

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**December 5, 2022
6:00 p.m. – Huntersville Town Hall
101 Huntersville-Concord Road**

PRE-MEETING

The Huntersville Board of Commissioners held a Pre-meeting at Huntersville Town Hall, 101 Huntersville-Concord Road, at 5:15 p.m. on December 5, 2022.

GOVERNING BODY MEMBERS PRESENT: Mayor Melinda Bales; Commissioners Dan Boone, Rob Kidwell, Amber Kovacs, Lance Munger, Derek Partee and Stacy Phillips.

Mayor Bales called the Pre-meeting to order.

Solar Billing Methodologies. David Lucore, ElectriCities, presented information to the Board on Solar Billing Methodologies. *Refer to PowerPoint Presentation attached hereto as Exhibit No. 1.*

**REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS**

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall, 101 Huntersville-Concord Road, at 6:00 p.m. on December 5, 2022.

GOVERNING BODY MEMBERS PRESENT: Mayor Melinda Bales; Commissioners Dan Boone, Rob Kidwell, Amber Kovacs, Lance Munger, Derek Partee and Stacy Phillips.

Mayor Bales called the meeting to order.

Mayor Bales called for a moment of silence.

Mayor Bales led the Pledge of Allegiance.

STAFF QUESTIONS

Commissioner Kidwell requested that any presentations for pre-meetings be made available electronically when the agenda is sent out.

Commissioner Kovacs requested update on mobile app.

Kim Strickland, Public Information Officer, announced the Town's mobile app is now live.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

FY22 Financial Statements Presentation. Beau Hildebrand, Martin Starnes, presented the FY22 audited financial statements. *Refer to PowerPoint attached hereto as Exhibit No. 2.*

Greenway, Trail, and Bikeway Commission Update. Tim Sandborne and Diane McLaine, Greenway, Trail and Bikeway Commission, provided update to the Board. *Refer to PowerPoint attached hereto as Exhibit No. 3.*

Mecklenburg County Assessor's Office Property Revaluation. Brad Fowler, Assistant Assessor, presented update on the 2023 Revaluation. *Refer to PowerPoint attached hereto as Exhibit No. 4.*

David Schurr, 17142 Pennington Drive, said for every person you see in this room, there are dozens of families being represented that are unable to attend in person due to work and family obligations, but I can assure you their sentiments echo all of our speakers. I'm a long-time resident for over 20 years in Birkdale Village and prior to that I lived in the townhouses across the street in Birkdale. I've seen this area change greatly over the years. For the most part the change was welcome, with the addition of stores and services. In fact, I distinctly recall walking into Birkdale Village while it was under construction and wondered where all the people would be coming from to fill the apartments and the houses. Since that time, I've seen the corridor of NC 73 from I-85 to beyond 321 fill in with housing and retail with Huntersville being the epicenter. We now have greatly overburdened our infrastructure. Birkdale Village's original concept was mixed-use retail and residential, with the ability to shop and stroll. The addition of multi-family housing, office space and a hotel are not in keeping with the original intent that attracted the residents to this unique neighborhood. We now have come to a critical point where development in the neighborhood has gone beyond an inconvenience. I never thought I would see graffiti in the neighborhood, but the greenway has been violated. I never thought I'd see open drug traffic, but that's going on in the parking lots in Birkdale. Birkdale has a neighborly feel, but it's losing that quality. Maybe that's going on everywhere, but I want to reverse this. There's nothing wrong with progress, but there's something to be said for thoughtful planning and respect for the legacy of the neighborhood when moving forward. Please bear this in mind along with the safety and quality of life issues that you are entrusted with as representatives of the residents of Huntersville. Tonight, I'm following your advice to be involved in the decision making in our community. I want to see purposeful economic development and growth in a meaningful way and North American Properties proposal is not in alignment with these goals. I respectfully ask that their request be declined.

Nick O'Shaughnessy, 8217 Parkton Gate Drive, said I've shared my thoughts with you over the past few weeks concerning the credibility of North American Properties and the lack of transparency in their proposed designs, in terms of aesthetics, parking, traffic. I've had a few extra thoughts and I've come to another possible scenario. It's a theory. You can call it whatever you like, it's just my personal opinion. The current applicant appears to be on your documents DDR and NAP seems to be acting as a property manager/partner. They have brought some cash investors into the deal to cosmetically dress-up the village. Pocket change compared to the apparent value of their development. I think that their proposal is to get substantial rezoning approved with the sole intent of creating future value. I don't think they have any intent of building any of this stuff. I think they are going to do what Mr. Tim described as an Atlantic Station Project where they didn't lay a brick, quoting from Mr. Tim Perry. My theory is that their intent is to get the rezoning approved and within the 5-year vesting period DDR/NAP would sell the

project for way more than it's worth right now – megabucks, I'm not talking small dollars. If you can imagine buying a project which includes the 125-room hotel, 150,000 sq. ft. of Class A and 360 more apartments, it's worth a lot more than it is as it stands right now. My comment to you is more of an appeal. They can promise you the world, but they don't have any intention of building anything, so they can promise anything because the new owner doesn't have to do anything more than what's on the rezoning document, which is minimal, just to meet code minimally. I just don't want you guys and my community to be caught up in a bait and switch.

Sydney Zarsadias, 17303 Inglewood Lane, said I have lived in the neighborhood behind Birkdale Village for 22 years now, almost my whole life. I have loved Birkdale Village for the breath of fresh air that it is as a child, a high schooler, and even more now as a young adult. I have always hoped to move back to Birkdale Village so my future family is able to enjoy the Birkdale Village that I did. It's a recipe that so many other mixed-use communities try to mimic. They try to go bigger and better, but still none have the same success or sense of community that Birkdale Village has established. No others, despite their best efforts, have customers who have been returning every single week for the past 22 years. That's a good business. The updates that have been made are a wonderful enhancement to the village, however the future plans are not an enhancement but a change that will drive up the very community that makes Birkdale Village so successful. There's a reason that Chick-fil-a doesn't make cheeseburgers and there's a reason they scrapped the new Coke recipe. When you have something special like what Birkdale Village has you can enhance it absolutely but the last thing you want to do is completely change the recipe. At the end of the day if I wanted a burger, I'd go to Burger King and if I wanted a big convention center I'd go to Atlanta. I hope you keep this in mind as you make your decisions and know that I speak for myself and my community in acknowledging that the enhancement of Birkdale Village is a positive thing but also recognizing that this drastic change will make Birkdale Village something it is not and something that it's never meant to be. What we have now is so sought after because of its uniqueness. Let's keep it that way.

Kim Zarsadias, 17303 Inglewood Lane, said I just want to make another comment this week about Birkdale Village. As I've said before I understand why we need development. I guess one additional comment I wanted to make is that I want you all to know that this is just not Birkdale Village residents that share our sentiment. I feel like I'm very well connected in the community through my children's schools. I know a lot of people. I know a lot of people in the Birkdale Golf Course, the Hamptons. Everybody I talk to really has mixed feelings on this development, leaning toward not liking the majoriness of it, the high buildings, the excess traffic. For example, I just had coffee with an old friend that lives in Birkdale Golf Course this afternoon and she was saying how herself and people that she talks to, they are longing for the quaintness that we always had. I don't think that the tall buildings, convention center, lends itself to that quaintness and what people are looking for and as my daughter just spoke about, the specialness of it.

Lisa Schurr, 17142 Pennington Drive, said as a resident of Pennington Drive I'd like to provide a firsthand account of the congestion and safety issues already affecting us. Pennington is one of the main arteries or cut-through streets linking Catawba Avenue to Birkdale Village. Emergency vehicles utilize our street on a routine basis responding to calls from the village, however garbage trucks, landscaping trucks, Amazon, UPS, FedEx and mail delivery vehicles create an ongoing obstacle course slowing their response time. This does not even account for the regular traffic from residents and the increase in traffic from non-residents. As the surrounding areas have developed over the years, our street is effectively reduced to a single lane with commuters who enter and exit the neighborhood. Anytime a traffic event occurs on I-77, Catawba, Sam Furr or Westmoreland, our street becomes a detour. The recent gas line incident at Westmoreland brought traffic on Pennington to an impasse for over an hour. Weekends,

concerts, special events, they only add to the congestion and this would only worsen with more residents, office space and a hotel. Here again I hesitate to think of how emergency responders get through or how an evacuation materializes with the introduction of additional commuters as a result of the developer's proposal. We moved to the neighborhood because it was a quaint and quiet village. Our family felt safe and we'd walk to the stores, we'd arrange play dates and dine at the restaurants. Birkdale has changed from a shopping area with a neighborly feel to a hangout with patrons who are less invested in our community and treat the area with a general disrespect. The developer's proposal would only worsen the transition. My family as a result has shifted to frequenting restaurants and movies outside of Birkdale because of the large groups of teens that loiter, driving recklessly and perpetrating theft. We limit our visits to Birkdale Village to certain days and certain hours. Please do not push these families and their purchasing power away. Once they are gone, they are gone. I respectfully ask that you decline this rezoning request and make certain we manage growth in a meaningful way. Before voting, please imagine yourself and your children living in this environment. Lastly, I reluctantly ask you to imagine yourself or a family member in need of medical or emergency services, but unable to receive a lifesaving response. I pray that none of us will ever be in this situation.

Kerry Edelstein, 8810 Camberly Road, said I know I have spoken to some of you about this already and I want to actually plus one to what has already been said. I completely agree with all the comments that have been made, including public safety and I actually also share Nick's concern. I think that is something you should be taking really seriously, that this might not even be real. I'm a big believer that to vote for this rezoning you have to believe it's both real and realistic and I don't believe it's either real or realistic. Like Nick said, I have some reservations about whether or not this plan is even real and I really share the rest of the community's concerns about public safety and infrastructure constraints. The night of the Christmas tree lighting I happened to also be coming from the Renaissance Festival. We got stranded in that parking lot for an hour unable to leave and we were one of the first people to leave. There were hundreds of cars stranded there for probably two hours and when we were finally able to exit which we only did because my husband got out and traversed the whole parking lot in the dark to figure out how we could exit, we discovered that a Huntersville Police Officer had actually blocked one of the exits.....not only wasn't moving people out, had blocked people in and wasn't rerouting them. It took us an hour to get out and then we got to Birkdale where the Huntersville Police were routing everybody into Birkdale Greens which we had been promised wouldn't happen and Bridgeton Lane was completely blocked. It was impassable, you couldn't get through it. If there had been a public safety emergency you wouldn't have been able to do anything on both ends of that. I tell this story because to double the infrastructure of Birkdale which is what you are proposing doing here between apartments and extra retail and office space, you have to be able to plan ahead for infrastructure and I don't see in here that happening, so it feels to me that we are missing an opportunity to talk about what could be by wasting our time talking about what definitely can't be. This is not a realistic petition and we're listening to a manipulative out of state real estate developer that doesn't even live here and know our community. The silver lining is it's brought a lot of us together. I actually met a bunch of neighbors through this and I think that's really great and some really awesome ideas have come out of it and you are not getting to hear the good ideas of what Birkdale could be and how we could go into the future because we are so focused on this thing that isn't practical, that isn't realistic, so I feel like we need to just put this behind us so we can start to discuss what actually could be. These ideas that NAP put forth are very vanilla, they are a newer version of Birkdale that don't lack the charm that Kim and Sydney were just talking about and we can do better, we deserve a healthy, realistic, architecturally harmonious beautiful quaint inspirational partnership here that allows us to continue to thrive. We are not a rescue mission, we are not a project, we are an existing thriving community. I think we all know in our heart of hearts this petition isn't it and you need to vote no.

AGENDA CHANGES

Commissioner Munger made a motion to remove Item 8.C from the Consent Agenda because the text amendment is still under review by the Huntersville Ordinances Advisory Board and subject to revision.

Commissioner Phillips seconded motion.

Motion carried unanimously.

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

Commissioner Munger seconded motion.

Motion carried unanimously.

