

**Mayor**

Jill Swain

**Mayor Pro-Tem**

Melinda Bales

**Commissioners**

Ron Julian

Rob Kidwell

Sarah McAulay

Jeff Neely

Danny Phillips

**Town Manager**

Gregory H. Ferguson



**Department Heads**

Max Buchanan, Public Works

Bill Coxe, Transportation

Michael Jaycocks, Parks&Rec

Jack Simoneau, Planning

Cleveland Spruill, Police Chief

Janet Stoner, Finance

**Assistant Town Manager**

Gerry Vincent

**Town Clerk**

Janet Pierson

**Town Attorney**

Bob Blythe

**AGENDA**

**Regular Town Board Meeting**

**June 1, 2015 - 6:30 PM**

**TOWN HALL (101 Huntersville-Concord Road)**

**I. Pre-meeting**

- A. Budget Work Session. (5:15 p.m.)
- B. Meet and greet with Parks & Recreation Commission Applicants. (5:45 p.m.)

**II. Call to Order**

**III. Invocation - Moment of Silence**

**IV. Pledge of Allegiance**

**V. Mayor and Commissioner Reports-Staff Questions**

- A. Mayor Jill Swain (MTC, Commerce Station Management Team)
- B. Commissioner Melinda Bales (LNTC)
- C. Commissioner Ron Julian (LNREDC Board, Planning Coordinating Committee)
- D. Commissioner Rob Kidwell (Olde Huntersville Historic Society)
- E. Commissioner Sarah McAulay (CRTPO, COG, NC 73 Council of Planning)
- F. Commissioner Jeff Neely (Lake Norman Chamber Board, Visit Lake Norman Board)
- G. Commissioner Danny Phillips (Arts and Science Council)

**VI. Public Comments, Requests, or Presentations**

**VII. Agenda Changes**

- A. Agenda changes if any.
- B. Adoption of Agenda.

**VIII. Public Hearings**

- A. Conduct public hearing on Petition #TA15-01, a request by LStar Management LLC to amend Article 7.10 of the Zoning Ordinance to permit Plazas adjacent to residential uses as an urban open space in the TOD-R Zoning District. *(David Peete)*
- B. Conduct public hearing on Petition #TA15-02, a request by LStar Management LLC to amend Article 4 of the Zoning Ordinance to reduce rear yard setback for Attached House Building Types in the TOD-R Zoning District. *(David Peete)*

**IX. Other Business**

- A. Consider adopting budget for fiscal year 2015-2016. *(Greg Ferguson)*
- B. Consider authorizing the Town Manager to execute Second Amended and Restated Huntersville/ElectriCities Operations Center Lease Agreement. *(Greg Ferguson/Kathy Moyer)*
- C. Consider authorizing Town Manager to Execute Cooperative Agreement for Mecklenburg County "Urban County" Community Development Block Grant program for Federal Fiscal Years 2016/2017/ 2018. *(Greg Ferguson)*
- D. Consider appointments to the Planning Board. *(Jack Simoneau)*
- E. Consider appointments to the Board of Adjustment. *(Jack Simoneau)*

**X. Consent Agenda**

- A. Approve minutes of the May 18, 2015 Town Board Pre-meeting. *(Janet Pierson)*
- B. Approve minutes of the May 18, 2015 Regular Town Board Meeting. *(Janet Pierson)*
- C. Approve SL362 Property Tax Refund Report No. 38. *(Janet Stoner)*
- D. Approve budget amendment appropriating funds received in the amount of \$4,635.93 from Lake Norman Charter School for the month of January 2015 to the Police Department's budget for overtime, benefits and vehicle costs. *(Janet Stoner/Chief Spruill)*
- E. Approve budget amendment recognizing revenue in the amount of \$9,315.52 and appropriate to the Police Department's insurance account. *(Janet Stoner/Chief Spruill)*
- F. Approve budget amendment appropriating Police Department revenue in the amount of \$25,957.28 received from Immigration and Customs Enforcement for reimbursement of certain overtime expense. *(Janet Stoner/Chief Spruill)*
- G. Approve budget amendment recognizing insurance revenue in the amount of \$699.64 and appropriate to the Police Department's insurance account. *(Janet Stoner/Chief Spruill)*
- H. Approve Electric Rate Rider REPS. *(Kathy Moyer)*
- I. Approve Electric Rate Rider RECR-1. *(Kathy Moyer)*
- J. Call a public hearing for Monday, July 20, 2015 at 6:30 p.m. at Huntersville Town Hall on Petition #R15-01, a request by Ernie and Roberta Lee to rezone 1.16 acres at 15412 Old Statesville Road from Highway Commercial to Special Purpose - Conditional District. *(Jack Simoneau)*
- K. Call a public hearing for July 20, 2015 at 6:30 p.m. at Huntersville Town Hall on Petition #R15-02, a request by Chick-fil-A, LLC to rezone their property at 16915 Statesville Road to Highway Commercial - Conditional District. *(Brad Priest)*
- L. Call a public hearing for Monday, July 20, 2015 at 6:30 p.m. at Huntersville Town Hall on Petition #TA15-04, a request by the Huntersville Planning Board to amend Article 7.4 of the Zoning Ordinance in regard to calculating specimen tree save mitigation requirements. *(Brad Priest)*

**XI. Closing Comments**

**XII. Adjourn**

To speak concerning an item on the Agenda, please print your name and address on the sign-up sheet on the table outside the Board Room prior to the meeting. If you wish to speak concerning an item that is added to the Agenda during the meeting, please raise your hand during that item. Each speaker will be limited to no more than 3 minutes. The Mayor, as the presiding officer may, at her discretion, shorten the time limit for speakers when an unusually large number of persons have signed up to speak.

**AS A COURTESY, PLEASE TURN CELL PHONES  
OFF WHILE MEETING IS IN PROGRESS**

**Town of Huntersville**  
**REQUEST FOR BOARD ACTION**  
**6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** David Peete, Principal Planner, AICP  
**Subject:** TA-15-01 Plazas adjacent residential in TOD-R

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Request to hold a public hearing on Monday, June 1, 2015, at 6:30 PM, Huntersville Town Hall. Petition #TA 15-01 is a request by LStar Management LLC to amend Article 7.10 of the Zoning Ordinance to permit Plazas adjacent to residential uses as an urban open space in the TOD-R Zoning District.

**ACTION RECOMMENDED:**

Hold Public Hearing

**FINANCIAL IMPLICATIONS:**

n/a

**ATTACHMENTS:**

	Description	Type
	TA 15-01 Staff Report	Cover Memo
	TA 15-01 Ordinance	Cover Memo

**TA 15-01 Amend Article 7.10 *Urban Open Space* Building, of the Zoning Ordinance, to permit Plazas adjacent residential uses as an urban open space in the Transit-Oriented Development – Residential (TOD-R) Zoning District.**

**PART 1: DESCRIPTION**

Text Amendment TA 15-01 is a request by LStar Management LLC to amend Zoning Ordinance Article 7.10 *Urban Open Space*, to permit Plazas (as defined in Article 7.10.5) adjacent residential uses to fulfill the Urban Open Space requirement within the Transit-Oriented Development – Residential (TOD-R) Zoning District.

**PART 2: BACKGROUND**

Currently, Article 7.10.5 *Urban Open Space*, stipulates that Plazas, as an Urban Open Space option, are “an open area adjacent to a civic or commercial building”. LStar Management LLC would like to incorporate a plaza between townhomes within their residential development. Plazas are, typically speaking found in urban, dense developments are generally completely paved with little-to-no natural area. The Bryton conceptual plan, approved in 2005, calls for the creation of high-density, mixed-use developments – centered on a commuter rail station. Within high-density, urban types of development, not all Urban Open Space must be natural or large in size. There are appropriate opportunities to create small, developed gathering places for high-density residential homes, such as apartments and townhomes.

**PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2030 COMMUNITY PLAN AND OTHER APPLICABLE PLANS**

The following are examples of relevant plans and policies from the 2030 Huntersville Community Plan and other relevant plans (if applicable) which may be incorporated into the Board’s statement of consistency for approval or denial of the request.

**Policy CD-3: Commercial Development Principles**

Encourage mixed-use development pattern at key nodes as identified in Small Area Plans, insuring an appropriate mix of residential, commercial and employment uses to maximize land use and transportation efficiencies, while minimizing environmental impacts.

Staff Comment: Allowing Plazas to be built adjacent to residential uses within the TOD-R Zoning District will provide open gathering spaces for high-density populations to recreate in and help facilitate the “work-play-live” goal of a Transit-Oriented Development.

**Policy CD-6: Architecture and Place Making**

Consistent with Zoning and Subdivision Ordinances, maintain high design standards for development.

Staff Comment: Plazas offer an opportunity to provide meaningful Urban Open Spaces in high-density developments to break-up long blocks and provide a space for residents to gather and recreate.

**Bryton Design Guidelines – October 16, 2006**

Introduction states that “Bryton is conceived as an integrated transit-oriented community designed for both regional and neighborhood uses through the provision of business, retail, residential, and recreational opportunities. Bryton will include (among others): Multi-family Communities, Single-Family Communities, Urban Parks and Plaza”.



**PART 4: STAFF RECOMMENDATION**

Staff recommends amending Article 7.10 to permit Plazas as an Urban Open Space option adjacent to residential uses ONLY in the Transit-Oriented Development – Residential (TOD-R). The recommendation is based on:

Consistency with policies of the Huntersville Community Plan listed above.

Consistency with Bryton Design Guidelines (Bryton having a high percentage of TOD-R zoning).

**PART 5: PUBLIC HEARING**

The Public Hearing will be held on June 1, 2015.

**PART 6: PLANNING BOARD RECOMMENDATION**

The Planning Board is scheduled to hear this text amendment on June 23, 2015.

**PART 7: ATTACHMENTS AND ENCLOSURES**

N/A

**PART 8: STATEMENT OF CONSISTENCY**

Planning Department	Planning Board	Board of Commissioners
<p><b>APPROVAL:</b> In considering the proposed amendment, TA 15-01, to amend Articles 7.10 Urban Open Space of the Zoning Ordinance to permit Plazas adjacent to residential uses as an option in TOD-R Zoning Districts, Planning Staff recommends approval based on the amendment being consistent with policies CD-3, &amp; CD-6 of the Community Plan and the Bryton Design Guidelines.</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment provides a viable development to fulfill stated goals.</p>	<p><b>APPROVAL:</b> In considering the proposed amendment, TA 15-01, to amend Articles 7.10 Urban Open Space of the Zoning Ordinance to permit Plazas adjacent to residential uses as an option in TOD-R Zoning Districts, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)</p>	<p><b>APPROVAL:</b> In considering the proposed amendment, TA 15-01, to amend Articles 7.10 Urban Open Space of the Zoning Ordinance to permit Plazas adjacent to residential uses as an option in TOD-R Zoning Districts, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)</p>
	<p><b>DENIAL:</b> In considering the proposed amendment, TA 15-01, to amend Articles 7.10 Urban Open Space of the Zoning Ordinance to permit Plazas adjacent to residential uses as an option in TOD-R Zoning Districts, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....(Explain)</p>	<p><b>DENIAL:</b> In considering the proposed amendment, TA 15-01, to amend Articles 7.10 Urban Open Space of the Zoning Ordinance to permit Plazas adjacent to residential uses as an option in TOD-R Zoning Districts, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....(Explain)</p>

**AN ORDINANCE TO AMEND ARTICLE 7.10 TO PERMIT PLAZAS ADJACENT RESIDENTIAL USES  
AS AN URBAN OPEN SPACE IN THE TRANSIT-ORIENTED DEVELOPMENT - RESIDENTIAL  
(TOD-R) ZONING DISTRICT**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that the Zoning Ordinance is hereby amended as follows:

Under Article 7.10.5:

7.10.5 Urban Open Space types include Squares, Parks, Forecourts, Plazas, Parkways and Greenbelts that are characterized as described below:

Plaza

A Plaza is an open area adjacent to a civic, commercial or **residential in TOD-R** building.

Section 2. That this ordinance shall become effective upon adoption.

PUBLIC HEARING DATE: June 1, 2015

PLANNING BOARD MEETING:

PLANNING BOARD RECOMMENDATION:

TOWN BOARD DECISION:

**Town of Huntersville  
REQUEST FOR BOARD ACTION  
6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** David Peete, Principal Planner, AICP  
**Subject:** TA 15-02 Reduce Rear Yard Setback for Attached House Types in TOD-R

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Request to hold a public hearing on Monday June 1, 2015, at 6:30 PM, Huntersville Town Hall. Petition #TA 15-02 is a request by LStar Management LLC to amend Article 4 of the Zoning Ordinance to reduce rear yard setback for Attached House Building Types in the TOD-R Zoning District.


**ACTION RECOMMENDED:**

Hold Public Hearing

**FINANCIAL IMPLICATIONS:**

n/a

**ATTACHMENTS:**

Description		Type
	TA 15-02 Staff Report	Cover Memo
	TA 15-02 Ordinance	Cover Memo

**TA 15-02 Reduce Attached House Type “B” Rear Yard from 35 feet to 20 feet.**

**PART 1: DESCRIPTION**

Text Amendment TA 15-02 is a request by LStar Management LLC to amend Zoning Ordinance Article 4, Building Type/Attached House to reduce the required rear yard length from 35 feet to 20 feet with the Transit-Oriented Development-Residential (TOD-R) Zoning Districts.

**PART 2: BACKGROUND**

The proposed text amendment is a request to reduce the required rear yard for Attached House Type “B” from 35 feet to 20 feet only within the Transit-Oriented Development-Residential (TOD-R) Zoning Districts. The TOD-R District is “established to support higher density residential communities that include a rich mix of retail, restaurant, service and small employment uses with a pedestrian village format. Land consuming uses, such as large lot housing... are excluded from this district”. The TOD-R Zoning District requires a minimum density of 15 units per acre. This amendment will help to achieve that minimum density.

This text amendment would provide enough rear-yard depth for off-street parking, while allowing units to be located on smaller lots.

**PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2030 COMMUNITY PLAN AND APPLICABLE LONG RANGE PLANS**

The following are examples of relevant plans and policies from the 2030 Huntersville Community Plan and other relevant plans (if applicable) which may be incorporated into the Board’s statement of consistency for approval or denial of the request.

**Policy H-7: Housing Affordability**

Support appropriate mix of housing for all income levels.

Staff Comment: While lot size does not determine price point, it can generally be assumed that smaller individual lots will be more affordable than larger lot homes, all other aspects being equal, for any given housing market segment.

**Policy H-9: Future Residential Development**

Higher intensity residential development will be focused generally within two miles of the I-77/NC 115 corridor and future mixed use nodes in the eastern and western areas of Huntersville’s zoning jurisdiction.

Staff Comment: This amendment would help facilitate higher-density development, as required in the TOD-R District, as less land would be required to provide townhomes or other detached-garage type developments.

**PART 4: STAFF RECOMMENDATION**

Staff recommends amending Article 4 Lot Type/Attached House to reduce the required rear yard from 35 feet to 20 feet, as proposed. The recommendation is based on:

Consistency with policies of the Huntersville Community Plan listed above.

It provides the development community multiple options for achieving higher densities and lots size choices that are key to creating vibrant, Transit-Oriented Developments with different housing options.

**PART 5: PUBLIC HEARING**

The Public Hearing will be held on June 1, 2015.

**PART 6: PLANNING BOARD RECOMMENDATION**

The Planning Board is scheduled to hear this text amendment on June 23, 2015.

**PART 7: ATTACHMENTS AND ENCLOSURES**

N/A

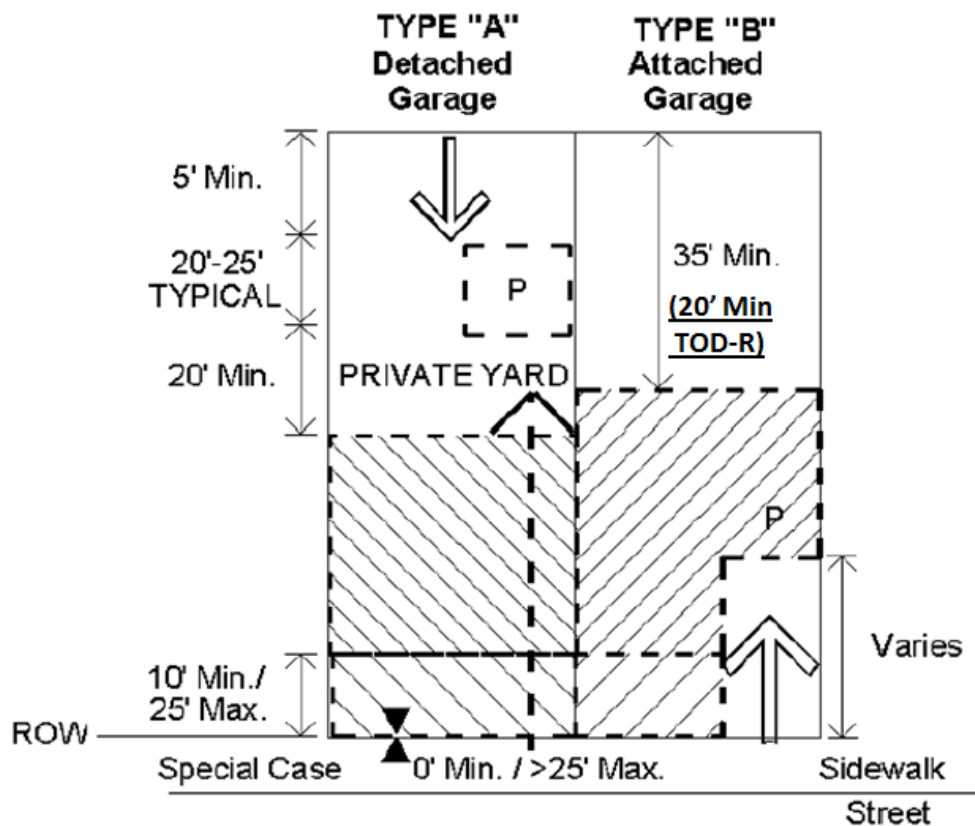
PART 7: STATEMENT OF CONSISTENCY

Planning Department	Planning Board	Board of Commissioners
<p><b>APPROVAL:</b> In considering the proposed amendment, TA 15-01, to amend Article 4, (Attached House Rear Yard) of the Zoning Ordinance, the Planning Staff recommends approval based on the amendment being consistent with policies H-7 &amp; H-9 of the Community Plan</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment provides a greater development options to achieve the goals of the Transit-Oriented Development Zoning Districts.</p>	<p><b>APPROVAL:</b> In considering the proposed amendment, TA 15-01, to amend Article 4, (Attached House Rear Yard) of the Zoning Ordinance, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)</p>	<p><b>APPROVAL:</b> In considering the proposed amendment, TA 15-01, to amend Article 4, (Attached House Rear Yard) of the Zoning Ordinance, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)</p>
	<p><b>DENIAL:</b> In considering the proposed amendment, TA 15-01, to amend Article 4, (Attached House Rear Yard) of the Zoning Ordinance, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....(Explain)</p>	<p><b>DENIAL:</b> In considering the proposed amendment, TA 15-01, to amend Article 4, (Attached House Rear Yard) of the Zoning Ordinance, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....(Explain)</p>

**AN ORDINANCE TO AMEND ARTICLE 4 ATTACHED HOUSE "TYPE B" TO REDUCE THE REAR YARD SETBACK FROM 35 FEET TO 20 FEET IN THE TRANSIT-ORIENTED DEVELOPMENT - RESIDENTIAL (TOD-R) ZONING DISTRICT ONLY.**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that the Zoning Ordinance is hereby amended as follows:

Under Article 4:



Section 2. That this ordinance shall become effective upon adoption.

PUBLIC HEARING DATE: June 1, 2015  
PLANNING BOARD MEETING:  
PLANNING BOARD RECOMMENDATION:  
TOWN BOARD DECISION:



**Town of Huntersville  
REQUEST FOR BOARD ACTION  
6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Greg Ferguson, Town Manager  
**Subject:** Approval of Budget

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Consider adopting budget for fiscal year 2015-2016.

**ACTION RECOMMENDED:**

Adopt budget.

**FINANCIAL IMPLICATIONS:**

**Town of Huntersville**  
**REQUEST FOR BOARD ACTION**  
**6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Kathy Moyer, ElectriCities Electric Systems Manager  
**Subject:** Second Amended and Restated Huntersville/ElectriCities Operations Center Lease Agreement

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ElectriCities has converted 1,533 sq. ft. of warehouse space for ElectriCities Corporate Personnel. The amended Lease Agreement reflects this conversion resulting in an annual savings to the Electric Funds as the Lease payment will be divided between the Huntersville Electric Enterprise Fund, the Cornelius Electric Enterprise Fund, North Carolina Municipal Power Agency Number 1, and ElectriCities as outlined in the Lease Agreement.

**ACTION RECOMMENDED:**

Consider authorizing the Town Manager to execute Second Amended and Restated Huntersville/ElectriCities Operations Center Lease Agreement.

