

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**May 1, 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 5:15 p.m. on May 1, 2017.

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

Gerry Vincent, Interim Town Manager, presented the Town Manager's recommended budget.

Refer to PowerPoint presentation attached hereto as Exhibit No. 1.

Refer to Town Manager's Recommended Budget attached hereto as 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 May 1, 2017.

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

Mayor Aneralla called the meeting to order.

Mayor Aneralla called for a moment of silence.

Mayor Aneralla led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS/STAFF QUESTIONS

Mayor Aneralla

- The Metropolitan Transit Commission met last week.
- The next North Meck Alliance meeting is May 11.
- Commerce Station Management Team met last week.
- Charlotte-Mecklenburg Schools will have informational meetings concerning proposed new boundaries for schools.
- The next Mayor's Luncheon is May 16.

Commissioner Bales

- Expressed appreciation to the non-profit entities and business community that supported the North Learning Partners with a Purpose summit last week.
- The Red Run 4k/8k is this Saturday.
- The Lake Norman Economic Development Corporation has added one more project that is interested in relocating to Huntersville. Milton Silver's two spec buildings should start construction soon in Commerce Station. The road should be completed by the end of the year. Pactiv's expansion is underway.

Commissioner Boone

- Sponsoring team for the Red Run 4k/8k.
- The next meeting of the Huntersville Ordinances Advisory Board is May 4.

Commissioner Guignard

- The next Centralina Council of Governments Delegates meeting is next week.
- The next Planning Coordinating Meeting is May 19.
- Recognized Police Chief Cleveland Spruill for his three years of service to the Town.
- Expressed appreciation to the community for their support of Angels of 97.

Commissioner Boone (report for Commissioner Kidwell)

- The Charlotte Regional Transportation Organization met on April 19 and received presentation on the independent review of the I-77 contract.
- The Olde Huntersville Historic Society completed their first Adopt-A-Street clean-up - Gibson Park Drive was cleaned up yesterday afternoon. The next OHHS meeting is May 3.

Commissioner Phillips

- Provided update on Lake Norman Chamber and Visit Lake Norman events.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Toni Reale announced that May is National Poppy Month to raise awareness for veterans and disabled service men and women.

Mayor Aneralla proclaimed May 1-7, 2017 as Small Business Week.

*Town of Huntersville
Proclamation*

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

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

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

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

WHEREAS, it is the collaborative mission of the town working with the Lake Norman Chamber of Commerce, Lake Norman Economic Development Corporation, Visit Lake Norman, and the Small Business Administration to help our businesses grow

and create new jobs in the community and Lake Norman region by providing exemplary workforce training, financial assistance programs, and research and technical assistance; and

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

WHEREAS, during the week of May 1-7, 2017, the Small Business Administration and the Lake Norman Chamber of Commerce are celebrating Small Business Week.

NOW, THEREFORE, I, John Aneralla, Mayor of the Town of Huntersville, do hereby proclaim May 1-7, 2017 as "**Small Business Week**" in Huntersville and urge all citizens to acknowledge and celebrate the achievements made by small businesses both locally and nationally, and to further support your local businesses by "Shopping and Buying Local!"

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town of Huntersville to be affixed, this the 1st day of May, 2017.

AGENDA CHANGES

Commissioner Boone made a motion to add Item Q to the Consent Agenda – Approve proposal from Invitae Corporation to provide germ line genetic testing for patients associated with the Huntersville Uveal Melanoma cluster.

Commissioner Guignard seconded motion.

Motion carried with four (4) yes votes.

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

Commissioner Bales seconded motion.

Motion carried with four (4) yes votes.

PUBLIC HEARINGS

Mayor Aneralla recognized Planning Board members present: Susan Thomas, Ron Smith, Hal Bankirer, Joe Sailers, Catherine Graffy and Joanne Miller.

Petition #TA17-01. Mayor Aneralla called to order public hearing on Petition #TA17-01, a request by Mecklenburg County Park and Recreation to modify the parking standards in Article 6 of the Huntersville Zoning Ordinance to allow gravel parking for publicly owned nature preserves.

Brad Priest, Senior Planner, reviewed the Staff Report. *Staff Report attached hereto as Exhibit No. 3.*

Mecklenburg County Park and Recreation is proposing to renovate the historical Holly Bend House at 3701 Neck Road on a county owned nature preserve. The building will be used as a small event space and meeting facility. The Zoning Ordinance allows the use of the facility as a "park" use similar to that of the Rural Hill facility which lies just east of the Holly Bend House.

