

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**February 15, 2021 (Virtual)
6:00 p.m. – Hosted from Huntersville Town Hall**

PRE-MEETING

None

**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 15, 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

- Shout out to the Hough High School Girls' Swim Team for winning the state championship this year.
- Expressed appreciation to the Charlotte Automotive Dealers Association for a \$10,000 contribution to the Police Emergency Fund.
- Mayor's Luncheon is tomorrow.
- Huntersville was in third place after the first week of the Mayors Fitness Challenge.
- Covid has been on everybody's mind, but there is an increasing opioid crisis. There's been a 38 percent increase in opioid deaths amongst teenagers from May 2019 to May 2020 and emergency departments have been a 45 percent increase in overdoses since 2019.

Commissioner Bales

- E-mailed Livable Meck's progress report to the Board today.
- Lake Norman Economic Development Corporation had a successful virtual speed networking event last week.

Commissioner Boone

- Next virtual meeting of the Huntersville Ordinances Advisory Board is March 4.
- Provided update on Lake Norman Chamber of Commerce events.
- E-mailed Governor Roy Cooper and spoke to Representative John Bradford to see if anything can be done to move law enforcement and school teachers from Phase 3 to Phase 2 for the Covid vaccine.
- Forty percent of the Huntersville Fire Department staff has taken the COVID vaccine.
- Upcoming Huntersville Police Department podcasts will focus on the unsolved homicide of Peter Jordan.
- Requested staff provide the balance of the funds raised by a Lake Norman Charter School student for a bulletproof vest for K9 Ciro to see if there is enough to get a bulletproof vest for the two new K9s.

Commissioner Hines

- Next meeting of the Charlotte Regional Transportation Planning Organization is this Wednesday.

Commissioner Munger

- Attended the Centralina Regional Council Quarterly meeting last week.
- Please consider supporting local non-profits.

Commissioner Phillips

- With the opioid crisis and everything going on, if anyone needs assistance you can reach out to Center for Prevention Services.
- Ada Jenkins needs volunteers to receive documents and information from participants in their VITA tax program.

Commissioner Walsh

- Next virtual meeting of the Greenway, Trail and Bikeway Commission is tomorrow.
- Next virtual meeting of the Parks & Recreation Commission is on Wednesday.
- Provided update on Huntersville Regional Chamber events.
- Provided update on Visit Lake Norman events.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Mayor Aneralla proclaimed March 2021 as Colorectal Cancer Awareness Month.

**Town of Huntersville
Proclamation**

WHEREAS, colorectal cancer is the second-leading cause of cancer deaths in the United States among men and women combined, but there is currently no cure; and

WHEREAS, colorectal cancer is one of the few cancers that can be prevented with timely screening and due to COVID-19, the total number of colonoscopies and biopsies performed declined nearly 90 percent by mid-April 2020 compared to the same period the previous year; and

WHEREAS, individuals born in the 1990s have double the risk of colon cancer and quadruple the risk of rectal cancer as those born in the 1950s; and

WHEREAS, it is estimated that over 145,000 people were diagnosed with colorectal cancer and over 53,000 people died of colorectal cancer in 2020; and

WHEREAS, colorectal cancer incidence and mortality rates are disproportionately higher among racial and ethnic minorities; and

WHEREAS, the national goal established by the National Colorectal Cancer Roundtable is to strive to increase timely colorectal cancer screening rates to 80 percent in every community for all Americans eligible for screening; and

WHEREAS, it is critical that all people, of all ages, know the signs and symptoms of the disease; and

WHEREAS, observing a Colorectal Cancer Awareness Month during the month of March would provide a special opportunity to offer education on the importance of early detection and screening.

NOW, THEREFORE, I, John Aneralla, Mayor of the Town of Huntersville, do hereby proclaim March 2021 as ***Colorectal Cancer Awareness Month*** in the Town of Huntersville.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Huntersville to be affixed this the 15th day of February 2021.

AGENDA CHANGES

Commissioner Bales moved Item 9.D (Adopt Resolution adopting Code of Ethics for the Town of Huntersville Board of Commissioners and other Town boards, committees and commissions of the Town) to Item 8.G.

Commissioner Bales made a motion to adopt the agenda as amended.

Commissioner Phillips 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

Petition #ANNEX20-02. Mayor Aneralla called to order public hearing on Petition #ANNEX20-02, a request by Huntersville Magnolia Development Company, LLC to annex 59.889-acres into the Town of Huntersville as a non-contiguous, voluntary annexation. The parcels are part of the North Creek Village (formerly Huntersville East) development located along NC 73, south of the Davidson-Concord Road and NC 73 intersection.

David Peete, Principal Planner, entered the Staff Report into the record. *Staff Report attached hereto as Exhibit No. 1.*

The subject property is a conditional district rezoning that was done sometime ago. Nothing is changing materially to that development at this time. Huntersville Magnolia Development Company is bringing this forward as a petition to annex as a non-contiguous voluntary annexation that was an agreed upon element of the conditional district rezoning. It meets all the statutory requirements for annexation and the recommendation from staff is that it move forward.

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

OTHER BUSINESS

Petition #ANNEX20-02. Commissioner Boone made a motion to approve Petition #ANNEX20-02, a request by Magnolia Development Company LLC to voluntary annex 59.889-acres located along NC 73 south at Davidson-Concord Road and NC 73 intersection.

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

Annexation Ordinance attached hereto as Exhibit No. 2.

Cook Farm Subdivision. Mayor Aneralla said this is an evidentiary hearing and consider decision on Cook Farm Subdivision, a request by MI Homes Charlotte LLC to subdivide 92.18 acres located south of NC 73 along Oliver Hager Road into 133 single-family lots.

