

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**March 21, 2016
6:30 p.m. – Town Hall**

PRE-MEETING

The Huntersville Board of Commissioners held a pre-meeting at the Huntersville Town Hall at 5:30 p.m. on March 21, 2016.

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

Emergency Services – Budget. Representatives from Huntersville VFD, Long Creek VFD and North Mecklenburg Volunteer Rescue Squad were present to request funding for FY 2016-2017. Below is a summary of requests:

	<u>FY 2015-2016</u>	<u>FY 2016-2017</u>
	<u>Budget Appropriation</u>	<u>Requested Appropriation</u>
Huntersville VFD	\$ 2,349,728	\$ 2,497,587
Long Creek VFD	\$ 283,500	\$ 321,700
North Meck Rescue	\$ 374,713	\$ 389,659

Detailed Huntersville VFD request attached hereto as Exhibit No. 1.

Detailed Long Creek VFD request attached hereto as Exhibit No. 2.

Detailed North Mecklenburg Volunteer Rescue Squad request attached hereto as Exhibit No. 3.

Following questions and answers pertaining to requests, the pre-meeting was adjourned.

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

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall at 6:30 p.m. on March 21, 2016.

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

Mayor Aneralla called the meeting to order.

Mayor Aneralla called for a moment of silence.

Mayor Aneralla led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS/STAFF QUESTIONS

Mayor Aneralla

- A reception was held earlier to honor Finance Director Janet Stoner, who is retiring.
- The next MTC meeting is March 23. Topics of discussion will include bus fare increase.
- Commerce Station Management Team met last week. There continues to be a lot of interest in the park.

Commissioner Bales

- The Lake Norman Transportation Commission met last Wednesday and discussed Highway 73 widening and Prosperity Church Road Extension.
- The Lake Norman EDC currently has 13 active projects.
- Congratulated the Town for receiving the Above and Beyond Award from the Employer Support of the Guard and Reserve Committee.

Commissioner Boone

- Expressed appreciation to Janet Stoner for her service.
- A fundraising event by the Greenway, Trail and Bikeway Commission was held at Primal Brewery.
- The next meeting of the Land Development Ordinances Advisory Board is April 7.
- North Meck Rescue won the 2016 Battle of the Badges Blood Drive.
- The U.S. Coast Guard from Charleston, SC will be in training and patrolling Lake Norman for one week beginning April 27.
- Has organized team to participate in the HFFA Women's Red Run on May 14 and challenged Commissioner Bales to organize her team.

Commissioner Gibbons

- The next meeting of the NC 73 Council of Planning will be at the end of May.
- The next County Veterans Liaison meeting is April 5.
- Expressed appreciation to the Town for supporting Veterans and receiving the Above and Beyond Award from the Employer Support of the Guard and Reserve Committee.
- Attended Angels of 97 events and the Top of the Deck Car Show on Saturday.

Commissioner Guignard

- The next Centralina Council of Governments meeting is next month.
- The Angels of 97 dinner was a success.
- Expressed appreciation to Janet Stoner for her service to the Town.

Commissioner Kidwell

- The next Olde Huntersville Historic Society meeting is May 4.
- From the Charlotte Regional Transportation Planning Organization, the P4.0 project list should be opening up for public comment next month. The Federal Highway Administration Certification Review was received today.
- Expressed appreciation to Janet Stoner for her service to the Town.

Commissioner Phillips

- Announced upcoming Lake Norman Chamber events.
- Announced upcoming Visit Lake Norman events. Attended the Visit Lake Norman Board of Directors meeting today.
- Recognized Commissioner Guignard for his work with Angels of 97.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Joe Carbon, Co-founder of Helping Others Help Themselves (H.O.H.T.), expressed appreciation to the Town Board for their support of H.O.H.T. H.O.H.T. is a Lake Norman based volunteer organization dedicated to helping employers and job seekers connect. Twice a year H.O.H.T. hosts a job networking event, which the next one is scheduled for April 29. Mr. Carbon asked that the community help in getting the word out about the event.

Terri Carbon addressed the Board. Ms. Carbon reviewed how the H.O.H.T. website works.