CONSENT AGENDA

Call for Public Hearing – Petition #TA22-13. Commissioner Phillips made a motion to call a public hearing for January 3, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #TA22-13, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 3.3.1(a) Manufactured Home Overlay District to update skirting requirements to comply with G.S. Chapter 160D-910 and to amend Article 11.6.1(a) Zoning Compliance to clarify application requirements and to amend Article 9.9 Commercial Communication Tower to comply with G.S. Chapter 160D-937 on co-locating wireless facilities on Town utility poles. Commissioner Kovacs seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #TA22-12. Commissioner Phillips made a motion to call a public hearing for January 3, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #TA22-12, a request by the Huntersville Town Board for a text amendment to Article 4 of the Zoning Ordinance clarifying the amount of residential and commercial first floor area allowed in a mixed-use Urban Workplace and Shopfront building type. Commissioner Kovacs seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #R22-06. Commissioner Phillips made a motion to call a public hearing for January 3, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #R22-06, a request by Hotel Ventures of Lake Norman, Inc. to rezone +/- 2.66 acres located at 16221 Northcross Drive (Parcel #00930115) from Corporate Business-Conditional District to Corporate Business-Conditional District. Commissioner Kovacs seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #ANNEX22-01. Commissioner Phillips made a motion to call a public hearing for January 3, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #ANNEX 22-01, a request by Earl House III and Terrix Deanna Williams to annex 0.45 contiguous acres of Parcel #019-201-25 into the Town of Huntersville. Commissioner Kovacs seconded motion. Motion carried unanimously.

PUBLIC HEARINGS

None

OTHER BUSINESS

Petition #TA22-06. Petition #TA22-06 is a request by DDRTC Birkdale Village, LLC to increase the building height limits for hotels and commercial uses within Pedestrian Oriented Developments that are located in the Highway Commercial zoning district.

Nathan Farber, Planner I, noted the applicant has requested a withdrawal of Petition #TA22-06. This petition had previously been deferred to January 17, but moving forward the applicant plans to impose the conditions of the text amendment onto the rezoning that has also been deferred to January 17.

Commissioner Boone made a motion to approve the withdrawal of the Text Amendment TA22-06 at the request of the applicant DDRTC Birkdale Village, LLC in a letter dated November 28, 2022.

Commissioner Phillips seconded motion.

Commissioner Kovacs said what was the original reasoning to choose quasi-judicial instead of administrative approval.

Susan Irvin, Irvin Law Group, 19726 Zion Avenue, Cornelius, said originally the text amendment did not include a quasi-judicial component. That was something that was requested by the staff. The special use permit has certain findings of fact and conclusions of law that have to be found or that are proven by the applicant to win that case. For that reason, it doesn't provide the flexibility of a conditional zoning. Basically, if the applicant proves the case, according to the statute and ordinance the Town Board has to approve the special use permit. A conditional rezoning would give the Town more flexibility to address any concerns. We originally did not come in with that. That was something that was requested by staff and the applicant was fine with doing it that way.

Commissioner Kovacs said I know that with the recent us kind of getting rid of the quasi-judicial process as the norm and going administrative, if it was recommended for the applicant to do a quasi-judicial process as opposed to administrative, can you clarify why.

Jack Simoneau, Planning Director, said in the ordinance today we have when hotels go over a certain height they have to get a special use permit. That's already been in the ordinance and this discussion started knowing that six stories requires a special use permit, a nine or ten story should as well. That's how we got here. We understand where the limitations are. We understand quasi-judicial. It's sworn testimony, facts. But that's how we got here, it was being consistent with what has already been established in the ordinance.

Commissioner Kovacs said what are the benefits that the applicant is looking for to be able to move from the special use permit to the conditional rezoning, if these changes go through.

Ms. Irvin said I would say there are a few. The main one is that the special use permit takes an important element of the plan out of the global discussion during the conditional zoning and so when you are looking at a project proposal, you want to be able to look at everything at once instead of trying to kind of make a decision kind of in two parts. It kind of ends up with a very strained process.

Commissioner Munger said in the event this were to pass, can I know have discussions with Ms. Irvin and NAP about anything related to Birkdale Village.

Emily Sloop, Town Attorney, said right now what we are voting on is their request to withdraw their application for a text amendment to the ordinance. My understanding is that if their withdrawal is granted, they are then going to go back and amend their conditional rezoning plans which will then be submitted for you all to consider. Because a conditional rezoning is a legislative process, you are not bound by the same limitations that you would be if it were quasi-judicial in terms of ex parte communications.

Commissioner Munger said would I still then most likely have to wait until the new proposal is submitted or are we pretty much free and clear.

Ms. Sloop said you are able to speak with them about the proposal, but my understanding is that proposal as it is today is going to change.

Commissioner Kidwell said what I'm hearing is take it away from quasi-judicial to where if it doesn't meet certain guidelines like the harmony, staff probably based off guidelines wouldn't approve it, so let's remove it and gives an opportunity for them to then individually discuss their plans going forward with each Board member.

Ms. Sloop said because I've heard a couple times now about staff approval, but this would never have been an administrative approval. It would have been either legislative or quasi-judicial.

Commissioner Kidwell said I should say quasi-judicial since staff is going quasi-judicial now, that's what I mean by that.

Ms. Sloop said I'm not sure I understand that comment.

Commissioner Kidwell said I think this kind of reminds me a lot of before I was on the Board with NorthState and listening to how many times that they spoke to individual commissioners and the commissioners had individual conversations and it wasn't shared with everybody on the Board. It just seems.....I'm not getting a good feel from it.

Commissioner Kovacs said this could have never been administrative at all.

Ms. Sloop said no, it's not a by-right project.

Commissioner Munger said in the event that you should contact me to have any discussions, I want Kidwell in the room with me.

Commissioner Kidwell said no, thank you.

Mayor Bales called for the vote to approve withdrawal of Petition #TA22-06.

Motion carried 4 to 2, with Commissioners Kidwell and Kovacs opposed.

Revised 2022 Town Board Meeting Schedule. Commissioner Munger made a motion to adopt revised 2022 Town Board Meeting Schedule, canceling the December 20 Regular Town Board Meeting.

Commissioner Phillips seconded motion.

Motion carried unanimously.

Revised 2022 Town Board Meeting Scheduled attached hereto as Exhibit No. 5.

MAYOR AND COMMISSIONER REPORTS/CLOSING COMMENTS

Mayor Bales

- Commended Parks & Recreation for their work on A Huntersville Christmas.
- Lake Norman Economic Development Corporation currently has 31 active projects, 25 of which have an interest in Huntersville. Speed networking event was held last week with all three area high schools.

Commissioner Kidwell

- No Report.

Commissioner Kovacs

- Provided update from the Lake Norman Chamber of Commerce.

Commissioner Boone

- Wished everyone a Merry Christmas and looking forward to a great 2023.

Commissioner Phillips

- Provided update from Visit Lake Norman.

Commissioner Munger

- Attended the Huntersville Ordinances Advisory Board Meeting on December 1. HOAB will hold a special virtual meeting on December 15.
- Provided update from the Public Art Commission.
- Wished everyone Happy Holidays.
- Consider donating to local non-profits.

Commissioner Partee

- Attended Lake Norman Chamber of Commerce Diversity Forum and Discussion on Race Relations.
- Wished everyone Merry Christmas and Happy New Year.
- Consider donating to Cool Kids Clubhouse.

Mayor Bales invited everyone to the Noon Year's Eve party to kick-off the 150th for Huntersville on December 31.

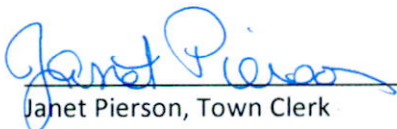
Commissioner Kidwell said I recently saw a Facebook post from one of our residents and while their 5-year old was playing in the backyard, they uncovered a firearm. This was a firearm with a full magazine and one in the chamber. This individual had a child who listened very attentively, put down the firearm, in which he was able to confiscate it from him and turn it over to the police. It was a firearm that was used in an attempted robbery not too far away. The reason I bring this up is I have often heard Commissioner Partee speak and I agree with locking your firearms up. But I think there's also another element to that and it's something that I was raised with and I'm raising my daughter with and have been raising her since her 6th birthday was respecting a firearm and understanding what to do if you see a firearm, whether you may think it's fake or real, get an adult right away. Never touch a firearm.

Firearm safety was understanding the importance of it and the magnitude of it. When I read this post it hit me, I'm like I've got an 8-year old daughter and I'm training her one way but I've got a 9-month old son and I know this individual. I have a lot of respect for this individual and I think he has a great family. He's just a phenomenal guy and if something tragic would have happened I would have been beside myself, so tonight I'm asking people of Huntersville, not only lock up your firearms as Commissioner ParTEE often mentions, but also I encourage you to teach your family about firearm safety and what to do if they should see one or if they see a friend touching one or have one to not touch it and immediately get an adult.

Mayor Bales wished everyone happy holidays.

There being no further business, the meeting was adjourned.

Approved this the 3rd day of January, 2023.



Janet Pierson, Town Clerk



Solar Billing Methodologies December 5, 2022

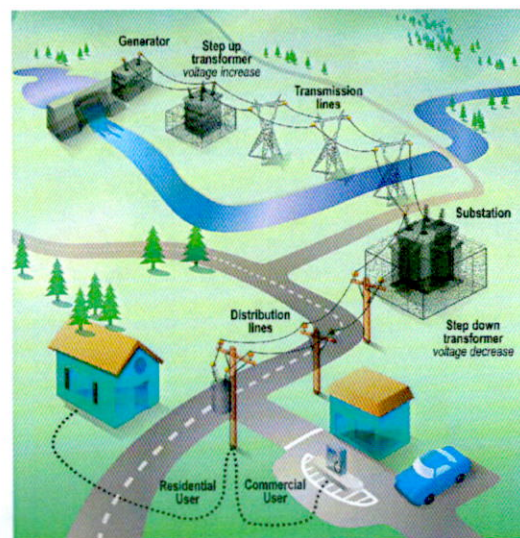
David E. Lucore
Electric Systems Manager



1

Electric Utility Systems

- Generation – Generates Power at a Power Plant
- Transmission – Transmits power long distances to Utility Owners
- Distribution – Utility Owners Distribute power to end-user electric customers.



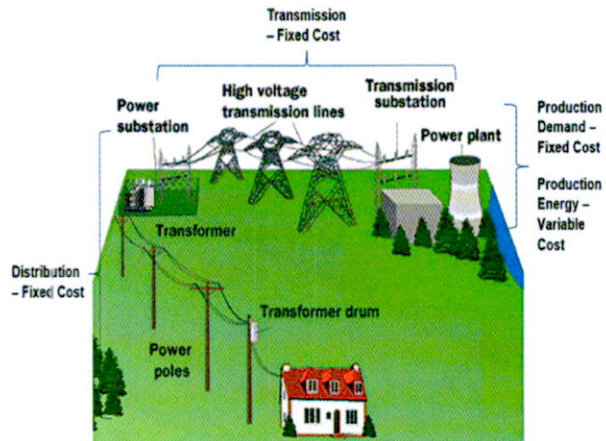
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Attachment No. 1
Page 1 of 7
Date 12-5-2022

Electricity Costs

- Fixed Costs – Costs paid regardless of energy consumption
- Variable (Avoided) Costs – Costs incurred by the quantity of Electricity purchased from a generation plant.



ELECTRICITIES

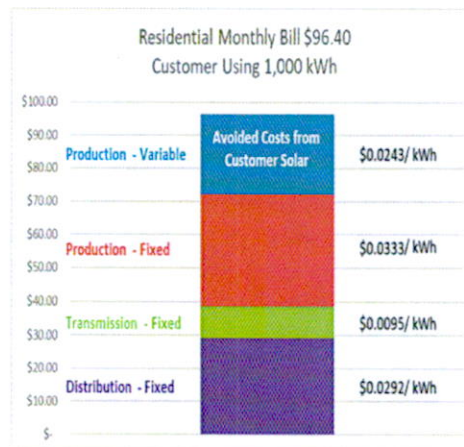
The energy behind public power

3

3

Electric Rate Components

- All fixed and variable costs go into the rate charged to customers.
- Solar Panel generation reduces ONLY the variable cost of the energy produced.



ELECTRICITIES

The energy behind public power

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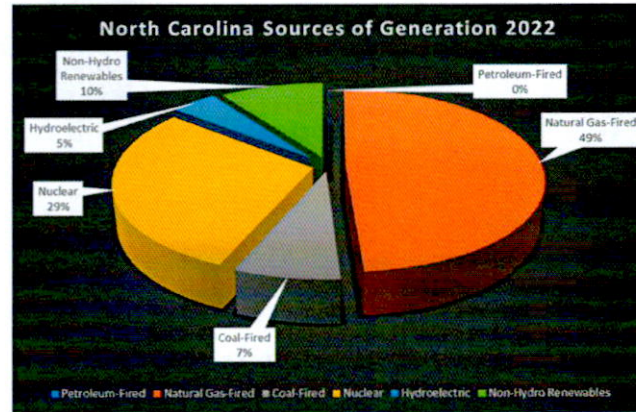
Attachment No. 1
Page 2 of 7
Date 12-5-2022

NC Sources of Generation 2022

Category	MWh's
Petroleum-Fired	8
Natural Gas-Fired	6312
Coal-Fired	952
Nuclear	3782
Hydroelectric	572
Non-Hydro Renewables	1274

ELECTRICITIES
OF NORTH CAROLINA, INC.

