

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
July 17, 2023 - 6:00 PM
TOWN HALL (101 Huntersville-Concord Road)

Live Stream available via YouTube
@townofhuntersvillenc28078

- 1. Pre-meeting - 5:15 p.m.**
 - 1.A. New Town Hall Update. *(Bobby Williams)*
- 2. Call to Order**
- 3. Invocation/ Moment of Silence**
- 4. Pledge of Allegiance**
- 5. Staff Questions**
- 6. Public Comments, Requests, or Presentations**
- 7. Agenda Changes/Adoption of Agenda**
- 8. Consent Agenda**
 - 8.A. Approve the minutes of the June 5, 2023 Regular Town Board Meeting. *(Janet Pierson)*
 - 8.B. Approve the minutes of the June 20, 2023 Regular Town Board Meeting. *(Janet Pierson)*
 - 8.C. Adopt Resolution to award the bid for the Richard Barry Park Restroom and Parking Lot Expansion and approve the construction contract. *(Michael Jaycocks)*

- 8.D. Approve budget amendment appropriating Tourism fund balance in the amount of \$333,000 to the Barry Park project account for restroom addition and additional paved parking spaces. (*Pattie McGinnis*)
- 8.E. Approve agreement with Bradley Tucker for Town to temporarily lease "Joelukeben" sculpture as part of the Town's SculpTOUR Exhibition. (*Tracy Houk*)
- 8.F. Approve agreement with Todd Frahm & Lara Nguyen for Town to temporarily lease "Basin & Range" sculpture as part of the Town's SculpTOUR Exhibition. (*Tracy Houk*)
- 8.G. Approve agreement with Hanna Jubran for Town to temporarily lease "Cube in Motion" sculpture as part of the Town's SculpTOUR Exhibition. (*Tracy Houk*)
- 8.H. Approve agreement with Jim Weitzel for Town to temporarily lease "Phoenix" sculpture as part of the Town's SculpTOUR Exhibition. (*Tracy Houk*)
- 8.I. Approve agreement with Kirk Seese for Town to temporarily lease "Feather" sculpture as part of the Town's SculpTOUR Exhibition. (*Tracy Houk*)
- 8.J. Approve agreement with Drew Coombes for Town to temporarily lease "Barely Scraping By" sculpture as part of the Town's SculpTOUR Exhibition. (*Tracy Houk*)
- 8.K. Adopt Resolution approving Interlocal Cooperation Agreement for Fire Protection Services. (*Jackie Huffman*)
- 8.L. Adopt Resolution to Acquire Property for maintenance of the 7225 Bud Henderson Sidewalk Project. (*Stephen Trott*)
- 8.M. Accept Streets located in Mirabella at Vermillion for Town Maintenance (*Kevin Fox*)
- 8.N. Accept Streets located in Asbury Park for Town Maintenance (*Kevin Fox*)
- 8.O. Call a public hearing for Monday, August 7, 2023, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078, on Petition #R23-06, Beatties Ford Family Entertainment, a request by Jonathan Eury to rezone three parcels totaling 2.513 acres generally located at 9339 Beatties Ford Road from existing Rural to Highway Commercial - Conditional District for outdoor recreation and commercial uses. (*Nathan Farber*)

9. Public Hearings

- 9.A. Conduct public hearing 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 Hambright Road from existing Transitional Residential to Corporate Business - Conditional District for approximately 750,000 sq. ft. of light industrial space. (*David Peete*)

- 9.B. Conduct public hearing for petition #TA23-01 Street Trees, a request by the Town of Huntersville Planning Department in cooperation with the Engineering and Public Works Departments to amend Articles 7.7, 5.5, and 12 of the Zoning Ordinance to provide options for developers to reduce impacts caused by street trees while meeting the guidelines of the Huntersville 2040 Community Plan and the intent of the Zoning Ordinance. (*Lauren Speight*)
- 9.C. Conduct public hearing to close a portion of Mt. Holly-Huntersville Road. (*Lora Mastrofrancesco*)
- 9.D. Conduct public hearing to receive public comments on Bond Order authorizing the issuance of \$50,000,000 General Obligation Transportation Bonds. (*Pattie McGinnis*)
- 9.E. Conduct public hearing to receive public comments on Bond Order authorizing the issuance of \$8,000,000 General Obligation Parks and Recreation Bonds. (*Pattie McGinnis*)

10. Other Business

- 10.A. Consider adopting Bond Order authorizing the issuance of \$8,000,000 General Obligation Parks and Recreation Bonds. (*Pattie McGinnis*)
- 10.B. Consider adopting Bond Order authorizing the issuance of \$50,000,000 General Obligation Transportation Bonds. (*Pattie McGinnis*)
- 10.C. Consider adopting Bond Resolution for Transportation General Obligation Bonds and Parks and Recreation General Obligation Bonds. (*Pattie McGinnis*)
- 10.D. Consider decision 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.
- 10.E. Consider decision on Petition #TA23-03, a request by the Huntersville Planning Department to amend Article 2 of the Subdivision Ordinance and Article 7.5 of the Zoning Ordinance to limit Minor Subdivisions to five lots or less and to require a 10' buffer for Minor Subdivisions within the Rural and Transitional Residential zoning districts. (*Nathan Farber*)

- 10.F. Consider decision on Petition #TA23-04, a request by the Huntersville Planning Department to amend Article 9.54 Solar Energy Facilities to further clarify the text for simplicity. (*Nathan Farber*)
- 10.G. Consider approving Ada Jenkins FY24 budget Amendment. (*Pattie McGinnis*)
- 10.H. Consider approving Angels and Sparrows FY24 budget amendment. (*Pattie McGinnis*)
- 10.I. Consider approving Arts and Science Council FY24 budget amendment. (*Pattie McGinnis*)
- 10.J. Consider approving Bags of Hope FY24 budget amendment. (*Pattie McGinnis*)
- 10.K. Consider approving Caterpillar Ministries FY24 budget amendment. (*Pattie McGinnis*)
- 10.L. Consider approving Hope House FY24 budget amendment. (*Pattie McGinnis*)
- 10.M. Consider approving North Mecklenburg CrimeStoppers FY24 budget amendment. (*Pattie McGinnis*)
- 10.N. Consider approving Seasons of Giving FY24 budget amendment. (*Pattie McGinnis*)
- 10.O. Consider approving North Carolina League of Municipalities FY24 budget amendment. (*Pattie McGinnis*)
- 10.P. Consider adopting Hugh Torance House and Store FY24 budget amendment. (*Pattie McGinnis*)
- 10.Q. Consider adopting Rural Hill FY24 budget amendment. (*Pattie McGinnis*)
- 10.R. Dellwood/Central Sidewalk Discussion. (*Stephen Trott*)
- 10.S. Consider approving purchase agreement to purchase +/- 24.81 acres located at 13409 Ramah Church Road. (*Anthony Roberts*)

11. Mayor and Commissioner Reports/Closing Comments

12. Closed Session

- 12.A. Closed Session pursuant to NCGS 143-318.11(a)(6) to consider the qualifications, competence, and performance of an employee. (*Melinda Bales*)

13. 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.