

**TOWN OF HUNTERSVILLE  
TOWN BOARD MEETING  
MINUTES**

**May 15, 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 5:45 p.m. on May 15, 2017.

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

**Beatties Ford Road – Speed Limit.** The Board discussed recent complaints received concerning the speed limit on Beatties Ford Road. Max Buchanan, Public Works Director/Town Engineer, reviewed the process to lower speed limit. It was his recommendation that if the Board is interested in lowering the limit, that a request be submitted to NCDOT to study the area on Beatties Ford Road from Highway 73 to the area of the Gilead ARP Church. Chief Spruill noted that during the past year there have been six accidents in that area, none of which were directly contributable to speed. It was the general consensus of the Board to request NCDOT lower the speed limit along that stretch of Beatties Ford Road to 35 mph.

**Carolina Raptor Center.** Jim Warren, Executive Director of Carolina Raptor Center, updated the Board on their plans for a new facility. Groundbreaking is currently scheduled for September. *Refer to information attached hereto as Exhibit No. 1.*

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**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 15 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.

Mayor Aneralla led the Pledge of Allegiance.

## **MAYOR AND COMMISSIONER REPORTS/STAFF QUESTIONS**

### Mayor Aneralla

- The Town Board received a presentation during the Pre-meeting from the Executive Director of the Carolina Raptor Center on their renovation.
- The next meeting of the Metropolitan Transit Commission is May 24. Clarified that at the last MTC meeting we did have the support of the Cornelius Mayor for the reallocation of funds on the Red Line study to improve bus rapid transit.
- The North Meck Alliance met last week. Congresswoman Alma Adams was guest speaker.

### Commissioner Bales

- The quarterly meeting of the Lake Norman Economic Development Corporation is May 17.

### Commissioner Boone

- Recognized Officer Eric Johnston and K-9 Officer Cirro who were involved in a major drug seizure of more than \$23,000 on K-9 Officer Cirro's first full day on the job.

### Commissioner Gibbons

- Attended the NC 73 Council of Planning last week. The traffic forecast came in last week and was higher than they were expecting. It looks like we may have a six lane cross section over 73. The public comment period will start in the July/August timeframe on the NC 73 corridor projects. There's been a widening feasibility study done and those results have been turned back in to the DOT.

### Commissioner Guignard

- Attended the Centralina Council of Governments meeting last week. There is a town in our region that has applied for a grant through COG to help them pay for surface paving for parking lots in their downtown area.
- Commended staff for a successful Hello Huntersville event.
- The next Planning Coordinating meeting is May 19.

### Commissioner Kidwell

- Recognized former Commissioner Sarah McAulay in the audience.
- The next Charlotte Regional Transportation Organization is May 17. Last summer the CRTPO was informed that the Federal Highway Administration was possibly changing the MPO planning process to require neighboring MPO's to consolidate or prepare joint programs. I received an e-mail this week that the United States House and Senate revoked that rule allowing us to continue to move forward as we have been working with our neighbors to provide the best mobility plan for the Charlotte region.

### Commissioner Phillips

- Provided update on Lake Norman Chamber and Visit Lake Norman events. In FY 2016, VLN affiliated events brought in 93,229 attendees who spent approximately \$23 million.
- Today is National Law Enforcement Day. Expressed appreciation to the Huntersville Police Department for their work.

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

Kathy Moyer introduced Tim Kopacz, the new Electric Systems Manager with ElectriCities.

Bill Russell, 9449 Mt. Holly-Huntersville Road, addressed the Board in support of the agreement with the Carolina Rapids.

Amy Williams, 16033 Agincourt Drive, addressed the Board in support of the agreement with the Carolina Rapids.

Kelly Flanders, 9212 Trestlebrook Court, addressed the Board in support of the agreement with the Carolina Rapids.

Bill Weir, 9319 Wedgewood Drive, addressed the Board in support of the traffic calming devices in Westminster Park. Pointed out that Westminster Drive turns into Pembroke Road and no devices were included on Pembroke and expressed concern that people will speed on Pembroke.

