

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**October 3, 2016
6:30 p.m. – Huntersville Town Hall**

PRE-MEETING

The Huntersville Board of Commissioners held a pre-meeting at the Huntersville Town Hall at 6:00 p.m. on October 3, 2016.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Mark Gibbons, Charles Guignard, and Danny Phillips. Commissioner Rob Kidwell was not present.

Gerry Vincent, Assistant Town Manager, reviewed the bids received for construction of Fire Station No. 4.

Scott Garner, Garner & Brown Architects, reviewed the site plan for Fire Station No. 4.

Jackie Huffman, Finance Director, explained revised Capital Project Ordinance that will be needed for the project.

**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 6:30 p.m. on October 3, 2016.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Mark Gibbons, Charles Guignard, Rob Kidwell and Danny Phillips.

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 Metropolitan Transit Commission met last Wednesday. A sponsorship agreement was approved to allow sponsor signage on buses and at bus stops. The MTC received a presentation on the Silver Line. New fare boxes have been installed.

- The next meeting of the North Meck Alliance is October 13.
- The 4-town dinner (Huntersville, Cornelius, Davidson, Mooresville) was held to continue communications within the four towns.

Commissioner Bales

- The Lake Norman EDC currently is working on 21 active projects in the Lake Norman region, 13 of which are in Huntersville.
- The Lake Norman Education Collaborative in partnership with the Lake Norman Chamber, Aquesta Bank and Lotta Foundation will be collecting school supplies for area high school students.

Commissioner Boone

- The next meeting of the Land Development Ordinances Advisory Board is October 6.
- The Huntersville Police Department has partnered with Adams Outdoor Marketing to market their Lock Your Car Campaign on billboards.
- If your school is interested in a fire prevention presentation, please contact the Huntersville Fire Department.
- Keep an eye on Hurricane Matthew.
- Expressed appreciation to the Huntersville first responders that were involved with the situation in Charlotte last week.

Commissioner Gibbons

- Expressed appreciation to the Huntersville first responders that were involved with the situation in Charlotte last week.
- Attended the NC 73 Council of Planning meeting last week. One of the engineers that's a consultant for NCDOT talked about the projects that are going to be happening on the west side of I-77.
- The next Mecklenburg Veterans Council meeting is tomorrow. Chief Spruill has offered space in the Huntersville Police Department to a Veteran's Service Officer one to two days a week to serve our veterans.

Commissioner Guignard

- Expressed appreciation to the Huntersville first responders that were involved with the situation in Charlotte last week.
- The Planning Coordinating Committee meeting scheduled for September 29 was canceled. A new date has not been set.
- The next meeting of Centralina Council of Governments is next week.
- Mt. Holly and the Gaston County area have been experiencing an increase in car break-ins, so it's not just Huntersville that's been having that problem.
- The Angels of 97 golf tournament at last count netted over \$16,000.

Commissioner Kidwell

- The Charlotte Regional Transportation Planning Organization September meeting was canceled. The next meeting will be October 19.
- Expressed appreciation to the Huntersville first responders that were involved with the situation in Charlotte last week.

Commissioner Phillips

- Announced upcoming Lake Norman Chamber of Commerce events.
- Visit Lake Norman will host the Carolina Bass Challenge Classic October 21-22. VLN hosted the FLW Invitational Bass Fishing Tournament September 15-17.
- Encouraged everyone to shop local.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Joe Carbon, Helping Others Help Themselves (H.O.H.T.) announced that they will have a job networking event on October 28.

Jeanie Welch, 7838 Ashby Glen Drive, announced that Huntersville United Methodist Church will have their annual Fall Community Extravaganza on October 22.

Kim Baylor, 15015 Beatties Ford Road, requested the Board consider deferring decision on adopting an Ordinance to Amend Title IX, General Regulations, Chapter 94: Animals for 30 days in order to revisit some language in the proposed amendment.

BeeJay Caldwell, 14521 New Haven Drive, expressed appreciation to staff for working to solve issues in Pottstown. Expressed concern about 40 year extension of landfill requested by its owners.

AGENDA CHANGES

Commissioner Boone made a motion to move Item F to Item E and Item E to Item F under Other Business.

Commissioner Guignard seconded motion. Motion carried unanimously.