**FINANCIAL IMPLICATIONS:**

Reduction in the annual lease payment of approximately \$8,000 for the Huntersville Electric Enterprise Fund.

**ATTACHMENTS:**

	Description	Type
	Second Amended and Restated Huntersville/ElectriCities Operations Center Lease Agreement	Backup Material

## **SECOND AMENDED AND RESTATED HUNTERSVILLE/ELECTRICITIES OPERATIONS CENTER LEASE AGREEMENT**

This Second Amended and Restated Lease Agreement ("Second Amended Agreement") is made as of the \_\_\_\_ day of \_\_\_\_\_, 2015, by and between the TOWN OF HUNTERSVILLE (hereafter, "Town") and ELECTRICITIES OF NORTH CAROLINA, INC. (hereafter, "Tenant"), for itself and as operating entity for the Huntersville Electric System and the Cornelius Electric System.

### **WITNESSETH**

**WHEREAS**, Town is the owner of the land, with a building containing approximately 8,552 square feet of usable space ("Building") located at 11316 Sam Furr Road; and

**WHEREAS**, pursuant to a Lease Agreement dated July 1, 1997 ("Original Lease"), a first amendment thereto approved by the Board of Commissioners on May 19, 2008 ("Amendment"), and an Amended and Restated Lease dated September 17, 2012 ("Restated Lease"), Town now leases the Building to Tenant with the leased area and the financial obligations apportioned between Tenant as operator of the Huntersville Electric System and Cornelius Electric System and Tenant on behalf of the Power Agency Group (hereafter, "NCMPA 1"); and

**WHEREAS**, Tenant's rental payments for the portion attributable to the operation of the Huntersville and Cornelius Systems are allocated between the Huntersville Electric Enterprise Fund ("Huntersville Fund") which pays sixty (60%) per cent and the Cornelius Electric Enterprise Fund ("Cornelius Fund") which pays forty (40%) percent. The rent for the area not used for the operation of the Huntersville and Cornelius Funds are paid by Tenant but with funds not from the Huntersville Fund nor the Cornelius Fund; and

**WHEREAS**, the rental rate is and will continue to be based upon an annual rate of \$9.02 per square foot; and

**WHEREAS**, the Parties wish to amend and restate the Lease to re-allocate the area and the rental responsibility between Tenant as operator of the Huntersville and Cornelius Systems, and on behalf of NCMPA1 and on behalf of ElectriCities Corporate Group in the following manner:

Operation of the Huntersville and Cornelius Systems: 6,019 square feet - \$54,291.38

NCMPA1: 1,000 square feet - \$9,020.00

Corporate Group: 1,533 square feet - \$13,827.00

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained herein, the parties do hereby amend and restate the Original Lease, the Amendment and the Restated Lease, and agree as follows:

**I. PREMISES**

Town hereby leases to and Tenant (for itself and on behalf of the Huntersville Electric System and the Cornelius Electric System) and accepts rental of the Building of approximately 8,552 square feet located at 11316 Sam Furr Road, ("Leased Premises") together with reasonable right of usage of the parking and outside areas associated with the Leased Premises. Tenant accepts the total Leased Premises for the term stated and at the rental agreed to herein as may be extended or amended.

**II. TERM**

The term of this Agreement shall be deemed to begin as of July 1, 2015 and continue for a period of three (3) years to and including June 30, 2018. In any event this lease shall terminate as of that date unless parties mutually agree to renew for additional terms.

**III. RENT**

- a. Rental Payments, as hereafter set forth, shall be payable in annual payments due on June 1 of each fiscal year of the lease. For example, the lease payment for the lease year of July 1, 2015 through June 30, 2016, shall be due and payable on or before June 1, 2016. If not paid by June 10 of the fiscal year, the payment shall be deemed late and in default.
- b. The annual base rent for the Leased Premises shall be calculated at Nine and 02/100 (\$9.02) Dollars per square foot, a total of Seventy-Seven Thousand, One Hundred, Thirty-nine and 04/100 (\$77,139.04) Dollars per year. A portion of the annual rental representing the rent for one thousand (1000) square feet (\$9,020.00/sq. ft. annually) shall be allocated to and paid by Tenant for NCMPA1, but not paid from either the Huntersville Fund or the Cornelius Fund, and a portion represents the rent for 1,533 square feet (\$13,827.00) shall be paid by Tenant on behalf of the Corporate Group and not paid by the Huntersville Fund or the Cornelius Fund. The balance shall continue to be paid by the respective Electric Enterprise Funds by a separate agreement between the two funds, currently set at sixty (60%) per cent for the Huntersville Fund and forty (40%) per cent for the Cornelius Fund.
- c. Notwithstanding the provisions of paragraph III b., the annual rental obligation of the Huntersville Fund to the Town shall continue to be paid partially in the form of a credit against the advance for the new construction under the 2008 Amendment in the nature of prepaid rent as set forth in the Amended and Restated Lease, presently in the amount of \$7,574.11 for each year through fiscal year 2024, and a final credit for fiscal year 2025 in the amount of \$2,736.02. There will be no credit for the amounts paid by Huntersville Fund for the Interior Upfitting. The balance of the Huntersville Fund share of rent for the appropriate fiscal year shall be paid as set forth in III.a. The Cornelius Fund, in addition to its share of the Base Rent, shall continue to pay its share of the cost of the 2008 new construction.

- d. In the event any rental payment is not received in the office of the Town on or before the 10<sup>th</sup> day of June of any fiscal year, a late payment charge of two (2%) per cent of the Tenant's annual rent shall be added to the rental obligation. This additional sum shall become automatically due and payable without notice, and failure to make payment of this additional amount shall be deemed a failure to pay rent and a default in this Agreement.

#### **IV. RENEWAL**

At the end of the three year term as specified above, this Lease shall terminate as of June 30, 2018, unless the parties hereto have mutually agreed to renew, or enter into a new Agreement for an additional term or terms.

#### **V. SECURITY DEPOSIT**

- a. The Town hereby acknowledges that it had received a security deposit in the sum of twenty-six hundred eighty-eight dollars (\$2,688.00), the equivalent of 1/12 of the initial annual rental payment to secure Tenant's performance of the terms of the Original Lease. Tenant acknowledges that in the event this Lease is renewed, Town may require Tenant to deposit with Town on the first day of the commencement of the new lease period, sufficient additional funds so that the security deposit held by Town is equal to 1/12<sup>th</sup> of one year's then current rental payment. In the event Tenant shall fail to maintain the security deposit at the necessary amount, such failure shall constitute a ground of default.
- b. The security deposit, or so much as is then available after deduction of all proper charges, shall be returned to Tenant no later than thirty (30) days following termination of this Lease.
- c. Town may use, apply or retain the whole or any part of the security deposit to the extent required for the payment of any rent or other sum as to which the Tenant is in default, or for any sum which the Town may expend or may be required to expend by reason of the Tenant's default in respect of any of the terms of this Lease. Tenant may not assign or encumber money security deposit, and the Town shall not be bound by any such assignment or encumbrance.
- d. In the event of any default in the terms and conditions of this Lease, which default results in the expenditure of funds by Town, but which does not result in the termination of this Lease. Town shall have the option of applying so much of the security deposit as is necessary to cover such expenditure.

#### **VI. USE OF PREMISES**

- a. Tenant shall use the leased premises as an operations center for serving electrical customers and maintaining electrical distribution systems.
- b. The Tenant shall not use or occupy or permit the demised premises to be used or occupied, nor do or permit anything to be done in or on the demised premises, in a manner which would be deemed disreputable or extra hazardous, or make void or voidable any insurance any insurance then in force with respect thereto, or which will result in any increase in the customary premium charged for warehouse insurance, or

cause Town to be unable to obtain at regular rates fire or other insurance required to be maintained by the Tenant or Town hereunder, or which will cause or be likely to cause structural damage to the Building or any part thereof, or which will constitute a public or private nuisance, and shall not use or otherwise permit the demised premises to be used or occupied in any manner which will violate any present or future laws of any governmental authority.

- c. Town shall have the right to establish reasonable and uniform rules governing use of the leased premises by Tenants in order to insure compliance with public laws, ordinances, and regulations and insurance requirements to protect the premises.
- d. Town covenants that Tenant, upon the prompt payment of rent and other previously mentioned charges and upon the performance of all other covenants herein, shall and may peaceably and quietly have, hold and enjoy the leased premises for the term of this Lease.

#### **VII. TENANT IMPROVEMENTS**

Except for the conversion to office space as hereinabove provided, Tenant accepts the leased premises as is. After receiving written permission from Town, which permission shall not be unreasonably withheld, Tenant may, at his or her own expense, improve all interiors of leased premises in conformance with agreed uses, provided that all improvements shall be in compliance with all applicable codes, ordinances and regulations. The Town, at its discretion, may make improvements to the property at the Tenant's request, with requisite increases in rent to cover the improvements. All such improvements, whether paid for by Tenant or Town, should remain the property of the Town at the termination of this Lease.

#### **VIII. REPAIRS AND MAINTENANCE**

- a. Tenant shall be responsible for maintaining all tenant improvements, as well as the walls, floors and ceilings of the leased premises, in good repair and in proper condition. Tenant shall insure that all repairs and maintenance performed by or on behalf of Tenant comply with all applicable codes and regulations, and that town's approval is obtained prior to commencement of any such work.
- b. Tenant shall be responsible for prompt repair of any damage or injury caused by Tenant to the Building, its fixtures and appurtenances at his or her sole cost and expense and to the satisfaction of Town. Tenant shall be responsible for replacement when broken of all plate glass and windows in the Building which causes to be damaged.
- c. At the expiration of the term of this Lease, Tenant shall be required to pay the cost of returning the leased premises to the same condition as when the term of this Lease commenced, reasonable wear and tear excepted. It is expressly agreed that Tenant shall not be required to bear the cost of repairing the leased premises, unless such expenditure is required due to the Tenant's decoration of the premises which causes same to be un-rentable without such repairing.

#### **IX. UTILITIES**

The Tenant is responsible for all utilities necessary for the use of the leased premises.

## **X. DEFAULT**

- a. The occurrence of any of the following shall be considered an event of default hereunder:
  - i. If the Tenant shall be in default in the performance of any covenant of this Lease (other than the covenants for the payment of rent), and such default is not cured within thirty (30) days after written notice thereof given by the Town; or, if such default shall be of such nature that it cannot be cured completely within such thirty (30) day period, if the Tenant shall not have promptly commenced within such thirty (30) day period or shall not thereafter proceed with reasonable diligence and in good faith to remedy such default.
  - ii. If the leased premises becomes vacant or deserted for a period of thirty (30) days without prior written notice to Town.
  - iii. If Tenant shall attempt to assign or sublet the premises in violation of the provisions of Article XIII.
  - iv. If the Tenant shall be in default in the payment of any rent and such default is not cured within five (5) days after written notice thereof by Town.
  - v. In the event the Tenant or Town files a voluntary petition in bankruptcy, or is adjudicated as bankrupt, or insolvent; or makes an assignment for the benefit of its creditors; or allows any judgment or lien to remain outstanding for more than thirty (30) days.
  - vi. In the event the Tenant fails to maintain the security deposit at the necessary amount.
- b. Upon the occurrence of an event of default as defined above, Town, in addition to any other lawful right or remedy with it may have, may do the following:
  - i. Declare the rent for the balance of the term immediately due and payable, and collect the same by available legal remedies;
  - ii. Repossess the leased premises, and with or without terminating this Lease, relet the same at such amount as Town deems reasonable and if the amount is less than the rent required under this Lease, Tenant shall immediately pay the difference on damages. All expenses of Town repairing, restoring or altering the leased premises for reletting, together with leasing fees and all other expenses in seeking and obtaining a new tenant, shall be charged to and be a liability of Tenant. Notwithstanding anything contained herein, this Lease shall not be considered terminated unless the Town shall specify in writing. In the event of any litigation between Town and Tenant, the prevailing party shall be entitled to recover reasonable attorney fees.

## **XI. FIRE AND OTHER CASUALTY**

In the event of irreplaceable or irreparable damage by fire or other casualty to the Building in which the leased premises are located, meaning any such damage that cannot be reasonably restored or repaired within sixty (60) days, this Lease shall immediately terminate. In such event, any rent of such amounts to the Town as may then be due, all rights under this Lease shall terminate. In all other cases where the leased premises may be damaged by fire or other casualty, the Town shall repair the damage with all due dispatch, to the extent that there are insurance proceeds available, and if the damage has rendered the leased premises untenable, in whole or in part, there shall be an

apportionment determined by the Town of the rent to be paid until the damage has been repaired. Tenant shall be responsible for the repair and replacement of all personal property and tenant improvements located in the leased premises.

**XII. INDEMNIFICATION; INSURANCE**

Tenant agrees to and does hereby indemnify and hold Town harmless against any and all claims, demands, judgments, damages, actions, causes of actions, injuries and expenses of any kind, including but not limited to attorney fees arising out of or by reason of Tenant's use or occupancy of the premises, including but not limited to wrongful or negligent acts of Tenant, its officers, employees, agents, guests or invitees. In addition, and not in lieu thereof, the Town reserves the right to require liability insurance, in the amounts and under the conditions deemed necessary by the Town based on the use of the space. Should such insurance be required, Tenant must provide Town with a Certificate of Insurance stating the name of company, liability limits, coverage dates and contact agent.

Town shall provide casualty insurance insuring against loss by fire, or other hazards for the building in such amounts as the Town shall deems appropriate, and for personal property and equipment belonging to Town. Tenant shall be responsible for its own casualty insurance for personal property and equipment owned by it and not a part of the Building and Tenant does hereby waive and hold Town harmless for any claim that Tenant may have by reason of damage or destruction of its personal property and equipment.

**XIII. SUBLEASE**

Tenant may not sublease, assign, or transfer all or any part of the leased premises during the term of this Lease. Tenant will remain personally liable for all obligations contained herein, and Town's acceptance of rental payments from any sublessee shall not be deemed a release of Tenant's obligations under this lease, or a waiver of any rights which Town may have against Tenant.

**XIV. DUTY TO INFORM TOWN OF LATENT OR PATENT DEFECTS**

The Tenant has the duty to inform the Town of any latent or patent defects in the premises of which the Tenant has knowledge.

**XV. NOTICES**

All Notices required hereby shall be sent to the address designated below, unless changed by written notice:

Town:  
Town of Huntersville  
Post Office Box 664  
Huntersville, NC 28070

Tenant:  
ElectriCities of NC, Inc.  
Post Office Box 2819  
Huntersville, NC 28070



**XVI. ENTIRE AGREEMENT**

This Lease can only be an agreement in writing, signed by both parties. If any term or provision of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

**XVII. SITUS**

This Lease shall be governed by, construed and enforced in accordance with the laws of the State of North Carolina. The sole venue for the resolution of any dispute hereunder shall be a State or Federal Court sitting in Mecklenburg County, North Carolina.

**IN WITNESS WHEREOF**, the parties have executed this Lease on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

TOWN OF HUNTERSVILLE

\_\_\_\_\_  
Janet Pierson, Town Clerk

BY: \_\_\_\_\_  
Greg Ferguson, Town Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert B. Blythe, Town Attorney

ATTEST:

LESSEE

\_\_\_\_\_

BY: \_\_\_\_\_

Title: \_\_\_\_\_

**Town of Huntersville**  
**REQUEST FOR BOARD ACTION**  
**6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners

**From:**

**Subject:** Authorize Town Manager to Execute Agreement to Continue Participation in the Mecklenburg County CDBG Urban County Entitlement Program

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The Town of Huntersville is required to submit a new agreement to participate in the upcoming program period (October 1, 2016 - September 30, 2018). A draft of the agreement is attached as part of this agenda item. We are required to execute the agreement no later than July 10, 2015.

We talked earlier this year at our annual planning retreat about the Town pursuing its own CDBG entitlement status. In speaking with the HUD office, we would be eligible for roughly \$175,000 per year as an entitlement community. However, if we became an entitlement community, our population would be reduced from Mecklenburg County's urban county distinction and cause it to fall below the threshold for eligibility, costing the county and other towns (including Huntersville) some \$600,000 annually. That said, the Town has initiated discussions with Mecklenburg County and other members of the county's CDBG program about a set aside of approximately \$150,000 (roughly our total less administrative costs we'd expect to pay anyway) for the Town of Huntersville on an annual basis as an attempt to achieve the best of both worlds, the town getting what its eligible for under CDBG without costing the County and the other towns their chance for CDBG funds to serve their communities.

In the FY15-16 round of funding, the Town requested funds in the amount of \$10,000 to conduct an LMI (Low-to-Moderate Income) Assessment to conduct windshield and other surveys to identify low to moderate income areas that may have been underrepresented by the 2010 Census. Once applicable areas are identified, we will work to outline potential uses of CDBG funds and any alignment with the Town's CIP. We also requested and received funds for Our Towns Habitat in the amount of \$68,153 to provide housing repairs to approximately six low to moderate income homeowners. We also tentatively approved \$40,000 for FY17 for an additional four homes. Habitat staff are already conducting outreach to identify additional eligible homeowners not already in their pipeline.

**ACTION RECOMMENDED:**

Consider Authorizing Town Manager to Execute Cooperative Agreement for Mecklenburg County "Urban County" Community Development Block Grant program for Federal Fiscal Years 2016 / 2017 / 2018.

**FINANCIAL IMPLICATIONS:**

None.

**ATTACHMENTS:**

Description	Type
 CDBG Cooperation Agreement with Meck Co	Resolution



**MECKLENBURG COUNTY**  
Office of the County Manager

May 14, 2015

Mr. Greg Ferguson, Manager  
Town of Huntersville  
P.O. Box 664  
Huntersville, NC 28070

**Re: Mecklenburg County CDBG Urban County Entitlement Program**

Dear Mr. Ferguson:

Allow me this opportunity to express my sincere thanks to both you and the Town of Huntersville for your support and participation in Mecklenburg County's Urban County Entitlement designation for the past three years. The County's current designation period will end September 30, 2016.

In order to continue receiving Federal Entitlement funding through the Community Development Block Grant (CDBG) Program, Mecklenburg County must requalify for its Urban County status to cover the upcoming three year period of October 1, 2016 – September 30, 2018. As specified in your Cooperation Agreement with Mecklenburg County, to participate in the Urban County designation the agreement will automatically be renewed. The Town must submit a new agreement to participate in the upcoming program period. A draft agreement is attached for your convenience, please secure the appropriate signatures and forward the executed agreement no later than July 10, 2015 to the attention of:

Victoria Rittenhouse  
Centralina Council of Governments  
525 North Tryon Street, 12<sup>th</sup> Floor  
Charlotte, NC 28202

However, should the Town elect not to continue participating with the County during the Federal Fiscal Years 2016-2018 qualification period; the Town should notify this office and HUD in writing by July 10, 2015. (See HUD Field Office information below.)

I can be reached at 980-314-2915 or [Timmothy.Tibbs@MecklenburgCountyNC.Gov](mailto:Timmothy.Tibbs@MecklenburgCountyNC.Gov); if you have questions or need additional information regarding the County's requalification process. We look forward to working with you during the new qualification period.