The Huntersville Ordinances Advisory Board considered the text amendment at their March 2, 2017 meeting and unanimously recommended its approval.

Commissioner Phillips asked why this came up at this point in time, because there is gravel at the preserve on Stephens Road.

Mr. Priest said in specific situations such as Rural Hill there's existing gravel parking areas that have been there for years, prior to the adoption of the ordinance. Whenever there's a change, there's an addition but there's no expansion of a parking area then staff has not required anything to come up to code, nor would they need to because they would be vested. What this is allowing the nature preserve to do is to add a brand new parking lot and that has to meet the ordinance requirements.

Commissioner Phillips said it's not Rural Hill. It's at the end of Stephens Road and it was not existing. It was added within the last 1 to 1-1/2 years.

Mr. Priest said I'm not familiar with it, but we can look at it.

Commissioner Bales said in the recommendation it talks about gravel. This is a venue where weddings and that type of thing might occur, you would want some type of a smaller gravel for women in heels to be able to get across that parking lot in a more gentle manner. Could we modify that to a degree in order to say pea gravel. I know you've got crushed stone here, but I want to make sure we are not getting those big giant chunky pieces of gravel in the parking lot.

Mr. Priest said staff is open to any kind of change in that regard. Pea gravel was in the Cornelius ordinance.

Commissioner Bales said I guess the question would be is that fine with the petitioner.

James Williams, Mecklenburg County Park and Recreation, said that would be fine.

Commissioner Guignard said are we going to have a banquet facility there and if so are they going to do something inside the house or are they going to add to the structure with a kitchen. I really can't fathom putting a kitchen inside that old structure.

Mr. Williams said it's not going to be inside it. We are going to bring it back to its original shape and one of the wings is going to be separated and it's going to be on the back side. It's not going to be within the actual structure.

Commissioner Boone said I have a question about ADA standards. How are you going to handle that in this particular situation.

Mr. Williams said that's another part of the plan. We are going to have a ramp and it's going to come up from the parking and actually it's going to be sort of a circular introduction into the house. One of the things that we wanted to do was to get people to drive past the house then come around the backside, that's where the parking would be and then access would be from the parking lot by ramp up to the entry to the house.

Mr. Priest said that is a building standards requirement in regard to the handicapped parking spaces. No matter if the parking lot is completely gravel, there usually has to be a concrete pad that the handicapped spaces go on and entrance to the facility that can be maneuverable by wheelchair. Even if it is gravel, the building code will require some type of pavement material just for the handicapped spots to reach the building.

Joe Sailors noted his daughter lives nearby. How much speakers and that kind of stuff is going to be done once you get the banquet facility in. My reasoning for the question is when they have the events at Rural Hill they can't sleep.

Mr. Williams said it's going to be small. The big things will be at Rural Hill and we will have smaller events. Because of the capacity and the zoning we won't have any large events there. If we had a small wedding, it would be on the outside, no loud music, and the reception would be at Rural Hill.

Commissioner Boone said the facility will only hold 50 people. Olde Huntersville Historic Society is having their meeting there on June 17 and it's limited to 50 people.

Mr. Sailors said that facility height-wise is high. It falls down to the creek. My daughter's property is high again, so none of the trees that are in between really shed any of the noise.

Mr. Williams said when they come to reserve the facility we can go through that process of being aware of the noise volume.

Hal Bankirer, said what's the name of the nature preserve.

Mr. Priest said it's the Cowans Ford Wildlife Refuge.

Commissioner Guignard said it's been a while since I've driven down that far on Neck Road, is that road now paved as opposed to gravel.

Mr. Williams said it's still gravel.

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

Petition #TA17-02. Mayor Aneralla called to order public hearing on Petition #TA17-02, a request by University City Church to amend Article 10.7.1 of the Huntersville Zoning Ordinance to modify the amount of times an illuminated or self-luminous changeable copy sign message can change per 24 hour period.

Meredith Nesbitt, Planner I, reviewed the Staff Report. *Staff Report attached hereto as Exhibit No. 4.*

Text Amendment, TA #17-02, is a request by University City Church to amend Article 10.7.1 of the Town Zoning Ordinance to increase the amount of times a sign's message can change from one time to six (6) times per 24-hour period.

University City Church and Huntersville Presbyterian Church have electronic (self-luminous) changeable copy signs that can be programed to change messages. Both churches seek to change the message displayed on their sign more than one time per 24-hour period. Through discussion with the Huntersville Ordinances Advisory Board the applicants have proposed illuminated or self-luminous sign messages may change up to six times per 24 hour period but the change of message shall occur no less than every four hours.

