

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**February 1, 2021 (Virtual)
6:00 p.m. – Hosted from Huntersville Town Hall**

PRE-MEETING

A Pre-meeting of the Huntersville Board of Commissioners (Virtual) was hosted at the Huntersville Town Hall at 5:15 p.m. on February 1, 2021.

GOVERNING BODY MEMBERS VIRTUALLY PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Anthony Roberts, Town Manager, presented PowerPoint presentation reviewing methods of project delivery options for a new Town Hall and proposed funding options. *Refer to PowerPoint attached hereto as Exhibit No. 1.*

**REGULAR MEETING (VIRTUAL)
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS**

The Regular Meeting of the Huntersville Board of Commissioners (Virtual) was hosted at the Huntersville Town Hall at 6:00 p.m. on February 1, 2021.

GOVERNING BODY MEMBERS VIRTUALLY PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Mayor Aneralla stated this meeting is being held both in person at the Huntersville Recreation Center on Verhoeff Road as well as livestreamed on Facebook Live. The Board of Commissioners are participating remotely. The public has been invited to attend and comment during the public comments or during any of the public hearings (1) in person at the Huntersville Recreation Center or (2) by telephonic communication in accordance with instructions sent to persons who have registered with the Town Clerk no later than 3 p.m. today. The public may also submit comments by e-mail to the Town Clerk at jpierson@huntersville.org. For public hearings only, e-mailed comments may continue to be submitted until 24 hours after the close of the public hearing.

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

- Attended the Charlotte Regional Transportation Planning Organization meeting last week.
- Attended the Metropolitan Transportation Commission meeting. They presented their preliminary budget.
- Yesterday was the first workout for the Mayor's Fitness Challenge.
- The Mayor's Luncheon is February 16.

Commissioner Bales

- Lake Norman Economic Development Corporation is working 49 projects, 27 of which are in Huntersville – 18 are in first contact, 2 where they are following up, 3 that have visited and currently we are a finalist in 4 projects. The EDC had a follow-up project visit last week.

Commissioner Boone

- Next meeting of the Huntersville Ordinances Advisory Board is this Thursday.
- Provided update on Lake Norman Chamber of Commerce events.

Commissioner Hines

- Charlotte Regional Transportation Planning Organization met and received update on 2050 Metropolitan Transportation Plan.

Commissioner Munger

- Participated in the first workout of the Mayor's Fitness Challenge.
- Attended the Proposal Budget Design for Grants class sponsored by Centralina Regional Council.
- Encouraged donating to local non-profits.

Commissioner Walsh

- Next Public Art Commission meeting is February 10.
- Provided update on Huntersville Regional Chamber events.
- Buttermilk Sky Pie in Birkdale is having their soft opening.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Zach Brown, Executive Director HFFA, provided update on the Huntersville Family Fitness & Aquatics Center.

- Covid-19 drastically impacted the operations of HFFA, as it has with every business in the region, nationally and internationally.
- Experienced quite a bit of a drop in overall membership along with a lot of member freezes and suspension of services.
- Since reopening last June, made it a priority to follow all the guidelines set forth by the various governing bodies and continue to do so by continuously sanitizing all areas of the building being used, restricting all activity sizes beyond the current recommendations, providing sanitizing stations for members to use, etc.
- After 7 months of operation in the current budget, with the operational restrictions and loss of membership, etc. we are able to continue to operate with an overall financial net positive outcome.....in preparation for upcoming expenses such as debt service and budgeted year end

round ups and things of that nature, it's really due in large part to the partnerships that are being created with our various user groups and obviously a drastic reduction in expenses including select services, labor force and capital and maintenance projects until some appropriate revenue funds are able to be generated.

Mayor Aneralla expressed appreciation to Mr. Brown.

Commissioner Bales expressed appreciation to Mr. Brown and his staff for the exceptional job in keeping the aquatic center moving forward and keeping us at a net positive.

Colonial Pipeline Update. Angie Kolar, Colonial Pipeline said let me start by saying thank you for the opportunity to be here tonight. We remain committed to regaining the trust of our neighbors in this community.

Colonial's focus since Day One of this response has been on the safety of the community, our responders, and the environment. We understand that hearing about the updated total volume estimate has generated additional questions and concern among our neighbors, so I'm glad to be here tonight to help answer some of those questions. I also want to thank the commissioners who passed along questions in advance of tonight's Town Hall so we can be sure to answer those as we go through the meeting tonight.

I do have some information that I'd like to share first that I think will answer all of those questions that were submitted, but I'll be happy to address any additional questions that you might have at the end if we need to do so. As part of Colonial's commitment to transparency and again going beyond what's required by our regulators, we want to share what we know with you as of today. Let's start with some of the systems that we have in place to inspect the line and maintain our system integrity. We are relying on a number of systems and processes to identify a potential release. These include things like inline inspection, operational monitoring, aerial patrols and community awareness, which in this case actually worked when two young men discovered and reported the release. I would also like to cover what we have learned from our detailed data analysis since the release, what actions we've taken and what you can expect to happen as our response continues.

I would like to note that Colonial is in the business of safely moving transportation fuel, so that's things like gas, diesel and jet fuel and other products like home heating oil. Our primary focus is leak prevention through our robust system integrity program and our system, which is part of the nation's critical infrastructure, safely transports about 2.6 million barrels or around 110 million gallons every day across 5,500 miles of pipe. Just to put that into perspective for Huntersville, over 2 million gallons of fuel for transportation needs and other fuel requirements that drive our nation's economy move through your area about every hour. However, one gallon released into our right-of-way is one too many in our opinion and so our singular focus at Colonial is safely transporting fuels each and every day.

Let me share some of the ways that we do this in a little bit more detail. I know we have mentioned before our aerial patrol program. Federal regulations require that pipeline right-of-way be visually inspected 26 times a year. Colonial inspects our Line 1 and Line 2 right-of-way at least once a week, so far exceeding federal regulation. When refined products come into contact with grass or vegetation on the right-of-way, that vegetation turns brown very quickly and so our aerial patrol planes are looking for signs of this dead vegetation which might indicate a sign of a release. In the case of the Huntersville release, we performed an aerial patrol on the right-of-way on August 12, which was just two days before

the release was discovered. At the time of that aerial patrol flight there were no indications of a release from that inspection, so there were no signs of dead vegetation or product on the right-of-way.