Sincerely,



Timmothy Tibbs, Assistant to the County Manager  
Mecklenburg County

cc: Sharlene Abbott, U.S. Department of HUD  
Andrew Grant, Town of Cornelius

HUD Field Office  
Mr. Gary Dimmick, Community Planning & Development Director  
U.S. Department of Housing & Urban Development  
Asheville Building  
1500 Pinecroft Road  
Greensboro. NC 27407



COOPERATIVE AGREEMENT  
Mecklenburg County "Urban County"  
Community Development Block Grant Program

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between the Town of Huntersville, North Carolina hereinafter referred to as the "Community", and the County of (Mecklenburg), a body politic and corporate of the State of North Carolina, hereinafter referred to as the "County":

WHEREAS, the Housing and Community Development Act of 1974 as amended provides an entitlement of funds for Community Development purposes for urban counties; and

WHEREAS, Mecklenburg County has been designated as an Urban County provided that it secures Cooperation Agreements with various communities in Mecklenburg County; and

WHEREAS, this agreement covers the Community Development Block Grant Entitlement Program; and

NOW THEREFORE, the Community and County do hereby promise and agree:

THAT the Community may not apply for grants from appropriations under Small Cities or State CDBG programs for fiscal years during the period in which it is participating in the urban county's CDBG program; and

THAT the County shall have final responsibility for selecting Community Development Block Grant activities and annually filing a Consolidated Plan with HUD; and

THAT the County will, on behalf of the Community, execute essential Community Development and Housing Assistance applications, plans, programs and projects eligible under the Housing and Development Act of 1974 as amended; and

THAT the Community and the County will cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing; and

THAT the Community and the County will take all actions necessary to assure compliance with the County's certification required by Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975, and other applicable laws; that the County is prohibited from funding activities in or in support of any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction, or that impedes the County's actions to comply with the county's fair housing certification; and that funding by the County is contingent upon the Community's compliance with the above; and



COOPERATIVE AGREEMENT  
Mecklenburg County "Urban County"  
Community Development Block Grant Program

THAT the Community has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstration within its jurisdiction; and THAT a unit of general local government may not sell, trade, or otherwise transfer all or any portion of such funds to a metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended; and

THAT the qualification period of this agreement as defined in the HUD regulations and guidelines shall be **Federal Fiscal Years 2016/2017/2018**, and such additional period of time for the purpose of carrying out activities funded by Community Development Block Grants from Federal Fiscal Years 2016/2017/2018, appropriations and from any program income generated from the expenditure of such funds; further that the period of time of this Agreement shall be automatically renewed in successive three-year qualification periods, unless the County or the Community provides written notice it elects not to participate in a new qualification period. A copy of this notice must be sent to the HUD State Office by the date specified in HUD's urban county qualification notice for the next qualification period; further the County will notify the Community in writing of its right to make such election by the date specified in HUD's urban county qualification notice; and

THAT the Community resolves to remain in Mecklenburg County's Urban County programs for an indefinite period of time or until such time it is in the best interest of this Community to terminate the Cooperation Agreement and such additional period of time for the purpose of carrying out activities funded by Community Development Block Grants and from any program income generated from the expenditure of such funds. Furthermore, that the period of time of this Agreement shall be automatically renewed in successive three-year qualification periods, unless the County or the Community provides written notice it elects not to participate in a new qualification period. A copy of this notice must be sent to the HUD State Office by the date specified in HUD's Urban County Qualification Notice for the next qualification period; further the County will notify the Community in writing of its right to make such election by the date specified in HUD's Urban County Qualification Notice; and

THAT failure by either party to adopt an amendment to this Agreement incorporating all changes necessary to meet the requirements for cooperation agreements set forth in the Urban County Qualification Notice applicable for a subsequent three year urban county qualification period, and to submit the amendment to HUD as provided in the Urban County Qualification Notice applicable for a subsequent three-year urban county qualification period, and to submit the amendment to HUD as provided in the Urban County Qualification Notice, will void the automatic renewal of such qualification period; and



COOPERATIVE AGREEMENT  
Mecklenburg County "Urban County"  
Community Development Block Grant Program

THAT this Agreement remains in effect until the CDBG funds and income received with respect to activities carried out during the three year qualification period (and any successive qualification periods under this automatic renewal provision) are expended and the funded activities completed, and that the County and Community may not terminate or withdraw from this agreement while this agreement remains in effect; and

THAT the Community shall inform the County of any income generated by the expenditure of CDBG funds received by the Community; and

THAT any such program income generated by the Community must be paid to the County, unless at the County's discretion, the Community may retain the program income as set forth in 24 CFR 570.503; and

THAT any program income the Community is authorized by the County to retain may only be used for eligible activities approved by the County in accordance with all CDBG requirements as may then apply; and

THAT the County has the responsibility for monitoring and reporting to HUD on the use of any such program income, thereby requiring appropriate record keeping and reporting by the Community as may be needed for this purpose; and

THAT in the event of close-out or change in status of the Community, any program income that is on hand or received subsequent to the close-out or change in status shall be paid to the County; and

THAT the Community shall provide timely notification to the County of any modification or change in the use of the real property from that planned at the time of acquisition or improvement including disposition; and

THAT the Community shall reimburse the County in the amount equal to the current fair market value (less any portion of the value attributable to expenditures of non-CDBG funds) of real property acquired or improved with Community Development Block Grant funds that is sold or transferred for the use which does not qualify under the CDBG regulations; and

THAT the Community shall return to the County program income generated from the disposition or transfer of real property prior to or subsequent to the close-out, change of status or termination of the cooperation agreement between the County and the Community; and

THAT the terms and provisions of this Agreement are fully authorized under State and local law, and that the Agreement provides full legal authority for the County to undertake or assist in undertaking essential community development and housing assistance activities, specifically urban renewal and publicly assisted housing; and





**Town of Huntersville  
REQUEST FOR BOARD ACTION  
6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Jack Simoneau, Planning Director  
**Subject:** Planning Board Appointments

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Three (3) Planning Board positions will expire on June 30, 2015, two (2) of which are Town Seats:

1. Dan Boone who is the current Vice Chairman is willing to be reappointed, and
2. Jay Kalter who relocated outside the Town of Huntersville jurisdiction resigned (effective May). It is further requested that the member appointed to this Seat be for a 1 year term to expire on June 30, 2016 to equalize the staggering of expirations for a 9 member board.


















The third position is the ETJ Seat currently held by JoAnne Miller, who is willing to be reappointed. It will be requested of the Board of County Commissioners to re-appoint Mrs. Miller for another 3 year term beginning July 1, 2015. There are no other qualified applicants for this position.

**ACTION RECOMMENDED:**

Consider appointing two (2) Planning Board members to Town Seats.

**FINANCIAL IMPLICATIONS:**

**ATTACHMENTS:**

Description	Type
 Attendance Chart	Exhibit
 Membership Chart	Exhibit
 Davis application	Exhibit
 Fleming application	Exhibit
 Howes application	Exhibit
 James application	Exhibit
 Labbon application	Exhibit
 Little application	Exhibit
 McClelland application	Exhibit
 Milam application	Exhibit
 Richardson application	Exhibit
 Schildgen application	Exhibit
 Simmons application	Exhibit
 Sinski application	Exhibit
 Swanick application	Exhibit
 Sny application	Exhibit
 Taylor application	Exhibit

**Planning Board Attendance – Regular Meetings  
2014 – 2015**

Name	July 22 2014	Aug 26	Sept 23	Oct 28	Nov 18	Dec 16	Jan. 27 2015	Feb 24	March 24	Apr 28	May 26	Jun 23
Bankirer, Hal	x	x	x	x	x	x	x	x	x	Cancel		
Boone, Dan	x	x	A	x	x	x	A	x	x	Cancel		
Currie, Melissa	x	x	A	x	x	A	x	A	vacant	Cancel		
Freeman, Franklin	x	x	x	A	A	A	x	Resigned	vacant	Cancel		
Kalter, Jay	x	x	x	x	x	x	x	x	x	Cancel		
Miller, JoAnne	x	x	x	A	x	x	x	x	x	Cancel		
Price, Chris	x	x	A	x	x	x	x	x	x	Cancel		
Sailers, Joe	x	x	x	x	x	x	x	x	x	Cancel		
VanWingerden, Art	A	A	x	A	A	A	x	x	vacant	Cancel		

x = Present

A = Absent

# Planning Board Membership

Terms Through 2018  
Updated 4/24/2015 mvh  
Effective 4/20/2015

## TOWN SEAT:

### Harold Bankirer

17206 Linksview Lane  
Huntersville, NC 28078  
704-274-9680  
Term expires June 30, 2017  
Email [hbankirer@aol.com](mailto:hbankirer@aol.com)

### Dan Boone

317 Southland Drive  
Huntersville, NC 28078  
704-948-1685  
Term expires June 30, 2015  
E-mail [danboonenc@aol.com](mailto:danboonenc@aol.com)

### Janice Lewis

10203 Halston Circle  
Huntersville, NC 28078  
Term expires June 30, 2016  
Email: [janicelewis4@gmail.com](mailto:janicelewis4@gmail.com)

### William Walsh

9607 St. Barts Lane  
Huntersville, NC 28078  
Term expires June 30, 2018  
Email: [williammadelyn@yahoo.com](mailto:williammadelyn@yahoo.com)

### Jay Kalter

10834 Drake Hill Drive  
Huntersville, NC 28078  
407-319-1950  
Term expires June 30, 2015  
E-mail [jkalter@carolina.rr.com](mailto:jkalter@carolina.rr.com)

### Chris Price

8310 Misty Lilac Drive  
Huntersville, NC 28078  
704-619-8889  
Term expires June 30, 2016  
E-mail [cprice8889@gmail.com](mailto:cprice8889@gmail.com)

### Joe Sailors

9332 Westminster Drive  
Huntersville, NC 28078  
(704) 987-7962  
Term expires June 30, 2016  
E-mail [jwscws@bellsouth.net](mailto:jwscws@bellsouth.net)

## ETJ SEAT:

### JoAnne Miller

13900 Asbury Chapel Road  
Huntersville, NC 28078  
980-522-9855  
Term expires June 30, 2015  
E-mail [joannebmiller@bellsouth.net](mailto:joannebmiller@bellsouth.net)

## TOWN (OR ETJ SEAT):

### Susan Thomas

10215 Lasaro Way  
Huntersville, NC  
704-393-0556  
Term Expires June 30, 2017  
Email: [set0525@bellsouth.net](mailto:set0525@bellsouth.net)



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink

NAME Jennifer Davis HOME PHONE 704-992-0685  
HOME ADDRESS 7727 Prairie Rose Lane CELL PHONE 704-622-8711  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? Huntersville  
PRESENT OCCUPATION Architectural Representative WORK PHONE 704-622-8711  
PLACE OF EMPLOYMENT Fishman Flooring Solutions  
EMAIL ADDRESS jenndsc@aol.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 10

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY SERVING ON:

Secretary of my HOA EXPIRATION DATE June 2016  
EXPIRATION DATE \_\_\_\_\_

EDUCATION AA in Interior Design from the Art Institute

BUSINESS AND CIVIC EXPERIENCE I have a design degree and currently work with Architects, Designers, and General Contractors. I understand the construction process.

AREAS OF EXPERTISE AND INTERESTS/SKILLS I have been a Sales Representative for 16 years which has taught me excellent people skills, communication and understanding people's needs.

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant.

A large, stylized handwritten signature in black ink, appearing to be "Jennifer Davis", written over a horizontal line.

(Signature of Applicant)

Feb. 21, 2015  
(Date)



## QUESTIONNAIRE

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

**Overview:** The Planning Board consists of nine (9) members who reside within the corporate limits and at least two (2) ETJ members who are appointed by the Mayor and Commissioners. The Planning Board acts as an advisory body to the Board of Commissioners on all matters related to the growth and development of Huntersville. The Planning Board considers the facts relative to rezoning applications, new subdivisions and site plans, and ordinance amendments, among other issues. The Board formulates a recommendation on each matter, which in turn goes to the Commissioners for final action.

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.  
I volunteer my time helping with church activities, which do not include civic, but still very important to my giving back.

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2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

I would like to see our Downtown area continue to establish its self as the heart of our city. Specific business and strict architectural standards to unify visually the appearance of the area with signage, lighting, and sidewalks. As Charlotte continues to grow our streets and infrastructure will need to be able to keep up with the growth. I'd like to see a slow controlled growth to minimize the pains of expansion. We also need to build more K-12 schools at a rate that will prevent portables... Torrence Creek.

3. What obstacles do you see to achieving this vision?  
Funding. We will need to work with our partner cities to maintain the unity of Lake Norman

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4. What special opportunities could be used to achieve your vision?  
Keep the tax dollars in Huntersville by keeping the citizens here. Give an incentive to business owners for start up or expanding business.

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5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.  
As mentioned above, I'd like to see our downtown establish itself. The start of Discovery Place is a great step in the direction. Also, we'll need to build schools at the rate the public is growing. Exit 23 will need to eventually duplicate exit 25.

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Other comments:

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I moved to Huntersville a few years after moving to Charlotte from San Diego. I've lived in Big cities all my life, Houston, Phoenix, and Huntersville is my home. I want to give back for all it has given me. I'd like to keep the small town feel, while keeping up with its growth. I'm not particularly brilliant, or political, but I love this town.

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The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

Town of Huntersville  
Attn: Michelle Haines  
Post Office Box 664  
Huntersville, NC 28070

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at (704) 875-7000.

**Thank you for completing the application and questionnaire.  
Please return to the Huntersville Planning Department**



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink

NAME MARTHA FLEMING HOME PHONE 704-892-9876  
HOME ADDRESS 10510 Remembrance Trl CELL PHONE 980-253-5949  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? TOWN  
PRESENT OCCUPATION \_\_\_\_\_ WORK PHONE N/A  
PLACE OF EMPLOYMENT \_\_\_\_\_  
EMAIL ADDRESS MARTHA.FLEMING@ROADRUNNER.COM  
APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 40  
NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY  
SERVING ON: NONE EXPIRATION DATE \_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_  
EDUCATION BS PAROLE AND PROBATION / MINOR CRIMINAL  
LAW  
BUSINESS AND CIVIC EXPERIENCE ST. MARK CATHOLIC SCHOOL  
CHURCH BOARDS, etc., HABITAT OF HUMANITY  
FCR CHILD CUSTODY ADVOCATE  
AREAS OF EXPERTISE AND INTERESTS/SKILLS COMMERCIAL REAL  
ESTATE - CONSTRUCTION / NONI-CONSTRUCTION -  
STORE MANAGER

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant.

  
(Signature of Applicant)

2-18-15  
(Date)



## QUESTIONNAIRE

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

**Overview:** The Planning Board consists of nine (9) members who reside within the corporate limits and at least two (2) ETJ members who are appointed by the Mayor and Commissioners. The Planning Board acts as an advisory body to the Board of Commissioners on all matters related to the growth and development of Huntersville. The Planning Board considers the facts relative to rezoning applications, new subdivisions and site plans, and ordinance amendments, among other issues. The Board formulates a recommendation on each matter, which in turn goes to the Commissioners for final action.

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

HARBOR OF HUMANITY / THEATRE CHARLOTTE / DAVIDSON  
COMMUNITY PLAYERS / ST. MARK CHURCH & SCHOOL  
CFCR

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

BRING LARGE SCALE BUSINESSES TO OUR AREA, ASK  
THE PEOPLE IN THE AREA WHAT THEY WANT  
THEIR COMMUNITY TO BECOME

3. What obstacles do you see to achieving this vision?

NOT SURE AT THIS POINT SINCE I AM NOT  
SURE OF THE ENTIRE PROCESS OF GROWING  
A COMMUNITY.

4. What special opportunities could be used to achieve your vision?

BUSINESS CONTACTS PLANTED IN OUR AREA  
& IN CHARLOTTE - THERE IS A LOT OF  
UNTAPEO TALENT NOT BEING USED.

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

WE NEED TO GET CONTROL OF OUR STREETS  
FROM THE DOT OR HAVE A BETTER RELATIONSHIP  
WE NEED BETTER INFRASTRUCTURE





Other comments:

NOT AT THIS TIME!

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The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

Town of Huntersville  
Attn: Michelle Haines  
Post Office Box 664  
Huntersville, NC 28070

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at (704) 875-7000.

**Thank you for completing the application and questionnaire.  
Please return to the Huntersville Planning Department**



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink

NAME NEAL HOWES HOME PHONE 704-875-3489  
HOME ADDRESS 9209 OLD BARNHART RD CELL PHONE 704-918-7837  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? TOWN LIMITS  
PRESENT OCCUPATION RETIRED WORK PHONE \_\_\_\_\_  
PLACE OF EMPLOYMENT \_\_\_\_\_  
EMAIL ADDRESS NEALHOWES@YAHOO.COM

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 150

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY  
SERVING ON:

NONE EXPIRATION DATE \_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

EDUCATION ELON UNIVERSITY - BUSINESS  
ADMINISTRATION - MINOR IN ACCOUNTING  
CERTIFIED NORTH CAROLINA APPRAISER

BUSINESS AND CIVIC EXPERIENCE 5 YEARS RETAIL MANAGEMENT  
11 YEARS IN BANKING, 20 YEARS TAX AUDITOR  
IN LOCAL GOVERNMENT - SERVED OVER 30 YEARS  
IN CIVIC MATTERS

AREAS OF EXPERTISE AND INTERESTS/SKILLS CERTIFIED NORTH CAROLINA  
APPRAISER - HAS COMMERCIAL REAL ESTATE LEADER

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless  
withdrawn by me, the applicant.

Neal Howes  
(Signature of Applicant)

6/15/14  
(Date)

## Huntersville Questionnaire for Planning board

### Community Service

1. For the Town Of Huntersville I served on the Board of Adjustments and , Education Committee. Carteret County was member off classification committee for the planning Board. We classified of all the parcels of land in Carteret . There was no classification at that time . Was a broad member of the Pasco County park and rec in Florida . Vice president and treasurer North Mecklenburg High School PTA . Advisory committee for Sanders Elementary School . Treasure of Morehead Elementary PTA. President of Huntersville Lions Club , Chairmen Of World Hunger , church treasurer , Chairmen Of Church Deacons

### 2. Vision for Huntersville

Plan for town center to have high density when we have light rail . Continue mix use for east side of Huntersville . Protect open space of new residential development. Maintain the high Quantity of life we have in Huntersville .

### 3. Obstacles

Our lack of four lane roads going east and west 115 , 21 and Beatties Ford Rd needs to widen .

### 4. Special opportunities

Continue to be proactive and give support to our town commissioners for road funds from the State and Federal funds for light rail .

### 5. Problems perceive

Higher density in ares outside the town center put stress on our road system . We need to make sure we fine the right balance .

### Comments

While working as a commercial real estate lender I had to deal with zoning many issues . Our committee was very successful with zoning plan for Carteret County . I am a Certified North Carolina Appraiser and work for twenty years in local county tax department .





## QUESTIONNAIRE

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

**Overview:** The Planning Board consists of nine (9) members who reside within the corporate limits and at least two (2) ETJ members who are appointed by the Mayor and Commissioners. The Planning Board acts as an advisory body to the Board of Commissioners on all matters related to the growth and development of Huntersville. The Planning Board considers the facts relative to rezoning applications, new subdivisions and site plans, and ordinance amendments, among other issues. The Board formulates a recommendation on each matter, which in turn goes to the Commissioners for final action.

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

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2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

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3. What obstacles do you see to achieving this vision?

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4. What special opportunities could be used to achieve your vision?

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5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

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Other comments:

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The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

Town of Huntersville  
Attn: Michelle Haines  
Post Office Box 664  
Huntersville, NC 28070

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at (704) 875-7000.

**Thank you for completing the application and questionnaire.  
Please return to the Huntersville Planning Department**



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink

NAME Elizabeth J. James "Libby" HOME PHONE N/A  
HOME ADDRESS 16225 Leeward Lane CELL PHONE 803-348-6728  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? yes  
PRESENT OCCUPATION Attorney WORK PHONE 704-716-0879  
PLACE OF EMPLOYMENT Horack Talley  
EMAIL ADDRESS ljames@horacktalley.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 10-15 (more if nec.)

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY SERVING ON:

\_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_  
\_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

EDUCATION B.A. University of Tennessee  
J.D. University of South Carolina, School of Law

BUSINESS AND CIVIC EXPERIENCE Vestry member, St. Mark's Episcopal church  
HOA board, Lookout Point  
Grievance Committee member, Mecklenburg Cty Bar  
Fee Dispute Committee member, Mecklenburg Cty Bar

AREAS OF EXPERTISE AND INTERESTS/SKILLS  
attorney, mother, church member in Huntersville, North Carolina

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant, and if appointed, the Town Board may remove members who do not meet attendance requirements pursuant to the Rules of Procedure<sup>1</sup>.

[Signature]  
(Signature of Applicant)

5/6/2015  
(Date)

<sup>1</sup> Must attend seventy-five percent (75%) of the Regular meetings in a twelve (12) consecutive month period, or miss three (3) consecutive regular meetings





## QUESTIONNAIRE

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

**Overview:** The Planning Board consists of nine (9) total members of whom at least seven (7) members shall reside within the corporate limits, appointed by the Town Board, and in no instance be less than one (1) ETJ member appointed by the Board of County Commissioners. The Planning Board acts as an advisory body to the Board of Commissioners on all matters related to the growth and development of Huntersville. The Planning Board considers the facts relative to rezoning applications, new subdivisions and site plans, and ordinance amendments, among other issues. The Board formulates a recommendation on each matter, which in turn goes to the Commissioners for final action.

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

*I am an active member of the parish at St. Mark's Episcopal church. I served on the vestry and now I am the Stewardship Chair. As a resident of Lookout Point, I have served on the HOA Board and have spoken to the advisory committee in opposition to the ELCON development.*

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

*Huntersville will continue to grow. My vision is that Huntersville infrastructure will grow with Huntersville. Huntersville will need planning that begins to anticipate growth and isn't reactive to growth. Also, Huntersville has such beautiful greenspace, maximum protection of that asset is important.*

3. What obstacles do you see to achieving this vision?

*(1) Money. Convincing both taxpayers and the state that our project has value  
(2) personal interests. It is always difficult to have people see beyond their particular interests*

4. What special opportunities could be used to achieve your vision?

*I would like to explore opportunities in LEED certification and sustainable growth to see if our town could possibly receive grants or recognition.*

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

*Traffic flow patterns are always going to be an issue. Directing development to blend with current traffic or lessen traffic will be key.*



Other comments:

I am a strong believer in the theory that if you support and love something you should put your time and energy towards improving and sustaining that thing. I have been a resident of Huntersville since 2003 and I want to see it grow and improve. Being on the planning board certainly supports our town.