The energy behind public power



5

5

Sources of Energy for Huntersville

- NCMPA1 provides electricity to member cities with a generation mix consisting of:
 - 90% Nuclear
 - 5% Renewable
 - 4% Natural Gas & Oil
 - 1% Hydro

NCMPA1 Sources of Energy

Hydro	1%
Natural Gas & Oil	4%
Renewable	5%
Nuclear	90%

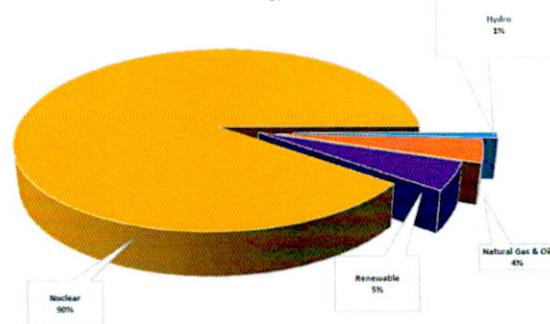
CO2 Produced for (Tons)

Hydro	0
Natural Gas & Oil	762
Renewable	0
Nuclear	0

2020 CO2 Intensity (lbs. CO2/kWh)

NCMPA1	0.0035
Duke Energy	0.5635

NCMPA1 Energy Sources



6

6

Attachment No. 1
Page 3 of 7
Date 12-5-2022

Solar Energy Billing Methodologies

- Three main billing methodologies for Solar Energy:
 - Buy-All/Sell-All
 - Net Metering
 - Net Billing

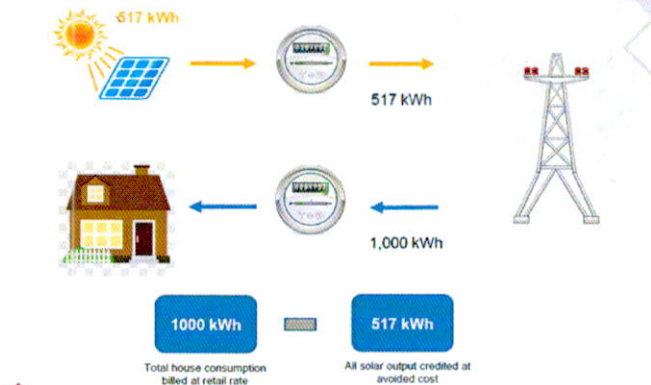


Buy-All/Sell-All

- The customer Sells All of the energy produced to the utility.
- The utility Buys All the energy produced from the customer.
- The customer pays the retail rate for all energy consumed.
- The utility credits the customer for all energy produced by the solar panels based on the avoided cost price.
- Avoided Cost Rate: 3.21¢/kWh
- Retail Rate: 11.5 ¢/kWh
- $1000 \text{ kWh's} \times \$0.115 = \$115$
- $517 \text{ kWh's} \times -\$0.0321 = -\$16.59$
- Net cost to customer = \$98.41
- Customer receives credit for solar energy.
- Utility recovers all fixed costs.

Buy-All / Sell-All

Household consumption = 1000 kWh



Net Metering

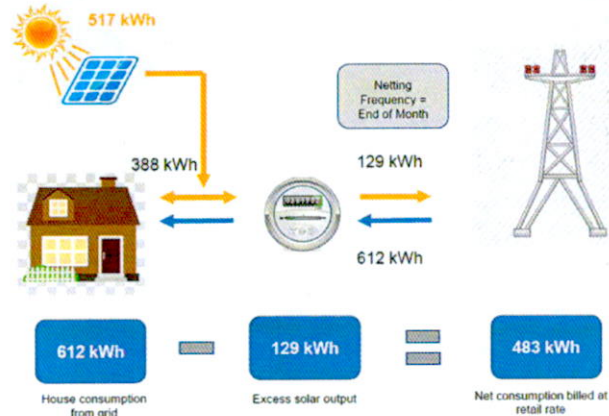
- Customer produced energy is used to offset load on a monthly basis.
- Energy required by customer from the utility is billed at the retail rate.
- Any excess energy is credited to the customer at the retail rate.
- Retail Rate: \$0.115/kWh
- Customer is billed for 483 kWh's:
 $1,000 \text{ kWh's} - 388 \text{ kWh's} - 129 \text{ kWh's} @$
the Retail Rate: $483 \times \$0.115 = \55.55
- Utility pays a portion of fixed costs:
 $(\$0.115 - \$0.0321 = \$0.0829)$
 $517 \text{ kWh's} \times \$0.0829 = \$42.86$

ELECTRICITIES

The energy behind public power

Net Metering

Household consumption = 1000 kWh



9

9

Net Billing

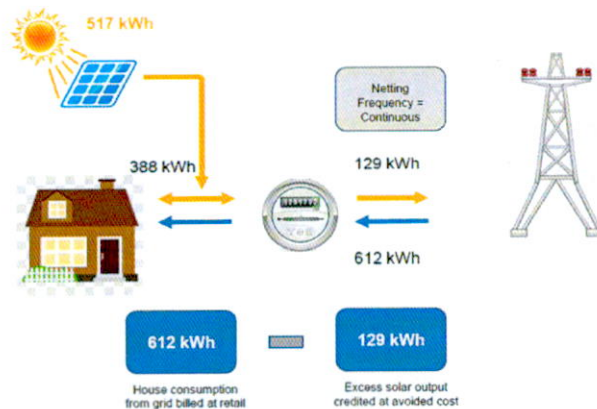
- Solar energy produced during customer demand is used.
- Energy required by customer from the utility is billed at the retail rate.
- Any excess energy is credited to the customer at the Variable Cost rate.
- Avoided Cost Rate: \$0.0321/kWh
- Retail Rate: \$0.115/kWh
- Customer reduces electric bill by 388 kWh's using solar panels and provides 129 kWh's back to utility.
- Customer is billed for 612 kWh's at the Retail Rate and credited for 129 kWh's at the Avoided Cost Rate.
- Cost to customer: $612 \text{ kWh's} \times \$0.115 = \$70.38$
- Credit to Customer: $129 \text{ kWh's} \times \$0.0321 = \$4.14$
- Customer Net Bill: $\$70.38 - \$4.14 = \$66.24$
- Utility pays a portion of fixed costs:
 $388 \text{ kWh's} \times \$0.0829 = \$32.16$

ELECTRICITIES

The energy behind public power

Net Billing

Household consumption = 1000 kWh



10

10

Attachment No. 1
Page 5 of 7
Date 12-5-2022

Solar Panel Trends

- Solar customers want to reduce or eliminate their electric bill by adding solar panels to their houses.
- Solar customers want to contribute to the effort of reducing carbon emissions.
- Duke Energy has more incentive to offer customers more compensation on their solar generation to help Duke offset its carbon emissions and meet its goals of 70% reduction by 2030 and net zero by 2050.
- The electricity purchased by the Town has near zero carbon emissions.

11

Current Billing Methodology

- The current Huntersville solar billing methodology is Buy-All/Sell-All.
- A new rate would need to be developed and new meters would need to be purchased and installed to move to a different billing methodology.
- The existing billing system may require upgrades and/or improvements to accommodate a different billing methodology.
- There is a Cost-of-Service study currently underway that includes a study on the viability of a solar rate with a different billing methodology. Expected completion is the first quarter of 2023.
- Any changes to the electric rates must be approved by the Board of Commissioners and typically occurs during the budget adoption process and becomes effective on July 1 of the next fiscal year.

12

Attachment No. 1
Page 6 of 7
Date 12-5-2022

Billing Methodology for Other Utilities

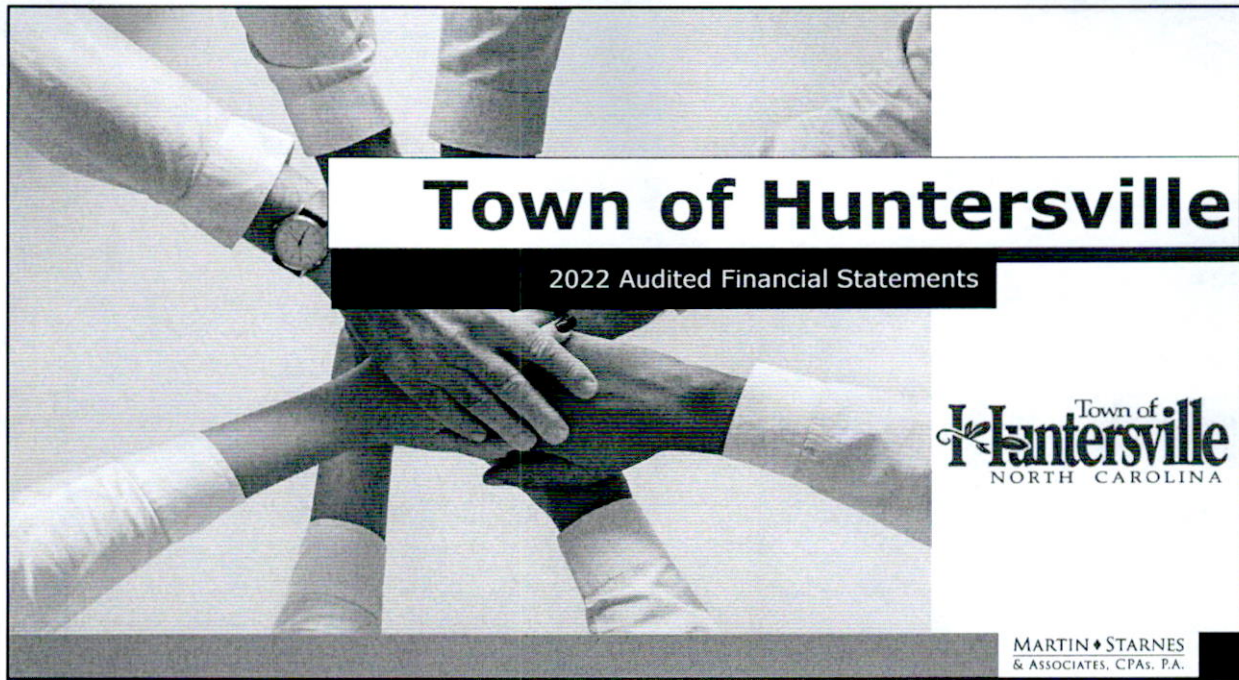
- NCMPA1 provides power to 19 municipal electric systems including Huntersville.
- Utilities with less than 150,000 customers are not required to offer Net Metering

Utility	Methodology	Power Supplier
Energy United	All 3 Options	NCEMC
Duke Energy Carolinas	Net Metering	Duke
Albemarle	BASA	NCMPA1
Cornelius	BASA	NCMPA1
Gastonia	BASA	NCMPA1
High Point	BASA	NCMPA1
Huntersville	BASA	NCMPA1
Lexington	BASA	NCMPA1
Monroe*	Net Billing	NCMPA1
Morganton	BASA	NCMPA1
Newton	BASA	NCMPA1
Pineville	BASA	NCMPA1
Shelby	BASA	NCMPA1
Statesville	BASA	NCMPA1
Concord	BASA	NTE
Dallas	None	Duke Wholesale
Kings Mountain	BASA	NTE
New River Light & Power	BASA	Duke Wholesale
Landis	BASA	Duke Wholesale

*Monroe changed from BASA to Net Billing on 7/1/2022

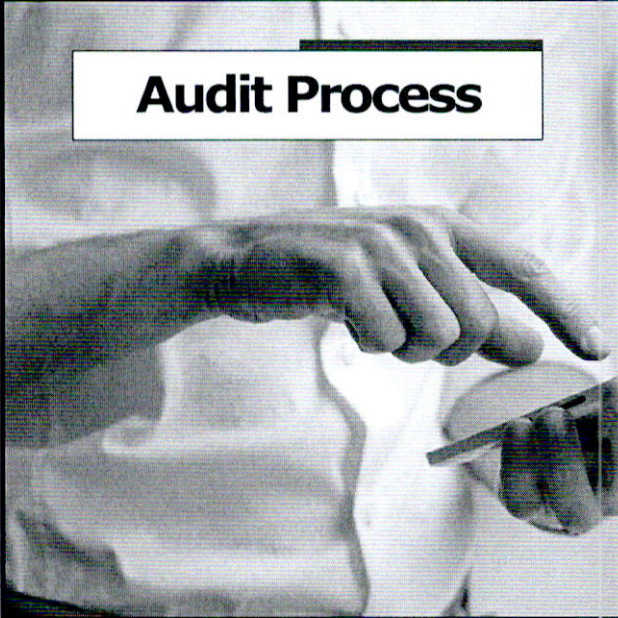
Questions?