I'm going to switch gears a little bit and talk about our inline inspection program. Along with aerial patrols, control room monitoring, and our community awareness programs, inline inspection is another key tool for maintaining our system integrity. This involves running devices, sometimes you will hear them referred to as smart pigs, through the inside of the pipe to detect abnormalities or problems in the pipe walls. There are several different types of these smart tools or inline inspection devices and in accordance with federal regulatory requirements through PHMSA, we perform inline inspections on our pipelines at least once every five years. Line 1 in this area of Huntersville was inspected in 2017 and during that inspection we used both magnetic and ultrasonic technologies to detect anomalies in the pipe. The results of this 2017 tool run did not indicate any anomalies that required action for the area.

I want to talk a little bit about this release in general on the hydrogeologic side. As part of our comprehensive site assessment efforts over the past few months, Colonial and our team of third party experts have performed a significant amount of investigation into the subsurface geological conditions in close proximity to the release site, so essentially we're trying to figure out what's going on underground. This helps us understand the soil characteristics and thickness, depth to and type of bedrock, hydrogeologic conditions and the horizontal and vertical extent of the petroleum impacts present at the release site. The location of the release is actually at the highest elevation point in the vicinity which results in flow that went downward and outward from the release pipe. The through-wall crack that the Mayor mentioned early on in the pipe was located at the bottom of the pipe. Based on the hydrogeologic information and the location of the crack in the pipe, we believe the product may have flowed into the subsurface for a relatively short period of time, measured likely in days or weeks before reaching the surface of the right-of-way.

I want to talk a little bit about the operational data that we have. Colonial monitors our pipelines from our control center 24/7 365. In addition to visual observations by controllers, we also have a supervisory control and data acquisition. You will hear that referred to as SCADA system to monitor pressure and rates on our main line pipelines. We've reviewed a significant amount of operational data from the days and weeks before the release was discovered and based on our operational data we believe that the release occurred at a rate less than the current control center pipeline leak detection technologies can detect.

A couple of the questions that we got from the commissioners were related to volume estimates, so I would like to spend a little bit of time talking about that as well. Volume estimation takes time and we want to get it right, so Colonial responded immediately to the notification of a release on August 14 as we mentioned earlier. We shut down the pipeline in a matter of minutes and immediately dispatched our crews to the site. Colonial personnel completed repairs to the pipeline on August 19 by placing a sleeve over the affected segment and then safely restarted the pipeline. We have noticed there's been some reporting around this site continuing to be an active leak, so I want to make sure we're clear on that point. It's not an active leak site. The pipeline was repaired on August 19 and no additional product was released to the right-of-way following that repair. We've worked diligently with our internal and third-party environmental experts and the NCDEQ to design and install a recovery and monitoring well network. This allows us to complete horizontal and vertical delineation efforts. The volume estimate that we submitted to PHMSA in September was based on very early preliminary information that we had at the time. Since then, we have worked with our external experts to gather data and perform extensive analysis to understand more about the site including the estimated volume and subsurface conditions that we talked about a little earlier on. At each step along the way as we

expanded and installed the well network, it has allowed us to obtain additional detailed information and data, gives us a better picture of what was going on below the surface as time progressed. Based on this data and the rate at which we were recovering product, we determined that the volume of the release was likely higher than we had originally estimated and we discussed this with NCDEQ during our twice a week calls. Over the past few months, we've continued to transparently report our recovered volume information to the NCDEQ on our twice weekly calls and on our monthly reports which are posted to their site. We also continue to update the public on our response website as we work to determine the total volume released, which we released to the public on the 21st. To determine the volume of the release, we collected a significant amount of very site-specific data and that includes data like soil and fluid property analysis and hydrogeologic data. The site-specific data along with data from recovery efforts really allows us for more accurate modeling, so again continuing to gather data to get to the more accurate information. We were then able to work with third party experts to develop a volume estimate based on an industry model that's also been reviewed by NCDEQ. Each estimate that we've provided since the release was discovered has been based on the best available data at the time and while we are confident in our most recent release volume estimate, we will continue to review additional data with our team of experts and the volume may continue to be revised. It's important to note that to date we've recovered well over half of the estimated release volume.

While we are on that topic, I'll switch gears just slightly to talk a little bit about recovery efforts at the site. To date we've installed 137 wells to support environmental remediation, including 81 monitoring and 56 recovery wells at the release location. The current well network provides horizontal delineation at this time and it's possible that there will continue to be some level of lateral dispersion but we are continuing to enhance product recovery efforts at the site to minimize or mitigate that spread. We are currently installing larger diameter enhanced hydraulic recovery wells to speed up the recovery process, as well as an air sparging system that will address dissolved phase constituents. We've installed eight deep wells to evaluate vertical delineation and identify potential for dissolved phase migration. No product has been discovered in any of these deep wells.

A question that was submitted from the commissioners was around work being performed on the corner of Huntersville-Concord and Asbury Chapel Roads. This work was related directly to the installation of monitoring wells and one of those wells was a deep well that I mentioned. As of January 30, we recovered 17,615 barrels or 739,830 gallons, so nearly 740,000 gallons which includes 15,397 barrels from the recovery well network, so the difference in those is what we recovered initially during the response. We continue to conduct weekly test of water supply wells for homes within the 1,500' monitoring radius established by NCDEQ. These tests that we do of the water supply wells are performed by third party consultants and are submitted under a chain of custody to NCDEQ certified third party labs, so you've got two independent third party companies there. Results of those samples are also shared with NCDEQ.

To date no petroleum constituents have been detected in any of those tests and we have provided those homeowners with the opportunity to convert from well water to public water supply at no cost to them and that offer remains open to any homeowners in the 1,500' radius.

A few additional steps that I would like to discuss. We removed the impacted section of the pipe and sent it to an independent third-party lab for analysis. In November following the removal of that pipe segment we also ran what's called a smart ball. It's like an acoustic tool through the line which essentially listens for potential leaks. No acoustic anomalies were detected. We also excavated and inspected Lines 1 and 2 to evaluate for any damage to the pipeline coating that could be associated with

the release and as a result of that we proactively replaced approximately 600' of pipeline coating there at the release site.

As we previously disclosed, the source of the release was a through-wall crack in the pipe, but we really want to understand what caused the crack. We've partnered with third party experts to help us with that work and we are committed to learning both what caused the release and how we can prevent other releases in the future. We will share those key learnings with our industry peers to help them prevent other similar instances when we have that information.

Leak detection and inline inspection technologies are strategic priorities for Colonial as well as the pipeline industry and our regulators. Colonial has and will continue to support and lead these efforts across the industry. This includes supporting efforts through PRCI, Pipeline Research Council International. It's a research collaborative that's working on some of the most pressing challenges that we face as an industry. One other research focus area for PRCI is directed toward internal and external leak detection processes including advanced analytics and use of testing and sensing technologies.