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

Town of Huntersville  
Attn: Michelle Haines  
Post Office Box 664  
Huntersville, NC 28070

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**Thank you for completing the application and questionnaire.  
Please return to the Huntersville Planning Department**





NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink

NAME BILL LABBON HOME PHONE 704.274.5584  
HOME ADDRESS 14016 BAYTOWN CT. 28078 CELL PHONE 704.996.4886  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? Town  
PRESENT OCCUPATION SOFTWARE TESTING MGR. WORK PHONE \_\_\_\_\_  
PLACE OF EMPLOYMENT UNION BANK  
EMAIL ADDRESS RL@LABBON.COM

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 5

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY  
SERVING ON: n/a EXPIRATION DATE \_\_\_\_\_

EXPIRATION DATE \_\_\_\_\_

EDUCATION Bachelor's Degree (Computer Information Systems)

BUSINESS AND CIVIC EXPERIENCE -Various volunteer activities each year  
-Business leadership + Project Management

AREAS OF EXPERTISE AND INTERESTS/SKILLS \_\_\_\_\_  
Technology - savvy  
Environmentally - conscious; fan of smart planning / growth.

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless  
withdrawn by me, the applicant.

Bill Labbon  
(Signature of Applicant)

3/5/2015  
(Date)



## QUESTIONNAIRE

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

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1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

Habitat for Humanity  
Adopt-A-Stream  
Samaritan's Purse  
Adopt-A-Highway

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Greatly increased population, highly desirable place to live. Anticipate some "growing pains" with clogged arteries, more traffic, less bucolic feel to the area.

3. What obstacles do you see to achieving this vision?

Growing pains mentioned above.  
Challenge to maintain aesthetic & bucolic/verdant "feel" due to loss of farms and population growth.

4. What special opportunities could be used to achieve your vision?

• Tech friendly - e.g. Google Fiber  
• Aesthetic interjecting - landscaping, cleanliness, traffic circles etc.  
• Better mass transit

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Discussed above.



Other comments:

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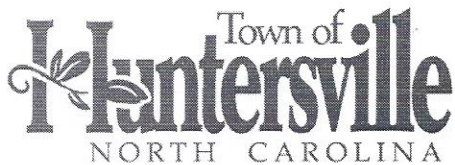
The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

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Attn: Michelle Haines  
Post Office Box 664  
Huntersville, NC 28070

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**Thank you for completing the application and questionnaire.  
Please return to the Huntersville Planning Department**





NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink

NAME Dwight Little HOME PHONE N/A  
HOME ADDRESS 15724 Prestwoods Lane CELL PHONE 704-488-8399  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? Town limits  
PRESENT OCCUPATION semi-retired WORK PHONE N/A  
PLACE OF EMPLOYMENT N/A  
EMAIL ADDRESS little.dwight@yahoo.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD ~10

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY SERVING ON:

N/A EXPIRATION DATE \_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

EDUCATION BSBA - Western Carolina University

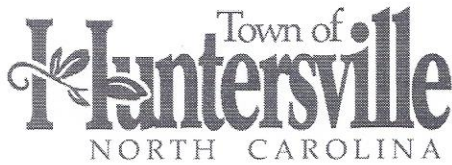
BUSINESS AND CIVIC EXPERIENCE \_\_\_\_\_

AREAS OF EXPERTISE AND INTERESTS/SKILLS strong inter-personal skills developed as a result of career in sales and sales management combined with responsibility and accountability

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant.

Dwight Little  
(Signature of Applicant)

2/20/15  
(Date)



## QUESTIONNAIRE

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1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

*I was on the board of directors at the Windward Condos H.O.A. in 1992.*

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

*infrastructure improvements, population density, new business development, control spending*

3. What obstacles do you see to achieving this vision?

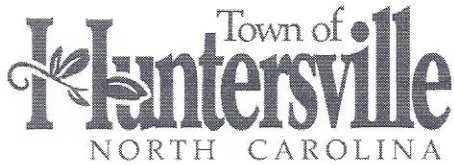
*funding and prioritizing*

4. What special opportunities could be used to achieve your vision?

*I do not currently have adequate information to offer a valid reply.*

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

*see above reply to #4.*



Other comments:

*I have resided in Huntersville for over 19 years. I offer a common sense approach to my responsibilities and seek to get more involved in our community after having finished nearly 30 years of travel in my working life. Thank you.*

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Town of Huntersville  
Attn: Michelle Haines  
Post Office Box 664  
Huntersville, NC 28070

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Please return to the Huntersville Planning Department**



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink

NAME John R McClelland II HOME PHONE 704-789-3509  
HOME ADDRESS 13548 Aldenbrook Dr Huntersville CELL PHONE 704-789-3509  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? In the town limits  
PRESENT OCCUPATION NC Real Estate Broker WORK PHONE 704-789-3509  
PLACE OF EMPLOYMENT Berkshire Hathaway Carolinas Realty  
EMAIL ADDRESS johnrmcclellandii@gmail.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 5-8

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY  
SERVING ON: N/A EXPIRATION DATE \_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

EDUCATION BS Organizational Management; Charleston Southern University  
HS Diploma; North Mecklenburg Senior HS

BUSINESS AND CIVIC EXPERIENCE Real estate sales for (2 years), commercial construction  
sales and project management (2 years), warehouse operations (3 years)

AREAS OF EXPERTISE AND INTERESTS/SKILLS AoE: Sales, Project Management, Networking  
Management  
Interests/Skills: Communication, Continuing Business Education, Coaching, Athletics

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless  
withdrawn by me, the applicant.

John R McClelland  
(Signature of Applicant)

3/13/15  
(Date)

## QUESTIONNAIRE

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1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

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FCA involvement in high school and college, multiple habitat for humanity builds, mentor for elementary school children while in college. Volunteer coached multiple teams in different sports. Have participated in Susan G Coleman events, SPCA events. Helped organize support for Angels of 97.

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2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

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I would like to see continued sustainable growth in residential, commercial, and industrial sectors. Specifically, I would like to see the completion of the Bryton development as well as the redevelopment and expansion of downtown Huntersville.

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3. What obstacles do you see to achieving this vision?

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I think the biggest obstacle for Huntersville's continued growth is infrastructure development. Right now Huntersville is experiencing a high growth rate thanks to it's proximity to Charlotte (and it's a great place to live!), but this can be managed effectively through mixed use projects, transit oriented projects, and infill.

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4. What special opportunities could be used to achieve your vision?

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As I stated in the previous section carefully planning is essential to balanced sustainable growth. Support of infrastructure projects must also be made a priority (including the Red Line). I believe mixed use projects are essential to Huntersville future and will provide it's citizens with a fantastic place to live, work, and play.

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5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

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I think the obvious problem is congestion around town. I think the town has done a great job attracting residents and planning the developments of Brikdale Commons and Rosedale. I am excited about the potential opportunity to help shape the future of my community.

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Other comments:

As someone who has grown up in this community, I am excited for my children to grow up here. This town has given so much to my wife and I and I am extremely excited for an opportunity to serve the community where I live and run my business.

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Town of Huntersville  
Attn: Michelle Haines  
Post Office Box 664  
Huntersville, NC 28070

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**Thank you for completing the application and questionnaire.  
Please return to the Huntersville Planning Department**



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink

NAME RICHARD MILAM HOME PHONE 704-274-5329  
HOME ADDRESS 16446 GRASSY CREEK DR CELL PHONE 504-250-1208  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? EJT Town  
PRESENT OCCUPATION RETIRED WORK PHONE N/A  
PLACE OF EMPLOYMENT N/A  
EMAIL ADDRESS WRMILAM@HOTMAIL.COM

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 20

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY SERVING ON:

\_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_  
\_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

EDUCATION ATTENDED THE UNIV. OF NEW ORLEANS

BUSINESS AND CIVIC EXPERIENCE EXEC V.P. + C.O.O. OF CENTRAL STL, N.O.  
TAXPREPARER

AREAS OF EXPERTISE AND INTERESTS/SKILLS SOME EXPERIENCE IN APPRAISING  
REAL ESTATE AND A LITTLE CONSTRUCTION MGMT. BUDGETING  
OVERSIGHT FOR THE STL.

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant.

Richard Milam  
(Signature of Applicant)

2/7/15  
(Date)



## QUESTIONNAIRE

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1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

~~MEMBER~~ MEMBER OF SUBDIVISIONS ARCHITECTURAL  
CONTROL COMMITTEE FOR 4 YEARS.

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

INCREASING POPULATION WILL CALL FOR IMPROVED  
INFRASTRUCTURE, MORE SCHOOLS AND MORE RETAIL  
TO ACCOMMODATE THIS INCREASE.

3. What obstacles do you see to achieving this vision?

GETTING COUNTY AND STATE AGENCIES TO  
ANTICIPATE RATHER THAN REACT TO OUR  
POPULATION INCREASE.

4. What special opportunities could be used to achieve your vision?

WITHOUT MORE KNOWLEDGE OF HOW THE VARIOUS  
AGENCIES INTERACT AND WHAT RESOURCES ARE OR  
MAY BE AVAILABLE, I DO NOT FEEL QUALIFIED TO  
ANSWER THIS QUESTION.

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

ROADWAY GLITCHES SUCH AS THE INTERSECTION OF  
HINASSEE AND RAMAH CH. RD. NEED TO BE ADDRESSED.



Other comments:

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Town of Huntersville  
Attn: Michelle Haines  
Post Office Box 664  
Huntersville, NC 28070

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at (704) 875-7000.

**Thank you for completing the application and questionnaire.  
Please return to the Huntersville Planning Department**





NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink.

NAME JACK RICHARDSON HOME PHONE 704-875-0002  
HOME ADDRESS 13432 FREMINGTON RD CELL PHONE 704-361-0753  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? TOWN LIMITS  
PRESENT OCCUPATION MFG. REP. BUILDING IND WORK PHONE 704-821-1470  
PLACE OF EMPLOYMENT ITC MILLWORK & HOKE LUMBER  
EMAIL ADDRESS CHACK13432@ROADRUNNER.COM / JACK@HOKE LUMBER.COM  
APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 60 HRS.

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY SERVING ON:

EXPIRATION DATE \_\_\_\_\_

EXPIRATION DATE \_\_\_\_\_

EDUCATION HIGH SCHOOL 1960 - 3 YEARS COLLEGE BUS/MGR.

BUSINESS AND CIVIC EXPERIENCE SALES / 1969 -> CONTRACTOR SALES - 3 yrs  
MILLWORK DISTRIBUTORS SALES 10 yrs - VP. ARCH MILLWORK CO 4 yrs  
OWNER MILLWORK DIST CO. 10 yrs / Charlotte 1996 - ARCH MILLWORK  
SALES / ALSO CONTRACTOR SALES W/ HOKE LUMBER

AREAS OF EXPERTISE AND INTERESTS/SKILLS

BUILDING INDUSTRY / PROPERTY MGMT. 31 YEARS -  
CLAY SHOOTER / FLYFISHING / REMODELING / DOGS

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant.

Jack Richardson  
(Signature of Applicant)

2-3-2015  
(Date)



## QUESTIONNAIRE

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

**Overview:** The Planning Board consists of nine (9) members who reside within the corporate limits and at least two (2) ETJ members who are appointed by the Mayor and Commissioners. The Planning Board acts as an advisory body to the Board of Commissioners on all matters related to the growth and development of Huntersville. The Planning Board considers the facts relative to rezoning applications, new subdivisions and site plans, and ordinance amendments, among other issues. The Board formulates a recommendation on each matter, which in turn goes to the Commissioners for final action.

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

WILLIAMSON UNITED METHODIST  
GOLDEN BOYS - HUNTING CREEK PRESERVE - F.O.P. EXIT 45

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Control development of Planned Home sites  
Improve structure road etc.  
Improving School System - Running City  
We have my company within budgets

3. What obstacles do you see to achieving this vision?

Over spending of allotted monies for projects  
Offering & selecting based on regulate Bid System.

4. What special opportunities could be used to achieve your vision?

Removing politics from selections (all)

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Personally I love Huntersville however lot of  
spending on projects without required analyzing  
of final costs.





Other comments:

Forty plus years in and around building  
working w/ architects- Developers- Contractors  
give me a good insight to related development  
costs. Having worked for myself and as a  
commissioner my rep has taught the importance  
of working within your means.

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

Town of Huntersville  
Attn: Michelle Haines  
Post Office Box 664  
Huntersville, NC 28070

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at (704) 875-7000.

**Thank you for completing the application and questionnaire.  
Please return to the Huntersville Planning Department**



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink

NAME Bryan Schildgen HOME PHONE \_\_\_\_\_  
HOME ADDRESS 7428 Alluvial Dr., 28078 CELL PHONE (404) 357-0204  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? Yes  
PRESENT OCCUPATION Financial Analyst WORK PHONE (704) 335-2097  
PLACE OF EMPLOYMENT Westin Charlotte  
EMAIL ADDRESS bschildgen@gmail.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 25-30, more if required

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY SERVING ON: \_\_\_\_\_

EXPIRATION DATE \_\_\_\_\_

EXPIRATION DATE \_\_\_\_\_

EDUCATION BS - Marketing - Berry College  
MBA - Hochschule Bremen / MBA - UNC @ Wilmington

BUSINESS AND CIVIC EXPERIENCE 34 years Hospitality Experience @  
4-Diamond Property / 2 years Financial Analysis / Entrepreneurship  
MBA

AREAS OF EXPERTISE AND INTERESTS/SKILLS Financial Planning + Analysis,  
Interested in Entrepreneurship + Economic Development

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant.

Bryan Schildgen  
(Signature of Applicant)

2/12/15  
(Date)





## QUESTIONNAIRE

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1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

*I have participated in Habitat for Humanity projects, I mentor young men in various leadership development skills. I have helped in various toy, clothing, and food drives.*

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

*Vision - "Let's give them something to talk about."  
Attract some manufacturing to less populated areas, create business incubator in Huntersville, bring an entertainment area to the Town... factors shaping growth will be population growth, infrastructure needs, and access to capital.*

3. What obstacles do you see to achieving this vision?

*Obstacles facing the vision are competing with Charlotte for development dollars, projects, and great talent. Need to keep resources in the city - great people live in Huntersville.*

4. What special opportunities could be used to achieve your vision?

*Leverage existing talent and resources to take inventory of current assets to understand needs. Then, connect those assets with new relationships to enable the vision.*

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

*The lack of 3 lanes on I-77 through the Town will inhibit growth on many levels. I would like to help families get engaged in the community - connect interests with needs.*



Other comments:

*I would welcome the opportunity serve my community by being on the planning committee. I may not have a lot of practical experience yet, but I am faithful, available, and teachable enough to have an impact. Thank you for your time and consideration in reading this application.*

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Town of Huntersville  
Attn: Michelle Haines  
Post Office Box 664  
Huntersville, NC 28070

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Please return to the Huntersville Planning Department**



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink

NAME Eddie Simmons, Jr. HOME PHONE 704-875-7665  
HOME ADDRESS 7431 Chaddley Dr. CELL PHONE 704-408-2584  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? Yes  
PRESENT OCCUPATION Analytic Manager WORK PHONE 704-383-3816  
PLACE OF EMPLOYMENT Wells Fargo  
EMAIL ADDRESS esimjr77@yahoo.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 10-15

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY SERVING ON:

\_\_\_\_\_  
\_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

EDUCATION Master of Business Administration (MBA) and Bachelor of Business Administration in Accounting

BUSINESS AND CIVIC EXPERIENCE Banking; I serve and lead committees at my church

AREAS OF EXPERTISE AND INTERESTS/SKILLS Strategic Planning and Analytics; Risk Management

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant, and if appointed, the Town Board may remove members who do not meet attendance requirements pursuant to the Rules of Procedure<sup>1</sup>.

Eddie Simmons, Jr.  
(Signature of Applicant)

3/26/15  
(Date)

<sup>1</sup> Must attend seventy-five percent (75%) of the Regular meetings in a twelve (12) consecutive month period, or miss three (3) consecutive regular meetings





## QUESTIONNAIRE

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1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

Stewardship and Family Life Center Chairperson at North-east Seventh-Day Adventist Church where I also serve as an Elder.

I also am on the Patient Advisory Committee at Davidson Behavioral Health Hospital (a part of Carolinas Medical Center) or CHS

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

I see Huntersville continue to have smart growth but in a manner that it maintains and even enhances its highly educated and affluent base. This should be done in a manner that it somehow has a small town feel.

3. What obstacles do you see to achieving this vision?

I believe that the primary obstacle is not having a clear strategic vision and the ineffective implementation of that vision.

4. What special opportunities could be used to achieve your vision?

I am very analytical and could/would leverage these skills to analyze opportunities.

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

The biggest problem is uncontrolled or unplanned growth. This is why it is paramount that accurate analysis of the future environment is essential.



Other comments:

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Town of Huntersville  
Attn: Michelle Haines  
Post Office Box 664  
Huntersville, NC 28070

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**Thank you for completing the application and questionnaire.  
Please return to the Huntersville Planning Department**



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink

NAME Bing Sinski HOME PHONE 704.963.6153  
HOME ADDRESS 6423 Repose Lane CELL PHONE same as above  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? Town Limits  
PRESENT OCCUPATION Database Administrator WORK PHONE 704.947.9362  
PLACE OF EMPLOYMENT Wells Fargo Bank  
EMAIL ADDRESS bing\_sinski@yahoo.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD open

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY  
SERVING ON:

not applicable EXPIRATION DATE \_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

EDUCATION BSBA Information Systems, BSBA Business Management  
Appalachian State University

BUSINESS AND CIVIC EXPERIENCE I have been in data processing since 1982. I have been  
a developer, an analyst and a project leader. I have been a database administrator  
since 1994. I have volunteered with several groups such as Angels and Sparrows as well  
as the Wells Fargo Golf Tournament.

AREAS OF EXPERTISE AND INTERESTS/SKILLS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless  
withdrawn by me, the applicant, and if appointed, the Town Board may remove members who do not meet attendance  
requirements pursuant to the Rules of Procedure<sup>1</sup>.

Brian R Sinski 3.18.2015  
(Signature of Applicant) (Date)

<sup>1</sup> Must attend seventy-five percent (75%) of the Regular meetings in a twelve (12) consecutive month period, or miss three (3) consecutive  
regular meetings



## QUESTIONNAIRE

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1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

As noted above, I have volunteered to Angels and sparrows. I have always been  
interested in helping those that have difficulty helping themselves. I am about to begin  
volunteering with Habitat for Humanity through my church.

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Build upon many of the smart decisions that have been made such as the many  
partnerships the parks and recreation commission have formed which has produced  
excellent locations for our town. Be proactive for growth. The reconfiguring of Sam  
Furr is a prime example.

3. What obstacles do you see to achieving this vision?

The acceptance of the idea that Huntersville WILL grow to 90,000+ population

4. What special opportunities could be used to achieve your vision?

Be proactive for growth - implement zoning to allow for enough population so it will not  
overwhelm city services, congest our roads.

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Expand and develop a character for downtown,



Other comments:

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Attn: Michelle Haines  
Post Office Box 664  
Huntersville, NC 28070

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Please return to the Huntersville Planning Department**





NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink

NAME Stephen James Swanick HOME PHONE \_\_\_\_\_  
HOME ADDRESS 12903 Heath Grove Drive, Huntersville 28078 CELL PHONE 704.618.0435  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? yes  
PRESENT OCCUPATION Chief Financial Officer WORK PHONE 704.926.7169  
PLACE OF EMPLOYMENT Showalter Construction Company, Inc.  
EMAIL ADDRESS stephen.swanick@gmail.com; sswanick@showalterconstruction.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD as needed

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY SERVING ON:

\_\_\_\_\_  
\_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

EDUCATION Bachelor of Science, Business Administration - UNC Chapel Hill  
Masters of Accounting, in progress - UNC Charlotte

BUSINESS AND CIVIC EXPERIENCE \_\_\_\_\_  
senior management for three companies over past 10 years, volunteer work

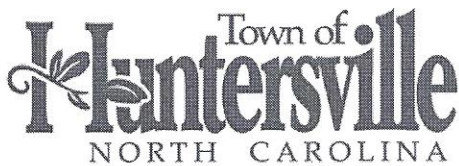
AREAS OF EXPERTISE AND INTERESTS/SKILLS business development, real estate, management,  
entrepreneurship

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant.

(Signature of Applicant)

3/16/2015

(Date)



## QUESTIONNAIRE

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1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

Habitat for Humanity, through Davidson United Methodist Church  
Ronald McDonald House of Charlotte, house operations volunteer

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

With Charlotte/surrounding as one of the fastest growing areas of the United States, Huntersville will continue to see an influx of population and investment dollars. We must make sure that such growth is smart, controlled, and managed.

3. What obstacles do you see to achieving this vision?

Infrastructure will continue to be a concern - more people means more of a demand for roads, schools, public transit.

4. What special opportunities could be used to achieve your vision?

Huntersville would greatly benefit from the Lynx Red Line, and should look to foster more planned mixed-use communities (Birkdale, Bryton). The town should consider securing real estate near such communities, for long-term investment purposes.

