

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**February 20, 2017
6:30 p.m. – Huntersville Town Hall**

PRE-MEETING

The Huntersville Board of Commissioners held a pre-meeting at the Huntersville Town Hall at 5:00 p.m. on February 20, 2017.

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

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

The Board returned from closed session.

Jackie Huffman, Finance Director, reviewed proposed changes to the Financial Policy. *Refer to Exhibit No. 1.*

Bill Coxe, Transportation Planner, presented PowerPoint on Gilead Road widening. *Refer to Exhibit No. 2.*

**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 February 20, 2017.

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.

Boy Scouts led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS/STAFF QUESTIONS

Mayor Aneralla

- The next meeting of the Metropolitan Transit Commission is Wednesday. There's some movement on CATS to start looking at ways of funding the Red Line and the additional lines.

From my perspective if they look to start studying additional lines up here, it would not be something that I would support. The question is what do we do with the ½ cent sales tax that we've been giving to Charlotte for the Blue Line and other transportation needs they have.

Commissioner Bales – No Report

Commissioner Boone

- The next meeting of the Huntersville Ordinances Advisory Board is March 2.
- The Battle of the Badges Blood Drive will be at Birkdale Village on March 25.
- Encouraged residents to participate in Huntersville Fire Department's fund drive.
- Recognized Police Officers present at meeting.

Commissioner Gibbons

- The Veterans Service Officer met with the Interim Town Manager last week and they have found some space in Planning so they can have an office in the area for 1-2 days a week.

Commissioner Guignard

- Centralina Council of Governments met last week. Thurman Ross from Cornelius was appointed to the Executive Board.
- Attended Scout Sunday at Huntersville Presbyterian Church.
- The ocular melanoma people are partnering with the Lake Norman Lions Club for a fundraiser pancake breakfast on March 11 at Huntersville United Methodist Church.
- The Angels of 97 21st Annual Spaghetti Dinner is March 18.
- Received spreadsheet on ABC distributions that show cities in Wake County are receiving more than Huntersville.

Commissioner Kidwell – No Report

Commissioner Phillips

- Announced upcoming Chamber events
- Reported on recent Visit Lake Norman events.

Commissioner Boone questioned if there had been any complaints concerning the food truck ordinance passed about a year ago.

Jack Simoneau, Planning Director, reported that no complaints had been received.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Todd Steiss, 8932 Deerland Court, Chair of the Huntersville Greenway Commission, updated the board on efforts to get a dirtway within the Vermillion community. The county can't help construct a dirtway until we have easements for property owned by the HOA and the developer. Both the HOA and the developer are willing to grant those easements, and we are working through that process.

Bruce Andersen, 16125 Weatherly Way, addressed the Board in opposition to Petition #R16-09. *Written comments attached hereto as Exhibit No. 3.*

Joe Sailors, 9332 Westminster Drive, addressed the Board in opposition to Petition #R16-09.

Mayor Aneralla recognized Planning Board members present: Hal Bankirer, Jennifer Davis, Joe Sailers, and Joanne Miller.

AGENDA CHANGES

Commissioner Boone moved Item C under the Consent Agenda to Item G under Other Business.

Commissioner Guignard made a motion to adopt the agenda, as amended.

Commissioner Bales seconded motion.

Motion carried unanimously.

PUBLIC HEARINGS

None

OTHER BUSINESS

Petition #16-05. Petition #R16-05 is a request by Crescent Communities to rezone approximately 224 acres located northeast of Ervin Cook Road and Gilead Road from Transitional Residential to Neighborhood Residential – Conditional District.

David Peete, Principal Planner, noted that the Petitioner, Crescent Communities, has requested to withdraw the project. *Refer to e-mail attached hereto as Exhibit No. 4.*

Commissioner Gibbons made a motion upon request made on February 17, 2017 by the petitioner, Crescent Communities, petitioner for rezoning request #R16-05 (Ervin Cook Road), said petitioner is permitted and authorized to withdraw the rezoning petition without prejudice to their right to refile for rezoning when the petitioner deems it appropriate.

Commissioner Guignard seconded motion.

Motion carried unanimously.

Ervin Cook Road Subdivision Sketch Plan. Commissioner Gibbons made a motion to accept the withdrawal of the sketch plan for the subdivision R16-05 by the Petitioner with the same right without prejudice and have their right to refile for rezoning when the petitioner deems it appropriate.