Thank you, Mayor and Council members, for allowing us to continue to serve as your auditors. We value our relationship and look forward to serving you in years to come.

Attachment No. 2
Page 1 of 9
Date 12-5-2022



Audit Process

- ☐ PLANNING AND RISK ASSESSMENT
- ☐ INTERIM PROCEDURES (INTERNAL CONTROLS, TESTING OF COMPLIANCE)
- ☐ FINAL FIELDWORK PROCEDURES
- ☐ EXIT CONFERENCE
- ☐ ISSUANCE OF OPINION LETTERS
- ☐ YEAR-ROUND PROCESS

MARTIN ♦ STARNES
& ASSOCIATES, CPAs, P.A.

I would like to start off by explaining what our audit process is all about.

We work year-round with Finance staff. Although you may only see us once or twice a year, we are in contact with Pattie year-round.

Our planning and risk assessment starts as we are leaving the audit field from the previous audit (a continuous cycle)- as we read your board minutes and hear about changes such as new grants, new debt, etc. We are constantly updating our risk assessment and tailoring our audit procedures to meet the risk involved.

Typically, we come perform our interim fieldwork procedures in late spring/ early summer. During this time, we are reviewing the town's internal controls and testing compliance.

Final fieldwork is performed late summer at which time we are analyzing financial statement analysis, tying general ledger balances to source documents and following up on IC items from interim.

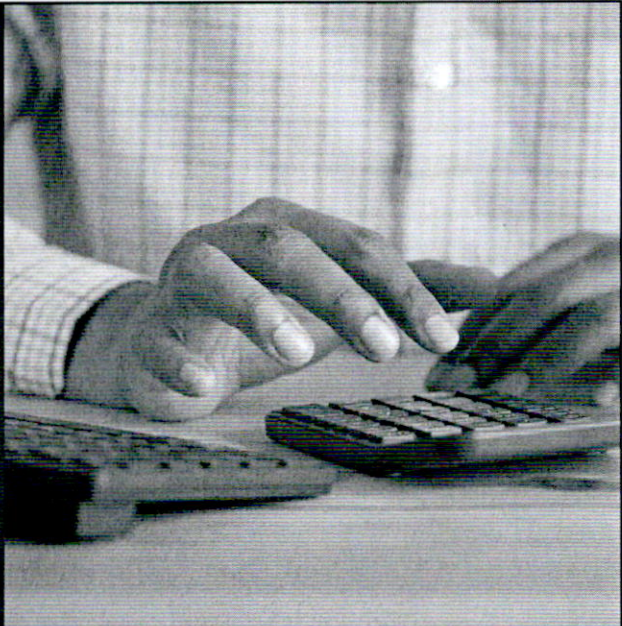
During final fieldwork we also hold an exit conference to discuss any outstanding issues. (None)

Once the FS are drafted, we perform a technical review on them and then issue our opinion and submit your report to the LGC.

Attachment No. 2
Page 2 of 9
Date 12-5-2022

Audit Highlights

- ❖ UNMODIFIED OPINION
- ❖ PERFORMANCE INDICATORS
 - SELF REPORTING
- ❖ LEASES- GASB 87



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& ASSOCIATES, CPAs, P.A.

3

In our report, we issued an unmodified (clean opinion), which is the best we can give.

An unmodified opinion means that we found no material misstatement that led us to believe the financial statements would be misleading to the reader.

We did not identify any material weaknesses or internal control deficiencies.

Thank you, Pattie, and finance staff for being prepared and pleasant to work with.

Performance indicators were new in the prior year. Through the Local Government's Commission (LGC) Data Input Sheet a measure of performance based on the Town's financials is analyzed.

Performance Indicators: None noted for Town.

Attachment No. 2
Page 3 of 9
Date 12-5-2022

GENERAL FUND EXPENDITURES JULY 1, 2021 – JUNE 30, 2022

Total budgeted expenditures	\$ 74,072,952
Actual expenditures	<u>55,192,261</u>
Net expenditures under budget	\$ 18,880,691



MARTIN ♦ STARNES
& ASSOCIATES, CPAs, P.A.

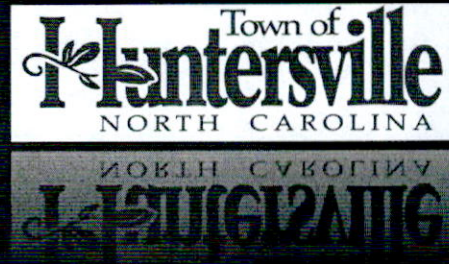
4

Public works makes up most of the 18.8M under budget (PW was 13.9M under budget due to Capital Projects dept. within the PW being \$(9.5M) under budget in expenditures. Expenditures will carryover to FY23 covering more than one year.

Attachment No. 2
Page 4 of 9
Date 12-5-2022

GENERAL FUND REVENUES JULY 1, 2021 – JUNE 30, 2022

Total budgeted revenues	\$ 51,442,837
(Includes Appropriated Fund Balance \$21,818,865)	
Actual revenues	<u>56,188,166</u>
Net revenues over budget	<u>\$ (4,745,329)</u>



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& ASSOCIATES, CPAs, P.A.

5

FY 2021 the net revenues over budget was \$(3,271,000).
Budgeted and actual revenues were higher in FY2022.

Attachment No. 2
Page 5 of 9
Date 12-5-2022

GENERAL FUND SUMMARY REPORT JULY 1, 2021 – JUNE 30, 2022

	<u>Actual</u>
Total revenues	\$ 56,188,166
Total expenditures	(55,192,261)
Net Change in Fund Balance	<u>\$ 995,905</u>

(Revenues include transfers in)



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& ASSOCIATES, CPAs, P.A.

6

In FY22 you had appr. FB planned of 21,818,865 but did not have to use any. Result of having actual revenues over the budget and actual expenditures were under budget.

Attachment No. 2
Page 6 of 9
Date 12-5-2022

AVAILABLE FUND BALANCE GENERAL FUND

☐ Total Fund Balance	\$ 59,672,263
☐ Non Spendable (prepaid)	(181,207)
☐ Stabilization by state statute	<u>(15,753,774)</u>
☐ Available Fund Balance	<u>\$ 43,737,282</u>
☐ Available Fund Balance 2021	\$ 46,827,883
☐ Decrease in Available FB	\$ (3,090,601)

MARTIN STARNES
& ASSOCIATES, CPAs, P.A.

6.60% decrease from PY

2021:

GF FB total 58,467,724

Less nonspendable (prepaids) 169,807

Less SSS 11,470,034

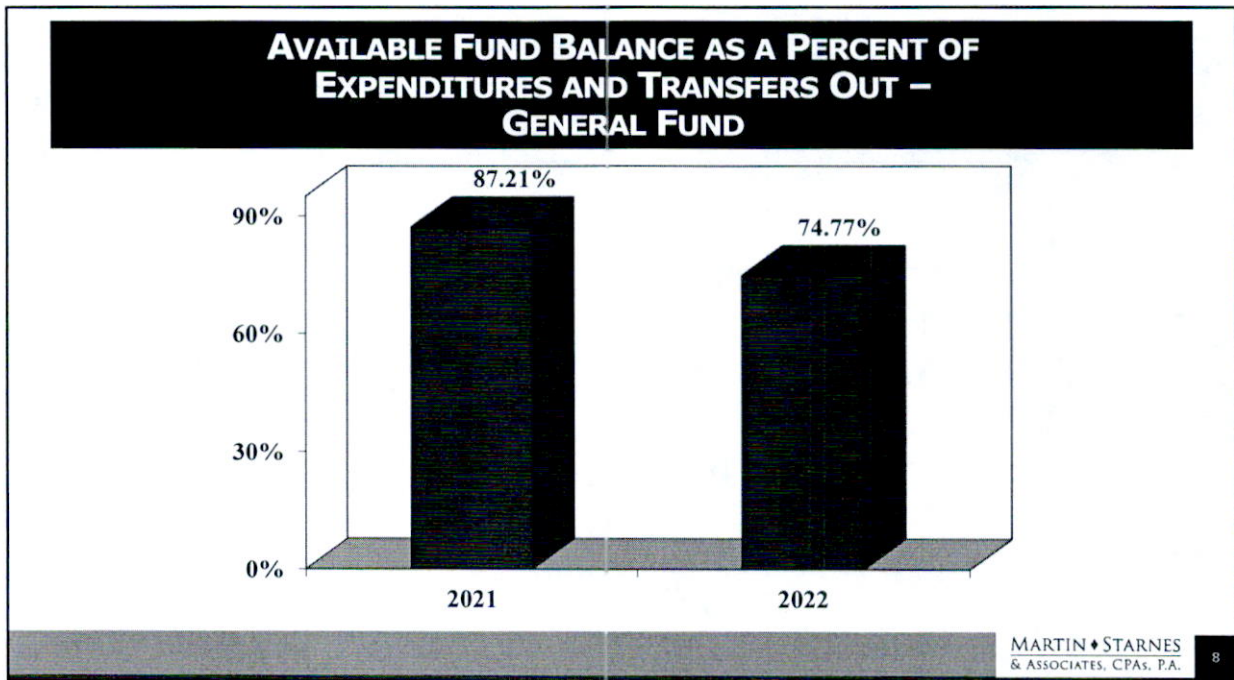
Equals 46,827,883 available fund balance

Available fund balance as defined by the Local Government Commission (LGC)
This is the calculation utilized as the basis for comparing you to other units and
calculating your fund balance percentages.

(If needed)

SSS takes in account what is in receivables and factors in certain liabilities to come up
with a calculation. This is a State calculation.

Attachment No. 2
Page 7 of 9
Date 12-5-2022



Available Fund Balance as a % of GF expenditures and transfers out has decreased approx. 12% from prior year.

Less Powell Bill on Fund Balance by \$2,471,726

	2021	2022
Aval. FB	46,827,883	43,737,282
PB	(3,011,682)	(2,471,726)
Exp/trans out	50,241,324	55,192,261

Less Powell Bill on Fund Balance by \$ 3,011,682

Attachment No. 2
Page 8 of 9
Date 12-5-2022



Questions?

Beau Hildebrand
(828) 327-2727
bhildebrand@msa.cpa
www.msa.cpa

**Town of
Huntersville
NORTH CAROLINA**

MARTIN • STARNES
& ASSOCIATES, CPAs, P.A.

9

Thank you for your time and attention for the Presentation. Hope everyone has a pleasant remainder of the evening.

Attachment No. 2
Page 9 of 9
Date 12-5-2022

Town Board of Commissioners Update

December 2022



1

THANK YOU!!