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

The Bryton development could be the future of Huntersville - another large, commercially anchored development, but this time on a planned mass-transit line. We must support the Red Line however possible.



Other comments:

I moved to Huntersville when I was 14 years old, and after years living around the city of Charlotte, I am excited to be back in what I consider my "home town". I would be honored to have the opportunity to serve my community.

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Post Office Box 664  
Huntersville, NC 28070

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Please return to the Huntersville Planning Department**



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink

NAME Jeff Sny HOME PHONE 704-948-5669  
HOME ADDRESS 10830 Drake Hill Drive, Huntersville CELL PHONE 704-875-7123  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? Town limits  
PRESENT OCCUPATION Realtor WORK PHONE 704-875-7123  
PLACE OF EMPLOYMENT Helen Adams Realty  
EMAIL ADDRESS Work: jsny@helenadamsrealty.com Personal: jeffrey.sny@gmail.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 10-15hrs/mth

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY  
SERVING ON: N/A EXPIRATION DATE \_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

EDUCATION BA, Finance from Michigan State University

BUSINESS AND CIVIC EXPERIENCE Realtor in Huntersville with Helen Adams Realty, Realtor  
Care Day volunteer, past work with Macomb County Crisis Center

AREAS OF EXPERTISE AND INTERESTS/SKILLS \_\_\_\_\_  
Small business endeavors, town development, fostering a sense of community

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant.

Jeffrey T. Sny  
dotloop verified  
04/02/15 4:41PM EDT  
GAKS-V00T-YPPP-NTVT

(Signature of Applicant)

(Date)





## QUESTIONNAIRE

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1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

Volunteer on Vermillion's Social Committee  
Volunteer for Realtor Care Day  
Crisis counselor for Macomb County Crisis Center

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

1) Downtown Huntersville will resemble that of a downtown Davidson or at least downtown Cornelius.  
2) Infrastructure will allow for the development of "East" Huntersville.  
3) Huntersville, defying the odds due to population increase, maintains it's small town feel and sets the standard for all of LKN.

3. What obstacles do you see to achieving this vision?

1) The sustainability of Huntersville's fiscally responsible approach to the budget in the wake of our population growth.  
2) Huntersville having the courage to not only continue but grow/embrace our forward-thinking ways and out-of-the-box solutions.

4. What special opportunities could be used to achieve your vision?

1) The rail corridor and mill property are the two areas most important to revitalizing our downtown. Small business and community will flourish if done right.  
2) Commerce Station and The Park need continued growth in order to provide infrastructure funds and maintain a balanced tax base.

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Our small town feel will all but disappear if a vibrant downtown doesn't return. Without that, we're in serious jeopardy of becoming just another suburb.





Other comments:

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Town of Huntersville  
Attn: Michelle Haines  
Post Office Box 664  
Huntersville, NC 28070

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Please return to the Huntersville Planning Department**



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
PLANNING BOARD

Please type or print in black ink

NAME Ed Taylor HOME PHONE 313-580-9224  
HOME ADDRESS 101 Van Buren Pl Huntersville CELL PHONE \_\_\_\_\_  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? city limit  
PRESENT OCCUPATION Manager WORK PHONE 704-376-3613  
PLACE OF EMPLOYMENT Environomics Inc Charlotte, NC  
EMAIL ADDRESS indianedt@gmail.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 80

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY SERVING ON: None

EXPIRATION DATE \_\_\_\_\_

EXPIRATION DATE \_\_\_\_\_

EDUCATION Bachelor Degree & MBA

BUSINESS AND CIVIC EXPERIENCE Machinist - Engineering  
Manager of manufacturing in Charlotte  
Residential Builders Licence (expired)

AREAS OF EXPERTISE AND INTERESTS/SKILLS Business Manager  
IT manager for small business  
LEED AP ID+C for US Green Building Council  
NC Home Inspector License  
Sustainable lifestyles

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant.

Edward F Taylor  
(Signature of Applicant)

29-Jan-2015  
(Date)



## QUESTIONNAIRE

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1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

No prior community service due to work & family obligations but now have time and energy to devote

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Safe, clean community that will attract business & residence, with excellent schools shopping & recreational opportunities for all.

3. What obstacles do you see to achieving this vision?

Economy - High taxes -

4. What special opportunities could be used to achieve your vision?

Community awareness

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Huntersville seems to be on the right track for future growth & development and I would welcome the opportunity to help oversee and guide this process



Other comments:

I have always been interested in serving the local community but until recently have not had the time to commit. Now that the kids are grown I feel I owe this to myself & my neighborhood

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Attn: Michelle Haines  
Post Office Box 664  
Huntersville, NC 28070

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Please return to the Huntersville Planning Department**

**Town of Huntersville**  
**REQUEST FOR BOARD ACTION**  
**6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Jack Simoneau, Planning Director  
**Subject:** Appoint Board of Adjustment Members

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There are three (3) positions on the Board of Adjustment that have terms expiring on June 30, 2015, two of which are Regular members:

1. Dennis Brewer, Regular Member, would like to be considered for reappointment; and
2. Joseph Kluttz, Regular Member, would like to be considered for reappointment.



There is an Alternate Member, Bethany Welch, who is newly appointed (January 2015), and would like to be considered for a full three (3) year term.

**ACTION RECOMMENDED:**

Consider appointments for the three (3) positions on the Board of Adjustment.

**FINANCIAL IMPLICATIONS:**

**ATTACHMENTS:**

Description	Type
 Attendance Sheet	Exhibit
 Membership Chart	Exhibit
 E. Cecil Application	Exhibit
 G. Evans Application	Exhibit
 J. Lewis Application	Exhibit



Board of Adjustment Attendance Chart  
July 1, 2014 – June 30, 2015

Regular Member	July 2014	August	Sept	Oct	Nov	Dec	Jan 2015	Feb	March	April	May	June
	CANCEL	CANCEL	CANCEL	CANCEL			CANCEL	CANCEL				CANCEL
<b>Town 1:</b> D. Brewer					X	X			A	A	X	
<b>Town 2:</b> R. Berman					A	X			X	X	X	
<b>Town 3:</b> R. Kudlak					A	X						
---B. Farley (3/15)									X	X	A	
<b>Town 4:</b> J. Kluttz					X	A			X	X	X	
<b>Town 5:</b> M. Schutrum					X	A				X	X	
<b>Town 6:</b> J. Melvin					Resign	Vacant						
---D. Boone (2/15)									X	X	X	
<b>ETJ</b>												
W. Smith (5/15)	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant		X

Alternate Member	July 2014	August	Sept	Oct	Nov	Dec	Jan 2015	Feb	March	April	May	June
	CANCEL	CANCEL	CANCEL	CANCEL			CANCEL	CANCEL				CANCEL
<b>Town 1:</b> J. Sturch			Resign		Vacant	Vacant						
---B. Farley (2/15)												
---B. Welch (3/15)									X vote	X vote	A	
<b>Town 2:</b> D. Boone					X vote	X vote						
---B. Welch (2/15)												
---G. Notara (3/15)									X vote	X vote	X	
<b>ETJ or Town:</b> Bill Farley					X vote	X vote						
---Eric Rowell									X	A	X vote	



## Board of Adjustment Membership

Effective May 1, 2015

Updated 4/24/2015

### Town Seat 1

#### **Dennis Brewer**

15820 Hubbard Road  
Huntersville, NC 28078  
704-274-5768  
[Clbrew22@gmail.com](mailto:Clbrew22@gmail.com)

*Appointed: 7/12  
Term Expires June 2015*

### Town Seat 2

#### **Reta Berman**

10230 Vixen Lane  
Huntersville, NC 28078  
704-400-8561  
[retaberman@earthlink.net](mailto:retaberman@earthlink.net)

*Appointed: 3/07; 7/09; 6/13  
Term Expires June 2016*

### Town Seat 3

#### **Bill Farley**

14300 MacLauren Lane  
Huntersville, NC 28078  
704-274-5405  
[Bill.farley@roadrunner.com](mailto:Bill.farley@roadrunner.com)

*Appointed: 6/13  
Term Expires June 2016*

### Town Seat 4

#### **Joseph Kluttz, III**

Post Office Box 3171  
Huntersville, NC 28078  
704-875-7633  
[Joseph.kluttz@duke-energy.com](mailto:Joseph.kluttz@duke-energy.com)

*Appointed 7/12  
Term Expires June 2015*

### Town Seat 5

#### **Mike Schutrum, Chair**

16039 Agincourt Drive  
Huntersville, NC 28078  
704-892-8466  
[mks@glenwoodco.com](mailto:mks@glenwoodco.com)

*Appointed: 6/08; 3/10; 6/13  
Term Expires June 2016*

### Town Seat 6

#### **Dan Boone**

317 Southland Road  
Huntersville, NC 28078  
704-948-1685  
[danbooneNC@aol.com](mailto:danbooneNC@aol.com)

*Appointed: 6/09; 7/12; 1/15;  
Term Expires June 2017*

### ETJ Seat 1

#### **Wilbur Smith**

9200 Carver Avenue  
Huntersville, NC 28078  
704-391-0504  
[Snackyoo7@aol.com](mailto:Snackyoo7@aol.com)

*Appointed 4/15; Term Expires: 4/15; 7/15  
Term Expires June 2018*

### Alternate 1 (Town)

#### **Bethany Welch**

6515 Torrence Trace Drive  
Huntersville, NC 28078  
704-507-5237  
[Bwelch@aquestabank.com](mailto:Bwelch@aquestabank.com)

*Appointed 1/15  
Term Expires June 2015*

### Alternate 2 (Town)

#### **Gerry Notara**

212 Dennehy Court  
Huntersville, NC 28078  
704-773-4658  
[gnotara@gmail.com](mailto:gnotara@gmail.com)

*Appointed 3/2015  
Term Expires: June 2017*

### Alternate 3 (Town or ETJ)

#### **Eric Rowell**

7847 Horseshoe Creek Drive  
Huntersville, NC 28078  
919-618-5792  
[ericrowell@gmail.com](mailto:ericrowell@gmail.com)

*Appointed 3/2015  
Term Expires June 2017*



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
BOARD OF ADJUSTMENT

Please type or print in black ink

BACKGROUND INFORMATION

NAME EDWARD WM CECIL HOME PHONE 704-992-1800  
HOME ADDRESS 16435 COBBLEVIEW LANE CELL PHONE 415-531-6475 \*preferred  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? TOWN LIMITS  
PRESENT OCCUPATION (RETIRED ATTORNEY & POLICE COMMISSIONER) WORK PHONE \_\_\_\_\_  
PLACE OF EMPLOYMENT \_\_\_\_\_  
EMAIL ADDRESS \_\_\_\_\_

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD OPEN

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY SERVING ON:

\_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_  
\_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

EDUCATION BA POLITICAL SCIENCE/PRE-LAW; JD LAW

BUSINESS AND CIVIC EXPERIENCE ATTORNEY AT LAW 43 YEARS (INSURANCE/SELF-INSURED & MEDICAL-LEGAL DEFENCE); POLICE COMMISSIONER 5 YEARS; CHAIRMAN POLICE ADVISORY & REVIEW BOARD 5 YEARS; TAUGHT LAW SCHOOL CLASSES AND BAR REVIEW PREPARATION; BOARD OF DIRECTORS NORTH MECKLENBURG CRIME STOPPERS 5 YEARS; ROTARY INTERNATIONAL 10 YEARS; MOTIONS AGAINST DRUG DRIVING (ATTORNEY)  
AREAS OF EXPERTISE AND INTERESTS/SKILLS LEGAL, LAW ENFORCEMENT, HISTORY (INCLUDING ANCIENT AND MILITARY), FOOD, WINE, ART, MUSIC, ZOOLOGY, BOTANY, MATHEMATICS, SCIENCE, READING  
ANALYTICAL, IMPARTIALITY, DECISION MAKING, LISTENING, LOGICAL, ABILITY TO JUDGE PEOPLES' CHARACTER AND HONESTY, OBJECTIVITY.

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.

Edward Cecil  
(Signature of Applicant)

APRIL 5, 2015  
(Date)



4. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

CONCERNED WITH TOO RAPID GROWTH AND EXPANSION. NEED TO MAINTAIN HISTORICAL CHARACTER OF THE TOWN AND RECREATE IT WHERE NECESSARY. EVERYTHING NOTED IN NUMBER 2. ABOVE, AS TO VISION FOR HUNTERSVILLE AND FACTORS TO SHAPE ITS GROWTH NEED TO BE TAKEN INTO CONSIDERATION AND DONE IN A LOGICAL, SYSTEMATIC, PACED MANNER, TO THE BENEFIT OF THE TOWN AND ITS RESIDENTS

OTHER COMMENTS:

I WOULD LIKE TO BE OF SERVICE TO MY COMMUNITY.

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

TOWN OF HUNTERSVILLE  
ATTN: Michelle Haines  
P.O. BOX 664  
HUNTERSVILLE, NC 28070

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at (704) 875-7000.

**Thank you for completing the application and questionnaire.  
Please return them to the Huntersville Planning Department**



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
BOARD OF ADJUSTMENT

Please type or print in black ink

BACKGROUND INFORMATION

NAME Gregory E. Evans HOME PHONE 704-299-5497  
HOME ADDRESS 6405 Alba Rose Lane, 28078 CELL PHONE 704-299-5497  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? within the town limits  
PRESENT OCCUPATION Civil Engineer/Transportation Project Mgr. WORK PHONE 704-716-0726  
PLACE OF EMPLOYMENT AECOM Technical Services of North Carolina, Inc.  
EMAIL ADDRESS gregevans1969@gmail.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 8 - 10

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY SERVING ON:

No other boards or commissions EXPIRATION DATE \_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

EDUCATION B.S. Civil Engineering, Ohio State University; M.Sc. in Traffic & Transportation Engineering, Ohio State University

BUSINESS AND CIVIC EXPERIENCE Practiced civil engineering for over 40 years, 13 in the public sector and 27 in the private consulting sector. Managed federally-funded transportation programs for the City of Columbus, Ohio; served as City Engineer, then Service Director of Hilliard, OH for 3 years. Served on the Hilliard Master Plan Review Committee prior to working for the City.

AREAS OF EXPERTISE AND INTERESTS/SKILLS Design of all forms of transportation facilities, including greenways and bike lanes, intersection improvements, arterial street widening, freeways, and Phase 2 of the Charlotte Gold Line Streetcar project. Have also designed waterline and sanitary sewer improvements. I would like to see growing communities be able to match growth and development or redevelopment with transportation and infrastructure needs (build as you grow vs. "playing catch-up" after new developments are in place).

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.

Gregory E. Evans  
(Signature of Applicant)

4-2-15  
(Date)





## QUESTIONNAIRE

To assist the Board of Commissioners in making appointments to the Board of Adjustment, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

**Overview:** The Board of Adjustment consists of Regular and Alternate Members appointed by the Board of Commissioners. The Regular membership shall consist of six (6) members who reside within the corporate limits, and one (1) extraterritorial member. The number of Regular members appointed who reside in the extraterritorial zoning jurisdiction ("ETJ") shall at a minimum meet the requirement of NCGS §160A-362 for proportional representation, but shall in no instance be less than one (1). The Alternate membership shall consist of at least two (2) members who reside within the corporate limits, with the remaining alternate member residing in either the corporate limits or the ETJ.

The Board's primary function is to act upon variances, which are specific requests for deviation from the strict letter of the law of the Huntersville Zoning Ordinance. As an example, picture a property with a stream running through it thirty feet back from the road. If the Zoning Ordinance requires that every new house must be set back thirty feet from the road, the property owner is faced with a hardship and may request a variance. The Board of Adjustment acts quite literally as a court, with evidence presented, petitioners sworn in, and strict rules followed to determine if indeed a hardship exists. The Board considers the facts relative to the petition and formulates a legally-binding ruling.

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

**Served on the Hilliard Master Plan Review Committee (City of Hilliard, Ohio)**

**As Service Director of the City of Hilliard , I served as the staff liaison to the Planning Commission, the Board of Zoning Appeals, the Graphics Commission, and the Tree Commission.**

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2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

**I would like to see Huntersville keep it's small town feel as a great place to raise a family. Although the town covers a large area, places such as the downtown area near the Town offices and the family aquatic center, help to give Huntersville a small town feel. The #1 issue that could jeopardize this vision is traffic congestion. Improving the transportation infrastructure we have and providing transportation alternatives (such as walking and biking) are ways to relieve this congestion.**

3. Since the Board of Adjustment is a quasi-judicial body and must act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact in order to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on emotion. As a potential Board member, how will you ensure that your decisions are formed objectively?

**Throughout my 40-year career as a Professional Civil Engineer, I have had to look at situations and issues daily through an objective lens. I feel I can bring this experience to bear in forming objective opinions and decisions.**

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4. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

**The #1 issue that could jeopardize the vision of Huntersville as a great place to live and raise a family is traffic congestion. Improving the transportation infrastructure we have and providing transportation alternatives (such as walking and biking) are ways to relieve this congestion.**

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OTHER COMMENTS:

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The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

TOWN OF HUNTERSVILLE  
ATTN: Michelle Haines  
P.O. BOX 664  
HUNTERSVILLE, NC 28070

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at (704) 875-7000.

**Thank you for completing the application and questionnaire.  
Please return them to the Huntersville Planning Department**



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
BOARD OF ADJUSTMENT

Please type or print in black ink

BACKGROUND INFORMATION

NAME Janice Lewis HOME PHONE 704 948-0811  
HOME ADDRESS 10203 Halston Circle CELL PHONE 704 807-2950  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? Town Limits  
PRESENT OCCUPATION Real Estate Broker WORK PHONE \_\_\_\_\_  
PLACE OF EMPLOYMENT Self Employed Keller Williams Huntersville  
EMAIL ADDRESS janicelewis4@gmail.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 10-15

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY SERVING ON:

\_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_  
\_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

EDUCATION Paralegal Degree Numerous Real Estate  
Certifications

BUSINESS AND CIVIC EXPERIENCE Real Estate Broker since 1996 in  
this area

AREAS OF EXPERTISE AND INTERESTS/SKILLS Real Estate Transactions  
New Subdivisions, Development, Zoning

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.

Janice Lewis  
(Signature of Applicant)

4-3-15  
(Date)



## QUESTIONNAIRE

To assist the Board of Commissioners in making appointments to the Board of Adjustment, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

**Overview:** The Board of Adjustment consists of Regular and Alternate Members appointed by the Board of Commissioners. The Regular membership shall consist of six (6) members who reside within the corporate limits, and one (1) extraterritorial member. The number of Regular members appointed who reside in the extraterritorial zoning jurisdiction ("ETJ") shall at a minimum meet the requirement of NCGS §160A-362 for proportional representation, but shall in no instance be less than one (1). The Alternate membership shall consist of at least two (2) members who reside within the corporate limits, with the remaining alternate member residing in either the corporate limits or the ETJ.

The Board's primary function is to act upon variances, which are specific requests for deviation from the strict letter of the law of the Huntersville Zoning Ordinance. As an example, picture a property with a stream running through it thirty feet back from the road. If the Zoning Ordinance requires that every new house must be set back thirty feet from the road, the property owner is faced with a hardship and may request a variance. The Board of Adjustment acts quite literally as a court, with evidence presented, petitioners sworn in, and strict rules followed to determine if indeed a hardship exists. The Board considers the facts relative to the petition and formulates a legally-binding ruling.

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

Realtor Care Day since its inception in 2009  
Keller Williams Red Day  
School volunteer and PTA officer

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Planned growth to benefit residents old & new through residential and commercial development. Road planning will be critical to control traffic issues

3. Since the Board of Adjustment is a quasi-judicial body and must act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact in order to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on emotion. As a potential Board member, how will you ensure that your decisions are formed objectively?

By applying the findings of fact provided by the town employees and the property owner to the zoning ordinance and determining whether or not a hardship exists.





4. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

I would like to see a more vital downtown corridor in Huntersville with increased walkable venues and restaurants, etc.

OTHER COMMENTS:

In my real estate career I have assisted clients in seeking rezoning requests and variances appearing on their behalf.

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

TOWN OF HUNTERSVILLE  
ATTN: Michelle Haines  
P.O. BOX 664  
HUNTERSVILLE, NC 28070

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at (704) 875-7000.

**Thank you for completing the application and questionnaire.  
Please return them to the Huntersville Planning Department**



**Town of Huntersville**  
**REQUEST FOR BOARD ACTION**  
**6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Janet Pierson, Town Clerk  
**Subject:** Approval of Minutes - May 18 Pre-meeting

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Consider approval of minutes of the May 18, 2015 Town Board Pre-meeting.

**ACTION RECOMMENDED:**

Approve Minutes

**FINANCIAL IMPLICATIONS:**

N/A

**ATTACHMENTS:**

	Description	Type
	Draft Pre-meeting Minutes	Backup Material

**HUNTERSVILLE BOARD OF COMMISSIONERS  
PRE-MEETING MINUTES**

**May 18, 2015  
5:30 p.m. – Town Hall**

GOVERNING BODY MEMBERS PRESENT: Mayor Jill Swain; Commissioners Melinda Bales, Ron Julian, Rob Kidwell, Sarah McAulay, Jeff Neely and Danny Phillips.