Todd Steiss, 8932 Deerland Court, Chair of the Greenway, Trail and Bikeway Commission and the Town of Huntersville Representative for the Citizens Transit Advisory Group, addressed the Board. The fundraiser for the Greenway, Trail and Bikeway Commission at Primal Brewery was a success. We are still hoping that the Town Board will commit to some capital funding for larger projects. The MTC will meet Wednesday night to talk about the transit fare increases.

Kevin Walsh, 8914 McDiarmid Lane, representative for the northwest area of Mecklenburg County on the County Greenway Committee, offered to come monthly or bi-monthly to provide updates from a county perspective on greenways and bikeways throughout the county. The most active greenway/stream restoration is off of Gilead Road.

Susan Irvin, 18945 Elm Row, Davidson, Zoning Attorney, addressed the Board representing McLeod Corporation and Piedmont Land Corporation. Ms. Irvin requested the Board pull the call for public hearing on the sale of the Anchor Mill property from the agenda to provide an opportunity for her clients to meet with staff to discuss the offer in the letter of intent sent to the Town last week. McLeod and Piedmont have done over 100 projects in the southeast region of the U.S. and partner together to do mixed-use projects.

AGENDA CHANGES

Commissioner Phillips made a motion to move Item K (Call a public hearing to receive comments on the Purchase and Sale Contract and Redevelopment Agreement for the Anchor Mill property) to Item B under Other Business.

Bob Blythe, Town Attorney, pointed out that it did not require a vote to move an item off of the Consent Agenda. Any member of the Board can request that an item be moved from the Consent Agenda to Other Business.

Commissioner Kidwell made a motion to add Item K to the Consent Agenda – Call a public hearing for Monday, April 4, 2016 at 6:30 p.m. at Huntersville Town Hall to receive comments on a proposed Annexation Agreement with the City of Kannapolis establishing boundaries, generally the common Cabarrus-Mecklenburg County lines, beyond which either may not annex into the areas of the other. Commissioner Gibbons seconded motion. Motion carried unanimously.

Commissioner Bales made a motion to add a closed session for economic development at the end of the agenda. Commissioner Guignard seconded motion. Motion carried unanimously.

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

PUBLIC HEARINGS

None

OTHER BUSINESS

Old Jail. Commissioner Kidwell made a motion to direct staff to work with the Charlotte-Mecklenburg Historic Landmarks Commission on receiving a quote for the completion of the old jail to touring standards.

Commissioner Guignard seconded motion.

Commissioner Boone disclosed he is the Treasurer of the Olde Huntersville Historic Society.

Commissioner Gibbons requested clarification on what the Board is directing staff to do.

Commissioner Kidwell stated the request is to ask staff to meet with the Charlotte-Mecklenburg Historic Landmarks Commission in order to obtain a quote for what it would take to revitalize the building. After an estimate is received the Board can discuss options for completing the work needed.

Mayor Aneralla called for the vote.

Motion carried unanimously.

Call for Public Hearing – Anchor Mill. Commissioner Phillips suggested to put the property out for another RFP to try to get the maximum amount of money for the taxpayers. In the past month different companies have shown interest in the property.

Commissioner Gibbons noted this property has been for sale for over a decade. He agrees with looking at offers on the table if plan is attached, but is not in favor of putting it out for another RFP.

Commissioner Boone stated he is in favor of moving forward with current process. There is a bid from a person that lives in Huntersville who has other properties involved. If someone else won the bid for the property, there's a section of property to the west that would still stay there for many years because the owners would just sit on it.

Commissioner Bales stated she is in favor with moving forward with current process and does not think it should be put out for another RFP.

Commissioner Phillips asked the Town Attorney if this project is subject to an upset bid.

Bob Blythe, Town Attorney, explained that under the procedure the Town is proceeding under, it is not subject to an upset bid. It's based upon a redevelopment agreement, not just a sale of the property.

Commissioner Kidwell asked if the public hearing would be specifically for the one developer or would the Board be looking at all the offers on the table.

Greg Ferguson, Town Manager, stated the public hearing would be for the offer that the Board directed staff to prepare an agreement for.

