

Mayor
Melinda Bales

Mayor Pro Tem
Stacy Phillips

Commissioners
Dan Boone
Rob Kidwell
Amber Kovacs
Lance Munger
Derek Partee



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

AGENDA
Regular Town Board Meeting
June 20, 2023 - 6:00 PM
TOWN HALL (101 Huntersville-Concord Road)

Live Stream available via YouTube
@townofhuntersvillenc28078

- 1. Pre-meeting**
- 2. Call to Order**
- 3. Invocation/ Moment of Silence**
- 4. Pledge of Allegiance**
- 5. Staff Questions**
- 6. Public Comments, Requests, or Presentations**
 - 6.A. Park and Recreation Month Proclamation.
 - 6.B. Big Day at the Lake Proclamation.
- 7. Agenda Changes/Adoption of Agenda**
- 8. Consent Agenda**
 - 8.A. Approve budget amendment appropriating the final Interest Income Revenue in the amount of \$5,800 for the 2016 GO bonds to the Main Street Project. *(Jackie Huffman)*
 - 8.B. Approve budget amendment appropriating the final Interest Income Revenue of \$750 for the 2013 GO bonds to the Main Street Project. *(Jackie Huffman)*
 - 8.C. Approve budget amendment appropriating Community Needs contributions in the amount of \$8,495 to the Miscellaneous Expense - Community Emergency Needs expense account. *(Jackie Huffman)*

- 8.D. Approve budget amendment appropriating \$2,500 received from AAA Grant from the Police Restrictions Donation account to the Non-capitalized Equipment account for the purchase of four speed feedback signs. *(Jackie Huffman)*
- 8.E. Approve budget amendment appropriating \$1,500 to the Memorial Tree and Bench account for a memorial bench on the Greenway Trailhead. *(Jackie Huffman)*
- 8.F. Approve budget amendment appropriating \$25,000 from the Barry Park Capital Reserve account for athletic lighting repairs at Barry Park. *(Jackie Huffman)*
- 8.G. Approve budget amendment recognizing Contributed Capital from the American Asset Corporation Escrow account in the amount of \$43,216.88 and appropriate to Sidewalk Expense account to construct a sidewalk along Highway 115 near North Mecklenburg High School. *(Jackie Huffman)*
- 8.H. Adopt Resolution to award the bid for the Huntersville Athletic Park Synthetic Turf Project and approve the construction contract. *(Michael Jaycocks)*
- 8.I. Call a public hearing for Monday, July 17, 2023 at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078, on Petition #R23-01, Foundry - Everette Keith Road, a request by Foundry Commercial, LLC to rezone +/- 59.66-acres generally located east of Everette Keith Road and south of Hambight Road from existing Transitional Residential to Corporate Business - Conditional District for approximately 750,000 square feet of light industrial space.
- 8.J. Adopt Resolution authorizing the application to the Safe Streets and Roads for All Discretionary Grant Program. *(Heather Maloney)*
- 8.K. Approve contract with Waste Connections of the Carolinas for solid waste collection services. *(Kevin Fox)*

9. Public Hearings

- 9.A. Conduct continuation of public hearing on Petition #R23-05, Lagoon Bay Beach Club, a request by Bi-Part Development, LLC to rezone +/- 263.01-acres generally located north and south of NC 73, south of Mayes Road, east of Westmoreland Road, north of McCord Road and west of Black Farm Road from existing Rural and Transitional Residential to Traditional Neighborhood Development - Conditional District, Neighborhood Residential - Conditional District, and Highway Commercial - Conditional District for a mixed-use development consisting of approximately 1,183 residential units (250 single-family homes, 201 townhomes, 432 apartment units and 300 condominium units), 210,000 sq. ft. of retail, 200 hotel rooms, 36,000 sq. ft. of convention center space and a 41.16-acre commercial lagoon. *(David Peete)*

10. Other Business

- 10.A. Consider decision on Petition #R22-07, Town 1 Mixed Use Center, a request by Treenail Development, Inc. to rezone +/- 70.54 acres located at the intersection of Mt. Holly-Huntersville Road and Hambright Road from Corporate Business and Corporate Business Conditional District to Transit Oriented Development Residential Conditional District, Transit Oriented Development Employment Conditional District, Highway Commercial Conditional District, and Special Purpose Conditional District, for a mixed used development. (*Jesse James*)
- 10.B. Consider decision on Petition #R23-03, Ultimate Athlete, a request by Jeremy Martin to rezone +/- 1.290 acres located at 15901 Cramur Drive from Neighborhood Center and General Residential to Highway Commercial Conditional District for an indoor/outdoor recreation center. (*Jesse James*)
- 10.C. Consider appointments to the Board of Adjustment. (*Catherine Cook*)
- 10.D. Consider appointments to the Planning Board. (*Catherine Cook*)
- 10.E. Consider approving introduction of Bond Order Authorizing the Issuance of \$50,000,000 General Obligation Transportation Bonds. (*Jackie Huffman*)
- 10.F. Consider approving introduction of Bond Order Authorizing the Issuance of \$8,000,000 General Obligation Parks and Recreation Bonds. (*Jackie Huffman*)
- 10.G. Consider adopting Resolution authorizing a bond order for \$50,000,000 Transportation Bonds and \$8,000,000 Parks and Recreation Bonds, setting a public hearing on July 17, 2023 at 6:00 p.m. at Huntersville Town Hall and directing publication of notice of said public hearing (*Jackie Huffman*)

11. Mayor and Commissioner Reports/Closing Comments

12. Adjourn

GENERAL MEETING INFORMATION

Town Board:

The Town of Huntersville Mayor and Board of Commissioners are elected for two-year terms. Huntersville operates under the council-manager form of government, which establishes the Town's policies that are carried out by the Town Manager and staff. For more information visit www.huntersville.org.

Meeting Time, Place and Agenda:

All meetings of the Board are open to the public and the public is invited and encouraged to attend. The Board meets in the Town Hall at 6:00 p.m. on the first and third Monday of each month (unless otherwise posted). Agendas are published Thursdays before the meeting on our website. The Board reserves the right to deviate from the agenda.

Public Comment and Public Hearing Policy:

Persons desiring to address the Board during the public comment period or a public hearing shall sign up via the speaker sign-up sheet prior to the beginning of the meeting. Once the meeting has begun, a person may not sign up to speak.

Persons who have signed up to speak shall be allowed to speak for up to three (3) minutes. The Mayor shall have the discretion to shorten the allotted speaking time depending on the number persons registered to speak and in consideration of the length of the agenda. (Public Comment and Public Hearing Policy - Adopted April 19th 2021)

Special Accommodations:

Anyone needing special accommodations when attending this meeting and/or if this information is needed in an alternative format please contact the Town Clerk. The Clerk can be reached by phone or fax: 704-875-6541, email: clerk@huntersville.org or at 101 Huntersville-Concord Rd, Huntersville, NC 28078.

We request at least 72-hours' notice prior to the meeting to make the appropriate arrangements.