The Huntersville Ordinances Advisory Board reviewed the proposed amendment at their April 6, 2017 meeting and recommended approval of the applicant's proposed language.

Staff does not recommend amending Article 10.7.1, *On-Premise Signs* as submitted by the applicants, but would recommend amending Article 10.7.1, *On-Premise Signs* to allow illuminated or self-luminous sign messages to change two times per 24-hour period. Staff recommends this change for the following reasons:

- Ability to administer and enforce.
- Consistent with other local community regulations, see attachment D for details – Charlotte allows sign messages to change once every 24-hour period. Cornelius and Davidson do not allow commercial sign messages to change. Additionally, Davidson does not allow electronic signs.
- Lack of Need – staff does not find it necessary for illuminated or self-luminous sign messages to change more than two times per 24-hour period.
- Safety – according to a report produced by the American Planning Association in 2015 a model sign ordinance should promote traffic safety. Further, the report states “particularly in settings in which a large number of signs are competing for the limited attention of drivers and passengers, some street graphic elements (such as movement, excessive brightness, and placement too close to the roadway) can further complicate drivers’ ability to reach their destination safely.

Commissioner Guignard said after the applicant University City Church came to the Town, then the Town went and talked to Huntersville Presbyterian.

Ms. Nesbitt said Huntersville Presbyterian and University City Church came together. University City Church signed the application, so that’s why their name is first and I think it’s the only name in the agenda packet, but Huntersville Presbyterian paid the fee. It’s a joint effort.

Commissioner Guignard said there are other churches that have these signs close by.

Ms. Nesbitt said there are. Staff has not reached out to them and I’m not sure if they are wanting to change their sign more than once. We haven’t had an issue with any other churches being in violation.

Commissioner Phillips said I think there was a United States Supreme Court ruling about regulating church signs.

Ms. Nesbitt said I’m not sure about the Supreme Court ruling. I do know that in Arizona there was a court case that looked at that and I think the topic was that the ordinance was speaking to specific uses and not letting all uses change and have the same sign regulation.

Commissioner Phillips said I thought that was a unanimous decision and they decided that against the first.....I pulled it up and I’m not sure whether it applies but I think it does.

Jack Simoneau, Planning Director, said we don’t treat church signs or business signs any different. We treat all the signs the same and that is our answer to that question.

Bob Blythe, Town Attorney, said when you said there was a unanimous opinion, it was a unanimous decision. There were four separate opinions which came to the same result, but when it comes down to it, it was not a unanimous opinion, it’s just how they got there.

Commissioner Guignard said I can't help but note this, I accept that we say we treat the businesses and churches the same.....I have to ask, except for CMS because their signs change often.

Mr. Simoneau said they are in violation and they know it. This would affect them.

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

Petition #R16-07. Mayor Aneralla called to order continuation of public hearing on Petition #R16-07, a request by Skybrook, LLC to revise the existing Conditional District rezoning plan for approximately 171.88 acres to remain Transitional Residential Conditional District with an increase in density and other site plan changes.

David Peete, Principal Planner, said the applicants have requested one more continuation to the first meeting in June. They have resolved all their issues but they still need to get the plan together.

Commissioner Guignard made a motion to continue public hearing to June 5, 2017.

Commissioner Boone seconded motion.

Motion carried with four (4) yes votes.

Petition #R16-12. Mayor Aneralla called to order public hearing on Petition #R16-12, Vermillion Village Conditional Rezoning, a request by Nate Bowman to rezone Parcel 01902201 from Neighborhood Residential to Town Center Conditional District.

Alison Adams, Senior Planner, reviewed the Staff Report. *Staff Report attached hereto as Exhibit No. 5.*

This is a rezoning request for Vermillion Village otherwise known as the Anchor Mill site. The request is to rezone this parcel from Neighborhood Residential to Town Center Conditional District. It is about 30 +/- acres. The applicant had a neighborhood meeting as required by the ordinance on January 26. The applicant also came to the Board for a public hearing on March 6 which got deferred and then April 3 which also got deferred.

We are finally at a point with the plan itself and the TIA that the applicant is comfortable moving forward. The reason why I put the aerial on here is because a lot of times it helps folks understand location of the site and what's going on within the site plan and how it fits in as far as contextually to the area.

Commissioner Guignard said if you will allow me to interrupt her for a second. Since I am not going to be allowed to vote on this, I probably need to be recused from this discussion.