Commissioner Guignard seconded motion.

Motion carried unanimously.

Petition #R16-09. Petition #R16-09 is a request by Daniel Phillips, Madeline Phillips and Helga Haddix to rezone 9.25 acres (portion of Parcel 00902202, known as 14936 Brown Mill Road) from Rural to Special Purpose Conditional District to allow the construction of a 123,225 sq. ft. mini-warehouse facility.

Commissioner Guignard made a motion to recuse Commissioner Phillips.

Commissioner Gibbons seconded motion.

Motion carried 5-0.

Brad Priest, Senior Planner, entered the Staff report into the record. *Staff Report attached hereto as Exhibit No. 5.* Mr. Priest reviewed changes to the plan that were submitted after the Staff Report was sent to the Board regarding buffers, addition of office flex space and elevations. Staff is fine with the changes submitted.

Staff does not recommend approval at this time due to the request being inconsistent with the approved Comprehensive Transportation Plan for NC 73 realignment and inconsistent with Policies CD-1 and CD-5 of the Huntersville 2030 Community Plan.

The Planning Board recommended denial by a unanimous vote on January 24, 2017. Some of the reasons the Planning Board noted have been updated and no longer apply, however the Planning Board did mention the Comprehensive Transportation Plan as well.

Highlights of discussion include:

- Location of parking for office flex space. Staff noted they are fine with that being designed at the permitting stage.
- Why existing roadbed of NC 73 could not be extended to make it a 4-lane highway. Staff explained that that state is currently going through the environmental document under federal standards. The information on relative impacts and benefits of either widening the existing road or relocating the road as is recommended have not yet been developed, so there is no information upon which to base a recommendation one way or another at this point in time. It is estimated that a preliminary environmental assessment document will be available Summer 2018 which would give enough information to be able to draw a conclusion as to what the recommendation will be. The final decision is not expected until Summer 2019. A widening project for NC 73 from Business 16 in Lincoln County to Vance Road Extension is scheduled for Fiscal Year 2021.

Commissioner Bales stated that numerous changes have been made since the Planning Board made their recommendation and made a motion to send this back to the Planning Board to review at their February 28, 2017 meeting and consideration of action be on the Town Board's March 6, 2017 agenda.

Commissioner Boone seconded motion.

Motion carried 3 to 2, with Commissioners Kidwell and Gibbons opposed.

Commissioner Gibbons made a motion to bring Commissioner Phillips back.

Commissioner Guignard seconded motion.

Motion carried 5-0.

Northwest Huntersville Transportation Study Contract. Alignments for future thoroughfares in northwestern Huntersville must be defined in order to ensure that future development patterns are compatible with the transportation system needed to serve them. The future roadways include but may not be limited to extensions of Birkdale Commons Parkway, Hugh Torance Parkway, and Ervin Cook

Road. A contract and scope of work have been prepared to utilize a private consultant firm in conjunction with Town staff to engage the public and conduct these studies. Preliminary schedule would allow substantial work completion by end of 2017.

Commissioner Kidwell made a motion to authorize the Interim Town Manager to execute a contract in an amount not to exceed \$100,000 with Gresham Smith and Partners to conduct the Northwest Huntersville Transportation Study.

Commissioner Boone seconded motion.

Motion carried 5 to 1, with Commissioner Phillips opposed.

Request for Canine. The Police Department is requesting authorization to purchase, train and equip a fifth canine using funds from the Police Capital Outlay Account. Adding a fifth position will increase the availability of canines, which in turn will improve the likelihood of the detection of drug evidence and the apprehension of suspects who flee or hide from the police. The cost to purchase and train the additional canine is \$10,800.

Highlights of discussion included:

- Why fifth canine was not requested during last budget process.
- Frequency of monthly training for K9 officers and their animals.
- When the canines locate drugs and contraband, the Police Department can be awarded vehicles and sums of money through the Federal Asset Seizure Process.

Commissioner Kidwell made a motion to authorize the use of funds in the amount of \$10,800 from the Police Capital Outlay account to purchase and train one additional canine.

Commissioner Boone seconded motion.

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

Mayor Aneralla noted that it is his belief that officers with canines should be required to live in the Town limits.