The well network that we've installed that I mentioned earlier essentially attempts to cast a virtual net over the release area hoping to keep product contained in an immediate area and monitoring the dissolved phase concentrations. Data shows that our well network is working as designed and product recovery efforts are yielding significant recovery each day. As we have said, we will continue to cooperate and coordinate regularly with state and federal regulators throughout the process while also providing transparency through updates on our response website. If you have recently driven through the area you might have noticed that we have now opened traffic along Huntersville-Concord Road and we've also worked with local sources to install landscaping to enhance the look of the area as you drive by.

We will continue to work with local partners to remediate the Oehler Nature Preserve and will expand the area partnerships as part of our ongoing environmental partners program. I'll say it again just like I did at the beginning, we are committed to being here as long as it takes to remediate the site and regain the trust of our neighbors.

I want to end by saying thank you again for allowing me to attend today. I'd be happy to address any additional questions that you may have.

Commissioner Walsh said if the leak was repaired on August 19 and we've got at least we think conservatively 1.2 million gallons and when I say in the ground, I know some of it has been recovered. I guess for me how does a million gallons go missing. It seems to me if down in the Gulf you pump oil or gas into a system.....it's just kind of scary that 1.2 million got in the ground undetected and I just wonder how does Colonial just go missing a million gallons plus of product and not notice it.

Ms. Kolar said there's a number of controls that we have in place to help identify a release, with aerial patrol being one of them which we talked about. We talked about inline inspection being another way that we would really look to identify any issues that we have with the pipe. We also rely on our employee training and contractor safety programs to identify potential sources of a release and we also have a 24/7 control center that monitors our pipelines electronically in a control room. As I mentioned, we believe that the line was leaking at a rate less than what our pipeline controllers can detect there in the control center. In the case of this release, we believe it was leaking at a low rate for a number of days, maybe weeks, so a rate that was not visible in the control center operations.

Commissioner Walsh said it still seems with that amount of product somebody would notice.....it's going in one side and not coming out the other.

Commissioner Bales said I too am struggling to understand how you can put in a million plus gallons and not realize that it's not coming out the other end where you want it to come out. How old is the control room monitoring system that you are utilizing. Is this a 50 year old system, a 30 year old system and in addition to that could a more updated and current system have identified the leak sooner, because other than those kids on a four wheeler, who knows how long it would have been continuing to leak.

Ms. Kolar said one of the things that I wanted to reiterate, I believe I mentioned it earlier, is the work that we are continuing to do with PRCI and with the industry and our regulatory partners, so we are really looking into as an industry ways that we can increase and I've mentioned many times that our actual number one priority, not one of our priorities, is safety and so we continue to work these strategic priorities again with our regulators in the industry and one of those is leak detection technology efforts. That's something that we've partnered, have and will continue to partner with PRCI to improve leak detection technologies.

Commissioner Bales said I'm not sure that you answered my question in regards to how old the current monitoring system that you are utilizing is. Is it an industry standard, is it something that you are utilizing so that it's up-to-date and current. I'm trying to understand what type of system that you are using because it seems to me that it failed and I understand that you are wanting to look at other leak detection technology which is great, absolutely, I'm sure that's the number one goal of those in your industry. I'm still trying to understand the pipeline that has been in the ground under Huntersville for 50 years, are you investing in that technology, is it being updated. That's kind of what I'm trying to get to.

Ms. Kolar said we do routinely invest in the technology to assess the pipe itself and in the control room technology to monitor how the pipe is operating from our control center, so on both fronts the answer to that question is yes, absolutely, we dedicate a tremendous amount of resources to the ongoing maintenance of the pipe and the technology associated with running the pipe and we will continue to do so going forward as we support some of these strategic initiatives not just for Colonial but for the industry as well.

Commissioner Bales said I guess at the end of the day I'm not going to get the answer in regards to how old the monitoring system is that you are using. And if you don't know the answer to that, that's perfectly fine and I can respect that. But I do think that's something that the community would probably like to know and understand.

Commissioner Phillips said have you guys had any policy changes since this has occurred.

Ms. Kolar said before I answer that question I'd like to go back to the question that Commissioner Bales asked as well, the technology behind the control room operation is certainly industry standard if not higher than industry standard and I want to reiterate again that we meet or exceed all regulatory requirements that are associated with the pipe up to and including the leak detection technology that's required by our regulatory agencies at the time, so just to reiterate that and then Commissioner Phillips if you could repeat your question.

Commissioner Phillips said have you guys had any policy changes since this has occurred as far as the standards and stuff that you guys operate at.

Ms. Kolar said can you be a little bit more specific on that question.

Commissioner Phillips said for example, how many times you monitor a location, are you guys doing spot checks. The biggest spill in North Carolina history, I would hope that you guys would take some learning lessons away from this so it doesn't happen anywhere else.

Ms. Kolar said again being transparent with this response is one of our key priorities right now and so I want to be really transparent in what we have done related to this incident and I think I mentioned earlier on that we took that pipe where the leak occurred, cut it out, and we've sent it to an independent lab for analysis and so what we are looking to learn from that analysis is exactly what happened with that section of pipe through metallurgical data and analysis so that we can identify any other sources where that could be a problem but the key here is that we need to understand exactly what happened with that and we don't have that metallurgical report back as well. I also want to mention that we did run the acoustic tool, the smart ball technology that I mentioned earlier that's kind of the listening for an anomaly. We ran that as well as another preventative measure, so that's not really a change in process but it is something that we did to ensure that we didn't have issues.

Commissioner Phillips said how long will it take for you guys to get those results.

Ms. Kolar said the results of the metallurgical assessment.

Commissioner Phillips said yes.

Ms. Kolar said the team has been evaluating the section of pipe. Again, safety is our number one priority, so they have been really looking into that in a safe manner. Obviously, you are dealing with pipe here. We are expecting to receive preliminary results of that report relatively soon.

Commissioner Phillips said do you have a timeframe estimate.

Ms. Kolar said I do not.

Commissioner Phillips said you kept saying repair. What's the difference in repairing it and replacing it and how confident can we be in a repair versus a replacement.

Ms. Kolar said initially on the section of pipe there in Huntersville we repaired the anomaly. When we first excavated on the 19th, I mentioned that we repaired that pipe. That was a sleeve that was placed on the outside of the pipe which is a safe, permanent repair. However, we wanted to cut out that section of pipe so that we could understand more again exactly what happened with that section, so we needed to cut it out and replace that section of pipe so that we could send it off for that analysis. Again, a sleeve applied to the outside of a pipe is a safe and permanent repair, but in this instance we just opted to cut it out so that we could learn more about that anomaly.