Bob Blythe, Town Attorney, said that's fine.

Commissioner Bales made a motion to recuse Commissioner Guignard.

Commissioner Boone seconded motion.

Motion carried with three (3) yes votes.

Ms. Adams said this is the latest plan that we received around April 12. We are still in review of this plan, although the concerns that staff had the plan addresses them pretty well. There are some minor items that do still need to be addressed.

The proposal is for 165,000 sq. ft. of commercial and 400 residential units. The plan is meant to be flexible in nature so that the developer will have the ability to move and change with the market and what the market desires.

Just to walk you through the plan. Anchor tenant is right here. The applicant is also asking for a special use permit to go up to 78,000 sq. ft. You have liner buildings which are retail through here and a workplace building. Some of these buildings are blue and some are gray, so I'll hit the blue ones. These are mixed use buildings. The ones that are gray would end up having residential units, whether that be apartments or townhomes. The plan also per ordinance requirement requires urban open space so there's a plaza and then they are dedicating land to Mecklenburg County for the greenway which will tie into the Carolina Thread Trail. There's also a small urban open space.

Moving forward whenever we look at the site plan we also look how the proposal fits into our future land use plans. There are a number of land use plans that are applicable to this site. The primary one that fits this context is the 2030 Community Plan. The area in which this is being proposed is an area in which there is high density and so this is an appropriate use in this location. It is also very close to a transit stop as well as our downtown area for development. What you will find within these land use plans is common elements which is a network of street connections, mixed use development, which is being proposed here, and green infrastructure.

Stephen Trott, Town Transportation Engineer, said we are not quite done yet with the TIA process but I think we're really close. We've had a couple of draft TIA's come in. We met with DOT about a month ago and have had some additional discussions so I think we are pretty close on that. What is shown in front of you is a context map of the area. The light blue area is the site. The blue circles are intersections where we know there's an impact and so those are NC 115 at Stumptown Road, NC 115 at Ramah Church Road, Huntersville-Concord Road at Warfield, Huntersville-Concord at Glendale, Huntersville-Concord at Asbury Chapel and Huntersville-Concord at Hiawasse. There is one intersection in red and that intersection is Ramah Church Road at Glendale. That intersection is one that's impacted in the first phase of the development with additional access to the site from Ramah Church at Seagle. In the second phase there's another way to get in and out so it falls below that threshold. As far as mitigation, offsite there's four intersections that staff would recommend to offset the ICU increase at the six intersections. First some turn-lanes on Huntersville-Concord at Glendale. Secondly, a left-turn lane on Ramah Church Road at Glendale. Third improvement would be a left-turn lane on Huntersville-Concord at Asbury Chapel and then finally a right-turn lane on Huntersville-Concord at Hiawasse.

Mayor Aneralla said how does this pan out with our new TIA.

Mr. Trott said the challenge with this TIA was that it was scoped and we were going down the path and it came in the door under the old requirements and now we're reviewing it based on the new ones.

Greg Dawson, 14028 Cinnabar Place, said there was a slide posted that showed Vermillion and some houses on it. I'd like to point to exactly where I am in proximity to the development. If you can point to Cinnabar and you count four houses in, that's where I am. I'm very close to this development and I support it 100 percent. I have spoken about it a couple of times and my biggest concern if you want to

call it a concern is that I think we should continue to investigate a traffic circle at this location versus stoplights at Cinnabar. This town has grown to love circles and my understanding of the intersection is that is proposed is that it's going to end up taking more land than originally thought and that was one of the negatives for the circle is that it would encroach too much into land. So now that we have to take more land and potentially all the monuments from the neighborhood, can we look at a circle. With that said, I hear if it doesn't become a circle and it's a stoplight that there will be staging lanes for cars and the way it's designed right now or the way I hear it's designed is that there will not be on-street parking in front of my house, which is fine, I don't use that. There are other people that park in front of my house. I'd be happy to see them go, maybe. The problem I think, though, you can build all these staging lanes if you want but if it's to get people out of Vermillion if you move further in where there's not going to be a requirement or an elimination of on-street parking, there's no way traffic is going to flow through there fast enough to use a staging lane to get out of Vermillion. The fact that you are going to take down all those trees that are finally mature or getting mature to put a staging lane where it's unlikely that you are going to utilize it seems a bit absurd. Traffic circle, smaller staging lane if needed.