Huntersville Ordinances Advisory Board Appointments. When initially appointed to the Huntersville Ordinances Advisory Board, three members (Jay Henson, Brian Hines and Nick Walsh) were appointed to a one year term. All three have expressed interest in being reappointed to a full two-year term.

Commissioner Boone nominated Brian Hines, Nick Walsh and Jay Henson.

Commissioner Kidwell nominated Jonathan Bradshaw, Nick Walsh and Brian Hines.

Commissioner Phillips nominated Brian Hines, Jay Henson and Matthew P. Jones.

Vote for Brian Hines – Commissioners Bales, Boone, Gibbons, Guignard, Kidwell and Phillips in favor.

Vote for Jay Henson – Commissioners Bales, Boone, Gibbons, Guignard and Phillips in favor.

Vote for Nick Walsh – Commissioners Bales, Boone, Gibbons, Guignard and Kidwell in favor.

Brian Hines, Jay Henson and Nick Walsh were appointed to two-year terms on the Huntersville Ordinances Advisory Board.

Budget Amendment – Police. Commissioner Boone questioned the process for choosing company to repair police vehicles.

Chief Spruill explained that the insurance company determines how much is going to be paid. There are only two companies in Huntersville that have the ability to do all the services required – mechanical, body work, etc. The Town currently uses Toyota Collision which charges a lower hourly rate.

Commissioner Phillips requested the Chief provide statistics to the Board on how many police vehicles have been involved in accidents.

Commissioner Guignard made a motion to approve budget amendment recognizing insurance revenue in the amount of \$2,340.99 and appropriate to the Police Department's insurance account.

Commissioner Bales seconded motion.

Motion carried 5 to 1, with Commissioner Phillips opposed.

CONSENT AGENDA

Approval of Minutes – January 9. Commissioner Guignard made a motion to approve the minutes of the January 9, 2017 Special Town Board Meeting. Commissioner Kidwell seconded motion. Motion carried unanimously.

Approval of Minutes – February 6. Commissioner Guignard made a motion to approve the minutes of the February 6, 2017 Regular Town Board Meeting. Commissioner Kidwell seconded motion. Motion carried unanimously.

Budget Amendment – Parks & Recreation. Commissioner Guignard made a motion to approve budget amendment appropriating Signage revenue in the amount of \$1,000 to the Printing account for five ball field signs and also appropriate Sponsorship revenue of \$16,000 to Downtown Festival expense. Commissioner Kidwell seconded motion. Motion carried unanimously.

Budget Amendment. Commissioner Guignard made a motion to approve budget amendment recognizing \$22,956.06 in revenue and expense so that funds are available to pay taxes from property closings and additional removal of substandard housing. Commissioner Kidwell seconded motion. Motion carried unanimously.

Tax Refunds. Commissioner Guignard made a motion to approve tax refunds. Commissioner Kidwell seconded motion. Motion carried unanimously.

Tax Refund Reports attached hereto as Exhibit No. 6.

Call for Public Hearing – Economic Development. Commissioner Guignard made a motion to call a public hearing for Monday, March 20, 2017 at 6:30 p.m. at Huntersville Town Hall to consider an economic development incentive grant to Oerlikon Metro. Commissioner Kidwell seconded motion. Motion carried unanimously.

Budget Amendment – Ocular Melanoma. Commissioner Guignard made a motion to approve budget amendment recognizing Ocular Melanoma grant revenue in the amount of \$100,000 and appropriate to

the Contract Services – Ocular Melanoma expense account. Commissioner Kidwell seconded motion. Motion carried unanimously.

Budget Amendment – Commerce Station. Commissioner Guignard made a motion to approve budget amendment recognizing \$1,215,220 revenue and authorize its expenditure to Commerce Station. Commissioner Kidwell seconded motion. Motion carried unanimously.

CLOSING COMMENTS

Commissioner Kidwell expressed appreciation to the Town Clerk for her work.

Commissioner Gibbons reported on Black History Month he attended at the Bob Blythe Building.

Mayor Aneralla reported that he attended a service at Hopewell AME where BeeJay Caldwell was the first honoree for their Community Service Award. The Mayor's Luncheon is tomorrow. The Kiwanis will hold a pancake breakfast on Saturday.

There being no further business, the meeting was adjourned.

Approved this the _____ day of _____, 2017.