Commissioner Boone said I have one question and then a follow-up after you answer that. You have two pipelines that run parallel in Huntersville. One is quite large and one is about a third the size. There's only one or two places that you can put a smart pig down that line either some place in South Carolina or it's got to come out of I think at the Yadkin River. Did you test the entire length of that larger pipe with a smart pig or a smart ball and did you do the same type of inspection for the entire length of the smaller pipe.

Ms. Kolar said I believe you are referring to our Lines 1 and 2, is that correct.

Commissioner Boone said yes, they run parallel through our town.

Ms. Kolar said both of those are regulated under PHMSA regulatory requirements. Again, we meet or exceed all PHMSA requirements related to both of those lines and so yes they are both inspected with those inline inspection tools that I mentioned earlier at least once every five years.

Commissioner Boone said and when was the last time they were inspected. Do you have that information.

Ms. Kolar said I do for Line 1. Line 1 was 2017. I don't have Line 2 in front of me.

Commissioner Boone said and Line 1 is the larger of the two lines.

Ms. Kolar said that's correct.

Commissioner Boone said now that most of the equipment is out of that area and Huntersville-Concord Road was opened, I noticed there's a police officer there almost 24/7. Can you tell me why that law enforcement person is there.

Ms. Kolar said again, I want to mention that the safety of the public is our number one priority out at the site and we have asked an officer to be there to ensure that traffic going by remains safe for our workers as well, now that the road is open obviously there's potential for faster traffic to be going through the area and so we just want to make sure that our workers are safe as they are crossing that road there.

Commissioner Munger said has Colonial Pipeline set up a fund to deal with the long-term environmental and healthcare related issues that will occur as a result of this spill.

Ms. Kolar said can you repeat that question.

Commissioner Munger said has Colonial Pipeline set up a fund to deal with the long-term environmental and healthcare related issues that will occur as a result of this spill.

Ms. Kolar said I wanted to make sure that I understood your question and again our focus here is we want to be as transparent as we possibly can be. We are not aware of any long-term health issues that would require a fund that you are mentioning to be set up, but I will tell you that I am serving as the incident commander on this response and I have full authority from the board to spend what I need to spend to ensure the safety and security of the site going forward.

Commissioner Munger said going forward.....how long of a term is going forward.

Ms. Kolar said I have mentioned this several times, but we will be there as long as it takes to remediate the site.

Commissioner Munger said what studies will Colonial be funding to understand the long-term environmental and healthcare related issues and also will these be performed by independent third parties.

Ms. Kolar said we have set aside a number of goals and strategies to ensure that we are addressing any potential safety concerns, remediation and again cleaning up that site, so yes we are working with third parties on that as well. We put a tremendous amount of effort into our safety work at the site, including air analysis. We've brought in external third parties to evaluate any potential air issues or concerns from a health standpoint. We also have been working with third parties on the response and recovery efforts as well as testing and monitoring surface and groundwater in the area and to answer your question all of those are coordinated through third parties and the information is shared with NCDEQ.

Commissioner Munger said this is kind of a follow-up to what I believe Commissioner Phillips asked, but I'm not sure she got the answer she might have been desiring or at least not the answer that I would have wanted to hear. What has Colonial done to improve their procedures as it relates to identifying leaks.

Ms. Kolar said I want to go back to something that I mentioned earlier. Again, we want to be transparent as we can be with our communication here, but first we have to understand exactly what happened at that site and so we have taken a number of steps to help us understand exactly what went wrong with the pipe including cutting out that section of pipe and sending it off for the metallurgical analysis and so until we fully understand exactly what caused that crack to form, we will use that information and that data to drive our changes and how we communicate that with the industry as well. We'll take those learnings when we have them and coordinate with our federal regulatory partners and the industry to help identify any potential changes that would need to be made.

Commissioner Munger said a comment you made earlier 740,000 gallons have been recovered. I have 1.2 million gallons spilled, 740,000 recovered. That means 460,000 gallons have not been recovered at this point.

Ms. Kolar said I'll trust your math on that one. Your theory is correct, yes.

Commissioner Munger said can you tell me what the average lifespan of this type of pipeline is and how old this particular pipeline is.

Ms. Kolar said this pipeline was constructed in 1978, Line 1. Again, just like any of your infrastructure, it's built and established on maintenance principles that will extend the life inevitably, so think of it like a bridge for example, also made of steel, you perform inspections and maintenance on any of those critical infrastructure pieces with the idea being that they can last forever.

Commissioner Munger said I do like your bridge reference and I know that there are a number of bridges throughout the country, even locally, that we tear down and replace, so bridges have a lifespan. Does this pipeline have a lifespan.

Ms. Kolar said no.

Commissioner Munger said we just don't know.....50 years, 100 years, 200 years, we're just assuming that it will just be there forever and hopefully stay together.

Ms. Kolar said again our number one priority at Colonial Pipeline is the safety and integrity of our pipeline system and so the efforts that we go through as I mentioned earlier, particularly inline inspection efforts that the company puts significant amount of resources into, are there to protect the

integrity of that pipeline system and to ensure that these types of releases don't happen and when they do, we learn from them to ensure that they won't happen again.

Commissioner Munger said you mentioned that Colonial wanted to be a good environmental partner with the community in the future. Since this happened in the nature preserve what kind of partnerships are they considering.

Ms. Kolar said we've worked closely with a number of partners including representation from the county and the Oehler Nature Preserve and we've appreciated the input and the collaboration that we've had with the county related to the preserve so we will continue to coordinate with them in the future on those types of questions.

Commissioner Phillips said third party keeps getting referenced quite a bit. How are the third-party vendors selected and are they local companies. Could you give us a little bit more insight on who they are please.

Ms. Kolar said our number one priority as far as determining who those third party experts would be would be their ability to meet our standards and so when we can source locally, we have particularly for some of the pipeline construction work and things like that. I think I mentioned some of the third-party labs that we use for the data analysis on the soil and water sampling, some of those are local and certified by the NCDEQ. There's a number of different methods, but again what we're really focused on in that selection process is ensuring that they can meet our level of safety expectations.

Commissioner Bales said to follow up on Commissioner Phillips' question, does NCDEQ sign off on third party entities that you are partnering with.

Ms. Kolar said typically NCDEQ would not sign off on the third parties but in the example that I used of the labs, they are pre-certified if you will, so NCDEQ has looked at them in advance and agreed that they would be a lab that we should send our samples to, if that makes sense. They weren't specifically certified for Colonial's use.

