

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
October 16, 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. Mayor's Affordable Housing Task Force Presentation. *(Justin Ckezepis)*
- 2. Call to Order**
- 3. Invocation/ Moment of Silence**
- 4. Pledge of Allegiance**
- 5. Staff Questions**
- 6. Public Comments, Requests, or Presentations**
 - 6.A. Proclamation for National Arts & Humanities Month. *(Mayor Melinda Bales)*
 - 6.B. Proclamation for Mount Olive Missionary Baptist Church 155 Anniversary. *(Mayor Melinda Bales)*
 - 6.C. Recognition of Jack Simoneau's 22 years of service to the Town and his retirement as of November 1, 2023. *(Brian Richards)*
- 7. Agenda Changes/Adoption of Agenda**
- 8. Consent Agenda**
 - 8.A. Approve the minutes of the October 2, 2023 Regular Town Board Meeting. *(Janet Pierson)*

- 8.B. Approve updated Fee Schedule to comply with House Bill 488. (*Stephen Trott*)
- 8.C. Adopt Resolution to award the Seagle-4th Street Improvements Construction Contract to Efficient Developments. (*Kevin Fox*)

9. Public Hearings

10. Other Business

- 10.A. Discuss and select a preferred alternative for Beatties Ford Road at Brown Mill Road Intersection for NC73 (R-5721B) Project. (*Brett Canipe, NCDOT*)
- 10.B. Consider decision 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.C. Consider decision 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*)
- 10.D. Consider decision on Petition #R23-09, Golden Cow, a request by H2H Holdings, LLC to rezone approximately .06 acres at 14516 S. Old Statesville Road from Town Center to Town Center-Conditional District for a one-story retail building. (*Jesse James*)
- 10.E. Consider decision on Petition #TA23-05, a request by the Town of Huntersville Planning Department to amend Article 9.51 of the Zoning Ordinance to further clarify non-residential outdoor activities allowed within the Neighborhood Residential zoning district within ¼ mile of the Town Center zoning district. (*Brian Richards*)
- 10.F. Consider approving the Lake Norman Charter School Joint Use Gym Agreement. (*Michael Jaycocks*)
- 10.G. Consider approving budget amendment appropriating Fund Balance and Capital Expense in the amount of \$53,500 for the replacement of supply ductwork to fabric ductwork for Huntersville Family Fitness and Aquatics Center. (*Zach Brown*)
- 10.H. Consider adopting Resolution to amend Capital Improvement Program and apply for the Charlotte Regional Transportation Planning Organization Discretionary Grant Program 2023 Fall Call for Applications - Funding Request for NC 73 Greenway Bridge. (*Heather Maloney*)

- 10.I. Discuss and consider approving a budget amendment for \$1,112,130 to fund 19 firefighter positions January - June in FY 24 and related line items. (*Commissioner Boone, Commissioner Kovacs, Commissioner Partee, 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.