- Town development of the downtown trailhead and greenway
- Town and Board focus on building sidewalks and priority connectors
- County development of McDowell Creek and Torrence Creek greenways
- Town's support in applying for a CRTPO grant for a US 21 tunnel
- **We are well on our way to making The Vine**
- **30 x 30 vision a reality!**



2

Attachment No. 3
Page 1 of 8
Date 12-5-2022

1

Community Awareness Campaigns

- [The Vine Video](#)
- Speaking to the Mayor and Town Commissioner's perspectives on The Vine
- Wine on The Vine event
- Info put out to the community from the GTBC



3



4

Attachment No. 3
 Page 2 of 8
 Date 12-5-2022



- Sold out event with 100 participants
- Lots of great feedback and plans to do more of this

5

Focus on Connectivity

- The GTBC's focus is on **CONNECTIVITY**. Our goal is to make Huntersville a connected, walkable, bikeable town by 2030.
 - **30 x 30 Vision** – Connect 30,000 residents to the greenway by 2030
 - Create a Greenway corridor that **CONNECTS** Huntersville East to West and also North, creating 'The Spine of the Vine'
 - **8 x 8 Vision** – Fill in 8 miles of sidewalk gaps over the next 8 years
 - **CONNECT** every neighborhood, park, school, and major shopping area into the greenway over the next 8 years (by 2030)
 - Connectivity means non-motorized access to:
 - Town events, e.g., Wine on The Vine, Farmer's Market, concerts
 - Town destinations, e.g., Discovery Place, Birkdale Village, Veterans Park, North Meck Park
 - Nearby towns, e.g., Cornelius, Davidson, Mooresville, Charlotte
 - Neighbors to neighbors, townspeople to amenities – creating a **CONNECTED** Town of Huntersville

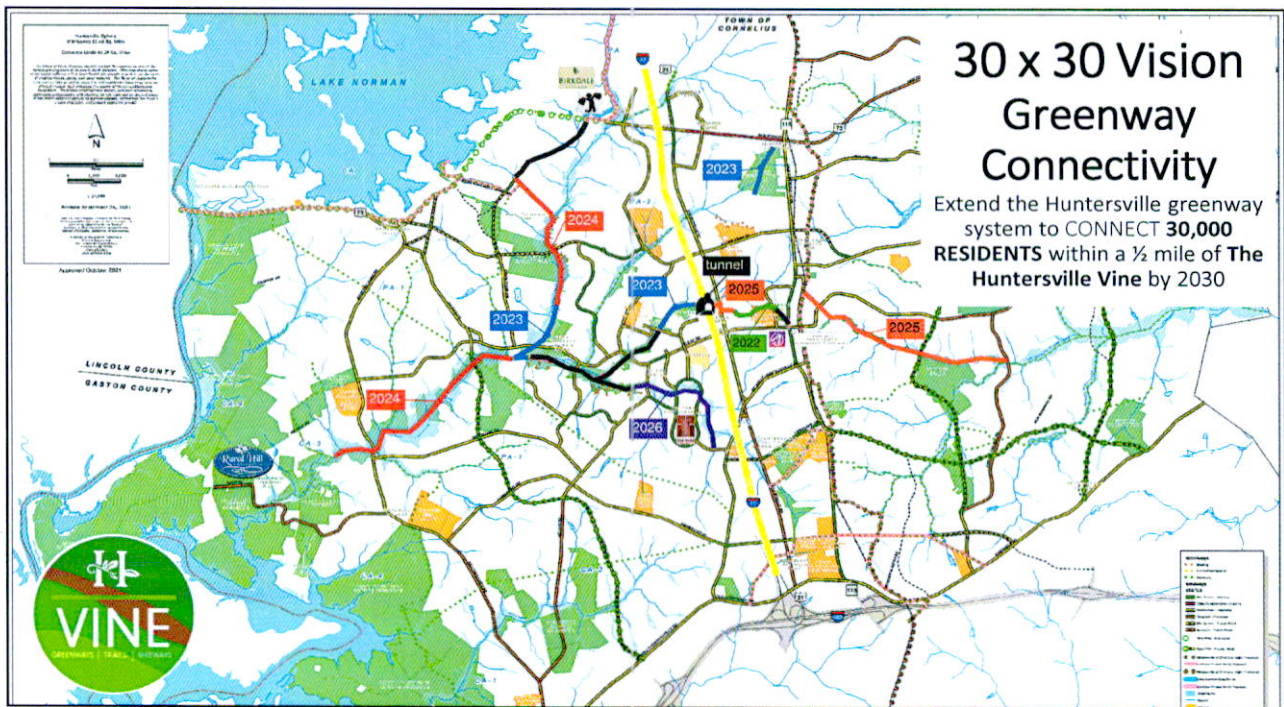


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Attachment No. 3
 Page 3 of 8
 Date 12-5-2022



7



8



Greenway Connectivity Progress

- **GOAL:**
 - Add 14 miles of Greenway to create a Greenway corridor that **CONNECTS** Huntersville East to West and also North, creating 'The Spine of the Vine' and connecting 30,000 residents by 2030
- **Funded/Planned Greenway = 78%**
 - Total 11.5 of 14 greenway miles *funded*
- **Remaining Proposed Greenway = 22%**
 - 2.5 of 14 miles of greenway *to be funded and developed* - Asbury Chapel to Eastfield Road Park/Skybrook

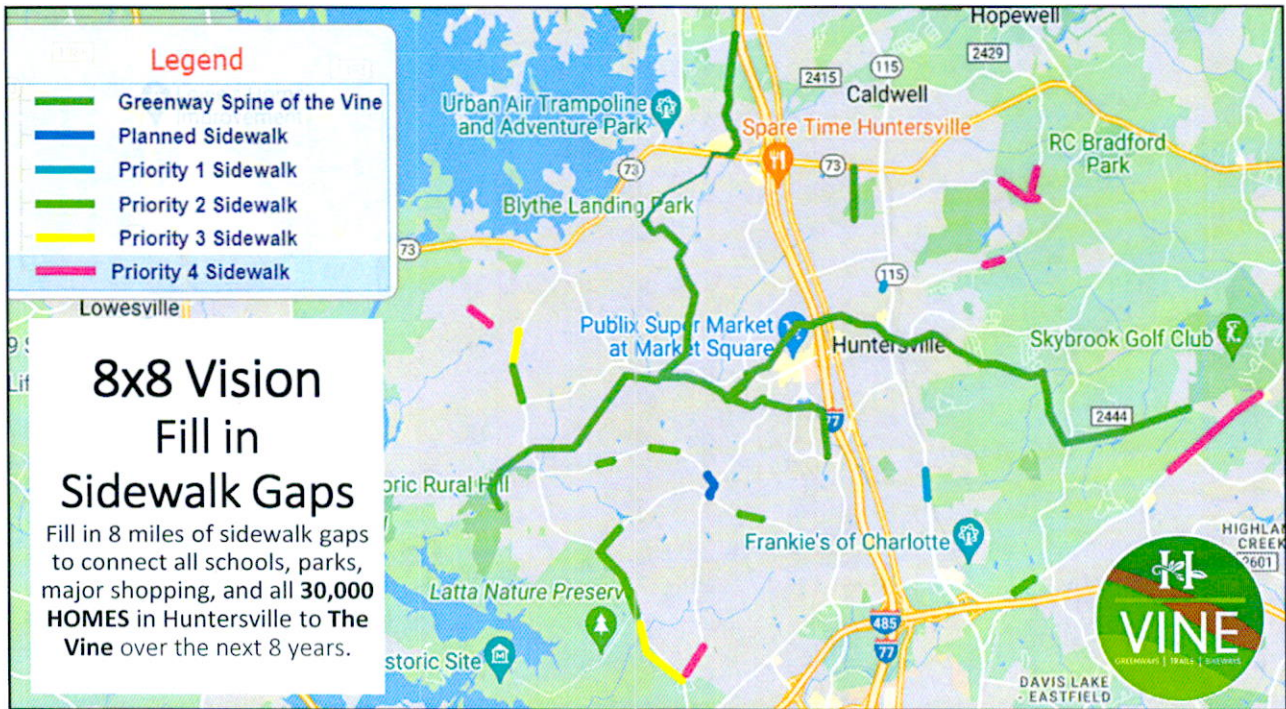
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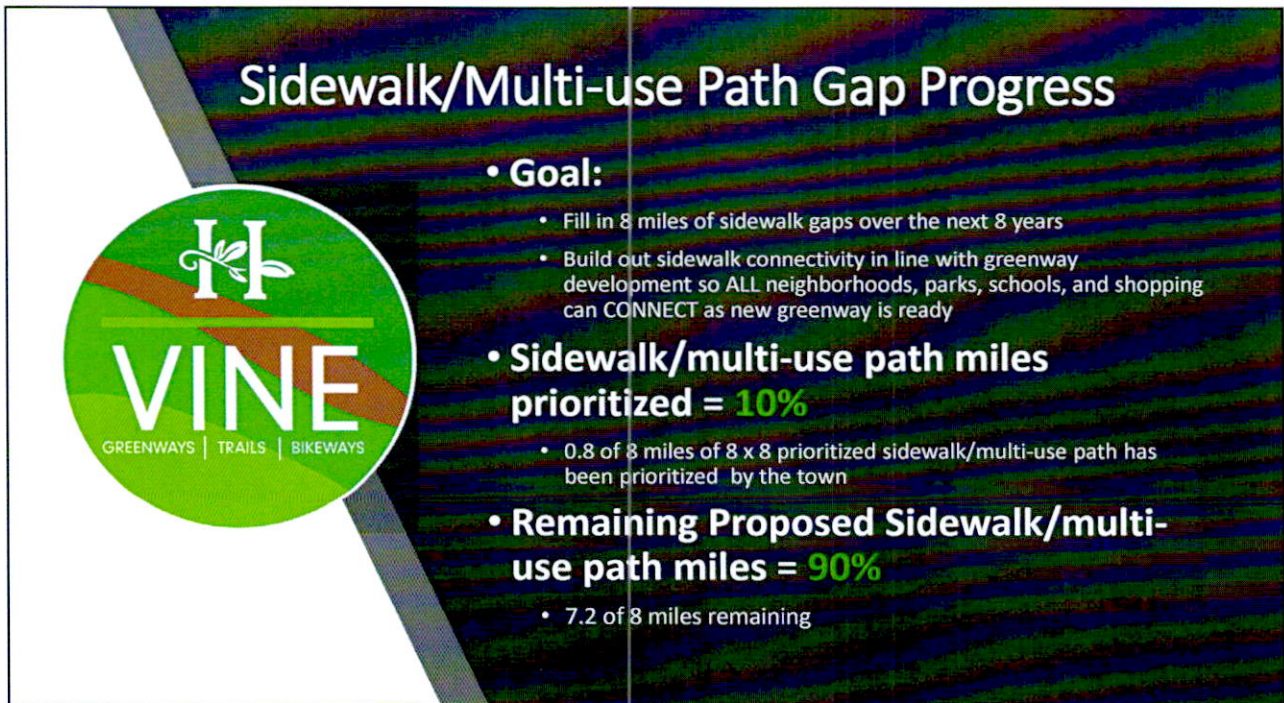
8 x 8 Vision:
Fill in Sidewalk
Gaps to extend
Connectivity

10

Attachment No. 3
 Page 5 of 8
 Date 12-5-2022



11

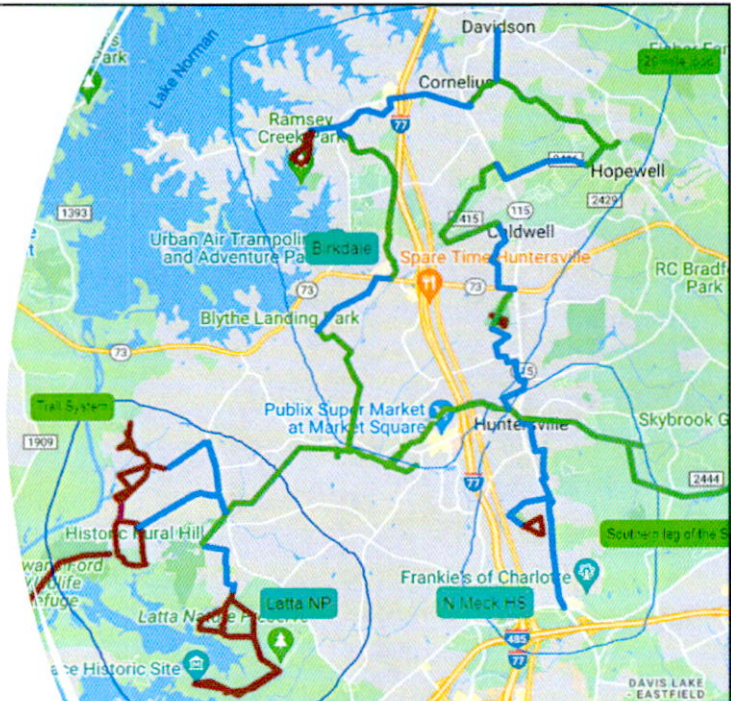


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Attachment No. 3
 Page 6 of 8
 Date 12-5-2022

Other Important Connections

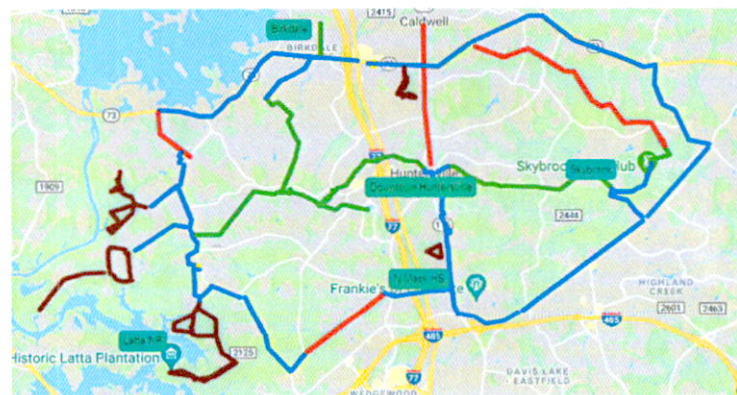
- With greenway development and sidewalk gaps completed:
- 20 mile loop is established with Davidson/Cornelius
- Trail systems are connected to each other and into the Greenway System
- Neighborhoods, parks, and schools from downtown to NMHS are connected into the system



13

Post 2030 Connectivity Focus...

