

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
August 7, 2023 - 6:00 PM
TOWN HALL (101 Huntersville-Concord Road)

Live Stream available via YouTube
@townofhuntersvillenc28078

- 1. Pre-meeting - 5:30 p.m.**
 - 1.A. Public Records and Social Media Policy. *(Emily Sloop)*
- 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. Adopt Ordinance to temporarily close certain state-maintained roads for the Veterans Day Parade and Event. *(Michael Jaycocks)*
 - 8.B. Approve Tax Collector's Settlement for Fiscal Year 2023 (Tax Year 2022) and adopt Order of Collections for Fiscal Year 2024 (Tax Year 2023). *(Pattie McGinnis)*
 - 8.C. Approve budget amendment recognizing grant revenue received from the North Carolina Recreation and Park Association in the amount of \$2,856 and appropriate to Parks & Recreation Training to provide for four Parks & Recreation employees to complete a Diversity, Equity & Inclusion Certification through UNC-Charlotte. *(Tracy Houk)*

- 8.D. Ratify previous action of the Town Board taken in Closed Session allowed under the North Carolina Open Meetings law to award a 2 percent merit increase effective August 1, 2023, and a \$10,000 bonus for the Town Manager based on market analysis and performance evaluation. (*Mayor Bales*)
- 8.E. Award contract for underground and directional boring services for FY24 to Lamberts Cable Splicing, LLC. (*David Lucore*)
- 8.F. Approve Huntersville Police Dispatch contract with Charlotte-Mecklenburg Police Department. (*Chief Barry Graham*)
- 8.G. Call a public hearing for Tuesday September 5, 2023 at 6:00 P.M. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC, on Petition #R23-08, Dearness Gardens, a request by Ken Forster, to rezone six parcels totaling +/- 10.07 acres generally located at 13501 Old Statesville Road from existing Highway Commercial - Conditional District and Neighborhood Residential to Highway Commercial - Conditional District and Neighborhood Residential for boundary and site amendments. (*Jesse James*)
- 8.H. Call a public hearing for Tuesday, September 5, 2023 at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC, on Petition #R23-09, Golden Cow, a request by H2H Holdings, LLC to rezone from the existing Town Center to Town Center - Conditional District for a one-story retail development. (*Jesse James*)
- 8.I. Call a public hearing for Tuesday, September 5, 2023 at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078 to receive public input on traffic calming measures on Swansboro Lane. (*Lora Mastrofrancesco*)

9. Public Hearings

- 9.A. Conduct public hearing on Petition #R23-01, Beatties Ford Family Entertainment, a request by Jonathan Eury to rezone +/-2.513 acres generally located at the intersection of Beatties Ford Road and Broadway Street from Rural to Highway Commercial - Conditional District for indoor and outdoor recreation and commercial uses. (*Nathan Farber*)
- 9.B. Conduct public hearing on Petition #R23-07, EPCON – Beatties Ford Road, a request by EPCON Communities Carolinas, LLC to rezone six parcels totaling 78.7-acres generally located at 15201 Beatties Ford Road (South of NC 73 and east of Gilead Road & Beatties Ford Road intersection) from existing Rural to Transitional Residential - Conditional District zoning district for a 118-lot, single-family home subdivision. (*David Peete*)

10. Other Business

- 10.A. Consider adopting Resolution Order to Abandon and Close a Portion of Mt. Holly-Huntersville Road. (*Lora Mastrofrancesco*)
- 10.B. Consider approving purchase agreement for electric distribution substation property. (*David Lucore*)
- 10.C. Downtown social district discussion. (*Commissioner Dan Boone/Commissioner Amber Kovacs*)

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.