STAFF PRESENT: Town Manager Greg Ferguson, Assistant Town Manager Gerry Vincent, Finance Director Janet Stoner, Town Attorney Bob Blythe, Police Chief Cleveland Spruill, Public Works Director/Town Engineer Max Buchanan, Parks & Recreation Director Michael Jaycocks, Assistant to the Manager Bobby Williams, Transportation Planner Bill Coxe, Town Clerk Janet Pierson.

Robert Bush, President of the Arts & Science Council, presented update on the Arts & Science Council to the Board. *PowerPoint Presentation attached hereto as Attachment No. 1.*

Commissioner Bales made a motion to go into closed session for property acquisition and consultation with attorney. Commissioner Neely seconded motion. Motion carried unanimously.

Upon return from closed session, there being no further business, the pre-meeting was adjourned.

**Town of Huntersville  
REQUEST FOR BOARD ACTION  
6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Janet Pierson, Town Clerk  
**Subject:** Approval of Minutes - May 18 Regular Meeting

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Consider approval of minutes of the May 18, 2015 Regular Town Board Meeting.

**ACTION RECOMMENDED:**

Approve Minutes

**FINANCIAL IMPLICATIONS:**

N/A

**ATTACHMENTS:**

Description	Type
 Draft Minutes - May 18 Regular Meeting	Backup Material

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

**May 18, 2015  
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 May 18, 2015.

GOVERNING BODY MEMBERS PRESENT: Mayor Jill Swain; Commissioners Melinda Bales, Ron Julian, Rob Kidwell, Sarah McAulay, Jeff Neely and Danny Phillips.

Mayor Swain called for a moment of silence.

Mayor Swain led the Pledge of Allegiance.

**MAYOR AND COMMISSIONER REPORTS/STAFF QUESTIONS**

Mayor Swain

- The next Huntersville Connection meeting is tomorrow.
- Expressed appreciation to everyone involved with the Hello Huntersville event.
- The resolution adopted last Monday concerning the I-77 HOT Lanes Project was hand delivered to the Chief of Staff at NCDOT. A response from NCDOT was received the following day.

Commissioner Bales

- Expressed appreciation to everyone involved with the Hello Huntersville event.
- The Lake Norman Transportation Commission met last Wednesday and received update regarding the STI.
- Asked for update on striping at Stumptown/NC 115. Public Works Director/Town Engineer Max Buchanan stated the contractor that does the thermo application got behind, but it should be completed this week.

Commissioner Julian

- I would like to speak on economic development. I was listening to a show about North Carolina's economic development and why we continue to lose businesses to South Carolina, Alabama and other states and they were diving into some of the issues that are causing that. Basically it comes down to we do not have the right tools from our legislature, both Senate and House, to compete with these states. Economic development is not about what we can give companies to bring them here, so don't think it's just incentive driven. It's driven by many different job creation incentives. If we as a state don't learn to compete, we are going to continue to have economic woes in the future because every year the price of gas goes up to provide the services that the residents want us to provide. My question is to the Republican legislature is how are we going to get the tools to push North Carolina from being a state that is losing economic development to a state that is winning economic development.

Mayor Swain said in the last six months we just announced Burkert coming in. Would you agree with me that we did good to have to go over hurdles and to be able to bring them in.

Commissioner Julian said as a matter of fact Huntersville has been a leader I believe in this state in economic development, but I'm really talking about economic development for the whole state. Huntersville is doing great. But the state taxes and state revenue, we are at the bottom of the chain. If the state is not generating their revenues then they come looking for those revenues on the town side, on the county side. Huntersville is doing great economic development wise, but we need the whole state to do great.

Commissioner Kidwell

- The next meeting of the Olde Huntersville Historic Society is June 3.

Commissioner McAulay

- The next meeting of the Charlotte Regional Transportation Planning Organization is May 20.
- Centralina Council of Governments met last week and Huntersville was presented with the Region of Excellence Award for its 2014 Strategic Economic Development Plan.

Commissioner Neely

- Visit Lake Norman hosted the Stand Up for Autism Paddleboard Race benefiting the IGNITE Community Center and Autism Society of North Carolina in partnership with My Aloha Paddle and Surf and three time NASCAR champion crew chief Ray Evernham on May 8 and 9. They had a grand total of 90 plus racers from three states. VLN is in the process of putting together a calendar for the month of June, which is their biggest month of the year. The VLN Board of Directors met this afternoon and I was asked to serve on the Finance Committee. The Executive Director of VLN will make a presentation to the Board at a future meeting.
- The Lake Norman Chamber Board of Directors met at 5:30 p.m. today. The Chamber Power Luncheon on Thursday will focus on the costs of healthcare on businesses. The Small Business Expo is June 4 at Davidson College.

Commissioner Phillips

- Robert Bush with the Arts & Science Council presented at our pre-meeting. They are spending roughly \$282,450 for fiscal year 2015 in the northern end of Mecklenburg County.
- Encouraged people to shop local.

Mayor Swain said on November 20, 2014 I wrote a letter to the Department of Health and Human Services specifically to Carl Blair of the Region 4 office and this was specifically about the ocular melanoma cases that have been reported in Huntersville. I wanted to ask that agency to look at these cancer cases and see if there may have been some sort of exposure to some sort of toxic substances or waste or anything. I received a note.....it really is a no answer, answer but it tells us to continue following up on what the state is doing. In May 2014 the Department of Public Health issued a preliminary report that found that there was no consistent pattern of the cancer cases and the number of ocular melanoma cases.....the results were consistent over the 25 year time period that they evaluated. It was after that May 4 report that I followed up with the letter to the Department of Health and Human Services. I have also talked with Representative Pittenger and Senator Burr on this specific issue and I know that their offices are continuing to look at it. It is concerning to all of us that we even have incidents of this here. I will tell you that one of the things that they did say in this letter is ocular melanoma is a rare cancer of the eye diagnosed in approximately 2,000-2,500 people annually in the United States. There is no known cause of it although the incidents are highest among people with



lighter skin and blue eyes. Some scientific studies indicate that people who use tanning beds frequently or participate in welding may be at a higher risk, but those findings are very preliminary. I can assure all of you that I will continue to work with our state representatives and our Department of Public Health to get more information and to follow this up.

### **PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS**

Mayor Swain announced she will be presenting the Mayor's Achievement Award to Emily Schild who is a gymnast from Huntersville that will be participating in the Pan Am Games this summer.

Mayor Swain proclaimed May 17-23, 2015 as National Public Works Week.

#### PROCLAMATION

Whereas, public works services provided in our community are an integral part of our citizens' everyday lives; and

Whereas, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs; and

Whereas, the health, safety and comfort of this community greatly depends on these services; and

Whereas, the quality and effectiveness of these services are vitally dependent upon the efforts and skill of public works officials; and

Whereas, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform.

Now, Therefore, I, Jill Swain, Mayor of the Town of Huntersville do hereby proclaim the week of May 17-23, 2015 as "**National Public Works Week**" in the Town of Huntersville and I call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Huntersville to be affixed this the 18<sup>th</sup> day of May, 2015.

Roger Diedrich, 10128 Vanguard Parkway, said I'm a member of the Greenways and Trails Committee but I am speaking as an individual, not part of the commission. I'm going to talk about pedestrian and bike access as I have before. Maybe I missed it but I didn't see much of anything in the budget about pedestrian access. Citizens currently want walkability in our town. If you look out on this street, it's dead most of the time. There's no people walking around out there. I think that it's clearly been shown that businesses are attracted to walkable/bikeable neighborhoods and we don't have it and we aren't building it. We aren't putting our resources into it. The bonus money to help build the HOT lanes.....we should be using that for our needs, not to build the HOT lanes. I know that often times the money for these kinds of things comes from other sources such as the county, but if they see our lack of spending on these issues from the town they may perceive that as a lack of interest or lack of desire and I think that would be a big mistake.

Mayor Swain said you saw that there was a little whispering going on. Let me clarify that. There was some thought that perhaps you were speaking on the budget. We have a public hearing for the budget. But I let you go ahead and speak because you were speaking about infrastructure, so I'll say this because I am fair, if you have anything additional to say during the budget I'll call your name again.

Dan Boone, 317 Southland Road, said tonight I am here as the treasurer of the Olde Huntersville Historic Society and I would like to comment on tonight's agenda under Other Business Item C. This pertains to the roof replacement on the old jail. I was e-mailed a copy of the bid for CityScape Roofing which is under consideration for tonight's approval. What I would like to share with you tonight is that after showing the bid to a confidential donor they are in a position to commit \$6,000 specifically towards the replacement of this jail roof. I want the commissioners to know that OHHS is not using any of the special appropriated money that has been received by organization for the roof project. We are targeting the end of July of having the check in the amount of \$6,000 from our donor. Please consider approving the bid from Cityscape Roofing.

#### **AGENDA CHANGES**

Commissioner McAulay made a motion to adopt the agenda. Commissioner Bales seconded motion. Motion carried unanimously.

#### **PUBLIC HEARINGS**

Mayor Swain recognized Planning Board members present: Hal Bankirer, Dan Boone, Bill Walsh, Janice Lewis.

Mayor Swain called to order public hearing to receive public comments on the proposed budget for fiscal year 2015-2016.

Greg Ferguson, Town Manager, said the submitted budget is balanced by statute. You have had a work session on it this past Monday. Tonight is the public hearing portion. The budget has been on the website for the last week and the next step would be the June 1 adoption.

Eric Rowell, 7847 Horseshoe Creek Drive, said I'm here tonight as a recent Huntersville 101 graduate. I'm here tonight to speak in opposition to the budget as proposed. My request tonight is simple, that each of you reconsider this budget in its entirety before voting next month with the following in mind. The Town budget should limit itself to protecting the life, liberty and property of all residents of Huntersville. If a budget item requires money be taken from one citizen to give to another citizen or group to whom it doesn't belong, that budget item should be struck immediately. If however you vote for this 152 page budget in June in its current form without making any effort to remove any of the wasteful spending that's contained, I think you will be doing a great disservice to the town. One thing I find to be true that the older I get is there really is nothing new under the sun. This budget is not unique. Politicians and leaders of all stripes since time and memorial have attempted to direct human affairs to their own whims. In an effort to create their ideal society politicians must take the property of some and give to others. This is because governments do not create wealth on their own they merely redistribute that which citizens are forced to send to it. But since we live in a world of scarce resources politicians are constrained by the reality of a limited amount of taxpayer money available in any given year. Just a few examples from the budget that I think should be reconsidered upon my cursory review of all 150 plus pages. The Loch Norman Pipe Band will say they need \$2,000 because they are a part of the Highland Games which benefits the region economically. The police chief will say he needs \$165,000 for an armored vehicle to protect the town and his officers based upon a hypothetical future situation. But why stop at a single armored vehicle based on this logic. Further, based on the news today, this request may be moot in light of the AP report about President Obama's new policy prohibiting certain equipment and armored vehicles to be given from the federal government to local police departments. The EDC will say it needs \$150,000 to promote the town because apparently there were no businesses or jobs in Huntersville or the Lake Norman area before the EDC existed. The HFFA

for example, will say it needs ongoing taxpayer monies even after a decade in existence in order to promote the health and well-being of residents. There's \$6 million allotted for walking trails in the woods that a small minority of the population uses. Instead that money could be used to improve local roads, service debt, or remain with the taxpayers and I could go on. Where does this transfer of wealth end. What's visible in the budget are the beneficiaries of policy choices of a few individuals. What is not immediately visible in the budget are the endless businesses and job opportunities that could be created but for this transfer of wealth from productive enterprises to government. The easiest thing in the world to do is to spend somebody else's money so I'd ask you this June to not take the easy route and to reconsider some of the items in this budget before voting.

Mayor Swain said I want to clarify that the walking trail money is not in this year's budget.

Mr. Ferguson said that's correct.

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

### **OTHER BUSINESS**

**Contract for Purchase and Sale of Real Property.** Commissioner Julian made a motion to approve contract with Caroleen Trading Company, Inc. and Caroleen Enterprises, LLC for the purchase of seven parcels located on or near Church Street, Old Statesville Road and N. Main Street and appropriate general fund balance in the amount of \$880,000 for said purchase and other items associated with the transaction.

Commissioner Neely seconded motion.

Commissioner Kidwell said I wanted to thank Greg. When I saw this on the agenda I e-mailed him and asked him where did we come up with this number. This number is based off the tax valuation. It's fairly close to the tax valuation in terms of everything. He did say we did not have an appraisal as of yet. I personally would like to have an appraisal, but I think based off the information that I've seen in the past with what we did over at the Birkdale Extension that this number is somewhat close.

Motion carried unanimously.

*Contract for Purchase and Sale of Real Property attached hereto as Attachment No. 1.*

**Summer Resurfacing Contract.** On May 8, 2015, quotations were received at Engineering & Public Works for the Summer 2015 Resurfacing. This project is part of the on-going efforts by the Town to maintain our public roadway system.

It is staff's recommendation that the project be awarded to the lowest responsible quote provider, Ferebee Corporation, with a quotation of \$337,405.75.

Ferebee Corporation has completed multiple paving projects for the Town of Huntersville and many surrounding municipalities, including NCDOT. This contractor has demonstrated sufficient ability and experience to perform the work specified and has demonstrated a history of successful performance and completion of similar projects in a timely manner.

Contract completion date for the resurfacing project is August 28, 2015.

Commissioner Julian made a motion to authorize award of the Summer Resurfacing Contract to Ferebee Corporation.

Commissioner Neely seconded motion.

Motion carried unanimously.

**Roof Replacement – Old Jail.** Commissioner Kidwell made a motion to authorize the Town Manager to enter into agreement with CityScape Roofing for replacement of the roof on the old jail and appropriate general fund balance in the amount of \$12,000.

Commissioner Julian seconded motion.

Commissioner Phillips said Mr. Boone said they had a contributor to pay up to \$6,000.

Greg Ferguson, Town Manager, said the Charlotte-Mecklenburg Historic Landmarks Commission actually chose this contractor and recommended going with this contractor. This amount is consistent with other bids that we have seen and requested. We would propose using this contractor since they are experts in the field in getting someone to be consistent with the historic nature. My recommendation is that you move forward with the \$12,000 as is on the agenda tonight because in order for us to sign a contract we have to have funds in hand and the other funds are not in hand yet.

Commissioner Phillips said me and Greg had met earlier today on where are we at in the process with the Historic Landmarks Commission. Are we just going to do away with that agreement and just move forward with this and just keep it on our own.

Mr. Ferguson said we communicated to them after the meeting where the Board voted to turn the property over to them that we were interested in doing that. They responded by sending Stewart Gray here to take a look at the building. He felt like that time was of the essence and that their request to the Town was to go ahead and put a roof on it before it was turned over to them for further work. I think if you look in your agenda packet there was a memo from Dr. Morrill to me about some of the future steps that could be taken at the jail and some of those are going to be fairly expensive, particularly that third phase, so my recommendation basically is to do the roof work as requested and then this Board needs to determine if you want to put any further funds into the building before we authorize them to do Step 2 or Step 3. Step 3 quite frankly is going to require a real conversation about what the total use of the building would be because Step 3 included HVAC. The building has never had HVAC, so I'm not sure philosophically that's what the Board envisions seeing that building used for long term. It may be that you get a roof on it and then you have some efforts by the historic group to kind of work on the interior of the building, clean it up, get it in a better condition, but maybe take a pause before we move forward.

Commissioner Julian said I was going to thank Dan Boone and Rob Kidwell and the historic committee for going out and seeking outside funds to contribute to the roof and to the building itself. I would say I would like to see us approve the \$12,000 contract, but hopefully that \$6,000 donation could help with the exterior renovation, the walls and other needs that are going to come down the road.

Mayor Swain said the \$6,000 is designated for the roof. It will offset the cost.

Commissioner Kidwell said great job to the OHHS for going after that donation and getting it. Second thing is when we originally asked Greg to talk to Mecklenburg County, they were going to come back with a prepared proposal and we would vote on it going forward if the Board so decided. This does fix an immediate problem and compounded by the specific donation to help offset the cost I firmly believe that it's a good deal.

Commissioner McAulay said it is my understanding that the Historic Landmarks Commission wanted the roof put on there before they proceeded on with the contract and maybe the consideration that they accept ownership of the building, fix it up and then give it back. I am in favor of us going ahead and doing the roof and there will naturally be some support work that needs to be done inside. Then I think we should regroup along with OHHS and staff and the Commissioners and the Mayor to reconsider – do we really need to go forward.....is this building really going to be used. Personally, I think it will have limited use but I think it's worth saving.

Mayor Swain called for the vote to authorize the Town Manager to enter into agreement with CityScape Roofing for replacement of the roof on the old jail and appropriate fund balance in the amount of \$12,000.

Motion carried unanimously.

#### **CONSENT AGENDA**

**Approval of Minutes – May 4 Pre-meeting.** Commissioner McAulay made a motion to approve the minutes of the May 4, 2015 Town Board Pre-meeting. Commissioner Bales seconded motion. Motion carried unanimously.

**Approval of Minutes – May 4 Regular Meeting.** Commissioner McAulay made a motion to approve the minutes of the May 4, 2015 Regular Town Board Meeting. Commissioner Bales seconded motion. Motion carried unanimously.

**Budget Amendment – HFFA.** Commissioner McAulay made a motion to approve budget amendment recognizing insurance revenue in the amount of \$2,652 and appropriate to the HFFA non-capitalized equipment account. Commissioner Bales seconded motion. Motion carried unanimously.

**Budget Amendment – HFFA.** Commissioner McAulay made a motion to approve budget amendment appropriating estimated revenue in the amount of \$16,100 for the USA Diving Zone A Championships. Commissioner Bales seconded motion. Motion carried unanimously.

**Budget Amendment – Parks & Recreation.** Commissioner McAulay made a motion to approve budget amendment appropriating Sponsorship revenue in the amount of \$1,000 to the Parks & Recreation Department's Afterschool Program budget to purchase computers for the program. Commissioner Bales seconded motion. Motion carried unanimously.

**Property Tax Refund Report.** Commissioner McAulay made a motion to approve SL362 Property Tax Refund Report No. 37. Commissioner Bales seconded motion. Motion carried unanimously.

*Property Tax Refund Report attached hereto as Attachment No. 2.*



**Call for Public Hearing – Petition #TA15-03.** Commissioner McAulay made a motion to call a public hearing for Monday, June 15, 2015, at 6:30 p.m. at Huntersville Town Hall on Petition #TA15-03, a request by the Town of Huntersville to amend Article 7.7.3(a) of the Zoning Ordinance to modify the residential lot tree requirements within the Transit Oriented Development – Residential and Transit Oriented Development – Employment zoning districts. Commissioner Bales seconded motion. Motion carried unanimously.

**Cancel July 6 Meeting.** Commissioner McAulay made a motion to cancel the July 6, 2015 Regular Town Board Meeting due to the Independence Day holiday. Commissioner Bales seconded motion. Motion carried unanimously.

#### **CLOSING COMMENTS**

None

There being no further business, the meeting was adjourned.

Approved this the \_\_\_\_ day of \_\_\_\_\_, 2015.

**Town of Huntersville  
REQUEST FOR BOARD ACTION  
6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Janet Stoner/Greg Ferguson  
**Subject:** SL362 Property Tax Refunds

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Attached is Report 38 from Mecklenburg County of SL362 refunds. The report contains 116 refunds. To date, the Town of Huntersville has processed 8,722 refunds for a total of \$202,113.69 (\$184,789.93 without interest).

**ACTION RECOMMENDED:**

Approve SL362 property tax refund report.

**FINANCIAL IMPLICATIONS:**

Decrease in revenue.