#### **AGENDA CHANGES**

Commissioner Guignard moved Item H under Consent Agenda (Approve Electric Rate Rider REPS) to Item F under Other Business.

Commissioner Boone moved Item B under Consent Agenda (Approve budget amendment authorizing the Interim Town Manager to spend the \$23,520 rental income to initiate removal of houses in preparation for the Main Street upgrade) 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**

**FY 2017-2018 Budget.** Mayor Aneralla called to order public hearing to receive public comments on the proposed budget for fiscal year 2017-2018.

Sarah McAulay, 300 Gilead Road, addressed the Board concerning the proposed budget. Ms. McAulay urged the Board to include an increase for employees, to not outsource a service/department, and to continue funding of historic designations.

Ross Boner, 13006 Windy Lea Lane, addressed the Board concerning the proposed budget. Mr. Boner encouraged the Board to continue to look at funding to connect greenways.

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

#### **OTHER BUSINESS**

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

Commissioner Guignard seconded motion.

Motion carried unanimously.

*Agreement attached hereto as Attachment No. 2.*

**Traffic Calming Devices.** Commissioner Phillips made a motion to approve installation of traffic calming devices on Westminster Drive, Shields Drive and Wedgewood Drive.

Commissioner Boone seconded motion.

Commissioner Kidwell questioned if the locations of the recommended speed humps includes Pembroke Road.

Stephen Trott, Town Transportation Engineer, explained that the request was for Westminster Drive, so they did not look at Pembroke. To study that section would be about a 6 to 9 month process.

Mayor Aneralla called for the vote to approve installation of traffic calming devices on Westminster Drive, Shields Drive and Wedgewood Drive.

Motion carried unanimously.

**Lawn and Landscape Maintenance Contracts.** Commissioner Guignard made a motion to authorize the Interim Town Manager to execute annual Lawn and Landscape Maintenance Contracts for Town Hall, Town Center/vacant lot, Bob Blythe Building, and Police Department.

Commissioner Bales seconded motion.

Commissioner Phillips expressed concern about cost being too high and made a substitute motion to re-bid it.

The motion died due to the lack of a second.

Mayor Aneralla called for the vote to authorize the Interim Town Manager to execute annual Lawn and Landscape Maintenance Contracts for Town Hall, Town Center/vacant lot, Bob Blythe Building and the Police Department.

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

*Contracts attached hereto as Exhibit No. 3.*

**Advanced Disposal Assignment.** Commissioner Phillips made a motion to approve assignment of the Agreement for Services with Advanced Disposal to Waste Connections of North Carolina, Inc.

Commissioner Guignard seconded motion.

Commissioner Guignard pointed out that Waste Connections will end up with carts that have Advanced Disposal's name on them. According to the contract, in year 4 or 5 of the 7 year contract the carts are supposed to include the Town logo on them. Suggested that once carts are depleted with Advanced Disposal's name on them that Waste Connections go ahead and order carts with the Town's logo on them.

Gerry Vincent, Interim Town Manager, indicated that Tim Fadul with Waste Connections is in the audience and has agreed to that.

Commissioner Guignard also pointed out that at the end of the contract, the Town will own the carts.

Mayor Aneralla called for the vote to approve assignment of the Agreement for Services with Advanced Disposal to Waste Connections of North Carolina, Inc.

Motion carried unanimously.

*Assignment attached hereto as Exhibit No. 4.*

**Old Jail Renovation Project.** Commissioner Boone requested the Commissioners review the two bids included in the Agenda Packet. One bid is for approximately \$2,500 and the other is about \$28,000. The \$28,000 bid is to make the old jail walkable into the facility. That's not exactly what we want to happen speaking for the Olde Huntersville Historic Society. We just want to make it look like the old type of jail where you can see the brick and everything else. I will be bringing it back up after Stewart Gray and the Town Manager sit down and go over exactly what we want to happen inside the building. The Olde Huntersville Historic Society has agreed to put \$5,000 toward whatever the cost of that project might be.