This hearing is quasi-judicial and quasi-judicial hearings are evidentiary in nature. The Board must base quasi-judicial decisions on competent, relevant and substantial evidence in the record. Competent evidence is evidence that is sufficiently trustworthy and reliable and that is legally fit and acceptable for consideration by the Board. Speculative, irrelevant or vague evidence, non-expert opinion as to something that requires an expert, and non-expected hearsay evidence likely will not be competent evidence. Material evidence is evidence that shows that the standards will or will not be met. Evidence is substantial if it is relevant and regarded by a reasonable person as sufficient to support a specific conclusion. Speculation, unsubstantiated fears of the community, or vague assertions do not constitute substantial evidence.

Quasi-judicial hearings are constrained by the standards in the ordinance and facts presented. Only parties with standing, including the applicant, local government and individuals who can show they will suffer special damages have the right to participate fully in the hearing. Parties may present evidence, call witnesses, make legal arguments. Other individuals may speak as a witness, however they will not

be allowed to participate fully as a party such as by questioning other witnesses or by calling other persons to testify. Witnesses must swear or affirm their testimony. General witness testimony is limited to the facts, not personal preferences or opinions. Certain topics require expert witnesses including projections about impacts on property values and traffic impacts. Individuals providing expert opinion testimony must be qualified as experts and provide the factual evidence upon which they base their expert opinion. Mere conclusionary testimony lacking the foundation of an expert's opinion is insufficient to establish the existence or non-existence of a fact or conclusion. Even though the Board may rely on other evidence if it is not objected to, the Board should rely on competent, reliable evidence in making its decision.

I will now recognize the applicant as a party and any other persons who believe they have standing to participate fully as a party.

Mr. Peete said the applicants are here. The consultants are here as well.

Mayor Aneralla said no adjacent property owners?

Mr. Peete said I don't believe so.

Mayor Aneralla said are the applicants intending to call any witnesses.

Mr. Peete said not unless questions arise.

Mayor Aneralla said the parties in this case are entitled to an impartial Board. A Board member may not participate in this hearing if he or she has a fixed opinion about the matter, a financial interest in the outcome of the matter or a close relationship with an affected person. Does any Board member have any partiality to disclose or conflict of interest to offer at tonight's meeting?

Mayor Aneralla said let me just say for a long time I have known different members of the family, but I have not discussed this at all with any of those members and I think there are probably a lot of people on the Board that know various members of the Cook family as well, but having said that, I think I can still be impartial at tonight's hearing.

Commissioner Phillips said I would like to say that I, too, know people in the Cook family and that will not impact my decision. And I'd also like to disclose that we received e-mails from people of the public regarding this and that will also not sway my opinion.

Commissioner Bales said I, too, know members of the Cook family. I have not spoken with anyone regarding this project and it will not sway my vote in any way, shape or form.

Commissioner Boone said I, too, know a few of the people of the Cook family. I have not discussed this with them and it will not have any influence on my decision.

Mayor Aneralla said the parties in this case have rights for any ex parte communication to be disclosed. Ex parte communication is any communication about the case outside of the hearing. That may be e-mail communications as well as conversation with parties, staff or the general public. Does any Board member have any ex parte communication to disclose? I know we received a few e-mails, so I think that covers all of us. Are there any other disclosures that anybody has?

There were no disclosures.

Mayor Aneralla said based on disclosures we've heard from the Board concerning partiality and ex parte communications, does any member of the Board or any party to this matter have an objection to the Board's participation in this hearing. I see no objections. What I would like to do now is swear in the applicant and staff and what I would like to do is have everybody come up to the laptop at the Rec Center, introduce yourself, state your address and who you are with. Then I will swear everybody in all at once.

Chad Lloyd, 3242 Tatting Road, Matthews, said I am with the applicant in my home. I'm Vice President of Land Acquisition.

Chris Todd with Timmons Group, we are the site civil engineer, 610 East Morehead Street, Charlotte.

Nick Burns with Impact Designs, we are the traffic consultant on the project. Our address is 172 Williamson Road, Unit 3728, Mooresville.

David Peete, Principal Planner, Town of Huntersville representing the Town of Huntersville.

Mayor Aneralla swore in the participants in the hearing.

David Peete, Principal Planner, said I want to enter the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 3.* MI Homes is bringing this by-right subdivision to you. The 92-acres is zoned Transitional Residential and you can see on the first slide that the property in the black striping is located along NC 73 in the western portion of town. Oliver Hager Road intersects with 73 along this border and this map will also show you in the red dash line where a future thoroughfare is proposed.

The property known as the Cook Farm sits between the Courtyards at Huntersville project on 73 and Gilead Ridge to the south. A neighborhood meeting for this project was held on October 22. There was a bit of delay by the applicants in terms of securing exactly where they were going to access NC 73 and that accounts for the slight delay in the processing of the subdivision.

If we go to the next slide, this just gives a little bit of context. You can see again a little more of the future thoroughfare. Some greenways are located on here or at least that are planning and some aerial photography of the existing developments around.

If you go to the next slide. This image indicates the layout of the property. You can see that aside from connecting into Courtyards at Huntersville and Gilead Ridge there are a large number of utility easements that crisscross through this development. There is a section of the future thoroughfare that comes off of 73 and moves south that the applicants will use to access their project, so that is a leg of a future thoroughfare that they will be providing and then they will provide right-of-way for an additional section of the thoroughfare, but they will not be constructing it at this time. There will be three different lot types in terms of width – 54, 64 and 74 feet in width and there will be a total of four urban open spaces that will be scattered throughout the site as well.

I wanted to highlight one change between what the Planning Board voted on and what you have before you tonight. If you see on the left, there was a road connection shown there in red that created a small block, but it also connected a little more specifically between Courtyards at Huntersville and Gilead

Ridge. That has been reviewed by the applicant and staff and as you can see in the larger image on the right in the green, that connection has now been.....the road has been taken out so it is much more indirect to connect through there and in its place where the road was is now a larger urban open space that is designed to be a dog park at this point.