Commissioner Guignard pointed out that he owns property in the area and requested to be recused from voting because the perception is that he could gain financially from the development of the property.

Commissioner Kidwell made a motion to recuse Commissioner Guignard.

Commissioner Bales seconded motion.

Motion carried 5-0.

Commissioner Bales made a motion to call a public hearing for Monday, April 4, 2016 at 6:30 p.m. at Huntersville Town Hall to receive comments on the Purchase and Sale Contract and Redevelopment Agreement for the Anchor Mill property.

Commissioner Boone seconded motion.

Commissioner Phillips made a substitute motion to put this back out for RFP to consider other offers for 30 days and do our job in protecting the taxpayers.

The substitute motion died to the lack of a second.

Mayor Aneralla called for the vote on the original motion.

Motion carried 4 to 1, with Commissioner Phillips opposed.

Commissioner Kidwell made a motion to bring Commissioner Guignard back into the meeting.

Commissioner Bales seconded motion.

Motion carried 5-0.

CONSENT AGENDA

Approval of Minutes. Commissioner Guignard made a motion to approve the minutes of the March 7, 2016 Regular Town Board Meeting. Commissioner Bales seconded motion. Motion carried unanimously.

Audit Contract. Commissioner Guignard made a motion to approve audit contract with Martin Starnes & Associates, CPAs, P.A. Commissioner Bales seconded motion. Motion carried unanimously.

Contract attached hereto as Exhibit No. 4.

Budget Amendment – Police. Commissioner Guignard made a motion to approve budget amendment recognizing insurance revenue in the amount of \$265.87 and appropriate to the Police Department's insurance account. Commissioner Bales seconded motion. Motion carried unanimously.

Budget Amendment – Parks & Recreation. Commissioner Guignard made a motion to approve budget amendment appropriating Sponsorship revenue in the amount of \$23,210 to the Downtown Festival account. Commissioner Bales seconded motion. Motion carried unanimously.

Property Tax Refund Report No. 54. Commissioner Guignard made a motion to approve SL362 Property Tax Refund Report No. 54. Commissioner Bales seconded motion. Motion carried unanimously.

Property Tax Refund Report No. 54 attached hereto as Exhibit No. 5.

Property Tax Refund Report No. 55. Commissioner Guignard made a motion to approve SL362 Property Tax Refund Report No. 55. Commissioner Bales seconded motion. Motion carried unanimously.

Property Tax Refund Report No. 55 attached hereto as Exhibit No. 6.

Capital Project Ordinance – Veterans Park. Commissioner Guignard made a motion to adopt Revised Capital Project Ordinance for Veterans Park. Commissioner Bales seconded motion. Motion carried unanimously.

**TOWN OF HUNTERSVILLE
CONSTRUCTION OF VETERANS PARK
REVISED CAPITAL PROJECT ORDINANCE**

BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION 1. The project will include improvements to streetscape, park amenities, paving of parking lot and purchase of land.

SECTION 2. The officers of the unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION 3. The following amounts are appropriated for the project:

Streetscape, park amenities, purchase of land, etc.	\$1,658,064.95
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TOTAL PROJECT COSTS	<u>\$1,658,064.95</u>
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SECTION 4. The following revenues are anticipated to be available to complete this project:

2012 Authorized GO Bonds	\$ 400,000.00
2012 Premium on GO Bonds	44,595.35
2004 GO Bonds Interest	315,999.60
Capital Reserve Fund-Parks	207,200.00
Storm Water Fund Balance	300,000.00
2008 GO Bonds Interest	34,770.00
General Fund Balance	<u>355,500.00</u>

TOTAL PROJECT REVENUE	<u>\$1,658,064.95</u>
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SECTION 5. The Finance Director is authorized from time to time to transfer as a loan from the General Fund or unspent bond proceeds in the Capital Projects Funds, cash in an amount necessary to meet obligations until such time as financing is arranged, at which time repayment will be made and the Finance Director is authorized to sign the Declaration of Official Intent to Reimburse Expenditures as required by Internal Revenue Service regulations.

