract attached hereto as Exhibit No. 6.

Mowing and Landscaping – Town Buildings. Commissioner Hines made a motion to authorize award of contract to L&M Construction, Inc. for Mowing and Landscaping Services – Town Buildings. Commissioner Phillips seconded motion. Motion carried unanimously.

Contract attached hereto as Exhibit No. 7.

Call for Public Hearing – Petition #R18-13. Commissioner Hines made a motion to call a public hearing for Monday, May 20, 2019 at 6:00 p.m. at Huntersville Town Hall on Petition #R18-13, a request by Cambridge-Huntersville, LLC to revise a Highway Commercial – Conditional District Rezoning Plan for 2.474 acres located at northeast quadrant of Eastfield Road and Prosperity Church Road (Parcel #021-191-71) to remove 42,750 sq. ft. of retail and replace with 15,000 sq. ft. of retail and 90,000 sq. ft. of mini-warehouse use. Commissioner Phillips seconded motion. Motion carried unanimously.

CLOSING COMMENTS

None

There being no further business, the meeting was adjourned.

Approved this the 6th day of May, 2019.