I just want to show you that this particular area is just to the east of an intersection node in our 2040 Long Range Plan. It is designated as residential edge and the description of that is there at the bottom of the screen. I won't read that to you, but we can go back through that if you would like.

The next two slides just very quickly show you a couple of the 2040 policy statements that would support this development. Again, we can revisit any of these if you would like. There's a lot of consistency with the way that this project is set up and the goals that the Town has about residential development.

Transportation and TIA.....73 as you all know definitely has a series of plans that are still in the final stages of working through. Most of the impacts of this project will be bore by the 73 improvements but there is need for a left-turn lane with 100' of storage off of 73 approximately at the Oliver Hager Road intersection. If you have any other specific questions about transportation improvements, I believe that Stephen Trott is here and we can come back to it if you've got more questions on that.

I just want to go over a couple of updates from the Planning Board meeting as I mentioned. Just about everything has been addressed. There was a modification request for the buffer along the future thoroughfare. The requirement is an 80' buffer along the thoroughfare, but because of the parcel that was needed to get out to 73 and the width of that parcel, they are not able to provide 80' on both sides of the road. One of the sides would only have 28'. Because of the constraints of that parcel and because the pattern of the lots along 73 is not large lot or vacant or wooded, it is consistent and staff would be supportive of that. The second is a modification for cul-de-sac length. The cul-de-sac that is shown on the site plan, and we can revert back to that if you would like, exceeds our maximum of 250' but as illustrated in the site plan there are a large number of utility easements that make connectivity very difficult, so staff would be supportive of that modification request.

Tree canopy percentages have been revised. They were compliant to begin with, but they are shown there. If you would like to visit any of these points here that have been satisfied, I'm happy to do that. The only thing that is really outstanding at all on this is to make sure that all of the small detail dotting the i's and crossing the t's for the Zoning Ordinance and the transportation improvements happen.

Staff's position is that the application is complete, that the project is in compliance with the Zoning Ordinance and that there would be a recommendation of approval with all of the changes that have been incorporated. You can see from that Staff Recommendation the Planning Board voted 7-1 to support and they did that based upon the plan in front of them as well as all of the staff recommendations being addressed. This is your decision statement prompt which we can go back to if you would like about how you choose to proceed.

Mayor Aneralla said are there any questions of staff or the applicant at this time.

Commissioner Bales said quick question regarding the entrance off of 73. When the future widening of 73 occurs, is there projected to be a light at Oliver Hager since it's going to be an extension, a new thoroughfare, from 73 to Gilead.

Mr. Peete said I'm going to ask Stephen Trott to respond to that question.

Stephen Trott, Director of Engineering, said the future condition of NC 73, this access to Oliver Hager will be right-in/right-out.

Commissioner Bales said I'm not quite sure I realized that with the development that looks like would happen between Gilead and 73 and we're saying that's going to be a right-in/right-out, is that going to be the same as the entrance from the Courtyards.

Mr. Trott said I believe on the NC 73 Concept Plan the Courtyards and Terry Lane entrance, I believe that will be a directional crossover, meaning you can make a left-in at those locations, but not a left-out. So right-in/right-out and then left-in at the Hidden Path Lane/Terry Lane location and then for the future Oliver Hager thoroughfare there is a u-turn bulb that's between this proposed connection and the Terry Lane, so if you are trying to get to this thoroughfare and you are traveling westbound on 73, go to the u-turn bulb pass and then turn around at the traffic signal and then come back to turn right onto Oliver Hager.

Commissioner Bales said so bear with me, if they are going to put a light at Terry Lane.....

Mr. Trott said no traffic signal at Terry Lane, just a directional crossover.

Commissioner Bales said that was perplexing to me, so go to Commissioner Phillips.

Mayor Aneralla said I just want to remind everybody this is an evidentiary hearing to see if this plan is compliant with the ordinance.

Commissioner Phillips said I'm piggybacking off of what Commissioner Bales asked, have we been in talks with NCDOT in regard to a traffic signal at the Courtyards and Terry Lane.

Mr. Trott said I have not and NCDOT has not indicated as part of their review that I've heard of that a traffic signal is warranted or needed at either of those locations. I'm not sure if the applicant has any additional information on that they would like to share.

Nick Burns, Impact Designs, said a traffic signal on that concept plan, that 25 percent plan from DOT, they were not analyzed as signals neither at the u-turn bulb or at Terry Lane. If in the future that traffic does warrant it, that could be studied.

Mayor Aneralla said any other questions of staff or the applicant.

Commissioner Boone said just to kind of get some clarity so I can understand this a little bit, the connectivity from the Cook property into Gilead Ridge, on that map it really doesn't show what's coming in at Abbey House Lane or Bridgegate Drive. Can you answer that Mr. Peete.

Mr. Peete said I believe it's both.

Commissioner Hines said it looks to be both on the map I'm looking at.

Mr. Peete said Abbey House and Bridgegate are both connected by this development.

Commissioner Bales said while I understand that the intersections on 73 aren't necessarily weighed in on the sketch plan, I do think that we would want to keep an eye on those intersections so that if and when they are warranted we can work with NCDOT to hopefully get a light or something there so that these folks can get in and out easily, but I understand that's not part of this sketch plan approval.

Commissioner Hines said I've got one question. The Planning Board had a recommendation to remove the section there on this screen that's in red and now it's going to be a dog park or just pocket park. Can you explain the reason behind that request and are you at a point of supporting that.

Mr. Peete said there was no request by the Planning Board to remove the area in red. Some members of the Planning Board expressed concern that Gilead Ridge traffic and this development's traffic would find it perhaps tempting to go through Courtyards and so we were looking to create interconnectivity but make sure that it's done in a way that does not foster cut-through traffic. We revisited the site plan, talked with the applicants and found that it was just as appropriate to remove that section to create a better, more centralized urban open space but also to make that connectivity essential, but not tempting if you will. The Planning Board expressed a concern, but they did not directly speak to that solution and that's something that staff and the applicant came to.