Revised Capital Project Ordinance – Recreation Center. Commissioner Guignard made a motion to adopt Revised Capital Project Ordinance for the Recreation Center. Commissioner Bales seconded motion. Motion carried unanimously.

**TOWN OF HUNTERSVILLE
CONSTRUCTION OF RECREATION CENTER
REVISED CAPITAL PROJECT ORDINANCE**

BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION 1. The project authorizes the construction of a multi-court facility with associated equipment. Landscaping, roadway/driveway improvements are also included in the project.

SECTION 2. The officers of the unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION 3. The following amounts are appropriated for the project:

Construction, design, equipment, landscaping	
Roadway/driveway improvements, etc.	<u>\$5,336,889.64</u>

TOTAL PROJECT COSTS	<u>\$5,336,889.64</u>
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SECTION 4. The following revenues are anticipated to be available to complete this project:

2012 Authorized GO Bonds	\$4,200,000.00
2012 Premium on GO Bonds	38,889.64
2016 Authorized GO Bonds	400,000.00
Capital Reserve Fund- Parks & Recreation	198,000.00
Hotel-Motel Fund Balance Appropriated	<u>500,000.00</u>

TOTAL PROJECT REVENUE	<u>\$5,336,889.64</u>
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SECTION 5. The Finance Director is authorized from time to time to transfer as a loan from the General Fund cash in an amount necessary to meet obligations until such time as funding is arranged, at which time repayment will be made and the Finance Director is authorized to sign the Declaration of Official Intent to Reimburse Expenditures as required by Internal Revenue Service regulations.

Harvest Point Lots. Matt McMullen, Grande Homes, has submitted a formal offer to the Town, plus a deposit of 5 percent, to purchase two vacant lots within the Harvest Point subdivision for residential purposes.

This process required by North Carolina Statute is known as an Upset Bid process whereas a proposed formal offer is made, a 5 percent deposit is submitted, the Board will hear the request and authorize staff to proceed with an advertisement to be published in a local newspaper. Within 10 days of the advertisement, prospective bidders may submit an upset bid. Once the 10 days has passed, the item will be set for the April 18 agenda for Board approval.

An appraisal was performed approximately 2 years ago indicating the market value was \$45,000 per lot as of August 5, 2014.

Commissioner Guignard made a motion to accept offer to purchase lots (Tax Parcels 00925231 and 00925230 within Harvest Point subdivision) for \$30,000 each and authorize staff to submit an advertisement with a local newspaper to advertise the sale of the properties. Commissioner Bales seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #R16-01. Commissioner Guignard made a motion to call an amended public hearing for Monday, April 4, 2016 at 6:30 p.m. at Huntersville Town Hall on Petition #R16-01, a request by Lake Norman Charter School on behalf of the property owners to conditionally rezone 34.9 acres (Parcels 01723306 and 01723302) from Corporate Business to Campus Institutional Conditional District, located near the corner of Hambright Road and Patterson Road. Commissioner Bales seconded motion. Motion carried unanimously.

Call for Public Hearing – Annexation Agreement. Commissioner Guignard made a motion to call a public hearing for Monday, April 4, 2016 at 6:30 p.m. at Huntersville Town Hall to receive comments on a proposed Annexation Agreement with the City of Kannapolis establishing boundaries, generally the common Cabarrus-Mecklenburg County lines, beyond which either may not annex into the areas of the other. Commissioner Bales seconded motion. Motion carried unanimously.

CLOSING COMMENTS

Commissioner Bales expressed appreciation to Janet Stoner for her service to the Town.

Commissioner Phillips stated I've very seldom been disappointed with this Board so far, but I am tonight. I think we done a great injustice not trying to at least look at other offers to save the taxpayers money. I don't want to set this precedent, but I am ashamed of this Board.

Commissioner Kidwell expressed appreciation to the Board for attending community events.

Mayor Aneralla announced there will be an information session on upcoming road improvements on April 5 at Magnolia Woods.

CLOSED SESSION

Commissioner Bales made a motion to go into closed session for economic development and personnel. Commissioner Boone seconded motion. Motion carried unanimously.

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

Approved this the _____ day of _____, 2016.