Kathy Jones, 104 Walters Street, said I'd like to speak to the upcoming development, Vermillion Village, and the downtown revitalization effort. I'm very excited about the changes coming to the east side of Huntersville. For many years our area has patiently awaited attention from the town hoping for a planned commonsense approach to upgrading our neighborhoods and services. I, as well as many other residents living near Huntersville-Concord, Glendale and Asbury Chapel, have concerns with the traffic and congestion that will come along with the burst of housing developments and the village. Growth is imminent and expected in a town where the population has grown so rapidly. The current approved developments will add thousands of new homes to the east side and this doesn't take into consideration the developments that will more than likely come in the next 5 to 10 years. Over the last 15 to 20 years certain areas of Huntersville have grown to the point of bursting at its seams. I don't understand how the reality of this growth and the knowledge of what is on the books and the probability of more to come why nothing has been done to upgrade the Town's infrastructure. Thousands of homes have been built on two-lane country roads. There's also an obvious lack of connectivity which would give access to thoroughfares thereby easing some of the congestion created by such rapid growth. We hear about and see studies, planning and a lot of talk about what may or may not be done to address these issues. What we don't see are actual projects becoming reality. If infrastructure would have been addressed years ago we would be ahead of the game and these problems would not have gotten to their current magnitude. At what point have we wasted too much time and spent too much money planning, paying consulting firms and hem hauling around. I say all this to get to my main question. What commitment is the Town going to make to the residents of East Huntersville to ensure that the development of Vermillion Village and other approved housing developments and the congestion they are going to bring will be addressed, not studied for 10 years, but immediately addressed. We know that's coming. The mill has been talked about for 20 years. It's not something that has recently come up. For once why not be proactive instead of reactive. Mr. Cox, Mr. Buchanan, Mr. Simoneau, what commitment will you make to get in the game and produce safe, reliable solutions to the overwhelming growth coming to east Huntersville. Please don't leave us to fend for ourselves and live in a gridlocked community like so many other areas of Huntersville.

Commissioner Bales said I have a question regarding Mr. Dawson's question. If you were to do the traffic circle.....

Max Buchanan, Public Works Director/Town Engineer, said a traffic circle won't work. DOT has already been consulted and they will not consider a traffic circle due to the volume of traffic now and volumes projected. I think the issue the gentleman referred to is some improvements that are being requested.

Cinnabar is a function of the laneage, the number of lanes coming out of the new development. There's a lane out, there's a lane in and there's a left-turn lane out there. The right lane is being reserved but not constructed. So you've got a lane out and a lane in and you've got a left-turn lane in the middle. You've got two lanes on the opposite side of Huntersville-Concord on Cinnabar. Those through lanes have to line up, so you have to widen Cinnabar to some degree in order for the lane to come out of the new development and go into Cinnabar or the lane coming out of Cinnabar across Huntersville-Concord into the new development, they have to line up because there's a left-turn lane in the middle in the new development side. You have to do widening on Cinnabar to get those to line up. The question is how fast can you taper those three lanes into two, you've got to do that in the depth of Cinnabar. It's just some engineering exercise.....there's minimum taper lengths. We believe you can do all the improvements without moving the sidewalks back into the existing yards. You will lose some trees between the back of curb and the sidewalk.

Commissioner Kidwell entered the meeting.

Commissioner Bales said but it does lose parking.

Mr. Buchanan said it would be parking restricted probably back to that first alley.

Commissioner Bales said is there a median in the center of that.

Mr. Buchanan said no.

Commissioner Bales said so we really would just be utilizing the space, the parking spaces now.

Mr. Buchanan said you would basically be losing your planting strip, your green space between the back of curb and the sidewalk. Leave the sidewalks where they are, move the curb out to the face of the sidewalk.

Commissioner Bales said so lose the parking places and lose the grass between the curb and the sidewalk.

Mr. Buchanan said for about 150' – 200' into Cinnabar. I think it's the alley – that first alley is probably 100'. Again, it's an engineering exercise. There's minimum taper lengths that you have to have.

Commissioner Bales said it does answer my question especially understanding that the roundabout won't work in this particular instance.

Mr. Buchanan said to have a multi-lane roundabout you would have to widen Huntersville-Concord to multi-lanes before the roundabout and after the roundabout, so it blows this whole development up.