Mayor Aneralla said I just have one quick question and I guess it might be more of a statement. It's come to my attention that there are several landowners that are within the 1,500' radius, however their wells are outside of that radius, so the land is within the radius, but not the particular wells. There's some concern that even though their technically outside the zone that no testing has been offered, so no need to commit right now but that might be something to consider helping out some of the neighbors that are concerned even though their well might be a little bit outside the range.

Scott Bullock, NCDEQ, said thank you for this opportunity to talk to you guys. Colonial Pipeline covered a lot of information. I'd just like to add a few things. So far 372,027 gallons of petroleum contact water have also been recovered. That was sent off to Ohio for treatment. I would like to reiterate that to date petroleum contaminants have not been detected in any of the water supply wells and also to date that petroleum contaminants have not been detected in surface water and that the booms are being maintained and surface water is still sampled on schedule. Also, area air monitoring is continuing at the site. No violations have been detected. Noise monitoring is also continuing at the site. No violations noted either. And product recovery is continuing. Also, note that the clean-up will continue until regulatory limits are achieved. We have received Colonial Pipeline's volume calculation and we are currently evaluating those calculations. We have some questions and we have asked them for some additional information. We have also received the information that we requested in our December

2020 Notice of Regulatory Requirements. Some of that information is related to the accident report, the data for the inspection of the line, the pressure data and flow rate data, disposal manifest, release plan, conceptual site model. We are continuing to evaluate that information, but please note that DEQ does not regulate the pipeline, however we are coordinating with the US Department of Transportation Pipeline and Hazardous Material Safety Administration as well as with Colonial concerning the cause of the release. Also, we have received the comprehensive site assessment and it's currently under review. Just to let you know that typically we get a response out within 30 days of receipt of the comprehensive site assessment. Also, DEQ will share any comments or requests for additional information with Colonial once the review is complete. We'll send out another notice if there are any deficiencies. And then once the comprehensive site assessment is reviewed and finalized we will request a corrective action plan but note that corrective action is currently occurring at the site with the free product recovery and the air sparge. DEQ is working diligently to make sure there's no exposure to human health and that the water supply wells are protected and I think that's about it for a summary.

Wayne Randolph, NCDEQ, said I don't have anything to add other than what Scott brought up, but if you have any questions that's why we are here to field any questions you may have.

Commissioner Walsh said you mentioned a corrective action plan. What does that mean – if Colonial is doing best industry practices, what do you mean by corrective action plan.

Mr. Bullock said they will submit a plan to remediate the site or to address contamination of the site to treat it to less than regulatory limits which in this case is the 2L groundwater standard, so they would have to recover the free product and treat that water until it's less than those levels. That's in order to protect the water supply wells in the area. That could be a combination of what they are currently doing or it could be additional measures that they may want to implement at the site to address the contamination.

Mr. Randolph said it's a plan that will layout the expectations for what the goals are for clean-up, like how Scott mentioned they are doing corrective action right now. The plan will set goals that everyone is clear on and what the expectations are and what the timeline should be for that.

Commissioner Munger said I really appreciate DEQ for being the eyes and ears for us at this site. I really appreciate what you are doing there.

Mayor Aneralla said I had asked a couple of months ago the rate of recovery. I assumed that in the first couple, two, three months the rate was greater than it is today, slowing down and you said and I don't remember exactly, that it's kind of getting collected and it takes a while to figure that out. I'm just curious, it was mentioned numerous times – 3,000 to 5,000 a day was being recovered and I'm just curious if that's still the flow or are we diminishing to the point where we can start figuring out we probably have another "x" amount of days to collect the other 400,000.

Ms. Kolar said I'll answer that question. I mentioned in the discussion earlier that we've been doing a tremendous amount of work to recover. We are continuing to do more and for a while we were collecting between 3,000 and 5,000 a day. We are averaging a little more than 6,000 a day right now and as we get some of these additional systems in place, we'll continue to see that number increase.

Mayor Aneralla said that's counter to what I would have thought, but I guess with more recovery wells the more you are going to get.

Ms. Kolar said that's the goal.

Mayor Aneralla said thank you all. We look forward to hearing from you again and know that I think all of our goals are aligned, I think the safety of our community is paramount and we appreciate everybody putting forth that effort to be sure that happens.

Ms. Kolar said we appreciate the opportunity to be here and you're right we are very much aligned on our goals here, the safety and recovery of that site.

Jeff Burton, 15555 Huntersville-Concord Road, said I'm calling in today about the gas spill and how concerned we are. Some of you know, but some of you may not, I'm one of ten landowners whose properties are in the Ramah Creek Conservancy Area. This area is managed and run by the Catawba Lands Conservancy. We make up almost 1,000 acres. Think about this, we have almost 200,000 trees, we have endangered species, we have protected wildlife. This property provides an immeasurable benefit to the community in nature and we are just down the road from this spill. We are greatly concerned about the damage done now and the damage done in the future. We are really worried about our drinking water, our personal health, the wildlife, the ecology. In whole, we are concerned about this. We are outside of their circle, but that doesn't mean we are outside of being affected and I don't mean to be offensive, I don't mean to be rude, but it's hard to have confidence in what's going on here. Clearly, there's at least some level of incompetence for this event to happen. This went from 60,000 gallons to 1.2 million gallons and we just heard tonight that number could go up. And bluntly some of the questions you guys asked never got answered. How do you put gallons in that thing and it not come out on the other end and nobody knows about it. That answer never got given. We've been told there is high tech monitoring of this pipeline to ensure the detection of leaks. Two kids on four wheelers is not high tech. That was luck. That was pure and simple luck. We have pipeline running through this property and it appears they don't know if it's leaking. We've had repairs done and we don't know if those repairs are effective. We do understand and we do appreciate that there is work going on to mediate this. We get it, okay. I believe that they want to do the right thing, but that doesn't guarantee that our lands and our neighbors' lands aren't being affected, because they are not being monitored. The truth is we don't know. We need an aggressive approach as it relates to our lands and our neighbors' land. We need to know that our wells are clean and that the wildlife is safe and that the ecology is not being affected and we don't know that because there's no monitoring on our lands. We have almost 1,000 acres of conserved lands here. We need to know it's not being affected and our neighbors need to know that too. We believe that monitoring needs to take place now on these properties and we need to know that our wells are safe and this monitoring needs to take place well into the future.