- Develop segments to bring all residents closer to greenways and to complete the loop around Huntersville
- Develop the Huntersville portion of 'The Seam' corridor



- | | |
|--------------------------------------|------------------------|
| — | Unfunded Greenways |
| — | Greenways |
| — | Sidewalks/Multi-use |
| — | Natural Surface Trails |



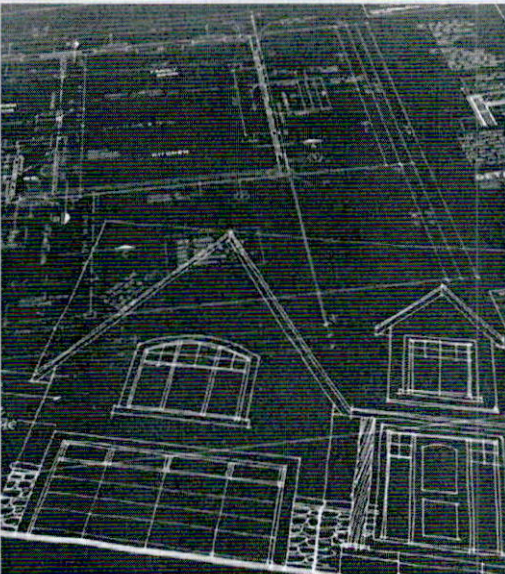
14

Attachment No. 3
 Page 7 of 8
 Date 12-5-2022

Next Steps to Connectivity

- ***Stay on the path*** for completing greenway segments and filling sidewalk gaps so that we are able to **CONNECT** all Huntersville **parks, schools, neighborhoods, major shopping** into the Greenway System by 2030
 - ***Move forward with planning a greenway segment to the east*** to complete the 30 x 30 greenway vision
 - ***Prioritize sidewalk and multi-use path development*** to complete the 8 x 8 sidewalk connectivity vision
 - ***Continue to support*** in-process and funded greenway segments
- ***Look forward to the future,*** prioritizing the next phase of greenway development





2023 Revaluation Update 2019

Mecklenburg County Assessor's Office

KEN JOYNER ASSESSOR
BRAD FOWLER ASSISTANT ASSESSOR

1

Revaluation - Why

- North Carolina General Statute 105-286 - revaluation at least once every eight years.
 - Last conducted 2019
 - The Mecklenburg County BOCC advancement to a 4-year cycle
 - Values/assessments stay closer to current market
 - Public stays more educated on the Revaluation Process
 - Reduces the likelihood of large market increases seen in 8-year cycles



REVAL.MECKNC.GOV

2

2

Attachment No. 04
Page 1 of 14
Date 12-5-2022

1

Revaluation Purpose

1. Redistribute the property tax base
Fair and equitable assessments
2. Valuations/assessments updated to current market levels

* A revaluation is not a means to increase property tax revenue



REVAL.MECKNC.GOV

3

3



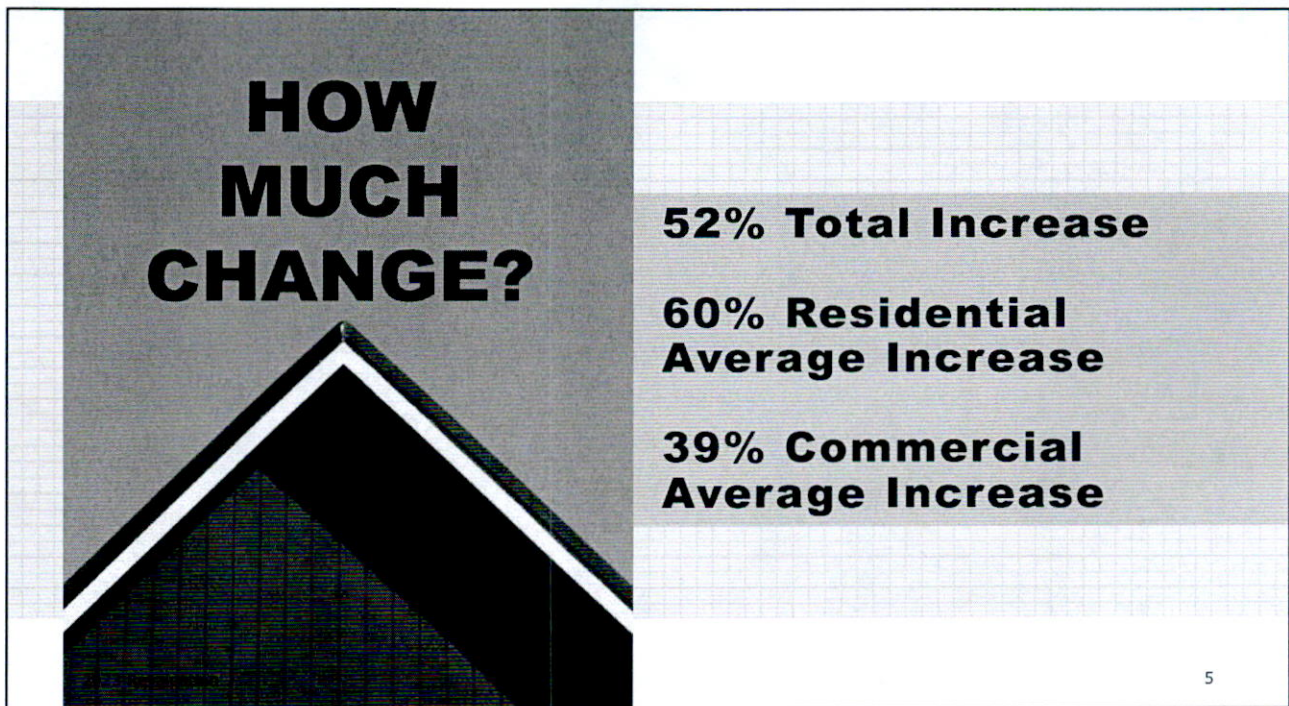

Mecklenburg Behind The Numbers

- 400,477 Parcels in Mecklenburg County
- Median Sales Price:
\$ 450,000
- Median Sales Ratio 99.6%

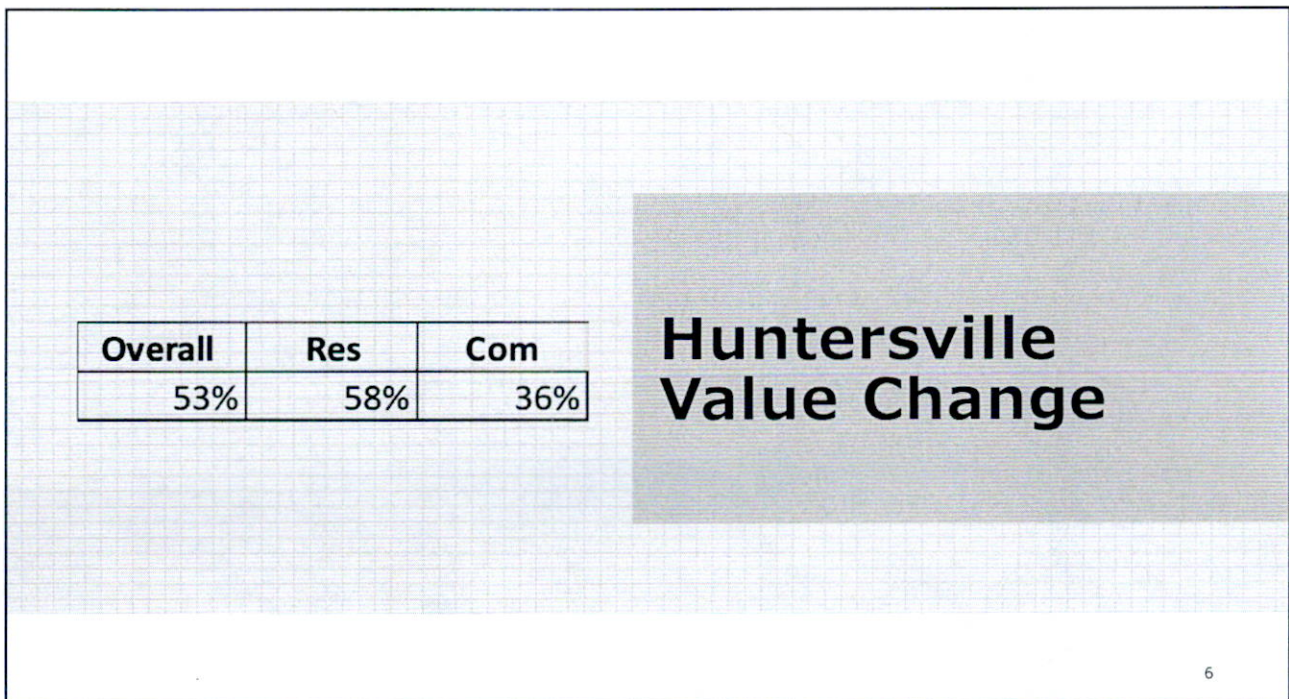
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Attachment No. 4
Page 2 of 14
Date 12-5-2022