Commissioner Hines said I think it's a great idea, so I like it the way it is. Just one curiosity question, is Oliver Hager currently a Town road or state road.

Mr. Peete said I believe it's DOT and there is a Charlotte Water facility underneath it, so the future of Oliver Hager is short. That's why you have the tie-in point where you do on this plan.

Commissioner Hines said so that basically would just become a local street. Will that still connect to Highway 73 or do we know yet.

Mr. Peete said we don't know that yet.

Commissioner Hines said one last question that just came to mind. In the Staff Report we talked about public facilities locating in this area. I know one thing that the Fire Department has always looked at is this area would be a great location for relocation of Fire Station 2. Did any of that come into consideration in regards to this.

Mr. Peete said no, it did not.

Mayor Aneralla said any other questions of staff or the applicant.

There were no additional questions.

Mayor Aneralla said as a reminder the Board is tasked with deciding if based on the evidence presented at the hearing before this Board the proposal meets the applicable standards. If the applicant meets their burden of producing competent material and substantial evidence that the standards in the ordinance will be met, the burden shifts to the other parties opposing the application to show by competent material and substantial evidence that the standards in the ordinance will not be met. If conflicting evidence as to the standard is presented, the Board will weigh the evidence and determine which side's evidence is correct. As an example, the Board may determine that one side's evidence is more credible and more reliable. If the applicant does not meet their burden of producing competent material and substantial evidence that the standards in the ordinance will be met, the Board must deny

the application. The application as originally submitted was considered by the Planning Board and the Planning Board made a recommendation. Nothing that occurred at the Planning Board level, including the Planning Board's recommendation, is considered evidence that you can base your decision on. However, the Planning Board's recommendation may be useful to the Board in identifying issues that the Board may want to consider and evaluate based upon the evidence that was presented at the hearing before this Board. Board members are encouraged to reference the applicable standards and specific evidence in their deliberation so that the staff and I will have enough information to prepare the written decision for the Board. Is there a motion regarding this request.

Commissioner Walsh said yes, I'm prepared to make a motion. In considering the evidence presented regarding "Cook Farm Subdivision" Subdivision Sketch Plan, the Town Board finds the application is complete, the sketch plan complies with all applicable requirements and there is consistency with the adopted public plans and policies of the 2040 Community Plan including: Policy LU 2.2, 5.2, 7.1, 9.2, 10.2 and 12.3; EOS 2.1, 4.3, 8.2, 8.3 and 10.1; PS 8.1 and 9.1; T 3.1, 3.2 and 5.3. The application complies with all requirements of the ordinances. These decisions are supported by the findings of fact set forth by the staff in the Staff Report. The Town Board approves the following: a modification to the portion of the 80' buffer along the entry of the portion of the thoroughfare buffer near NC 73 to 28' and a modification request to exceed the 250' cul-de-sac as the area in question is isolated by several utility easements. The Town Board approves the Subdivision Sketch Plan dated 2/3/2021 contingent on all other comments being addressed per staff's recommendation.

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

Mayor Aneralla said staff will draft and I will authorize a designee to sign a final written decision to reflect the vote and the reasoning for this decision. That written decision will be provided to the applicant and other parties with rights to such notice. Thank you everyone and we will close that evidentiary hearing.

Bryton Single-family Phase 3 Subdivision Sketch Plan Revision. Mayor Aneralla said this is an evidentiary hearing and consider decision on Bryton Single-family Phase 3 Subdivision Sketch Plan Revision, a request by LStar Management, LLC to revise the existing approved Sketch Plan to reduce the lot count and re-design the streets and lots.

Mayor Aneralla said as I previously stated this is a quasi-judicial hearing. You heard previously that you have to have competent evidence and evidence that is sufficiently trustworthy and reliable. Speculative, irrelevant or vague evidence, non-expert opinion as to something that requires an expert, such as Mr. Trott previously, and then non-accepted hearsay evidence will likely not be competent evidence. Material evidence is evidence that shows that the standards will or will not be met. As previously stated, evidence is substantial if it is relevant and regarded by reasonable persons as sufficient to support a specific conclusion. Quasi-judicial hearings are constrained by the standards in the Ordinance

and the facts presented. Only parties with standing, including the applicant, local government and individuals who can show they will suffer special damages have the right to participate fully in the hearing. Parties may present evidence, call witnesses and make legal arguments. Witnesses must swear or affirm their testimony. General witness testimony is limited to facts, not personal preference. Certain topics require expert witnesses and even though the Board may rely on other evidence if it is not objected to, the Board should rely on competent, reliable evidence in making its decision. Right now we would like to recognize the applicants. Who is representing the applicant here tonight.

Scott Munday said good evening, my name is Scott Munday. I'm representing the applicant tonight. My address is 6700 Windy Rush Road, Charlotte.

Patrick Murphy, R. Joe Harris and Associates, the interior consultant for the project. I live at 1119 Shiloh Bend Trail, Fort Mill, SC.

Mayor Aneralla said and Mr. Peete.

David Peete said Principal Planner for the Town of Huntersville representing the Town.

Mayor Aneralla said anyone else in the audience that would be a party.

No one responded.

Mayor Aneralla said the parties in this case are entitled to an impartial Board. A Board member may not participate in this hearing if she or he has a fixed opinion about the matter, a financial interest in the outcome of the matter, or a close relationship with an affected person. Does any Board member have any partiality to disclose or conflict of interest to offer at tonight's meeting.

Mayor Aneralla said I didn't realize that Mr. Munday would be here, but I've known him for a long time. We are both proudly Georgia Bulldogs. He and his wife have also contributed to my campaign in the past, however I have not spoken to him and didn't even know he would be here tonight, so I don't think it would affect my impartiality hosting this meeting. Anybody else?