Nate Bowman said this is one of the areas that we're still trying to negotiate. At the NCDOT meeting my son showed a drawing where we wanted to line up the two roads by widening just kind of at the mouth of Cinnabar which would probably take out at least one of the entry monuments and then taper it back in and there would have been a very tiny split median to line the roads up. They said they would consider that as opposed to my nuclear option which is take out eight 40' tall trees and move the curb back. And my suggestion is they allowed us to do this on the other side with the right-hand storage lane. We said we don't want to blow this shopping center up and make it look like something by the interstate. They allowed us to reserve a future right-hand turn lane if what we proposed did not work,

so we have done that and what we really want to ask again and we're going to be putting stakes in the ground and taking some of the members of your Planning staff out to Cinnabar to look at it on the field, what we are asking is that we do a Phase One approach and try it our way, line the roads up and if it doesn't work, Phase Two will already be there designed, so we know what will have to happen. And you give something a little bit of time to see if it's going to work, not the first month or two, let things settle down, so we want to try a phased approach here. So that's one of the things that we are still working on. We think it's worth it for the neighborhood to try. Our streets are narrow to restrict traffic and be more pedestrian friendly and we don't want to give that up without trying a more minimalist approach. We'll be on record saying if it doesn't work, we are prepared to do Phase Two.

In general, Stephen's right, I think we are probably 80 percent of the way there, but of course we serve two masters, the Town and NCDOT, so my traffic engineer took today Stephen's and Stephen's was all in blue which is very nice and then we had to add what NCDOT actually wants in red. So some of it is things that we were already agreeing to.....increasing storage lanes on Huntersville-Concord and on Glendale so even though there's a lot of red.....just said well Huntersville only requires this for the TIA but NCDOT wants more and in that meeting we agreed to a lot of that. Still a question for us is the left-hand turn from Huntersville-Concord onto Asbury and I will have my traffic engineer at the Planning Board meeting and at the final meeting. We just don't see how we're impacting that intersection at all and NCDOT was in favor of us doing two improvements at Hiawassee and we were more comfortable with that. We want to go back at Planning Board and then before we come meet with you, review the Town's request, NCDOT's and what the TIA actually said....we're pretty close, 80 percent of the way is almost home.

Commissioner Boone said I've got two questions and then I have a TIA question. The east part of where the water tower is, why isn't that road straight like all the other ones. It seems like that one street is kind of not lining up with everybody. Is there any reason for that.

Mr. Bowman said I'll have my son look at it. It looks pretty straight to me.

Commissioner Boone said if you were going to make an 18 wheeler refrigerated truck delivery, how would you get into that big orange square. What was the best way to get in there.

Mr. Bowman said we know the trucks for the grocery store are going to come in through the traffic light, around the traffic circle, which is mountable and into there. That's the route and our grocery store client has already seen that and is happy with that.

Commissioner Boone said my other question, the TIA, the off-site roadway improvement slide that you showed that had all the improvements.....you see where the traffic circle is on Old Statesville Road.

Mr. Trott said that's the Main Street project, that's just giving you a general location of where it is.

Commissioner Boone said tell me how the people that are in Sherwood Forest and Shepherds Vineyard are going to be able to get across Old Statesville Road to walk to the supermarket or any other businesses over there.

Mr. Bowman said Sherwood Forest they shouldn't even have to go through the roundabout. That roundabout is going to have sidewalks.

Mr. Buchanan said as part of the Main Street project there's sidewalks.....again I'll have to look at it in relation to Shepherds, the road that serves that development, but the roundabout at Main Street and Fourth Street which crosses the railroad track into the site all will have pedestrian accommodations as part of the Main Street project. We are doing all improvements to Ramah, so there would be sidewalks on 115 to the roundabout, through the roundabout, up Fourth Street, across the railroad tracks, into the development.

Joe Sailors said all I ask is when you come to the Planning Board explain to me what the black structure is on the plan.

Mr. Bowman said it's a public street and they have two options that they are considering. It's a critical spot and it's been a design issue simply because of the Town rules, but they are going to have to live with the Town rules, so we're giving them a couple of options.

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

Commissioner Bales made a motion to bring Commissioner Guignard back.

Commissioner Phillips seconded motion.

Motion carried with five (5) yes votes.

OTHER BUSINESS

Carolina Rapids Agreement. Michael Jaycocks, Parks & Recreation Director, reviewed changes to the First Amendment to the Carolina Rapids Agreement since the last meeting. *Refer to revised agreement attached hereto as Exhibit No. 6.* Two of the issues that were brought up at the last meeting we feel like we addressed. One of the concerns was about the length of the agreement and another concern was if there's changes in participation within the Rapids organization. One of the things we looked at to try to address those two concerns is that at the end of the five year period if the Rapids do not have at least a minimum of 600 Huntersville residents in each season then the Town would have a right to cancel the agreement. The 600 number is how many residents they need to qualify for all the field time at Barry Park.