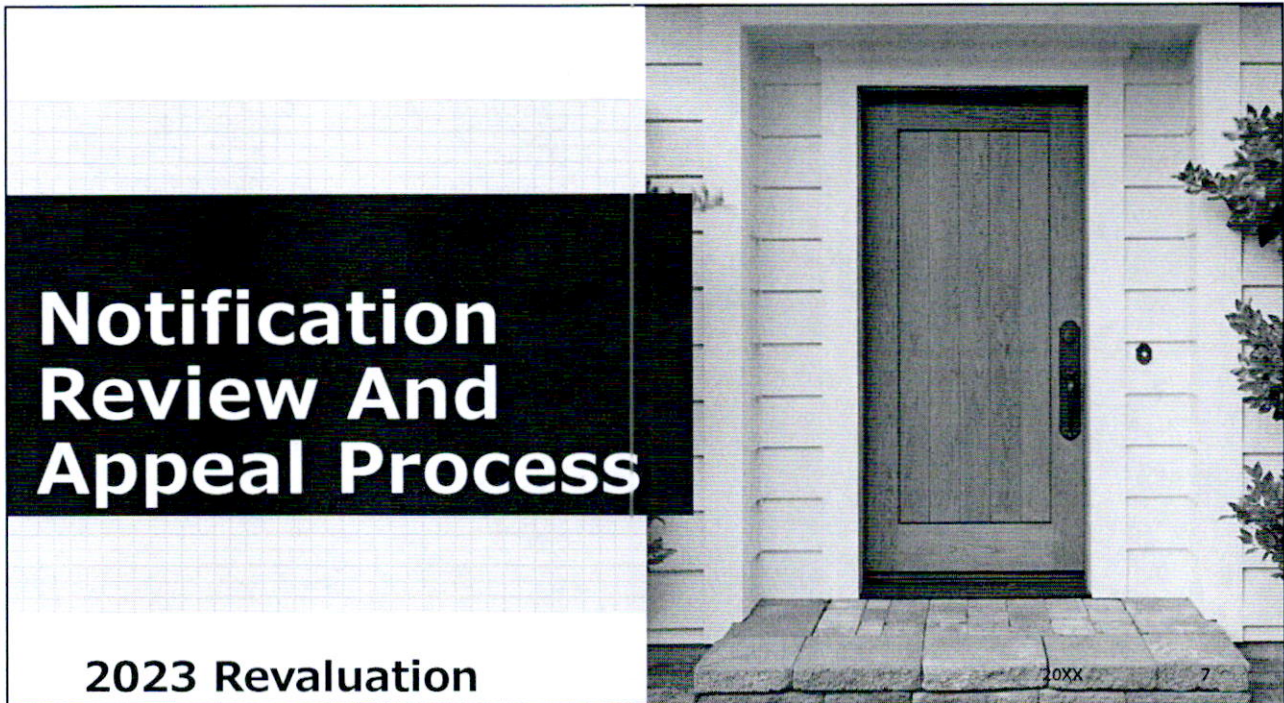


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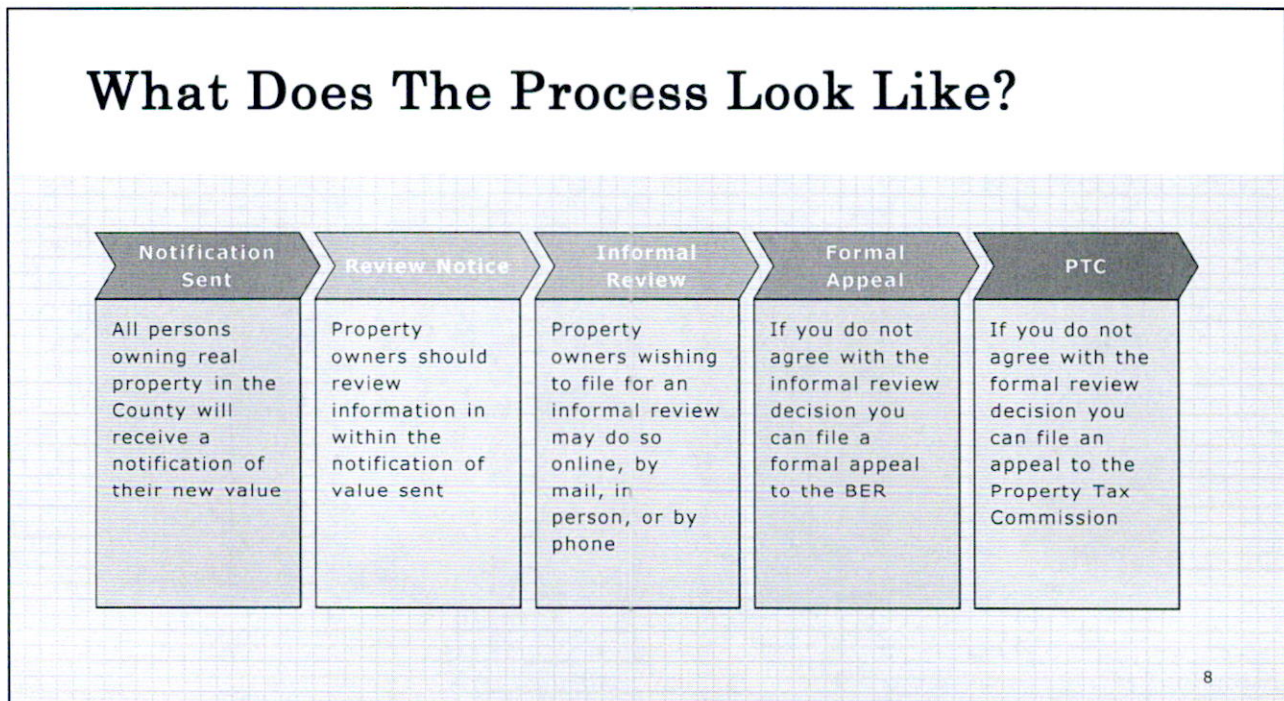


6

Attachment No. 4
 Page 3 of 14
 Date 12-5-2022



7



8

Questions and HOW TO

- Do I need an Attorney? NO
- Will I have to Take off Work for Informal Process? NO
- Do You Have to Pay to File for a Review or Appeal? NO

• 4 EASY Steps to Filing for Review

9

9

#1

REVIEW YOUR VALUE!!



Mecklenburg County
Assessor's Office
PO Box 31127
Charlotte, NC 28231
Website: Reval.MeckNC.gov
Phone: 980-314-4226

THIS IS NOT A BILL

<<First Name>> <<Last name>>
<<second owner or owner>>
<<MailingAddressStreet>>
<<MailingAddressCity>>, <<Mailing AddressState>>, <<MailingAddressZip>>

Date <<Mail date>>

Notice of 2023 Real Estate Assessed Value

Parcel Number	Property Address	Market Value	Deferred Amount*	Assessed Value
<<ParcelID>>	<<Location>>	<<AssessedValue>>	<<DeferredValue>>	<<AssessedValue>>

Dear Property Owner,

Mecklenburg County has reappraised all property as required by North Carolina General Statute (NCOS) 105-266. Pursuant to Chapter 105, Subchapter II of the NCOS, the assessed value above is the market value of your property as of January 1, 2023. Every property owner is entitled to a property visit and observation to verify the accuracy of characteristics that are on record for the property.

Below are your options:

1. If you agree with the assessed value above, STOP. You do not need to do anything further. Please keep this information for your records.

2. If you have questions or disagree with your assessed value, follow these steps:

>> Visit Reval.MeckNC.gov and enter the parcel number above to review your assessment.

QR Code To Visit Reval.MeckNC.gov



>> You can request an informal review of your assessed value online at Reval.MeckNC.gov or by completing the enclosed Informal Review form within 30 days from the date listed on the 2023 Real Estate Assessed Value Notification. See the back of this page for more information about filing an Informal Review.

>> If you wish to skip the informal review, you can file a Formal Appeal request with the Board of Equalization and Review (BER) by .

>> For questions Contact the Assessor's Office by emailing AssessorQuestions@MeckNC.gov or calling 980-314-4226(4CAO).

>> Si tiene preguntas y necesita asistencia en español, por favor llame al 980-314-4226(4CAO) y espere la opción 8.

*Deferred amount is limited to properties in the Present Use Value program (Agricultural, Horticultural and Forestry).

10

Attachment No. 4
Page 5 of 14
Date 12-5-2022

#2

REVIEW APPEAL REASONS AND DATES!!

How is my property value determined?



Improvements/Changes



Comparable Property Sales



Aerial Image of Property Lines



Property Visit by a County Appraiser

What is a "Notice of Real Estate Assessed Value?"

Mecklenburg County conducts a property revaluation at least every eight years, in accordance with State law. That means every property in the County is reviewed and assessed to determine its market value as of January 1 of the revaluation year.

Why is a change in my assessed value important?

A revaluation is paramount in maintaining fairness and equity in the tax base by aligning property values with current market information.

Your 2023 assessed value may be reviewed/appealed for the following reasons:

YES

Assessed Value is substantially higher than Market Value
Assessed Value is substantially less than Market Value
Assessed Value is inequitable with similar properties

NO

The percentage increase over the previous Assessed Value
Your financial ability to pay the taxes or insurance Value
Historical construction cost

The deadline to file a Formal Appeal for review by the Board of Equalization and Review (BER) is _____

Property Tax Relief for Qualifying Property Owners

North Carolina allows Elderly or Disabled Property Tax Homestead Exclusions for qualifying individuals. You must qualify for property tax relief if you meet all of the following requirements:

1. Are a North Carolina resident
2. Are at least 65 years of age or totally and permanently disabled
3. If your income from all sources for the previous calendar year (2022) is not more than \$33,800.

For more information about this and other exemption/deferral programs, visit Reval.MeckNC.gov or call 980-314-4226 (4CAO).

Important Dates

_____ Notice of 2023 Real Estate Assessed Value is sent to all Mecklenburg County property owners. You may review your assessed value and property characteristics online at Reval.MeckNC.gov.

_____ Board of Equalization and Review adjournment. Deadline for Formal Appeal of Assessed Value to be filed _____

11

#3

FILL OUT FORM

Mecklenburg County Assessor's Office
PO Box 31127
Charlotte, NC 28231
Website: Reval.MeckNC.gov
Email: Assessors@MeckNC.gov
Phone: 980-314-4226 (Option 2)



Information on this form is required ONLY if you are filing for an Informal Review. Incomplete forms may delay your review.

2023 REAL PROPERTY INFORMAL REVIEW FORM

PARCEL NUMBER: _____

Owner Name & Address		Property Address	
Representative/Tax Company Name		Representative Address	
Email Address		Contact Phone Number	POA Yes / No Date

In your opinion, what is the January 1, 2023, True Market Value? \$ _____
Upon what do you base your opinion? (check as appropriate)

- | | |
|--|--|
| ☐ Appraisal (attach complete copy) | ☐ Construction Cost (attach cost information) |
| ☐ Recent Comparable Sales (attach comparable sales between 1/1/2021-12/31/2022) | ☐ Asking Price (attach listing agreement) |
| ☐ Age of the Property (attach photos) | ☐ Income/Expenses/P & L Statement (attach copies for 2020 and subsequent years) |
| ☐ Purchase (include details below) | ☐ Square Footage Difference (attach sketch) |
| ☐ Other (briefly explain): _____ | |

All requests for review must be made within 30 days of notice of the 2023 real estate assessed value.

Owner/Representative Signature

Date

12

Attachment No. 4
Page 6 of 14
Date 10-5-2022

#4

Submit Appeal

Your 2023 assessed value may be reviewed/appealed for the following reasons:

YES

Assessed Value is substantially higher than Market Value

Assessed Value is substantially less than Market Value

Assessed Value is inequitable with similar properties

NO

The percentage increase over the previous Assessed Value

Your financial ability to pay the taxes or insurance Value

Historical construction cost

The deadline to file a Formal Appeal for review by the Board of Equalization and Review (BER) is

Electronic and Mailed Review Requests

All requests will be reviewed. Anyone that requests a review will receive a subsequent notice of decision valuation statement. Changes in value will be considered if it is demonstrated that the assessed value is substantially higher or less than the market value or it is inequitable with similar properties. All requests must be filed within **30 days**. For your convenience you may request an informal review on our website: Reval.MeckNC.gov. Complete the Review Request Form in its entirety and return to the County Assessor's Office.

BOARD OF EQUALIZATION AND REVIEW

If you disagree with the results of your Informal Review Request, you have a right to file a Formal Appeal to the Board of Equalization and Review. You may request an appeal any time prior to the adjournment of the Board of Equalization and Review or within 30 days of your last Notice of Assessed Value. All requests for appeal must be made in writing and on the proper form. Appeal forms will be available at the County Assessor's Office or on-line at Reval.MeckNC.gov. Additional information regarding Board of Equalization and Review appeals will be included in your Informal Review Decision Notification. The Board of Equalization will plan to adjourn on . Actual times and location will be advertised in the local newspaper and on our website, Reval.MeckNC.gov.

Submittal Instructions

Please submit all informal reviews and/or all supporting documentation by any of the following methods:

By Email:
Appeals@MeckNC.gov
(NO Zip Files)

By Mail:
Mecklenburg County BER
Real Property Appeals
P.O. Box 31127
Charlotte, North Carolina 28231

Online:
Reval.MeckNC.gov



In Person:
Valerie C. Woodard Center
3205 Freedom Dr, Suite 3500 Charlotte, North Carolina 28208

SUPPORTING DOCUMENTATION IS REQUIRED INCOMPLETE FORMS MAY DELAY YOUR APPEAL

If you have questions about completing this form or about the revaluation in general, visit our website Reval.MeckNC.gov or you may call 980-314-4226(4CAO).

13

WAYS TO SUBMIT

By Email:
Appeals@MeckNC.gov
(NO Zip Files)

By Mail:
Mecklenburg County BER
Real Property Appeals
P.O. Box 31127
Charlotte, North Carolina 28231

Online:
<https://reval.mecknc.gov> ← Newest Option!!

In Person:
Valerie C. Woodard Center
3205 Freedom Dr, Suite 3500 Charlotte, North Carolina 28208

14

Attachment No. 4
Page 7 of 14
Date 12-5-2022

Modria

- **Modria is an online resolution center for those wishing to file for an informal review in Mecklenburg County.**
 - The Modria Tour starts in Mecklenburg County's property information system.
 - Filing is Easy!!