Commissioner Phillips made a motion to move Item C under Consent Agenda to Item G under Other Business. Commissioner Guignard seconded motion. Motion carried unanimously.

Commissioner Guignard made a motion to adopt the agenda, as amended. Commissioner Gibbons seconded motion. Motion carried unanimously.

PUBLIC HEARINGS

None

OTHER BUSINESS

Petition #R16-06. Petition #R16-06 is a request by Greenway Waste Solutions, LLC and William Hammill to conditionally rezone 135 acres (Parcels 01910102, 01910109 and portions of 01918162 and 01934118) from Transitional Residential and Neighborhood Residential to Special Purpose Conditional District.

On September 27, 2016 the Planning Board reviewed the application and considered the request. At the end of the discussion, per the applicant's request, the Planning Board unanimously continued the

application until the Planning Board's October 25, 2016 meeting. The purpose of the continuance was to clarify unresolved items on the plan.

Commissioner Phillips made a motion to defer decision on Petition #R16-06 to November 7, 2016.

Commissioner Guignard seconded motion.

Motion carried unanimously.

Petition #SUP16-01. Petition #SUP16-01 is a request by Greenway Waste Solutions, LLC and William Hammill for a Special Use Permit allowing the 135 acre landfill located at 15300 Holbrooks Road to expand its boundaries, add another fill area in the existing site (Parcels 01910102, 01910109 and portions of 01918162 and 01934118), and construct a recycling facility onsite.

On September 27, 2016 the Planning Board reviewed the application and considered the request. At the end of the discussion, per the applicant's request, the Planning Board unanimously continued the application until the Planning Board's October 25, 2016 meeting. The purpose of the continuance was to clarify unresolved items on the plan.

Commissioner Phillips made a motion to continue hearing for Petition #SUP16-01 to November 7, 2016.

Commissioner Guignard seconded motion.

Motion carried unanimously.

Review and Oversight Agreement. Commissioner Guignard requested to be recused.

Commissioner Kidwell made a motion to recuse Commissioner Guignard.

Commissioner Bales seconded motion.

Motion carried 5-0.

NCDOT staff will review plans and details for the Main Street project (NC Transportation Improvement Program Project U-5908) and needs to charge their review time to the project. The agreement will allow the use of federal funds to cover 80 percent of their time with the Town covering the 20 percent match. The Town will be sent a bill at the conclusion of the preliminary engineering phase for the 20 percent match.

Commissioner Kidwell made a motion to approve Review and Oversight Agreement with NCDOT.

Commissioner Bales seconded motion.

Motion carried 5-0.

Agreement attached hereto as Exhibit No. 1.

Commissioner Gibbons made a motion to bring Commissioner Guignard back.

Commissioner Bales seconded motion.

Motion carried 5-0.

Amendment to Animal Ordinance. Commissioner Boone made a motion to defer decision on amendment to Chapter 94: Animals to November 21, 2016.

Commissioner Guignard seconded motion.

Commissioner Phillips requested that Holly's Hope present requested changes to the proposed amendment at the October 6 or November 3 meeting of the Land Development Ordinances Advisory Board and that it come back to the Town Board on November 21, 2016.

Motion carried unanimously.

Contract – Fire Station No. 4. The final design of Fire Station No. 4 is a one-story building, 2-1/2 bays and 11,880 sq. ft. It will provide a day room, sleeping quarters, offices for command staff and kitchen.

The sequence of events is as follows:

Site Selection	2015
RFQ/Architectural Service	November 2015
Architectural Contract	December 2015
Land Acquisition	January 2016
Design Complete	July 2016
Advertise for Bids	August 2016
Pre-bid Meeting	September 2016
Bids Due	September 24, 2016
BOC/Approve Bid	October 3, 2016

In addition, the bids received on September 14 are as follows:

Crescent Construction Co., Concord, NC	\$3,261,753*
Godfrey Construction Co., Wingate, NC	\$3,451,800
Hickory Construction Co., Hickory, NC	\$3,667,000
Kearey Builders, Statesville, NC	\$3,356,100
Myers & Chapman, Charlotte, NC	\$3,716,799
Randolph Builders Inc., Charlotte, NC	\$3,428,000
*Apparent Low Bidder	

If approved, the construction may begin tentatively in November and the completion of construction is twelve (12) months.