Rob Kidwell, 7219 Handon Lane, said I'm asking you guys tonight to postpone the vote tonight on the exploration of the new Town Hall until after the retreat as originally scheduled and agreed upon by this Board. I believe that more than 45 minutes is needed to discuss spending \$15 million. I keep hearing that we are in desperate need of a new facility, but why. The argument is about people attending meetings. We only open the Town Hall three to four times a month to the general public. It's not able to be rented out. Is the reason we need more room for staff. The Town Manager said today that he can increase the cubicles over at DPK for merely \$30,000. If that buys us 5 or 10 years, that's a good thing. Do we have any guarantee that DPK will not be rented out for the next 5 to 10 years, we don't. We were told that tonight by the Town Manager. Have you considered, as many private companies are doing, utilizing remote work access so staff is on opposite schedules and sharing a workspace on-site at different times. This is something that many companies are doing right now, because of the pandemic it's given them this opportunity, working from home and then working at site when needed. So far I've

heard that the roof leaks and the Town Hall is dirty. Replace the roof, clean the Town Hall and I believe the Town Manager said in 2018 it was around \$300,000 to bust out the Town Hall. Utilize all the land, including the frame shop property we own, to add more seats for the Town Hall. He said 20 and I just don't buy that. Having worked in construction and in manufacturing and how buildings are laid out, I see that taking us up probably close to 60 seats. Finally, I've never seen a project approved by the Town of Huntersville run on time and on budget. It takes longer, it's usually about 15 to 25 percent more to complete. Since the number has been thrown out for \$15 million, we need to be prepared to spend more if you actually pull the trigger on this. And one last thing, if you truly believe that this is going to bring value to the taxpayers of the Town who can't utilize it except for public meetings that are held by the Board or our committees, and this isn't the stroke your own ego so your name is on a building, then put it as a referendum and let the Town of Huntersville taxpayers vote on it this November. If you believe in it that much, it will pass. If you don't, just go ahead and rubberstamp it tonight and then move forward.

AGENDA CHANGES

Commissioner Boone made a motion to adopt the agenda.

Commissioner Bales seconded motion.

Mayor Aneralla called for a roll call vote.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

PUBLIC HEARINGS

Verifiable Percentage Goal. Mayor Aneralla called to order public hearing on the proposed adoption of a verifiable percentage goal for locally funded business projects costing \$300,000 or more. *Refer to Exhibit No. 2.*

Emily Sloop, Town Attorney, explained the requirement for adopting the verifiable percentage goal is a statutory requirement for all projects that are building projects over \$300,000.

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

OTHER BUSINESS

Resolution – Verifiable Percentage Goal. Commissioner Munger made a motion to adopt Resolution to establish verifiable percentage goal of 10 percent for participation by minority businesses pursuant to NCGS 143-128.2.

Commissioner Bales seconded motion.

Mayor Aneralla called for a roll call vote.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

Resolution attached hereto as Exhibit No. 3.

Robert B. Blythe Building. Anthony Roberts, Town Manager, noted the highest bidder for the Robert B. Blythe Building was from HFW Huntersville LLC in the amount of \$1,889,000. As part of the process the Board had the option to speak with the highest bidder about their plans and can at anytime decide to accept their bid or reject it based on conversation with the highest bidder.

Commissioner Bales made a motion to adopt a Resolution rejecting all upset bids and withdrawing the property for sale and the reason being is that after speaking with the highest bidder, it does not look like they would be interested in moving our vision for that property forward.

Commissioner Munger seconded motion.

Mayor Aneralla called for a roll call vote.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

Resolution attached hereto as Exhibit No. 4.

Design-Build – New Town Hall Project. Mayor Aneralla said we've talked about this a lot, but last year we had a lengthy discussion that we would kick off the process if we sold some particular pieces of property. North State is buying two acres from the Town. We'll see what happens with the Blythe Building, but we know there's a lot of interest in that. I think something I heard tonight was completely inaccurate, one of the reasons why I think it is appropriate to have a new Town Hall is to have additional community space that people can rent out, we can have voting there, we can have regional meetings and so forth. We're not necessarily committing lots of dollars tonight, we are just trying to move the process forward. The longer we wait, costs go up and the need goes up.

Commissioner Walsh made a motion to adopt Resolution determining design/build is the appropriate method of contracting for the new Town Hall project and establishing criteria under which the design/build method for contracting is appropriate.

Commissioner Bales seconded motion.

Commissioner Phillips said I've only been on this Board a year. Back when we were doing the budget, we removed this from the budget and we were going to revisit and here we've snuck it in at the end. At

the last meeting we said that we would discuss after the retreat. The retreat got rescheduled so I don't understand why we couldn't reschedule this because 45 minutes wasn't enough time tonight. Jackie is one of the smartest people I've ever known and she couldn't answer a lot of the questions I had about finances, which is concerning and no fault to her own. Since I've been at this, between social media posts and emails we've had over 100 citizens say that they weren't in favor of this. About 10 have said that they were and earlier today when we had that 45 minutes of nothing really, it was brought up that Davidson is building a new Town Hall, but Davidson put their building on the referendum and their voters voted for it because \$14 million of debt is a lot of money and at the end of the day that building hopefully will be around a lot longer than we are. I don't think we are listening to people and some of you guys have been on the Board for a while, you have had your visions, but other people have visions too and I think those are just as important to be heard and I feel like we are getting ourselves in a mess. There's a gray area and the least we could do is do this on a referendum. If it was good enough for Davidson, it's good enough for us and that's all I have to say.

Commissioner Hines said this is a resolution. If this were to pass tonight what would be the next step. We are not really committing a lot of money. We are going out and putting a RFQ out there, getting some things back. Let's say some of these numbers come in at \$20 million. Do we have the opportunity at that point to say no, too much, let's regroup, or is this committing us to whatever it is, it is.

Anthony Roberts, Town Manager, said let's say we do the RFQ process and a firm comes back in, we pick a firm through this committee selection, the contract I think I had on the calendar would come back to you May 3 or 17, maybe sooner. In that contract you will know what kind of amount you will be paying the design/build firm and that we would front that money because there's nothing to borrow money on. You don't have the design of the building, so the LGC is not going to lend you the money on that. And as Jackie said earlier on the financing, there's many different ways you can fund this. You want to be flexible. Yes, we could take money out of fund balance. You saw our fund balance numbers, so the funds are there to do it, but as we get closer to what that amount of money is, then you want to allow the flexibility to either do installment financing, do part of it through fund balance – there's many different ways you can do it, but we are financially strong enough to do it. To get back to your question can we stop the train through the process – absolutely we can stop the train. Once you contract with the design/build firm and they get to a point and for whatever reason you decide you get the guarantee maximum price and you decide that's too much, you can either stop or you could say we've got to chop off a floor whatever. Those are things along the process you have to decide. If you decide to move forward with a new building, you've got to decide how you are going to finance and pay for it, but until you award the contract to the company to build, there's no money to be had from that standpoint, but there are design dollars depending on how far you take it.