**Electric Rate Rider REPS.** 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 North Carolina 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 2017 billing cycle. The charge varies by customer classification as follows:

Residential	\$0.62 per month (increased from \$0.61)
Commercial	\$3.39 per month (increased from \$2.95)
Industrial	\$34.92 per month (increased from \$30.41)

These charges enable the Town of Huntersville to meet its REPS compliance obligations for 2017-2018. These charges may change in 2018 and subsequent years.

Commissioner Guignard made a motion to approve Electric Rate Rider REPS.

Commissioner Bales seconded motion.

Commissioner Guignard pointed out that there is roughly a 13 percent increase in the commercial and industrial rate and a 1.75 percent increase in the residential rate.

Mayor Aneralla called for the vote to approve the Electric Rate Rider PREPS.

Motion carried unanimously.

*Electric Rate Rider REPS attached by Exhibit 5.*

**Budget Amendment.** Residential rental property receipts through 10 months this fiscal year have generated \$17,520 (and are expected to generate an additional \$3,000 each month for May and June). This budget amendment authorizes the Interim Town Manager to spend the \$23,520 rental income to initiate removal of those houses in preparation for the Main Street Upgrade.

Commissioner Boone made a motion to approve budget amendment authorizing the Interim Town Manager to spend the \$23,520 rental income to initiate removal of houses in preparation for the Main Street Upgrade.

Commissioner Bales seconded motion.

Commissioner Boone asked if the Town would still be in the rental business once these houses are demolished.

Gerry Vincent, Interim Town Manager, stated that there are about three more houses on Main Street that will remain until the Town is ready to begin the Main Street project. The Town currently owns approximately 10 residential homes – seven on the east side of the railroad tracks and three on Main Street. Most of the rental agreements for those properties are just carryovers from the previous owners/landlords and some are being handled through the original management company.

Bob Blythe, Town Attorney, pointed out there is one property on Dallas Street that the Town entered into a lease after acquiring the property.

Commissioner Phillips requested a copy of the lease for the Dallas Street property.

Mayor Aneralla called for the vote to approve budget amendment authorizing the Interim Town Manager to spend the \$23,520 rental income to initiate removal of houses in preparation for the Main Street upgrade.

Motion carried unanimously.

### **CONSENT AGENDA**

**Approval of Minutes.** Commissioner Guignard made a motion to approve the minutes of the May 1, 2017 Regular Town Board meeting. Commissioner Bales seconded motion. Motion carried unanimously.

**Budget Amendment – Police.** Commissioner Guignard made a motion to approve amending the FY 2017 budget by \$3,200,000 for the bond refinancing and \$650,000 for the police vehicle financing. Commissioner Bales seconded motion. Motion carried unanimously.

**Budget Amendment – Purchase of Land.** Commissioner Guignard made a motion to approve budget amendment providing \$165,000 for the purchase of the parcels of land in or around Town Center and allows for any closing costs on the purchase with the use of General Fund Balance. Commissioner Bales seconded motion. Motion carried unanimously.

**Budget Amendment – Commerce Station.** Commissioner Guignard made a motion to approve budget amendment transferring \$1,069,649 from General Fund Balance, where the tax receipts are currently accounted for, to the Commerce Station Capital Project Fund. Commissioner Bales seconded motion. Motion carried unanimously.

**Call for Public Hearing – Petition #TA17-04.** Commissioner Guignard made a motion to call a public hearing for Monday, June 19, 2017 at 6:30 p.m. at Huntersville Town Hall on Petition #TA17-04, a request by the Town of Huntersville to amend Article 3.3.2.2.(b) and Article 3.3.3.2(b) of the Huntersville Zoning Ordinance to modify the exceptions to applicability section of the Mountain Island Lake and Lake Norman Watershed regulations. Commissioner Bales seconded motion. Motion carried unanimously.

**Engineering Services Contract.** Commissioner Guignard made a motion to authorize execution of Engineering Services Contract with Kessell Engineering to provide CEI services. Commissioner Bales seconded motion. Motion carried unanimously.

*Contract attached hereto as Exhibit No. 6.*

#### **CLOSING COMMENTS**

Mayor Aneralla reminded everyone that the Mayor's Luncheon is tomorrow. The Memorial Day ceremony will be May 29 at 11 a.m. at Birkdale Village.