Commissioner Kidwell made a motion approve the First Amendment to the Carolina Rapids Agreement.

Commissioner Bales seconded motion.

Motion failed 2 to 3 – Commissioners Kidwell and Bales in favor; Commissioners Boone, Guignard and Phillips opposed.

Contract to Purchase Parcels – Town Center. Bob Blythe, Town Attorney, explained this is a contract from an authorization that the Board gave instructing for negotiation to purchase certain portions of land to fill in the gaps around Town Center. The receiver for DSG Capital was able to get all of that property under its control and therefore we are entering into a formal contract to be approved. If you do approve it, it still requires approval from the federal court which is overseeing the receivership of that entity.

Commissioner Phillips made a motion to authorize the Contract to Purchase certain parcels of land in or around Town Center.

Commissioner Guignard seconded motion.

Motion carried with five (5) yes votes.

Contract to Purchase attached hereto as Exhibit No. 7.

Resolution Intent to Close and Abandon. Commissioner Phillips made a motion to adopt resolution of intent to close and abandon Eight Avenue and portions of Steel Street and call a public hearing for Monday, June 5, 2017 at 6:30 p.m. at Huntersville Town Hall on the question of closing and abandoning such portions.

Commissioner Kidwell seconded motion.

Motion carried with five (5) yes votes.

Resolution attached hereto as Attachment No. 8.

CONSENT AGENDA

Approval of Minutes – March 20. Commissioner Guignard made a motion to approve the minutes of the March 20, 2017 Regular Town Board Meeting. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Approval of Minutes – April 3. Commissioner Guignard made a motion to approve the minutes of the April 3, 2017 Regular Town Board Meeting. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Approval of Minutes – April 17. Commissioner Guignard made a motion to approve the minutes of the April 17, 2017 Regular Town Board Meeting. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Award Resurfacing Contract. On April 21, 2017 quotations were received at Engineering & Public Works for the 2017 Westside 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, Blythe Construction, Inc., with a quotation of \$433,687.80.

Blythe Construction, Inc. has completed numerous 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 July 31, 2017.

Commissioner Guignard made a motion to authorize award of the Town of Huntersville 2017 Westside Resurfacing Contract to Blythe Construction, Inc. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Bid Tabulation and Map attached hereto as Exhibit No. 9.

Accept Streets for Maintenance – Beckett Subdivision. Commissioner Guignard made a motion to accept streets in Beckett subdivision for Town maintenance. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Street Name	From	To	Approx. Length
Serene Meadow Drive	Gilead Rd.	Halcyon Dr.	240 Ft
Halcyon Drive	Garden Hill Dr.	150 ft E of Quilbray Dr.	2,670 Ft
Repose Lane	Halcyon Dr.	Halcyon Dr.	750 Ft
Garden Hill Drive	110 ft W of Halcyon Dr.	Connor Glenn Dr.	2,030 Ft
Connor Glenn Drive	Garden Hill Dr.	Garden Hill Dr.	285 Ft
Myston Lane	160 ft S of Halcyon Dr.	Quilbray Dr.	1,910 Ft
Vesper Drive	Myston Ln.	Halcyon Dr.	540 Ft
Bramfield Drive	Myston Ln.	110 ft SE of Amata Dr.	1,230 Ft
Amata Lane	Bramfield Dr.	150 ft SW of Bramfield Dr.	150 Ft
Quilbray Drive	Myston Ln.	170 ft S of Halcyon Dr.	1,090 Ft

Accept Streets for Maintenance – Birkdale Grove. Commissioner Guignard made a motion to accept streets in Birkdale Grove subdivision for Town maintenance. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Street Name	From	To	Approx. Length
Autumn Cove Lane	260 ft SW of Chatham Glen Dr.	720 ft NE of Chatham Glen Dr.	980 Ft
Chatham Glen Drive	Autumn Cove Ln.	150 ft SE of Autumn Cove Ln.	150 Ft

Accept Street for Maintenance – Birkdale Commons Parkway Extension. Commissioner Guignard made a motion to accept Birkdale Commons Parkway Extension for Town maintenance. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Street Name	From	To	Approx. Length
Birkdale Commons Parkway (extension)	Chatham Glen Dr.	Babe Stillwell Farm Rd.	1,130 Ft