Commissioner Hines said can we get a quick update on our fund balance available cash that we have for this project, will it slow other projects down, will this prevent us from moving forward with new upcoming projects that we'll get from staff at the Planning Retreat. Do we think that this will slow down the train that we have moving at a pretty good pace right now.

Ms. Huffman said I can display the same fund balance spreadsheet we saw during the Pre-meeting (*spreadsheet attached hereto as Exhibit No. 5.*) and effectively what it shows is our total fund balance and what the changes have been since 2020. When we adopted the FY 20 budget 18 months ago we used more than \$5 million in fund balance to balance the budget because of all the capital projects. We've made some good progress on those projects. In spite of that, we still contributed \$3.7 million to fund balance in 2020. The Mayor talked about the number of pieces of property that we talked about selling and that will help offset some of the impact on fund balance of future projects. We also used

some fund balance in FY 21 to balance the budget to do capital projects. Our property taxes are coming in very closely aligned with budget. I have no concerns at this point about whether or not we'll make our property tax budget in FY 21. Sales tax has not been as low in FY 21 as we dropped our estimate. Those two revenues together make up 20 percent of our annual revenues in our general fund. It is true that tourism taxes are a little bit behind what we predicted. If memory serves, the tourism taxes together make up about \$1.6 million of our budget. Prepared food and beverage is doing fine because our receipts we received in FY 21 are based on the collections in FY 20. Occupancy taxes are down. Vehicle rental taxes are down. Out of our general fund budget of ballpark \$35 million, our vehicle taxes are in a good year \$120,000, so it's just not a significant deterrent. We have capital projects on the books over the next 5 years that we contemplate doing – over \$100 million. An example of one of those is Stumptown Road Extension. The Stumptown Road Extension project, once we get to the point where that's ready to be built, that's going to take some time to get ready. Are you satisfied with the response capital projects take longer than we would like and when we do our five-year forecast, when those capital projects happen becomes a timing issue. I would argue it's a conservative approach to assume that they are going to come out in one year when they eventually end up happening over the course of a five to seven-year term.

Commissioner Hines said in my three years on the Board the number of projects we have been working on, I can attest to projects don't happen the next year. They are always delayed longer than what we would want them to be and that's why sometimes it seems like nothing happens, but there are a lot of things in the works. That's my concern because we have so many things we try to do as a Board and a previous board and staff have tried to get a lot of these projects at least shovel ready so when funding becomes available through CRTPO, state, or federal, then we can just act more quickly than we have in the past. I know we talked about this a little bit earlier, installment financing. I know we have availability of that. Do we have any bond availability to use on this project or what would be our options if we were to look at installment financing.

Ms. Huffman said we don't have any bond authority available that's not being used, so if we wanted to do a GO issue, we will need to go back to the voters and get further authorized debt for that. Installment financing is comparable to what people would use as a mortgage. It would take about three to four months to do installment financing. There are other types of debt such as a Limited Obligation Bond (LOB) that could be used and that does not require voter approval. Another example is a Certificate of Participation (COPS). While neither of those three instruments would require voter approval, either of those three would require a public hearing.

Commissioner Hines said we've got a few options out there and with the low interest rate environment, I think those may be the way to at least pursue.

Mayor Aneralla said I think it's good to remember that this is a building. It's not a road, it's not a greenway, so it's obviously more financeable. I think it's the perfect timing to pass a resolution to move it forward. We've got a Town Retreat in a couple of weeks and like I said you're really not committing any dollars, you are just committing to the process.

Commissioner Munger said this is kind of a follow-up to something Commissioner Hines asked. How much would we have spent prior to financing assuming our total cost would be \$15 million.

Mr. Roberts said so design element most likely, that kind of stuff. Obviously, we've got to pick based on qualifications. If it's a \$15 million building, I'm going to say north of 10 percent. I'll just say \$1 million.

Commissioner Munger said I just wanted to understand how much we are committing to and at what point we can get that point of no return so to speak.

Mr. Roberts said once we get the RFQ back and we select a firm, we'll be working with that firm to get a contract. We will know what their contract will be to do that element.

Commissioner Munger said before we spend those dollars, this will come back before us and we'll vote again.

Mr. Roberts said we'll be able to break down those numbers as we get close to that. If you decide to move forward tonight allowing us to go forward with the RFQ and allowing us to get to a point where whatever committee can select a firm to get an AIA contract together for this Board to consider, at that time if you decide I've had a change of heart, I'm done, I've got a different thought, then don't approve the AIA.

Commissioner Munger said is part of the reasoning that we were able to increase our fund balance was due to the general NCDOT pause as a result of COVID. Were we going to spend money this year that we didn't spend and that helped contribute to our increase in general fund balance.

Ms. Huffman said what we were going to pay toward the Main Street project, we already issued bonds for, so that's not really a contributing factor. We also issued bonds for a portion of the Gilead Road West project and we've not needed to spend that money on those two projects because DOT halted those projects.

Commissioner Bales said in regards to Commissioner Phillips' comments, just as a reminder when we made the decision for the motion to delay the vote at the end of December, it was to make sure we had an opportunity to talk about it, but then also we tagged in there in the motion that we would bring it up at this meeting. While we didn't have the workshop last week to discuss, we have had basically almost 45 minutes prior plus the conversation we're having now which truly does equate to what we would have talked about at the retreat.

Commissioner Phillips said I'll just point out a lot of the variables and data that we needed from Jackie we weren't able to get tonight and that's frustrating when you are moving onto something in the millions of dollars range because I feel like we have half the knowledge that we need to make educated decisions and that's why I'm frustrated that we didn't reschedule the vote until after the retreat so staff could have provided us some more details.

Commissioner Bales said I'm just not sure that we would have gotten much more detail than what we have gotten tonight is my point. I feel like they have given us the information that they can give us to make this determination to move it forward. We talked about the new Town Hall adding additional community space because the current Town Hall doesn't have any now. One of the things we really haven't talked much about is just the current departments within Town Hall and those departments growing as our community continues to grow. One of the questions that I have is what additional needs do each of those departments have that they are looking for in a new facility, whether it's finance, administration, legal.