Commissioner Guignard made a motion to authorize the Town Manager to execute a contract with Crescent Construction Company for the construction of Fire Station No. 4.

Commissioner Kidwell seconded motion.

Commissioner Gibbons expressed concern about the cost overrun on the project.

Commissioner Phillips expressed concern about the cost and size of building.

Commissioner Guignard indicated his disappointment with the cost overrun, however the Town has needed this new fire station for some time.

Commissioner Kidwell noted the bids received were within range of each other. Costs go up when you plan this far out.

Commissioner Boone expressed support for the contract. The bonds that the voters passed said they were looking for two fire stations, and this is the first of those.

Mayor Aneralla called for the vote.

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

Mayor Aneralla pointed out that the bonds recently issued had a lower interest rate than what was planned, so the debt service will be substantially lower.

Contract attached hereto as Exhibit No. 2.

Revised Capital Project Ordinance – West Huntersville Fire Station. Commissioner Guignard made a motion to adopt Revised Capital Project Ordinance for West Huntersville Fire Station.

Commissioner Kidwell seconded motion.

Motion carried 5 to 1, with Commissioner Phillips opposed.

Revised Capital Project Ordinance attached hereto as Exhibit No. 3.

Call for Public Hearing – Petition #R16-09. Commissioner Phillips requested to be recused.

Commissioner Guignard made a motion to recuse Commissioner Phillips.

Commissioner Gibbons seconded motion.

Motion carried 5-0.

Commissioner Kidwell made a motion to call a public hearing for Monday, November 7, 2016 at 6:30 p.m. at Huntersville Town Hall on Petition #R16-09, a request by Daniel Phillips, Madeline Phillips and Helga Haddix to rezone 9.25 acres (Parcel #00902202, known as 14936 Brown Mill Road) from Rural to Special Purpose Conditional District to allow the construction of a 123,225 sq. ft. mini warehouse facility.

Commissioner Guignard seconded motion.

Motion carried 5-0.

Commissioner Guignard made a motion to bring Commissioner Phillips back.

Commissioner Gibbons seconded motion.

Motion carried 5-0.

CONSENT AGENDA

Approval of Minutes. Commissioner Guignard made a motion to approve the minutes of the September 19, 2016 Regular Town Board Meeting. Commissioner Bales seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #R16-08. Commissioner Guignard made a motion to call a public hearing for Monday, November 7, 2016 at 6:30 p.m. at Huntersville Town Hall on Petition #R16-08, a request by Sports Village Land Group, LLC to rezone approximately 24.82 acres (Parcel 01740104) from Corporate Business to Special Purpose Conditional District to allow the construction of an estimated 225,000 sq. ft. mixed-use development including indoor recreation, retail and office uses. Commissioner Bales seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #TA16-05. Commissioner Guignard made a motion to call a public hearing for Monday, November 7, 2016 at 6:30 p.m. at Huntersville Town Hall on Petition #TA16-05, a request by Mike Clapp to amend Article 3.2.10 of the Huntersville Zoning Ordinance to add Indoor Recreation uses as a use permitted by right in the Special Purpose zoning district. Commissioner Bales seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #TA16-06. Commissioner Guignard made a motion to call a public hearing for Monday, November 7, 2016 at 6:30 p.m. at Huntersville Town Hall on Petition #TA16-06, a request by Susan Lurz to amend Article 12.2.1 of the Huntersville Zoning Ordinance to modify the Farm, Bona Fide definition. Commissioner Bales seconded motion. Motion carried unanimously.

Budget Amendment – Police. Commissioner Guignard made a motion to approve budget amendment recognizing insurance revenue in the amount of \$6,685.12 and appropriate to the Police Department's insurance account. Commissioner Bales seconded motion. Motion carried unanimously.

Budget Amendment – Police. Commissioner Guignard made a motion to approve budget amendment recognizing insurance revenue in the amount of \$1,722.65 and appropriate to the Police Department's insurance account. Commissioner Bales seconded motion. Motion carried unanimously.

CLOSING COMMENTS

Mayor Aneralla reminded everyone of upcoming North Meck High vs. Hopewell High football game.

Approved this the _____ day of _____, 2016.