There were no other disclosures.

Mayor Aneralla said has anyone had any ex parte communications to be disclosed, any e-mails received, any conversations with staff.

There were no disclosures.

Mayor Aneralla said based on there are no disclosures I heard from the Board concerning partiality or ex parte communications, I don't feel like any member of the Board cannot be objective, so we'll move on. I do want to swear in the three people that spoke.

Mayor Aneralla swore in participants in the hearing.

Mr. Peete said I want to enter the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 4.* As you said this is LStar Management. You will see the large area there in yellow that is labeled NR. That represents the Bryton Single-family residential development and the area in the black striping with "Site" written on the map, that indicates Phase 3 and this was approved

some number of years ago. The applicants have approached the Town about revising only Phase 3. In fact, most of Phases 1 and 2 are already constructed. If we go to the next slide you can see a little clearer that the area in red represents Phase 3 and then I want to go to the next slide and show you very quickly on the left you will see the 80-home site that represented Phase 3 originally and they have now asked to reconfigure Phase 3 as it's shown on the right. There's a reduction of 7 lots and most of these revisions are due to topography challenges and issues that they have with the site. They are creating a little more usable urban open space in the middle of the site you can see there bounded by four streets. There is off-site connectivity to a future thoroughfare section, very small, to the extreme right edge and then there will be an emergency-only fire access road that will go down to Everett Keith Road. Most of this whole phase will go back into the other two phases for development.

The Staff Report outlines all of the consistencies with our ordinance. Staff found the application to be complete. Staff found that the applicable requirements were being satisfied. There are no modification requests for this development and the recommendation is approval as presented to you tonight in your packet.

The Planning Board at the January meeting recommended by unanimous vote 8-0 to recommend approval as well. If there are any questions, I will be glad to answer those or the applicants are here as well.

Mayor Aneralla said any questions of staff or the applicant at this time.

Mayor Aneralla said hearing none, then as a reminder the Board is tasked with deciding if based on the evidence presented at the hearing before this Board, this proposal meets the applicable standards. If the applicant meets their burden of producing competent material and substantial evidence that the standards in the ordinance will be met, the burden shifts to the other parties opposing the application to show why competent material and substantial evidence that the standards in the ordinance will not be met. If competent evidence as to the standard is presented, the Board will weigh the evidence and determine which side's evidence is correct. As an example, the Board may determine that one side's evidence is more credible than the other. If the applicant does not meet their burden of producing competent material and substantial evidence that the standards in the ordinance will be met, the Board must deny the application.

The application as originally submitted was considered by the Planning Board and the Planning Board made a recommendation. Nothing that occurred at the Planning Board level, including the Planning Board's recommendation is considered evidence that you can base your decision on, however the Planning Board's recommendation may be useful to the Board in identifying any issues that this Board may want to consider and evaluate based upon the evidence that was presented at the hearing before this Board.

Board members are encouraged to reference the applicable standards and specific evidence in their deliberation so that Staff and I will have enough information to prepare the written decision for the Board. Is there a motion?

Commissioner Walsh said I'm prepared to make a motion. In considering the evidence presented regarding Bryton Single-family Phase 3 Subdivision Sketch Plan Revision, the Town Board finds the application is complete, the sketch plan complies with all applicable requirements and there is consistency with adopted public plans and policies of the 2040 Community Plan including the proposed Bryton Single-family – Phase 3 Subdivision lies completely within the Bryton development, originally

approved in 2005. These decisions are supported by the findings of fact set forth by the staff in the Staff Report. The Town Board approves the Subdivision Sketch Plan contingent on all other comments are addressed per staff's recommendation.

Commissioner Hines 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

Mayor Aneralla said staff will now draft and I will authorize a designee who will sign a final written decision to reflect the vote and reasoning for the decision. That written decision will be provided to the applicant and the other parties with a right to such notice.

Petition #R20-04. Petition #R20-04 Statesville Road Mixed Use is a request by Palillo Holdings, LLC to Rezone +/- 37.19 acres at the southwest corner of Hambright Road and Statesville Road from Corporate Business to Corporate Business Conditional District, Transit-Oriented Development Residential Conditional District, Highway Commercial Conditional District for a Mixed-Use development with commercial, apartments, hotel, and flex space (Parcels: 01704401, 01704402, 01704403, 01704404, 01704406, 01704407, 01704409).

Commissioner Phillips disclosed that the applicant donated to my campaign and that will have no influence over me at all.

Commissioner Hines said that would be the same for Commissioner Hines. I know the applicant and he donated in the past. It would not change anything.

Commissioner Boone said Jake Palillo has contributed to my campaign. It will not have any influence on my decision.

Brian Richards, Assistant Planning Director, said I'm just going to do a quick recap. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 5.* The rezoning here has two options. Option A, which is the plan on the main part of the screen, shows apartments to the north as well as a convenience store, on the southern portion flex space, a hotel as well as a commercial building. As part of the plan, the applicant is offering an alternate plan on the southern portion to accommodate for a 95,000 sq. ft. race shop and two buildings. Previously we did not see the map of the alternate plan, but that was shown to the Planning Board and we are going to show that to you guys tonight. As part of the plan they are requesting three modifications. The first modification is reduction of the 80' Corporate Business buffer. That would be along the southern portion in Alternate A that would be reduced to a 20' buffer that extends across the entire property. Alternate B they offer a 60' buffer. Staff is in support of this modification as it is in keeping with the spirit of the ordinance. The second modification is a modification of the I-77 buffer. A portion of that in the northern portion is for the construction of a parking lot. We understand that due to the topography that they are asking for an encroachment. On the southern portion, we can get into this in just a little bit more detail, I actually just got off the phone

with the applicant a moment ago and I'll be able to show some other information. On the southern portion they're asking for some encroachment for some visibility as well build ability in the southern area. Staff would not be in support of the encroachment of that buffer because that is not in keeping with the ordinance.