15

15

PROPERTY RECORD CARD INFORMATION

Mecklenburg County - Property Record Card Property Search

Find a property

Enter search term: [] All [] []

WELCOME TO THE MECKLENBURG COUNTY PROPERTY INFORMATION SYSTEM

This online search tool allows you to look up detailed information about real estate properties in Mecklenburg County, North Carolina as recorded by the County Assessor's Office. Information about current ownership, mailing address, legal property description, property values, building details, land use, sales, deeds, tax bills, street maps and directions can all be found on the record pages of a chosen property. The data on this site is current as of 12/31/2018. It will be updated when the figures of 2019 Real Estate Assessment Value are mailed in late January and nightly thereafter.

To Locate a Property

1. You can search for:
 - All or part of an owner name
 - Property address
 - Parcel number
2. If your search is likely to return multiple results (ex. "Grant" will display all properties with Grant in the owner name AND street name/address), consider using the drop-down menu to narrow your search to "Owner", "Address", or "Parcel Number".
3. Click on the Search button to display your results.
4. If your search returns more than one result they will be displayed as tiles. You can choose to view results as a list or on a map by clicking on the "List" or "Map" button in the top left corner of the results page.

Troubleshooting

Can't find your property?

1. Have you used the advanced criteria searching function (ex. address instead of owner)?
2. Make sure that the correct dropdown is selected. "All" will return all results for you; search term, but if you're looking for a property on Smith Road and "Owner name" is selected, it will not appear in your search results.

If you still can't find the property you're looking for OR if you notice the listed information is incorrect, please contact the County Assessor's Office.

16

Attachment No. 4
 Page 8 of 14
 Date 12-5-2022

PROPERTY RECORD CARD INFORMATION

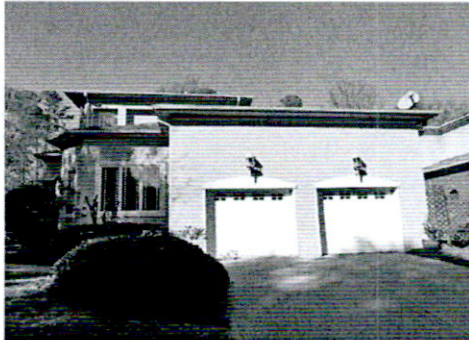
Mecklenburg County ~ Property Record Card Property Search

Results: jones All (0) Print

PARCEL ID: 00104243
17824 MESA RANGE DR
CORNELIUS NC

JONES RICHARD L, JONE ANGELA F
17824 MESA RANGE DR
CORNELIUS NC 28031

Total Appraised Value
\$521,000




Land Building Features Value Changes More ▾ Tax Bill Compar NBH Pictometry Community More ▾

17

Comparable Property Report

Comparable Report: 17824 MESA RANGE DR CORNELIUS



	Subject	Comp #1	Comp #2
			
	00104243 17824 MESA RANGE DR CORNELIUS	00104240 17802 MESA RANGE DR CORNELIUS	00104270 17718 SEDONA WY CORNELIUS
Distance	N/A	211 ft	718 ft
Sale Price	N/A	\$455,000	\$500,000
Sale Date	N/A	22 Jun 2018	3 Aug 2017
Neighborhood	A127	A127	A127
Finished Area	3,260 Sqft	2,723 Sqft	2,658 Sqft
Full Baths	3	2	2
Bedrooms	3	3	4
Preparation	STUCCO, HARDCOAT	FACE BRICK	STUCCO, HARDCOAT
Building Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY

20XX 18

18

Attachment No. 4
 Page 9 of 14
 Date 12-5-2022

PROPERTY RECORD CARD INFORMATION

Mecklenburg County PRC - TESTING

Parcel ID: 21710108 21710108 All Q T D5 PPR

PARCEL ID: 21710108 16045 LANGSTON DR UNINC NC 21710108 BROMBY KENNETH ERICKAREN LYNCH 16045 LANGSTON DR CHARLOTTE NC 28278 Total Appraised Value \$467,700

Land Building Features Value Changes Move Tax Bill Compare NRI Pictometry Community More

KEY INFORMATION		ASSESSMENT DETAILS	
Land Use Code	R120	Neighborhood	V701
Land Use Desc	SINGLE FAMILY RESIDENTIAL - ACREAGE	Land	2.47 ACRE
Exemptions/Deferrals	-	Municipality	MECKLENBURG COUNTY UNINCORPORATED
Last Sale Date	09/01/1994	Fire District	STEELE CREEK #2
Last Sale Price	\$30,000	Special District	FIRE SERVICE A
Legal Description	NA		

2022 Real Estate Assessed Value

Land Value	\$86,400
Building Value	\$379,900
Features	\$1,200
Total	\$467,700

File an Individual Review

19

Create Account

Using EMAIL for notifications

Please tell us about you.

First Name

Last Name

Email Address

☐ I'm not a robot

Using Phone Number for notifications

Please tell us about you.

First Name

Last Name

+1 Mobile Number

☐ I'm not a robot

20

20

Attachment No. 4
 Page 10 of 14
 Date 10-5-2022

Answer Questions (Similar to the Notification)

Tell us about your inquiry
Please do not refresh the page before you complete the filing process.

Property classification*

- ☒ Residential
- ☐ Commercial/business/industrial

Reason for the inquiry*

- ☐ Square footage is incorrect
- ☐ Bedroom or bathroom count is incorrect
- ☐ I have a recent appraisal of this property indicating a different value
- ☐ Other properties like mine have recently sold in a different price range
- ☐ My property has structural/foundation/other unusual issues
- ☐ I have questions regarding an exemption/deduction
- ☐ Other

Next

Presentation title

20XX

21

21

Appraisal Team Member Will be in Touch!!

Inquiry: Tiffany Pettit | Parcel: 21710108 | Year: 2023
Inquiry ID: 54677020.08 | Square footage is incorrect

Home

- ☒ Talk it out
- ☐ Files
- ☐ Property Details
- ☐ History

Waiting appraiser review
Macleanburg County Assessor's Office appointed an appraiser to review this inquiry. Please allow up to four (4) weeks for the initial response from the appraiser. The appraiser will review all the information and may request additional information before making a decision.
While you're waiting, use "Talk it out" to communicate with the County Appraisal Office.

22

Attachment No. 4
Page 11 of 14
Date 12-5-2022



23

Tax Exemptions and Exclusions APPLICATION DUE Jan 1- June 1

- Elderly or Disabled Requirements (exclusion of \$25,000 or 50% of taxable value, up to 1 acre)



- Deed in applicant's name or title to residence as of January 1st
- Must be N.C. resident
- At least 65 years of age or totally and permanently disabled.
- 2022 Income requirement is \$33,800 for the 2023 Application



24

24

Attachment No. 4
 Page 10 of 14
 Date 10-5-2022

Tax Exemptions and Exclusions

Disabled Veterans Homestead Exclusion (first \$45,000 of assessed value)

Deed in applicant's name or title to residence as of January 1st

Must be N.C. resident

Honorably discharged veteran – 100% disabled (service related) or receive benefits for specially adapted housing under 38 U.S.C. 2101

There is no age or income requirement



Application available online or call 980-314-4226 (4CAO) for application



25

25

2023 REVALUATION UPDATE

"We Value Mecklenburg County"

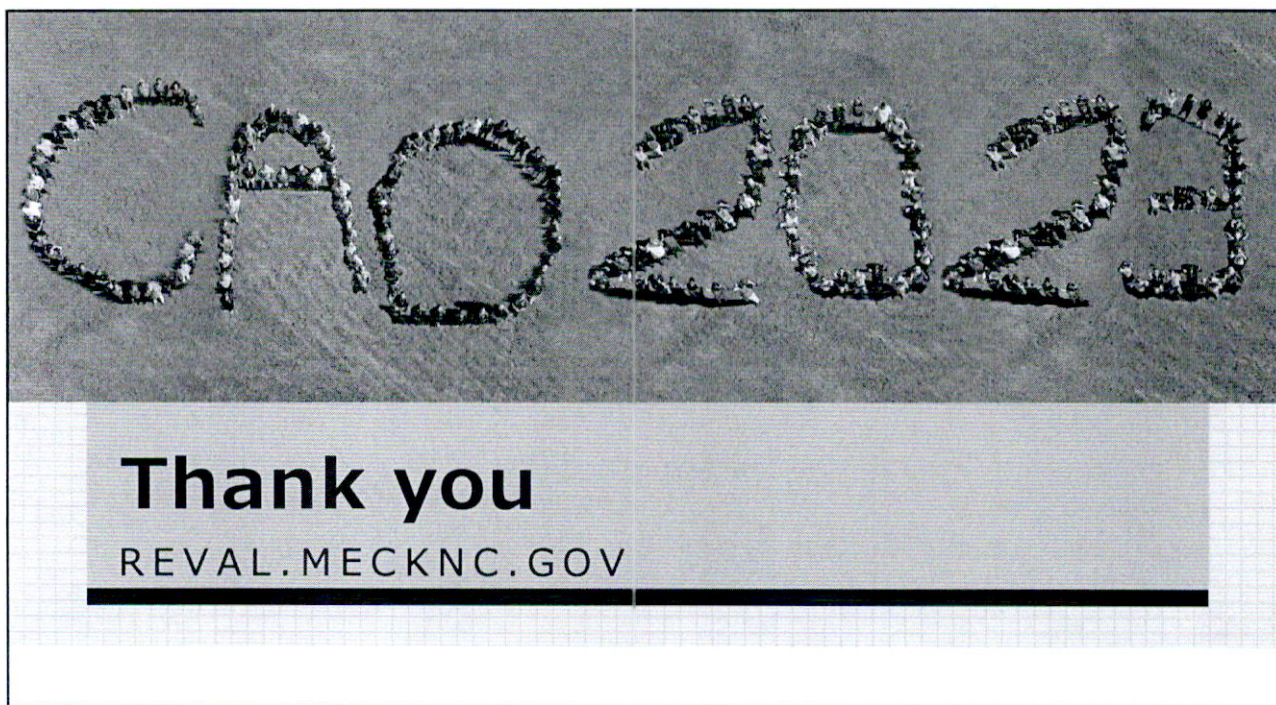
- * Nov. 2021-March 2023 Community Engagement
- * February-December 2022 Citizens Review Committee
- * Dec. 22-Feb 23 CAO Value Finalization
- * March 2023 Notices of Value Mailing to Property Owners
- * March 2023 Informal Appeals Period Begins
- * April 2023 Board of Equalization and Review Convenes
- * June 2023 BER Appeal Period Ends
- * July 2023 FY24 - Tax Bill Mailing to Property Owners



Reval.com

26

Attachment No. 4
 Page 13 of 14
 Date 12-5-2022



27

Attachment No. 4
Page 14 of 14
Date 12-5-2022

Huntersville Board of Commissioners 2022 Town Board Regular Meeting Schedule

Meetings begin at 6:00 p.m. at Huntersville Town Hall located at 101 Huntersville-Concord Road, Huntersville, NC 28078 (unless otherwise posted) and livestreamed at <https://www.facebook.com/HuntersvilleNCTownGovernment>. Pre-meetings may occur as part of any regular meeting at the time and for the purposes specified on the regular meeting agenda. The time and purpose(s) of pre-meetings will be published on the agenda.

The Board of Commissioners reserve the right to hold virtual board meetings during declared States of Emergency as applicable in the Town of Huntersville. Notice of virtual meetings will be issued pursuant to N.C.G.S. § 166A-19.24.

When meetings are held virtually, the following procedures apply:

Meetings will be held both in person and virtually via livestream. The Board of Commissioners will participate remotely. The public is invited to attend and comment during public comment or during any of the public hearings: (1) in person 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. the day of the meeting. The public may also submit comments by email to the Town Clerk. Emailed comments regarding public hearings may be submitted up to 24 hours prior to the scheduled time for the beginning of the public hearing. The Town Clerk may be reached by email at jpierson@huntersville.org or by phone at (704) 766-2202.

January 3, 2022	
January 18, 2022	Tuesday, due to Martin Luther King, Jr Day
February 7, 2022	
February 21, 2022	
March 7, 2022	
March 21, 2022	
April 4, 2022	
April 18, 2022	
May 2, 2022	
May 16, 2022	
June 6, 2022	
June 21, 2022	Tuesday, due to Juneteenth National Independence Day
July 5, 2022	Cancelled, due to Independence Day
July 18, 2022	
August 1, 2022	
August 15, 2022	
September 6, 2022	Tuesday, due to Labor Day
September 19, 2022	
October 3, 2022	
October 17, 2022	
November 7, 2022	
November 21, 2022	
December 5, 2022	
December 20, 2022	Cancelled

Attachment No. 5
Page 1 of 1
Date 12-5-2022