Accept Streets for Maintenance – Holly Crest Apartments. Commissioner Guignard made a motion to accept streets in Holly Crest Apartments subdivision for Town maintenance. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Street Name	From	To	Approx. Length
Holly Crest Lane	Rich Hatchet Rd.	370 ft S of Holly Point Dr.	1,050 Ft
Holly Center Drive	365 ft S of Holly Crest Ln.	780 ft NE of Holly Crest Dr.	1,145 Ft

Accept Streets for Maintenance – Pavilion. Commissioner Guignard made a motion to accept streets in Pavilion subdivision for Town maintenance. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Street Name	From	To	Approx. Length
Pavilion Estates Drive	Huntersville-Concord Rd	Pavilion Estates Dr.	3,725 Ft
Pavilion Hill Circle	Pavilion Estates Dr.	Pavilion Estates Dr.	530 Ft
Pavilion Glen Street	Pavilion Estates Dr.	260 ft NW of Pavilion Estates Dr.	260 Ft
Pavilion Valley Circle	Pavilion Estates Dr.	Pavilion Estates Dr.	500 Ft
Pavilion Loop Drive	Pavilion Estates Dr.	Pavilion Estates Dr.	550 Ft

Accept Streets for Maintenance – Stillwell Village. Commissioner Guignard made a motion to accept streets in Stillwell Village subdivision for Town maintenance. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Street Name	From	To	Approx. Length
Birkdale Commons Parkway	Babe Stillwell Farm Rd.	150 ft SW of Tiger Paw Rd.	795 Ft
Tiger Paw Road	160 ft W of Stilling St.	230 ft E of Birkdale Commons Parkway	575 Ft
Stilling Street	Birkdale Commons Parkway	Tiger Paw Rd.	560 Ft

Accept Streets – Tanners Creek. Commissioner Guignard made a motion to accept streets in Tanners Creek subdivision for Town maintenance. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Street Name	From	To	Approx. Length
Summer Serenade Drive	Tidal Court	Journey's End Trail	1,780 Ft
Tanners Creek Drive	Regal Lily Ln	160 ft W of Summer Serenade Dr.	760 Ft
Regal Lily Lane	Summer Serenade Dr.	Palomar Dr.	1,200 Ft
Bell Song Lane	Regal Lily Ln.	Regal Lily Ln.	285 Ft
Palomar Drive	Tanners Creek Dr.	155 ft E of Regal Lily Ln.	910 Ft

Call for Public Hearing – Petition #ANNEX16-01. Commissioner Guignard made a motion to call a public hearing for Monday, June 5, 2017 at 6:30 p.m. at Huntersville Town Hall on Petition #ANNEX16-01, Skybrook North Phase 4, to annex 5.901 acres (non-contiguous) into the Town of Huntersville. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Call for Public Hearing – Petition #TA17-03. Commissioner Guignard made a motion to call a public hearing for Monday, June 5, 2017 at 6:30 p.m. at Huntersville Town Hall on Petition #TA17-03, a request by the Town of Huntersville Planning Board to amend Article 11.4.2(b).1 to modify the term limits for members from within the Town Limits and Article 11.4.7(b) to modify the number of times the Planning

Board may defer action on a request and a request by the Town of Huntersville to amend Article 4: *Lot and Building Type for Detached House* to modify a reference to Transitional Residential sideyard setback, which was changed on February 6, 2017. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Call for Public Hearing – Petition #R17-01. Commissioner Guignard made a motion to call a public hearing for Monday, June 5, 2017 at 6:30 p.m. at Huntersville Town Hall on Petition #R17-01, Valencia Phase 1J, a request by Bowman Development to rezone +/- 37.77 acres located along the northern portion of Holbrooks Road from Transitional Residential to Neighborhood Residential Conditional District. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Call for Public Hearing – Budget. Commissioner Guignard made a motion to call a public hearing for Monday, May 15, 2017 at 6:30 p.m. at Huntersville Town Hall to receive comments on the proposed budget for Fiscal Year 2017-2018. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Budget Amendment – Parks & Recreation. Commissioner Guignard made a motion to approve budget amendment appropriating Sponsorship revenue in the amount of \$5,000 to the Downtown Festival account. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Uveal Melanoma Cluster Testing. Commissioner Guignard made a motion to approve proposal from Invitae Corporation to provide germ line genetic testing for patients associated with the Huntersville uveal melanoma cluster. Commissioner Phillips seconded motion. Motion carried with five (5) yes votes.

Proposal attached hereto as Exhibit No. 10.

CLOSING COMMENTS

Mayor Aneralla reminded everyone of upcoming events.

There being no further business, the meeting was adjourned.

Approved this the _____ day of _____, 2017.