Here's the new plan that just came in. You can see the race shop in the area here where they are asking for a modified interstate buffer. They are offering to have a wet pond with a sprayer and some other elements. I actually was just provided elevations of the race shop so I'm going to show those to you in just one moment, but first we are going to go to the third modification which is a parking modification on the side of Building B. Apartment complexes require parking in the rear of the buildings. Due to the unique topography and constraints there with the gas line and topography and swim buffer, the parcel being adjacent to the I-77 corridor, we feel that this would be a modification that would be allowed and staff would support that as it is in keeping with the spirit of the ordinance. Staff is in favor of this plan given that policies of the 2040 Community Plan with one exception that staff would not support the Modification No. 2. The Planning Board did recommend approval for the project and they would be open to considering supporting the Modification No. 2. The applicant is here and he has requested that I provide the elevation of the race shop. Here's the northern portion, this would face the public interior road, Public Road D and the bottom picture of the elevation that would be visible from I-77. That would be the western elevation.

Commissioner Bales said are there any elevations of the apartments as well.

Mr. Richards said we don't have actual elevations. These would be representations. These are architectural precedents that are being offered by the applicant. They do not have an actual developer on board. I know they are speaking to a couple of developers right now and they have indicated that these would be higher end apartments for Huntersville.

Commissioner Bales said I feel like I'm missing something with this project and I'm trying to figure it out because the ask is that it's one mixed-use project. The question that I have is the architecture being compatible between the apartments and what we are seeing now for the first time, kind of the design of some of the space to the south and I'm struggling personally with trying to figure out if we are going to approve a rezoning that takes commercial space away and puts apartments in its place. I would feel better if I understood how it all tied together. Is there any opportunity there to get some elevations so we can see how it all ties together.

Mr. Richards said we have requested elevations from the applicant. Due to not having an apartment vendor on board at this time, they could not provide exact elevations, but they have offered these precedents for your consideration.

Jake Palillo, said the apartment complex is in design right now. Our architect advised to kind of give some precedents of some of the elements that we are going to use and the materials. We just got the race shop information and we're kind of under a little bit of a time constraint here with the race shop and with that 50' buffer.

It's a very modern building and these doors are all glass and that's going to kind of showcase their haulers and stuff. This is all glass and that's going to be visible from 77 and then that pond will have a sprayer with lights in it so it will be attractive kind of from all ends. This north elevation will actually be facing that traffic circle and then the front of the building facing Statesville Road will also be that same black type glass. With respect to the apartments, it's a 3-story apartment building and what we always

try to do is we try to look at what the competition is and one up them. We are always trying to make them nicer and nicer to be more competitive. Upon submittal of the drawings, staff has to approve the elevations. We submit the actual building plans, staff will go through it. I love Brian, but Brian is extremely tough and makes sure that every detail is met with respect to the frontage and that the side of the building is the side that looks like the front. We will work through all those details with staff during the building permitting process. In respect to the two different areas, there's quite a bit of green space. You'll see that there's a big buffer between all natural.....that stays an all wooded area. There's kind of a break between this very modern race shop and then transitioning over into the apartments and the apartments meet the need being next to the transit stop, which they just had a hearing on that to get that transit stop started.

Commissioner Bales said on the main screen here, show me exactly where the race shop is going to be situated. Is it that spot right there.

Mr. Palillo said right there.....in this area here is where the race shop would go. That shows you the race shop will go there and then this other space will stay vacant for now until they have some additional uses that they'll have to come back for later. We are putting a signalized light at this intersection. We're expanding the sewer quite a distance, too. And doing quite a few road improvements for the project.

Commissioner Bales said in recent memory have we ever done a modified buffer dipped into the buffer along 77.

Mr. Richards said no, we have not chartered that water. This would be the first precedent.

Commissioner Bales said that is actually a concern that I have that we are setting a precedent here and going down a road I don't necessarily know we want to go down.

Mr. Palillo said I'm in support of what you are saying. I would be in the same mindset and I talked to several staff and stuff. The only reason I would request the buffer is that because of who this building is and what this building is and does it add any value to people driving down 77 to see.....it's almost like when you are going to Atlanta when you go through Greenville, you see beautiful office buildings along there and it kind of adds some value to the community, so the question is does this race shop with this attractive look, add enough value to allow this to be seen from 77. I agree with you, I would not be a fan of opening up the buffer to the back of buildings to see parking lots and dumpsters and stuff like that, but I think this is kind of a unique situation.

Commissioner Bales said I think the question is if.....I'm going to go out there because I'm always looking at what if's and what if the race shop doesn't stick around and now we've got this open space and we have set a precedent that for lack of a better word has the potential to open the corridor along 77 in a way that we do not want the corridor opened and the race shop goes away and then we're kind of stuck. That's something that I think we all are going to have to weigh. I do have one quick question for Mr. Palillo, the red trim, is that part of the design for the building and is it lit.

Mr. Palillo said the red is part of the building and I don't have the details if that is lit up or not. The other question with respect to opening up the corridor, most of the corridor is now that ugly red concrete wall that was installed along 77, so good portion of the frontage in Huntersville is met with that cheap ugly sound wall they put up.

Commissioner Bales said I think we have them in just two locations. They are not on both sides of the interstate is my point and they are in two locations.

Commissioner Hines said we have an elevation from the interstate. We have an elevation fronting more towards the pond. Do we have an elevation fronting Statesville Road.

Mr. Palillo said no, these are the only two elevations that I was just given.

Commissioner Hines said there's another screen that shows where the building is, the pond and the buffer. I know there's a section of this property here that is very open, there's not really any trees. Do we have something in relation to this to the current conditions out there because I think the trees that we are seeing there are kind of from the request of removing that section of buffer, but do we have a current conditions overlay or something like that

Mr. Richards said we're not able to overlay that plan here. This is where the race shop would be located. As you said, that area here along 77 is very thin. There's the entrance to Hunsted Road and so the race shop would be where the clearing is today.