**ATTACHMENTS:**

Description		Type
	Tax Refund Report	Cover Memo

Tax Year	Bill Number	Parcel #	Source Type	Adjustment #	Adjustment Reason	Date of Adjustment	Refund Recipient Name	Address Line 1	Address Line 2	City	State	Zip Code	Payment Date for Interest Calculation	Total Refund (\$)	Total Interest to Pay if mailed on or before 6/2/2015 (\$)
2011	0001481588-2011-2011-0000-00	01710507	REI		387740 SL 362 Adjustment	3/21/2015	407 GILEAD ROAD LLC	1634 OLD CHAROTTE RD		CONCORD	NC	28027	1/6/2012	2.26	0.38
2011	0001483307-2011-2011-0000-00	01718405	REI		387750 SL 362 Adjustment	3/21/2015	5890 REESE BLVD LLC	12102 WILLINGDON RD		HUNTERSVILLE	NC	28078	1/6/2012	224.59	38.12
2012	0001483307-2012-2012-0000-00	01718405	REI		389090 SL 362 Adjustment	3/21/2015	5890 REESE BLVD LLC	12102 WILLINGDON RD		HUNTERSVILLE	NC	28078	1/8/2013	224.59	26.80
2013	0001483307-2013-2013-0000-00	01718405	REI		389991 SL 362 Adjustment	3/21/2015	5890 REESE BLVD LLC	12102 WILLINGDON RD		HUNTERSVILLE	NC	28078	1/7/2014	224.59	15.60
2014	0001483307-2014-2014-0000-00	01718405	REI		390849 SL 362 Adjustment	3/21/2015	5890 REESE BLVD LLC	12102 WILLINGDON RD		HUNTERSVILLE	NC	28078	1/6/2015	242.47	4.76
2011	0001488992-2011-2011-0000-00	01907304	REI		387772 SL 362 Adjustment	3/21/2015	BARNETTE, MELISSA ANN	12809 ASBURY CHAPEL RD		HUNTERSVILLE	NC	28078	1/6/2012	4.80	0.81
2011	0001486175-2011-2011-0000-00	01745101	REI		387758 SL 362 Adjustment	3/21/2015	BOWMAN GROUP THE	10228 GOVERNOR LANE BLVD STE 3002		WILLIAMSPORT	MD	21795	1/6/2012	29.38	4.99
2011	0001488220-2011-2011-0000-00	01904219	REI		387769 SL 362 Adjustment	3/21/2015	BRADFORD PROPERTIES	PO BOX 797		HUNTERSVILLE	NC	28078	1/6/2012	0.28	0.05
2011	0001487977-2011-2011-0000-00	01902111	REI		387759 SL 362 Adjustment	3/21/2015	BROWN, THOMAS A	17825 PENINSULA CLUB DR N		CORNELIUS	NC	28031	1/6/2012	0.29	0.05
2011	0001481522-2011-2011-0000-00	01710106	REI		389029 SL 362 Adjustment	3/21/2015	CAH HOLDINGS LLC	1521 E 3RD ST		CHARLOTTE	NC	28204	1/6/2012	8.75	1.49
2011	0001481887-2011-2011-0000-00	01712212	REI		387744 SL 362 Adjustment	3/21/2015	CASHION PROPERTIES LLC	19716 OAK ST		CORNELIUS	NC	28031	1/6/2012	30.22	5.13
2011	0001481011-2011-2011-0000-00	01705119	REI		387738 SL 362 Adjustment	3/21/2015	DBI (USA) INC .	11725 ALEXANDRANA RD		HUNTERSVILLE	NC	28078	1/6/2012	4.81	0.82
2014	0001482588-2014-2014-0000-00	01715229	REI		390845 SL 362 Adjustment	3/21/2015	DDRM ROSEDALE SHOPPING CENTER LLC	3300 ENTERPRISE PKWY		BEACHWOOD	OH	44122	1/6/2015	2,282.01	44.70
2011	0001482593-2011-2011-0000-00	01715232	REI		387748 SL 362 Adjustment	3/21/2015	DDRM ROSEDALE SHOPPING CENTER LLC	3300 ENTERPRISE PKWY		BEACHWOOD	OH	44122	1/6/2012	233.35	39.61
2012	0001482593-2012-2012-0000-00	01715232	REI		389089 SL 362 Adjustment	3/21/2015	DDRM ROSEDALE SHOPPING CENTER LLC	3300 ENTERPRISE PKWY		BEACHWOOD	OH	44122	1/8/2013	226.00	26.97
2013	0001482593-2013-2013-0000-00	01715232	REI		389990 SL 362 Adjustment	3/21/2015	DDRM ROSEDALE SHOPPING CENTER LLC	3300 ENTERPRISE PKWY		BEACHWOOD	OH	44122	1/13/2014	230.52	15.82
2014	0001482593-2014-2014-0000-00	01715232	REI		390846 SL 362 Adjustment	3/21/2015	DDRM ROSEDALE SHOPPING CENTER LLC	3300 ENTERPRISE PKWY		BEACHWOOD	OH	44122	1/6/2015	244.00	4.78
2014	0001482596-2014-2014-0000-00	01715233	REI		390847 SL 362 Adjustment	3/21/2015	DDRM ROSEDALE SHOPPING CENTER LLC	3300 ENTERPRISE PKWY		BEACHWOOD	OH	44122	1/6/2015	415.41	8.14
2014	0001482604-2014-2014-0000-00	01715241	REI		390848 SL 362 Adjustment	3/21/2015	DDRM ROSEDALE SHOPPING CENTER LLC	3300 ENTERPRISE PKWY		BEACHWOOD	OH	44122	1/6/2015	527.35	10.33
2011	0001444121-2011-2011-0000-00	00537161	REI		387705 SL 362 Adjustment	3/21/2015	DDRTC BIRKDALE VILLAGE LLC	3300 ENTERPRISE PARKWAY		BEACHWOOD	OH	44122	1/6/2012	9.04	1.53
2011	0001481033-2011-2011-0000-00	01707207	REI		389922 SL 362 Adjustment	3/21/2015	DEARNESS PROPERTIES LLC	13501 OLD STATESVILLE RD		HUNTERSVILLE	NC	28078	1/6/2012	2.77	0.47
2011	0001481941-2011-2011-0000-00	01713412	REI		387745 SL 362 Adjustment	3/21/2015	DEER HILL LTD PARTNERSHIP II	PO BOX 25168		WINSTON-SALEM	NC	27114	1/6/2012	22.32	3.79
2011	0001481717-2011-2011-0000-00	01711507	REI		389914 SL 362 Adjustment	3/21/2015	DEWESE, TERRY E	107 NISTA LN		HUNTERSVILLE	NC	28078	1/6/2012	0.28	0.05
2011	0001485502-2011-2011-0000-00	01733126	REI		387753 SL 362 Adjustment	3/21/2015	DEWESE, TERRY E	107 NISTA LN		HUNTERSVILLE	NC	28078	1/6/2012	2.26	0.38
2011	0001488996-2011-2011-0000-00	01907306	REI		387774 SL 362 Adjustment	3/21/2015	DEWESE, TERRY E	107 NITSA LN		HUNTERSVILLE	NC	28078	1/6/2012	22.60	3.84
2012	0001488996-2012-2012-0000-00	01907306	REI		389097 SL 362 Adjustment	3/21/2015	DEWESE, TERRY E	107 NITSA LN		HUNTERSVILLE	NC	28078	1/8/2013	22.60	2.70
2013	0001488996-2013-2013-0000-00	01907306	REI		389998 SL 362 Adjustment	3/21/2015	DEWESE, TERRY E	107 NITSA LN		HUNTERSVILLE	NC	28078	1/7/2014	22.60	1.57
2014	0001488996-2014-2014-0000-00	01907306	REI		390856 SL 362 Adjustment	3/21/2015	DEWESE, TERRY E	107 NITSA LN		HUNTERSVILLE	NC	28078	1/6/2015	24.40	0.48
2011	0001485527-2011-2011-0000-00	01733143	REI		387756 SL 362 Adjustment	3/21/2015	DICKSON, FRED KELLY JR	9903 MADRES CT		CONCORD	NC	28027	2/24/2012	65.60	10.69
2012	0001485527-2012-2012-0000-00	01733143	REI		389092 SL 362 Adjustment	3/21/2015	DICKSON, FRED KELLY JR	9903 MADRES CT		CONCORD	NC	28027	1/8/2013	63.86	7.62
2013	0001485527-2013-2013-0000-00	01733143	REI		389992 SL 362 Adjustment	3/21/2015	DICKSON, FRED KELLY JR	9903 MADRES CT		CONCORD	NC	28027	1/7/2014	63.87	4.44
2014	0001485527-2014-2014-0000-00	01733143	REI		390850 SL 362 Adjustment	3/21/2015	DICKSON, FRED KELLY JR	9903 MADRES CT		CONCORD	NC	28027	1/6/2015	68.99	1.35
2011	0001466950-2011-2011-0000-00	01121107	REI		389027 SL 362 Adjustment	3/21/2015	DONCO PROPERTIES LLC	11235 SAM FURR RD SUITE 101		HUNTERSVILLE	NC	28078	2/7/2012	62.98	10.41
2011	0001464591-2011-2011-0000-00	01101208	REI		387728 SL 362 Adjustment	3/21/2015	DOVE, JIMMIE J	16204 OLD STATESVILLE RD		HUNTERSVILLE	NC	28078	1/6/2012	3.11	0.53
2011	0001483338-2011-2011-0000-00	01720103	REI		388991 SL 362 Adjustment	3/21/2015	EDWARDS, RAYMOND H	12303 STATESVILLE RD		HUNTERSVILLE	NC	28078	1/6/2012	0.57	0.10
2011	0001444385-2011-2011-0000-00	00537493	REI		387706 SL 362 Adjustment	3/21/2015	FIFTH THIRD BANK	38 FOUNTAIN SQUARE PLAZA		CINCINNATI	OH	45263	1/6/2012	252.84	42.91
2011	0001481502-2011-2011-0000-00	01709415	REI		387739 SL 362 Adjustment	3/21/2015	GARBACON ENTERPRISES LLC	PO BOX 1633		BLOWING ROCK	NC	28605	1/6/2012	3.39	0.58
2011	0001488210-2011-2011-0000-00	01904210	REI		387767 SL 362 Adjustment	3/21/2015	GARDNER, LEMUEL J	PO BOX 610		HUNTERSVILLE	NC	28070-0610	1/6/2012	1.13	0.19
2011	0001488223-2011-2011-0000-00	01904220	REI		387770 SL 362 Adjustment	3/21/2015	GARDNER, LEMUEL J	P O BOX 610		HUNTERSVILLE	NC	28070	1/6/2012	1.13	0.19
2011	0001487978-2011-2011-0000-00	01902112	REI		387760 SL 362 Adjustment	3/21/2015	GELSANLITER, CHARLES K	201 3RD ST		HUNTERSVILLE	NC	28078	1/6/2012	7.06	1.20
2012	0001487978-2012-2012-0000-00	01902112	REI		389093 SL 362 Adjustment	3/21/2015	GELSANLITER, CHARLES K	201 3RD ST		HUNTERSVILLE	NC	28078	1/8/2013	5.37	0.64
2013	0001487978-2013-2013-0000-00	01902112	REI		389994 SL 362 Adjustment	3/21/2015	GELSANLITER, CHARLES K	201 3RD ST		HUNTERSVILLE	NC	28078	1/7/2014	5.37	0.37
2014	0001487978-2014-2014-0000-00	01902112	REI		390852 SL 362 Adjustment	3/21/2015	GELSANLITER, CHARLES K	201 3RD ST		HUNTERSVILLE	NC	28078	1/6/2015	5.79	0.11
2011	0001460134-2011-2011-0000-00	00925417	REI		387722 SL 362 Adjustment	3/21/2015	GILBERT, FLOYD PRESTON	PO BOX 1521		HUNTERSVILLE	NC	28070	1/9/2012	2.07	0.35
2011	0001459011-2011-2011-0000-00	00921118	REI		387721 SL 362 Adjustment	3/21/2015	GLENWOOD BIRKDALE COMPANY LLC	9525 BIRKDALE CROSSING DR STE 200		HUNTERSVILLE	NC	28078	1/6/2012	19.49	3.31
2011	0001423996-2011-2011-0000-00	00182114	REI		387628 SL 362 Adjustment	3/21/2015	GRIFFITH, RHONDA BURGESS	17636 JOHN CONNOR RD		CORNELIUS	NC	28031	1/6/2012	3.68	0.62
2011	0001488218-2011-2011-0000-00	01904217	REI		387768 SL 362 Adjustment	3/21/2015	GUIGNARD, CHARLES S	PO BOX 1766		HUNTERSVILLE	NC	28078-1766	1/6/2012	13.28	2.25
2011	0001488969-2011-2011-0000-00	01907201	REI		387771 SL 362 Adjustment	3/21/2015	GUIGNARD, CHARLES S	PO BOX 1766		HUNTERSVILLE	NC	28078	1/6/2012	2.82	0.48
2011	0001487980-2011-2011-0000-00	01902113	REI		387761 SL 362 Adjustment	3/21/2015	HAGER ENTERPRISE LLC	PO BOX 455		HUNTERSVILLE	NC	28078	1/6/2012	1.13	0.19
2011	0001488019-2011-2011-0000-00	01902140	REI		387763 SL 362 Adjustment	3/21/2015	HAGER ENTERPRISE LLC	PO BOX 455		HUNTERSVILLE	NC	28078	1/6/2012	109.04	18.51
2012	0001488019-2012-2012-0000-00	01902140	REI		389095 SL 362 Adjustment	3/21/2015	HAGER ENTERPRISE LLC	PO BOX 455		HUNTERSVILLE	NC	28078	1/8/2013	108.48	12.94
2013	0001488019-2013-2013-0000-00	01902140	REI		389996 SL 362 Adjustment	3/21/2015	HAGER ENTERPRISE LLC	PO BOX 455		HUNTERSVILLE	NC	28078	1/7/2014	108.48	7.53
2014	0001488019-2014-2014-0000-00	01902140	REI		390854 SL 362 Adjustment	3/21/2015	HAGER ENTERPRISE LLC	PO BOX 455		HUNTERSVILLE	NC	28078	1/6/2015	117.12	2.29
2011	0001485503-2011-2011-0000-00	01733127	REI		387754 SL 362 Adjustment	3/21/2015	HAGER, WILLARD V	15123 OLD STATESVILLE RD		HUNTERSVILLE	NC	28078	1/6/2012	1.41	0.24
2011	0001485504-2011-2011-0000-00	01733128	REI		387755 SL 362 Adjustment	3/21/2015	HAGER, WILLARD VANCE	15123 OLD STATESVILLE RD		HUNTERSVILLE	NC	28078	1/6/2012	3.95	0.67
2011	0001462161-2011-2011-0000-00	00933116	REI		387726 SL 362 Adjustment	3/21/2015	HCI BROOKWAY LLC	15806 BROOKWAY DR 200-B		HUNTERSVILLE	NC	28078	1/6/2012	0.56	0.10

2011	0001464601-2011-2011-0000-00	01101214	REI		389017	SL 362 Adjustment	3/21/2015	HILL, DONALD M	16022 OLD STATESVILLE RD		HUNTERSVILLE	NC	28078	1/6/2012	2.83	0.48
2011	0001488208-2011-2011-0000-00	01904208	REI		387766	SL 362 Adjustment	3/21/2015	HOLSINGER, LAYTON P III	18900 DAVIDSON-CONCORD RD		DAVIDSON	NC	28036	1/6/2012	395.22	67.08
2012	0001488208-2012-2012-0000-00	01904208	REI		389096	SL 362 Adjustment	3/21/2015	HOLSINGER, LAYTON P III	18900 DAVIDSON-CONCORD RD		DAVIDSON	NC	28036	1/8/2013	395.22	47.16
2013	0001488208-2013-2013-0000-00	01904208	REI		389997	SL 362 Adjustment	3/21/2015	HOLSINGER, LAYTON P III	18900 DAVIDSON-CONCORD RD		DAVIDSON	NC	28036	1/7/2014	395.22	27.45
2014	0001488208-2014-2014-0000-00	01904208	REI		390855	SL 362 Adjustment	3/21/2015	HOLSINGER, LAYTON P III	18900 DAVIDSON-CONCORD RD		DAVIDSON	NC	28036	1/6/2015	426.70	8.36
2011	0001483385-2011-2011-0000-00	01721206	REI		387751	SL 362 Adjustment	3/21/2015	HOPKINS, JAMES M	15045 BEATTIES FORD RD		HUNTERSVILLE	NC	28078	1/6/2012	0.28	0.05
2011	0001488062-2011-2011-0000-01	01903113	REI		388986	SL 362 Adjustment	3/21/2015	HOWARD, JEFFREY	9812 CHATHAM OAKS TRL		CHARLOTTE	NC	28210-7813	1/6/2012	0.85	0.14
2011	0001457292-2011-2011-0000-00	00914133	REI		414879	SL 362 Adjustment	3/29/2015	HUNTERSVILLE MAC PROPERTIES LLC	6220 SHILOH RD #100		ALPHARETTA	GA	30005	1/6/2012	1.41	0.24
2011	0001481843-2011-2011-0000-00	01712135	REI		388989	SL 362 Adjustment	3/21/2015	HUNTERSVILLE SQUARE I LLC	122 CHEROKEE RD		CHARLOTTE	NC	28207	1/6/2012	47.18	8.01
2011	0001483337-2011-2011-0000-00	01720102	REI		388990	SL 362 Adjustment	3/21/2015	HURD, LINDA S	12221 STATESVILLE RD		HUNTERSVILLE	NC	28078	1/6/2012	4.52	0.77
2011	0001488183-2011-2011-0000-00	01904101	REI		387764	SL 362 Adjustment	3/21/2015	IRVIN, SPENCER ALLEN	PO BOX 512		HUNTERSVILLE	NC	28070-0512	1/6/2012	0.57	0.10
2011	0001464610-2011-2011-0000-00	01101219	REI		387729	SL 362 Adjustment	3/21/2015	J L SALON PROPERTIES LLC	1120 BERKELEY PL		CONCORD	NC	28027	1/6/2012	3.11	0.53
2011	0001464589-2011-2011-0000-00	01101206	REI		387727	SL 362 Adjustment	3/21/2015	JAMES, JOHN RODNEY SR	PO BOX 753		HUNTERSVILLE	NC	28070	1/6/2012	1.98	0.34
2011	0001461226-2011-2011-0000-00	00930105	REI		387725	SL 362 Adjustment	3/21/2015	KENNEDY, C RAY	16701 NORTHCROSS DR		HUNTERSVILLE	NC	28078	1/30/2012	532.79	88.68
2012	0001461226-2012-2012-0000-00	00930105	REI		389082	SL 362 Adjustment	3/21/2015	KENNEDY, C RAY	16701 NORTHCROSS DR		HUNTERSVILLE	NC	28078	1/8/2013	522.34	62.32
2013	0001461226-2013-2013-0000-00	00930105	REI		389983	SL 362 Adjustment	3/21/2015	KENNEDY, C RAY	16701 NORTHCROSS DR		HUNTERSVILLE	NC	28078	1/7/2014	522.34	36.28
2014	0001461226-2014-2014-0000-00	00930105	REI		390837	SL 362 Adjustment	3/21/2015	KENNEDY, C RAY	16701 NORTHCROSS DR		HUNTERSVILLE	NC	28078	1/6/2015	563.95	11.05
2011	0001480980-2011-2011-0000-00	01704406	REI		389007	SL 362 Adjustment	3/21/2015	KERLEY, JACK M	PO BOX 111		HUNTERSVILLE	NC	28078	1/6/2012	1.41	0.24
2011	0001460482-2011-2011-0000-00	00927233	REI		387724	SL 362 Adjustment	3/21/2015	KP LAND HOLDINGS LLC	1517 MT ISLE HARBOR		CHARLOTTE	NC	28214	1/6/2012	1.41	0.24
2011	0001466059-2011-2011-0000-00	01120108	REI		387734	SL 362 Adjustment	3/21/2015	LEE, ERNIE J	PO BOX 143		HUNTERSVILLE	NC	28078	3/31/2012	2.62	0.41
2011	0001464641-2011-2011-0000-00	01102108	REI		387733	SL 362 Adjustment	3/21/2015	LOCHAVEN DEVELOPMENT LLC	16516 & 16508 OLD STATESVILLE RD		HUNTERSVILLE	NC	28078	1/6/2012	3.11	0.53
2011	0001483281-2011-2011-0000-00	01718105	REI		387749	SL 362 Adjustment	3/21/2015	MAX DAETWYLER CORP	13420 REESE BLVD W		HUNTERSVILLE	NC	28078	1/6/2012	31.93	5.42
2011	0001488994-2011-2011-0000-00	01907305	REI		387773	SL 362 Adjustment	3/21/2015	MONTGOMERY, MORRIS RANDLE	13516 OLD STATESVILLE RD		HUNTERSVILLE	NC	28078	1/6/2012	1.70	0.29
2011	0001480983-2011-2011-0000-00	01704407	REI		387736	SL 362 Adjustment	3/21/2015	MORTON, ELVA BRADLEY	20001 SCHOONER DR		CORNELIUS	NC	28031	8/21/2014	2.83	0.11
2011	0001460409-2011-2011-0000-00	00927102	REI		387723	SL 362 Adjustment	3/21/2015	NCNB NATIONAL BANK OF NORTH CAROLINA	NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	1/6/2012	242.11	41.09
2011	0001436283-2011-2011-0000-00	00504224	REI		387658	SL 362 Adjustment	3/21/2015	NV DEVELOPMENT COMPANY	PO BOX 779		HIGH POINT	NC	27261	1/6/2012	45.77	7.77
2011	0001481956-2011-2011-0000-00	01713421	REI		387747	SL 362 Adjustment	3/21/2015	PATEL, KISHOR	16547 SEGARS LN		HUNTERSVILLE	NC	28078	1/6/2012	25.14	4.27
2011	0001480987-2011-2011-0000-00	01705101	REI		387737	SL 362 Adjustment	3/21/2015	PHARR, WALTER M	PO BOX 1506		HUNTERSVILLE	NC	28070	1/6/2012	9.32	1.58
2011	0001481809-2011-2011-0000-00	01712102	REI		387741	SL 362 Adjustment	3/21/2015	PIEDMONT BANK	PO BOX 7109		STATESVILLE	NC	28687	1/6/2012	100.85	17.12
2011	0001481945-2011-2011-0000-00	01713415	REI		387746	SL 362 Adjustment	3/21/2015	REISCHE, KENDALL T	PO BOX 529		HUNTERSVILLE	NC	28078	1/11/2012	0.28	0.05
2011	0001481935-2011-2011-0000-00	01713408	REI		389028	SL 362 Adjustment	3/21/2015	ROBINSON, DAVID M	14702 STATESVILLE RD		HUNTERSVILLE	NC	28078	1/6/2012	3.67	0.62
2012	0001481935-2012-2012-0000-00	01713408	REI		389088	SL 362 Adjustment	3/21/2015	ROBINSON, DAVID M	14702 STATESVILLE RD		HUNTERSVILLE	NC	28078	1/8/2013	3.67	0.44
2013	0001481935-2013-2013-0000-00	01713408	REI		389989	SL 362 Adjustment	3/21/2015	ROBINSON, DAVID M	14702 STATESVILLE RD		HUNTERSVILLE	NC	28078	1/7/2014	3.67	0.25
2014	0001481935-2014-2014-0000-00	01713408	REI		390844	SL 362 Adjustment	3/21/2015	ROBINSON, DAVID M	14702 STATESVILLE RD		HUNTERSVILLE	NC	28078	1/6/2015	3.97	0.08
2011	0001481874-2011-2011-0000-00	01712163	REI		387743	SL 362 Adjustment	3/21/2015	STATE EMPLOYEE'S CREDIT UNION	PO BOX 26807		RALEIGH	NC	27611	1/6/2012	438.15	74.37
2011	0001464623-2011-2011-0000-00	01101230	REI		387730	SL 362 Adjustment	3/21/2015	STEWART RENTALS LLC	PO BOX 252		HUNTERSVILLE	NC	28070	12/18/2012	63.23	7.73
2012	0001464623-2012-2012-0000-00	01101230	REI		389084	SL 362 Adjustment	3/21/2015	STEWART RENTALS LLC	PO BOX 252		HUNTERSVILLE	NC	28070	7/29/2013	61.08	5.60
2011	0001485528-2011-2011-0000-00	01733144	REI		387757	SL 362 Adjustment	3/21/2015	THOMAS, BRENDA BRACKETT	109 FITES CREEK RD		MOUNT HOLLY	NC	28120	1/30/2012	2.04	0.34
2011	0001444387-2011-2011-0000-00	00537494	REI		387707	SL 362 Adjustment	3/21/2015	TRIVEST HOLDINGS GROUP LLC	300 WILMOT RD	MS-3301	DEERFIELD	IL	60015	1/6/2012	50.85	8.63
2011	0001444002-2011-2011-0000-00	00536105	REI		387704	SL 362 Adjustment	3/21/2015	TULL ASSOCIATES L P	6401 CARMEL RD STE 102		CHARLOTTE	NC	28226-8364	1/6/2012	49.72	8.44
2011	0001480952-2011-2011-0000-00	01704212	REI		389001	SL 362 Adjustment	3/21/2015	UNITED OIL OF THE CAROLINAS INC	PO BOX 68		GASTONIA	NC	28053	1/6/2012	22.04	3.74
2011	0001436267-2011-2011-0000-00	00504214	REI		387657	SL 362 Adjustment	3/21/2015	WACHOVIA BANK	301 S COLLEGE ST	ONE WACHOVIA CENTER	CHARLOTTE	NC	28288	1/6/2012	227.13	38.55