Mr. Roberts said we did a 5/10/15/20 year analysis, so it literally broke down the actual how we think we'll grow 20 years from now. There's just no way you are going to get that right. We talked to

department heads on how we grow and based on the population, what's the needs. We have what the titles would be etc. Twenty years from now who knows, but we went through that analysis for every department and literally cubed out what we could to try to jam people together as best as we could and we put names in those slots and/or positions to try to make that work. We went through that analysis and I have that. I wanted to correct one thing. I think Mr. Kidwell may have misunderstood me or maybe I misspoke, but on the existing Town Hall what Creech and Associates looked at is trying to take the Board Room and expanding it further back, not knocking out the back wall, but it was actually taking the existing room and basically moving it into the copy room and into the hallway of the backdoor and that would get you based on their analysis somewhere in the 20-25 additional seats and that was at \$301,000 and some change. That did not include any AV, lighting, electrical, some of those kinds of things.

Commissioner Bales said that was renovation of the existing facility without blowing walls out.

Mr. Roberts said without blowing the back wall out, because they came in and looked at load bearing walls and things like that and this is just very general.

Commissioner Bales said I have talked with a number of residents about the Town Hall and understanding the needs of the community, the needs of staff as we continue to grow, and I haven't had as much of a pushback as others may have just in having that conversation. I think at the end of the day it's incumbent on each one of us and the Town collectively to help residents understand the needs because they are not the ones going in there day in and day out, staff is. However, at the same time I continue to hear how residents are asking for community space and this does kind of kill two birds with one stone in regards to meeting the needs of the Town staff as the town continues to grow and then also meeting the needs of the community space that the community has been asking for. If we can do it, I'm not going to say on the cheap because I don't believe in cheap, but on the frugal then I think that's the right direction that we need to be going in. I don't think any one of us sitting on this Board today or on past boards would have been willing to build a tajmahall, that's certainly not in our Huntersville genetic make-up, if you will. I would be interested in seeing what that number does come back at and how we can manage it effectively

Commissioner Hines said I think from the standpoint is this the best location for Town Hall, 15 years ago I wasn't necessarily in favor of Discovery Place and the whole project. I think part of our 2005 plan shows Town Hall being where it is, but that completely changed. Because Discovery Place was built, we have a parking deck, storm water there already. We have a pad and I've seen some of these numbers of \$15 million and I think we can build a really nice building for \$10 million, maybe \$12 million. If some of those numbers were like they'd never seen the site, they just looked at it, grading the site is relatively inexpensive because it's already padded for the most part. We've already got parking, we've already got infrastructure, so really it's just going the vertical. I look at where I'm not necessarily in favor of growing government or growing assets that we own necessarily, but I think this may be the right time to really build something for the entire community to use because we haven't met in Town Hall for the last little while, so if it gives the opportunity for other people within the community to utilize it, there's no other site to put it in my opinion. With a low interest rate environment, with the great job that our entire staff has been doing in budgeting the funds that we have coming in, the growth in our community, pushing projects forward.....before I wasn't necessarily in favor, but I'm probably moving forward in that direction. Let's start moving forward and let's see where these numbers come in, let's see what happens with the RFQ. If there's only one bidder, I'm probably going to have a real concern with that, but at some point we've just got to start moving forward. We need to really represent what Huntersville is and I agree I'm not building a tajmahall for us – it's the people's Town Hall, but I think this

Resolution moving forward, as long as we have the opportunity to pivot if we need to if somebody does want to build a tajmahall, then I'm comfortable with that.

Commissioner Walsh said obviously I made the motion, but we do have a need now. We don't have room for our employees to be together. Even prior to Covid when we had Board meetings there were always people standing against the wall. They stood in the lobby. We actually bought some screens for the lobby. There's nowhere to park, so there is a need. Where we are looking is the right place for all the reasons we've talked about. We own the land, storm water is there, we have a parking deck. Right now we are kind of on three corners including the Blythe Building, the Town Center building and the Town Hall. If we build a new Town Hall here, we get off that other corner which then could be sold to developers to not only help fund Town Hall, but helps with redevelopment of downtown and we'll be doing something hopefully shortly with the Blythe building.

Mayor Aneralla said basically we are just moving the process one step closer. In terms of budgeting and everything, I think it makes it a little bit more concrete for our staff as well. I think it becomes something more tangible as we make the ultimate decision sometime around May.

Mayor Aneralla called for a roll call vote to adopt Resolution determining design/build is the appropriate method of contracting for the new Town Hall project and establishing criteria under which the design/build method for contracting is appropriate.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Deny
Commissioner Walsh – Approve

Resolution attached hereto as Exhibit No. 6.

Rosedale Nature Park Project Construction Contract. The Town opened sealed bids on January 14 for the Rosedale Nature Park Project. J. D. Goodrum Company, Inc. was the lowest bidder out of the three bids that were submitted. J. D. Goodrum is based in Cornelius, NC and has done many park projects in Huntersville and the greater Charlotte region. The bid submitted from J. D. Goodrum Company, Inc. is for \$1,303,936, which includes Alternate No. 1 (paved trails in lieu of gravel trails). The contract period is for 210 days.

Commissioner Walsh made a motion to adopt Resolution to award the bid for the Rosedale Nature Park Project to J. D. Goodrum Company, Inc. and approve the construction contract.

Commissioner Boone seconded motion.

Mayor Aneralla called for a roll call vote.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve

Commissioner Walsh – Approve

Resolution attached hereto as Exhibit No. 7.

CONSENT AGENDA

Commissioner Phillips made a motion to approve the Consent Agenda. Commissioner Bales seconded motion.

Mayor Aneralla called for a roll call vote.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

The following items on the Consent Agenda were approved:

- Resolution approving designation of certain Town-owned property to public right-of-way. *Resolution attached hereto as Exhibit No. 8.*
- Award formal bid for Materials for Bulk Feeder Projects (Electric). *Refer to Exhibit No. 9.*
- Resolution to purchase playground equipment for the Rosedale Nature Park Project and approve the purchasing contract. *Resolution attached hereto as Exhibit No. 10.*
- Budget amendment appropriating Park Capital reserve revenue of \$108,000 and Fund Balance of \$109,000 to the Rosedale Nature Park project.
- Approve Tax Refund Report from Mecklenburg County. *Tax Refund Report attached hereto as Exhibit No. 11.*
- Call a public hearing for Monday, February 15, 2021 at 6:00 p.m. on Petition #ANNEX20-02, a request by Huntersville Magnolia Development Company LLC to annex 59.889-acres (North Creek Village) into the Town of Huntersville.

CLOSING COMMENTS

Commissioner Boone noted that Black History Month starts today.

There being no further business, the meeting was adjourned.

Approved this the 5th day of April 2021.