Commissioner Hines said so it would be minimal impact if there were some type of labor adjustment or something regarding the buffer here, it wouldn't be other areas.

Mr. Richards said more towards the southern portion, correct.

Commissioner Hines said my next question is on the north end where the apartment buffer request is, why a request for that buffer there. Is it primarily because the 10' greenway.....are you needing a construction easement in that area and that's why the request. Can you go into a little bit more detail why that's needed.

Mr. Palillo said that's merely just a construction easement. We are going to go back and replant that. We are just asking to go in there and put that parking in there and then we will replant that. Going back to the other screen, I'm not opposed to the race shop bringing that buffer closer, making that solid buffer and bringing it right up to that corner so closing it down right there. Just get it open enough to see this building.

Commissioner Hines said I think it's pretty open there anyway if my memory serves me right if I look at some aerals. I know the 50' buffer is completely undisturbed. Do we have any flexibility in our ordinance to allow for construction easement for parking lot even though it doesn't encroach into the 50' and for even a buffer to allow a greenway or anything.....do we have anything in our ordinance that allows that flexibility or no.

Mr. Richards said we do not for the 50' buffer. Those are to remain undisturbed. We understand especially with the apartment complex to the north, we were less concerned about that one just due to the buildability and the topography that is there. There are very few encroachments that are allowed. You are allowed to have them for driveways and sidewalks, so the pedestrian pathway will qualify for that and landscaping installation but typically you are not supposed to get in there and do a lot of grading, but because of this particular situation here on the northern part with the swim buffer and the gas line.....we're open to working with them on the northern one. Our main concern is the southern impact.

Commissioner Hines said looking at the southern impact it looks about where your cursor is maybe a little bit right there on that line. If that's where the building is, I mean I think what I'm hearing Mr. Palillo say is his request for the waiver could be significantly reduced since this second phase which is going to be left open for commercial corporate business, that's my understanding. In a buffer can you go and clear out undergrowth or really it is completely undisturbed other than the items you mentioned earlier.

Mr. Richards said it's supposed to be undisturbed totally but to point out the other portion as part of the conditional district rezoning, the applicant can ask for these modifications and that's what they are doing. If it was just without a rezoning they are supposed to remain undisturbed in perpetuity.

Commissioner Hines said for example on the north side, if Mr. Palillo were to say all I need it for is just for a construction easement for the parking lot but the parking lot would not encroach into the 50', the staff would be in support of that language.

Mr. Richards said yes, and as we've gone through these plans with Mr. Palillo and his team, staff has become more comfortable with the disruption to the northern boundary. We understand that they are to come back and replant that upper retaining wall and put the greenway path through there and so we are comfortable with the northern one. Our objection is for the southern one.

Mr. Palillo said under the conditional use would it be allowable to put as a condition that if the race shop was to ever leave that the 50' buffer would have to be replanted. We are selling it to the race shop, so is that something that we could put in the conditions, if the race shop vacates that the buffer gets restored.

Mr. Richards said yes, you could offer that as a condition.

Mr. Palillo said even if the race shop leaves, whoever takes it is still going to see that beautiful building but I wouldn't be opposed, if that gives you a little more comfort, to say we're making the exception only because it's a race shop and who they are and we feel it adds value to the community and if they leave, then the town according to the ordinance would be able to reinforce putting the buffer back in.

Commissioner Hines said that brings up one last question for me. Considering what you were just saying regarding the race shop if they ever leave, what if the race shop never comes.

Mr. Palillo said then the buffer remains. The condition is only if it's a race shop. If it goes back to the what you see now with the flex office, hotel and the retail, that buffer stays. We are only asking that for the race shop. If the race shop did not go in there, then the 50' buffer would stay there.

Commissioner Boone said I think this is a pretty good project and if you could put the red outline of the building where it showed the elevations. Yesterday before the Daytona 500 this race team was featured with the owner, the driver and the other owner and the portion that is to the left that has the 23, that is part of the team logo that is that 23XI racing that's part of the advertising on the race car. I think this project is so important and this is what people will see once they come from south to north into North Carolina into Huntersville, so we've got to get this thing right and I'd like to make a motion to defer this Rezoning Petition #R20-40 to the Town Board meeting of March 1 and this meeting will be held in person and/or virtual, so we can get some of these details worked out, we can get the elevations correct, we can get a different feeling from the Statesville Avenue view, the I-77 view, work on the

elevations and a possible designer for the apartments and have the Planning staff and Mr. Palillo work out these details in the next two weeks and bring that back to us. That's my motion.

Commissioner Walsh seconded motion.

Commissioner Munger said is it typical that we have elevations and design concepts prior to approving zoning changes of this type and I ask this because I know that our most recent rezoning for North State was a slightly different situation and that we owned a portion of the land.

Mr. Richards said yes, it is typical that applicants provide elevations for a majority of the buildings in conditional district rezonings.

Commissioner Munger said what is your projected timeline from start to finish on this project.

Mr. Palillo said the sense of urgency is the race shop would like to be up and running by this time next year. That's why every day is critical. They're putting a lot of pressure on us to get everything approved as quickly as possible.

Commissioner Munger said how long do you anticipate it would take to put up a structure of this sort.

Mr. Palillo said if they fast track it, I know Choate is the contractor on this, they are going to be pressing really hard to be done by February this time next year. The apartments take about 18 to 24 months start to finish.

Commissioner Phillips said for us that are not into the sports world, can the applicant please clarify who the owner is and why this is significant.

Mr. Palillo said I have signed a confidentiality agreement, so you have to make your assumption of who 23 is and I think Mr. Boone already spoke about it. I guess I'll break my confidentiality, it's the Michael Jordan, Denny Hamlin, Bubba Wallace race team. Michael Jordan is the first black American to be an owner in NASCAR.