2011	0001456839-2011-2011-0000-00	00911101	REI		387720	SL 362 Adjustment	3/21/2015	WALDEN, MACK H	16101 OLD STATESVILLE RD		HUNTERSVILLE	NC	28078	1/6/2012	1.69	0.29
2011	0001485501-2011-2011-0000-00	01733125	REI		414648	SL 362 Adjustment	3/29/2015	WALSH, MAUREEN M	250 LIVINGSTON ST		NEW HAVEN	CT	06511	2/23/2012	125.11	20.41
2012	0001485501-2012-2012-0000-00	01733125	REI		414731	SL 362 Adjustment	3/29/2015	WALSH, MAUREEN M	250 LIVINGSTON ST		NEW HAVEN	CT	06511	1/8/2013	121.48	14.49
2013	0001485501-2013-2013-0000-00	01733125	REI		414790	SL 362 Adjustment	3/29/2015	WALSH, MAUREEN M	250 LIVINGSTON ST		NEW HAVEN	CT	06511	1/7/2014	121.48	8.44
2014	0001485501-2014-2014-0000-00	01733125	REI		414823	SL 362 Adjustment	3/29/2015	WALSH, MAUREEN M	250 LIVINGSTON ST		NEW HAVEN	CT	06511	3/26/2015	135.74	1.19
2011	0001464620-2011-2011-0000-00	01101228	REI		389026	SL 362 Adjustment	3/21/2015	WASHAM, MARTHA E	8053 UNITY CHURCH RD		DENVER	NC	28037	1/6/2012	73.23	12.43
2012	0001464620-2012-2012-0000-00	01101228	REI		389083	SL 362 Adjustment	3/21/2015	WASHAM, MARTHA E	8053 UNITY CHURCH RD		DENVER	NC	28037	1/8/2013	70.91	8.46
2013	0001464620-2013-2013-0000-00	01101228	REI		389984	SL 362 Adjustment	3/21/2015	WASHAM, MARTHA E	8053 UNITY CHURCH RD		DENVER	NC	28037	1/7/2014	70.91	4.92
2014	0001464620-2014-2014-0000-00	01101228	REI		390838	SL 362 Adjustment	3/21/2015	WASHAM, MARTHA E	8053 UNITY CHURCH RD		DENVER	NC	28037	1/6/2015	76.55	1.50
2011	0001464619-2011-2011-0000-00	01101227	REI		389009	SL 362 Adjustment	3/21/2015	WEBSTER, VINCENT ROY	15620 OLD STATESVILLE RD		HUNTERSVILLE	NC	28078	1/6/2012	2.26	0.38
2011	0001487987-2011-2011-0000-00	01902119	REI		387762	SL 362 Adjustment	3/21/2015	WIRTH, JULIE	1614 TIPPAH AVE		CHARLOTTE	NC	28205	1/9/2012	35.15	5.95
2012	0001487987-2012-2012-0000-00	01902119	REI		389094	SL 362 Adjustment	3/21/2015	WIRTH, JULIE	1614 TIPPAH AVE		CHARLOTTE	NC	28205	1/8/2013	34.46	4.11
2013	0001487987-2013-2013-0000-00	01902119	REI		389995	SL 362 Adjustment	3/21/2015	WIRTH, JULIE	1614 TIPPAH AVE		CHARLOTTE	NC	28205	1/7/2014	34.46	2.39
2014	0001487987-2014-2014-0000-00	01902119	REI		390853	SL 362 Adjustment	3/21/2015	WIRTH, JULIE	1614 TIPPAH AVE		CHARLOTTE	NC	28205	1/6/2015	37.21	0.73
2011	0001464624-2011-2011-0000-00	01101231	REI		387731	SL 362 Adjustment	3/21/2015	WRIGHT, RALPH LARRY SR	9506 MCCOY RD		HUNTERSVILLE	NC	28078	1/6/2012	38.70	6.57
2012	0001464624-2012-2012-0000-00	01101231	REI		389085	SL 362 Adjustment	3/21/2015	WRIGHT, RALPH LARRY SR	9506 MCCOY RD		HUNTERSVILLE	NC	28078	1/8/2013	38.70	4.62
2013	0001464624-2013-2013-0000-00	01101231	REI		389986	SL 362 Adjustment	3/21/2015	WRIGHT, RALPH LARRY SR	9506 MCCOY RD		HUNTERSVILLE	NC	28078	1/7/2014	38.70	2.69
2014	0001464624-2014-2014-0000-00	01101231	REI		390841	SL 362 Adjustment	3/21/2015	WRIGHT, RALPH LARRY SR	9506 MCCOY RD		HUNTERSVILLE	NC	28078	1/6/2015	41.79	0.82
															12,699.85	1,082.25



**Town of Huntersville**  
**REQUEST FOR BOARD ACTION**  
**6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Janet Stoner/Chief Spruill  
**Subject:** Budget Amendment

---

Appropriate funds received in the amount of \$4,635.93 from Lake Norman Charter School (per agreement for security services) for the month of January 2015. Funds will be appropriated to the Police Department's budget for overtime, benefits and vehicle costs.

**ACTION RECOMMENDED:**

Approve Budget Amendment.

**FINANCIAL IMPLICATIONS:**

Additional revenue in the amount of \$4,635.93.

**Town of Huntersville  
REQUEST FOR BOARD ACTION  
6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Janet Stoner/Chief Spruill  
**Subject:** Budget Amendment

---

Recognize revenue (103820.9999) in the amount of \$9,315.52 and appropriate to the Police Department's insurance account (105100.0452).

**ACTION RECOMMENDED:**

Approve Budget Amendment.

**FINANCIAL IMPLICATIONS:**

Additional revenue in the amount of \$9,315.52.

**Town of Huntersville**  
**REQUEST FOR BOARD ACTION**  
**6/1/2015**

**REVIEWED:**

Finance Officer

**To:** The Honorable Mayor and Board of Commissioners

**From:** Janet Stoner/Chief Spruill

**Subject:** Budget Amendment

---

Appropriate Police Department revenue (10-3521.9999) in the amount of \$25,957.28 received from Immigration and Customs Enforcement for reimbursement of certain overtime expense (10-5100.0122). This overtime salary expense is directly related to work performed on a joint operation with Special Agent in Charge (SAC), Atlanta, Georgia.

**ACTION RECOMMENDED:**

Approve Budget Amendment.

**FINANCIAL IMPLICATIONS:**

Additional revenue in the amount of \$25,957.28.

**Town of Huntersville**  
**REQUEST FOR BOARD ACTION**  
**6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Janet Stoner/Chief Spruill  
**Subject:** Budget Amendment

---

Recognize insurance revenue (103820.9999) in the amount of \$699.64 and appropriate to the Police Department's insurance account (105100.0452).

**ACTION RECOMMENDED:**

Approve Budget Amendment

**FINANCIAL IMPLICATIONS:**

Additional revenue in the amount of \$699.64.

**Town of Huntersville**  
**REQUEST FOR BOARD ACTION**  
**6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Kathy Moyer, ElectriCities Electric Systems Manager  
**Subject:** Renewable Energy Portfolio Standards (REPS) Rider

---

Senate Bill 3 was passed by the NC General Assembly in 2007 to promote the development of renewable energy and energy efficiency in the state through the implementation of renewable energy and energy efficiency portfolio standards (REPS).

All electric utilities in NC are required to comply with Senate Bill 3.

North Carolina Municipal Power Agency Number 1 has implemented renewable generation and demand side energy efficiency programs on behalf of its member towns and cities to meet these state-mandated requirements. The cost of these programs is billed to Huntersville on the monthly wholesale power bill. The REPS Rider is designed to recover the cost of these programs through a monthly charge on retail customer electric bills. This charge would be effective with customer bills in the July 2015 billing cycle. The charge varies by customer classification as follows:

Residential	\$0.56 per month (increased from \$0.54)
Commercial	\$2.69 per month (increased from \$2.61)
Industrial	\$27.75 per month (increased from \$26.94)

These charges enable the Town of Huntersville to meet its REPS compliance obligations for 2015-2016. These charges may change in 2016 and subsequent years.

**ACTION RECOMMENDED:**

Approval of Electric Rate Rider REPS.

**FINANCIAL IMPLICATIONS:**

Approval of this Rider will enable recovery of approximately \$39,000 in charges to the electric fund for 2015-2016.

**ATTACHMENTS:**

Description	Type
 Electric Rate Rider REPS	Backup Material



Town of Huntersville  
Electric Rate Rider REPS  
Renewable Energy Portfolio Standards (REPS) Charge

**Applicability**

The Renewable Energy Portfolio Standards Charge set forth in this Rider is applicable to all customer accounts receiving electric service from the Town of Huntersville (“Town”), except as provided below. These charges are collected for the expressed purpose of enabling the Town to meet its Renewable Energy Portfolio Standards compliance obligations as required by the North Carolina General Assembly in its Senate Bill 3 ratified on August 2, 2007.

**Billing**

Monthly electric charges for each customer account computed under the Town’s applicable electric rate schedule will be increased by an amount determined by the table below:

<u>Customer Type</u>	<u>Monthly Charges</u>		
	<u>Renewable Resources</u>	<u>DSM/Energy Efficiency</u>	<u>Total REPS Charge</u>
Residential Account	\$ 0.49	\$ 0.07	\$ 0.56
Commercial Account	\$ 2.69	\$ 0.00	\$ 2.69
Industrial Account	\$27.75	\$ 0.00	\$27.75

**Exceptions**

Industrial and Commercial Customer Opt-out

All industrial customers, regardless of size, and large commercial customers with usage greater than one million kWh’s per year can elect not to participate in Town’s demand-side management and energy efficiency measures in favor of its own implemented demand-side management and energy efficiency measures by giving appropriate written notice to the Town. In the event such customers “opt-out”, they are not subject to the DSM/Energy Efficiency portion of the charges above. All customers are subject to the Renewable Resources portion of the charges above.

Auxiliary Service Accounts

The following service schedules will not be considered accounts because of the low energy use associated with them and the near certainty that customers served under these schedules already will pay a per account charge under another residential, commercial or industrial service schedule:

- Outdoor Lighting Service (metered and unmetered)
- Street and Public Lighting Service
- Traffic Signal Service

**Sales Tax**

Applicable North Carolina sales tax will be added to charges under this Rider.

Effective for service rendered after July 1, 2015.

Adopted\_\_\_\_\_.

**Town of Huntersville**  
**REQUEST FOR BOARD ACTION**  
**6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Kathy Moyer, ElectriCities Electric Systems Manager  
**Subject:** Renewable Energy Credit Rider (RECR-1)

---

In 2010 the Town of Huntersville adopted Interconnection Standards as recommended by North Carolina Municipal Power Agency Number 1 for interconnecting small renewable and non-renewable energy generators to the electric grid. These standards were based on the North Carolina Utilities Commission's modified version of the Federal Energy Regulatory Commission small generation interconnection procedures, forms and agreements designed to streamline the process of connecting small renewable generator resources.

The Renewable Energy Credit Rider (RECR-1) was approved as part of the Interconnection Standards and is updated annually to reflect the current incentive provided to customers utilizing renewable generation. These credits would be effective with customer bills in the July 2015 billing cycle.

These charges enable the Town of Huntersville to safely interconnect and provide incentive for those customers that wish to install renewable generation. These charges may change in 2016 and subsequent years.

**ACTION RECOMMENDED:**

Approval of Electric Rate Rider RECR-1.

**FINANCIAL IMPLICATIONS:**

None.

**ATTACHMENTS:**

	Description	Type
☐	Electric Rate Rider RECR-1	Backup Material

**Town of Huntersville  
Renewable Energy Credit Rider  
Electric Rate Rider RECR-1**

**AVAILABILITY**

This optional rate rider is available to customers on any Town of Huntersville (“Town”) rate schedule who operate solar photovoltaic, wind powered, or biomass-fueled generating systems, without battery storage, located and utilized at the customer’s primary residence or business. To qualify for this rate rider, the customer must have complied with the Town’s Interconnection Standards and have an approved Interconnection Request Form. As part of the Interconnection Request Form approval process, the Town retains the right to limit the number and size of renewable energy generating systems installed on the Town’s System. The generating system that is in parallel operation with service from the Town and located on the customer’s premises must be manufactured, installed, and operated in accordance with all governmental and industry standards, in accordance with all requirements of the local code official, and fully conform with the Town’s applicable renewable energy interconnection interface criteria. Qualified customers must be generating energy for purposes of a “buy-all/sell-all” arrangement to receive credits under this rate rider. That is, the Town agrees to buy all and the customer agrees to sell all of the energy output and associated energy from the renewable energy resource. Customers with qualified systems may also apply for NC GreenPower credits or North Carolina Municipal Power Agency 1 (“NCMPA1”) Renewable Energy Certificate (“REC”) credits.

The Fixed Long-Term Rates on this Rider are available only to Customers who have executed a Power Purchase Agreement with the Town on or before July 1, 2016 for delivery of power beginning on or before the earlier of thirty (30) months from the date of execution of the Power Purchase Agreement.

Notwithstanding the above, all qualifying facilities have the option to sell energy to the Town on an “as available” basis and receive energy credits based on the Variable Rates identified in this Rider for the delivered energy.

**MONTHLY CREDIT**

Monthly credits are paid according to the type of renewable generation.

Wind and Biomass Energy Credit (\$ Per kWh):

		<b><u>Fixed Long-term Rate</u></b>		
	<b><u>Variable</u></b>	<b><u>5 Years</u></b>	<b><u>10 Years</u></b>	<b><u>15 Years</u></b>
On-peak energy*	\$0.0315	\$0.0326	\$0.0348	\$0.0372
Off-peak energy	\$0.0103	\$0.0108	\$0.0112	\$0.0116

Solar Photovoltaic Energy Credit (\$ Per kWh):

		<u>Fixed Long-term Rate</u>		
	<u>Variable</u>	<u>5 Years</u>	<u>10 Years</u>	<u>15 Years</u>
All energy*	\$0.0334	\$0.0345	\$0.0367	\$0.0390

\* These energy credits include a capacity component.

#### MONTHLY ENERGY

Monthly Energy shall be the total kWh of energy produced by the generating facility during the current calendar month. All energy produced by the Customer's renewable energy generating system must be delivered to the Town, since the Town does not offer net metering at this time.

#### ON-PEAK ENERGY

On-Peak Energy shall be the metered energy during the On-Peak Energy Period of the current calendar month, whereby the On-Peak Energy Period is defined as non-holiday weekdays from 7:00 AM to 11:00 PM EPT.

#### OFF-PEAK ENERGY

Off-Peak Energy shall be the Monthly Energy less the amount of energy billed as On-Peak Energy.

#### CONTRACT PERIOD

Prior to receiving service under this Rider, the Town and the customer shall have entered either an Interconnection Agreement or executed a Certificate of Completion (inverter-based generators less than 10 kW) and a Power Purchase Agreement which covers the special terms and conditions for the customer's requirements related to the interconnection of the customer's renewable energy generating system.

Each of these agreements shall have a minimum term of one (1) year. Either party may terminate the agreements after one year by giving at least thirty (30) days previous notice of such termination in writing.

#### GENERAL

Service under this Rider is subject to the provisions of the Service Regulations of the Town contained in the Town Code of Ordinances.

#### SPECIAL CONDITIONS

The customer's service shall be metered with two meters, one of which measures all energy provided by the Town and used by the customer, and the other measures the amount of energy generated by the customer's renewable energy generator which is provided to the Town.

In the event that the Town determines that it is necessary to install any additional equipment to protect the safety and adequacy of electric service provided to other customers, the customer shall pay for the cost of such equipment in accordance with the terms of its Power Purchase Agreement.

Effective July 1, 2015.

**Town of Huntersville**  
**REQUEST FOR BOARD ACTION**  
**6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Jack Simoneau, Planning Director  
**Subject:** R15-01 Ernie Lee Rezoning

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R15-01 is a rezoning request by Ernie and Roberta Lee to rezone 1.16 acres at 15412 Old Statesville Road from Highway Commercial to Special Purpose-Conditional District allowing most SP uses, including a wood cutting operation.

**ACTION RECOMMENDED:**

Call a public hearing for July 20, 2015.

**FINANCIAL IMPLICATIONS:**

**Town of Huntersville**  
**REQUEST FOR BOARD ACTION**  
**6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Brad Priest, Senior Planner  
**Subject:** R15-02 Chick-fil-A Redevelopment

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Call a public hearing for July 20, 2015 on Petition #R15-02, a request by Chick-fil-A, LLC to rezone their property at 16915 Statesville Road (parcel 00504301) to Highway Commercial Conditional District (HC-CD). The rezoning would allow an expansion of the building and an additional drive through lane.

**ACTION RECOMMENDED:**

Call public hearing.

**FINANCIAL IMPLICATIONS:**

N/A



**Town of Huntersville**  
**REQUEST FOR BOARD ACTION**  
**6/1/2015**

**REVIEWED:**

**To:** The Honorable Mayor and Board of Commissioners  
**From:** Brad Priest, Senior Planner  
**Subject:** TA15-04 Specimen Tree Save Mitigation

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TA15-04 is a request by the Huntersville Planning Board to amend Article 7.4 of the zoning ordinance in regard to calculating specimen tree save mitigation requirements. The proposed text would calculate required specimen tree mitigation by caliper of tree removed rather than individual number of trees removed.

**ACTION RECOMMENDED:**

Call a public hearing for July 20, 2015.

**FINANCIAL IMPLICATIONS:**

N/A