Mayor Aneralla called for a roll call vote to defer to March 1.

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

Asbury Chapel Farmhouse Cluster. Asbury Chapel Farmhouse Cluster is a request by Olde Poplar, LLC (Jesse Goodwin) to subdivide +/- 10.39 acres of land located on the west side of Asbury Chapel Road to create a six lot Farmhouse Cluster Development (Parcel #01935117).

Lauren Speight, Planner, said the Asbury Chapel Road Farmhouse Cluster development was submitted by Old Poplar LLC and the manager for that is Mr. Jesse Goodwin. I would like to enter my staff report into the record at this time. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 6.*

There have been some modifications since my Staff Report was submitted, which I will go over. The Asbury Chapel Farmhouse Cluster is a development of six single-family homes and the total site size is approximately 10.39 acres. It is composed of one parcel along Asbury Chapel Road. The parcel is zoned Transitional Residential and it is primarily surrounded by Transitional Residential land as well. As you can see here the site is bordered to the east by the Olmsted development and to the northwest and south are single-family homes. The site meets the minimum open space requirements and it also will require an erosion control permit that has been reviewed by our land development staff and there is one outstanding comment there that is minor. The site is not required to meet the lot width or size minimums for the Transitional Residential zoning district because it is a Farmhouse Cluster, but it must meet all the other requirements of the Transitional Residential Zoning District which it currently is with one exception, which I will go over in a moment.

The proposed plan is meeting the minimum requirements and is over with the required tree save and it is not proposing to remove any of the specimen trees onsite.

Staff finds that the application is complete and it meets 9 of the 11 conditions outlined in the Huntersville Zoning Ordinance for Farmhouse Cluster and Transitional Residential zoning district. Staff recommends approval of the farmhouse cluster to subdivide 10.39 acres of land located on the west side of Asbury Chapel Road to create the 6 lot Farmhouse Cluster development on the condition that the applicant work with Planning staff to resolve the two code items which includes a vegetated opaque buffer along Asbury Chapel Road and add an open space note. As I previously mentioned the development is proposing to meet the minimum amount of open space, they just need to include a note and show that the open space will be protected and I've already spoken with the firm that is handling the plan and they are revising it and staff is confident that will be done, it's quite minimal. Staff has also been in communication with the firm with regard to the vegetated opaque buffer and they are working on that as well. The last minor revision has also been discussed with the applicant and has to do with a plat change that is necessary. It's also minor.

Commissioner Munger made a motion to approve the Asbury Chapel Farmhouse Cluster to subdivide +/- 10.39 acres of land located on the west side of Asbury Chapel Road to create a six lot farmhouse cluster development on the condition that the applicant work with Planning staff to resolve the remaining two code items which includes a vegetated opaque buffer along Asbury Chapel Road per Section 3.3.2(e)(6) and open space note Section 3.3.2(e)(8).

Commissioner Hines 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

Greenway, Trail and Bikeway Commission Appointment. The Greenway, Trail and Bikeway Commission has one position that needs to be filled due to the resignation of Marianne Thomas. This term will end on December 31, 2021. Staff recommends the Board appoint one new member to carry out the term.

Commissioner Walsh nominated Kelly Coleman.
Commissioner Phillips nominated Kelly Coleman.
Commissioner Munger nominated Kelly Coleman.
Commissioner Hines nominated Kelly Coleman.
Commissioner Boone nominated Kelly Coleman.
Commissioner Bales nominated Kelly Coleman.

Commissioner Walsh made a motion to appoint Kelly Coleman to the Greenway, Trail and Bikeway Commission.

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 – Code of Ethics. Emily Sloop, Town Attorney, said the previous Code of Ethics had not been updated since 2010, so it was necessary to update the code to incorporate 160D edits as necessary and also we have conformed to the code to match up with the model code. Not only did we update the Town Board code, but we also have provided a code for the other boards, commissions and committees of the Town.

Commissioner Phillips said did we previously have codes for the other boards and committees.

Ms. Sloop said it's not a statutory requirement for the other boards and committees to have a formal Code of Ethics as it is for the Town Board, but we do feel that it's a good idea and that's why we have updated and provided a code for them as well.

Commissioner Bales said thank you for all of this work. I think that it is time for our Town to have a Code of Ethics not only for this Board which we've had for a very long time, but for all of our boards, committees and commissions. I think that it just sets a very good example for how we should conduct business within our community and so I'm very excited by this. If there aren't any other questions, I would like to make a motion that we adopt this resolution adopting the Code of Ethics for the Town of Huntersville Board of Commissioners and other Town boards, committees and commissions of the Town.

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

Mayor Aneralla called for a roll call vote.

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

The following items on the Consent Agenda were approved:

- Supplemental Agreement for design to change signal pole type to mast arms for the US 21 at Gilead Road NCDOT project. *Agreement attached hereto as Exhibit No. 8.*
- Resolution for the Town of Huntersville’s on-call contracts to acquire right-of-way and easements necessary for the construction of various projects. *Resolution attached hereto as Exhibit No. 9.*
- Resolution approving sewer easement to Ramah Executive Park Condominium Development LLC and POS Real Estate Holdings, LLC and to abandon a portion of existing sewer easement(s) affecting the Seagle Street property. *Resolution attached hereto as Exhibit No. 10.*
- Tax Refund Report from Mecklenburg County. *Tax Refund Report attached hereto as Exhibit No. 11.*

CLOSING COMMENTS

Commissioner Boone requested an update on the delay in solid waste cans being delivered by Waste Connections.

Kevin Fox, Director of Public Works, explained that Waste Connections had supply chain issues during the pandemic, however they do have carts available now and over the last few days they have caught up significantly and hope to be back on a five to seven day lead time new carts moving forward.

There being no further business, the meeting was adjourned.

Approved this the 15th day of April 2021.