

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**October 1, 2024
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 October 1, 2024.

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark; Commissioners Alisia Bergsman, Amanda Dumas, Jennifer Hunt, Edwin Quarles, LaToya Rivers and Nick Walsh.

Commissioner Walsh made a motion to go into closed session pursuant to N.C.G.S. §143-318.11(a)(5) to instruct staff or negotiating agents concerning the price and other material terms for the acquisition of real property. Commissioner Hunt seconded the motion. Motion carried unanimously.

Upon return from closed session, there being no further business, the Pre-meeting was adjourned.

**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 October 1, 2024.

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark; Commissioners Alisia Bergsman, Amanda Dumas, Jennifer Hunt, Edwin Quarles, LaToya Rivers and Nick Walsh.

Mayor Clark called for a moment of silence in honor and remembrance of the survivors and victims of Hurricane Helene.

Mayor Clark led the Pledge of Allegiance.

ANNOUNCEMENTS

- National Night Out is tonight. Huntersville Police Department is receiving donations for communities in western NC affected by Hurricane Helene.
- Provided update on the Town's response to Hurricane Helene.
- Ways to connect with us – website, social media pages, Town of Huntersville app and newsletter.

PUBLIC COMMENTS

President's Volunteer Service Award Presentation. Lindsay Small, Recreation Superintendent, presented the President's Volunteer Service Award to Lake Norman Teen Council Member Eliana Mancini.

Fire Prevention Week Proclamation. Mayor Clark proclaimed October 6 through 12, 2024 as Fire Prevention Week.

A PROCLAMATION FOR FIRE PREVENTION WEEK

WHEREAS, the Town of Huntersville is committed to ensuring the safety and security of all those living in and visiting our town; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed more than 2,700 people in the United States in 2022, according to the National Fire Protection Association, and fire departments in the United States responded to 360,000 home fires; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires almost in half - as roughly three out of five fire deaths happen in homes with either no smoke alarms or with no working smoke alarms; and

WHEREAS, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as 2 minutes to escape safely; and

WHEREAS, Huntersville residents should install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home; and

WHEREAS, Huntersville residents will make sure their smoke alarms meet the needs of all their family members, including those with sensory or physical disabilities; and

WHEREAS, Huntersville residents should test smoke alarms at least once a month; and

WHEREAS, residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, the 2024 Fire Prevention Week theme, "Smoke alarms: Make them work for you," serves to remind us the importance of having working smoke alarms in the home.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the week of October 6 through 12 as "**FIRE PREVENTION WEEK**" in Huntersville, North Carolina.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 1st day of October, 2024.

National Arts and Humanities Month. Mayor Clark proclaimed October 2024 as National Arts and Humanities Month.

A PROCLAMATION FOR NATIONAL ARTS AND HUMANITIES MONTH

WHEREAS, the month of October has annually been recognized as National Arts and Humanities Month by thousands of arts and culture organizations – including the Arts & Science Council, the local arts agency of the Town of Huntersville and Mecklenburg County – and by communities, counties, and states across the country for nearly 30 years; and

WHEREAS, the arts and humanities help community members explore their diverse history and culture with the support and creativity of large, midsize, and small cultural organizations, creative individuals, educational institutions, and local businesses; and

WHEREAS, cities and states - through their local and state arts agencies and representing thousands of cultural organizations have celebrated the value and importance of culture in the lives of Americans and the health of thriving communities during National Arts and Humanities Month for several years; and

WHEREAS, the arts and culture industry also strengthens our economy by generating \$151.7 billion in total economic activity annually, \$29 billion in government revenue, and by supporting the full-time equivalent of 5 million jobs; and

WHEREAS, the arts and humanities are a vital part of the nation's economy, and the creative economy drives tourism, commerce, supports American workers, makes up 4.3% of the annual GDP and is a \$1.1 trillion industry; and

WHEREAS, the arts and humanities embody so much of the accumulated wisdom, intellect, and imagination of humankind, and play a unique role in the lives of our families and our community.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the month of October as “**NATIONAL ARTS AND HUMANITIES MONTH**” in Huntersville, North Carolina.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 1st day of October, 2024.

A Day Without Driving in Huntersville Proclamation. Mayor Pro-Tem Hunt proclaimed October 3 as A Day Without Driving in Huntersville.

A PROCLAMATION FOR A DAY WITHOUT DRIVING IN HUNTERSVILLE

WHEREAS, access to mobility is a fundamental part of health and community connection, allowing Huntersville to reach education and employment opportunities, medical services, shopping, recreation, and visit friends and family, and is one of the state's six transportation system policy goals, including investing public dollars to improve the movement of people throughout Huntersville; and

WHEREAS, as the U.S. Bureau of Labor Statistics estimates the cost of owning a car is approximately 72 cents a mile, with average household spending on transportation reaching \$10,961 a year in 2021, many people cannot afford the cost of a car, and nearly a third of the people residing in the US do not have a driver's license, either because of their age or a condition that does not allow them to drive; and

WHEREAS, transportation represents the largest source of greenhouse gas emissions in the United States, and in order to meet our state's greenhouse gas emission reduction goals, we must reduce emissions in our transportation sector; and

WHEREAS, in addition to greenhouse gas emissions, cars also create tire dust that can enter watersheds; have necessitated freeway expansions that have been detrimental to neighborhoods historically home to communities of color; and require impervious surfaces for parking, with an estimated 3.4 parking spaces for every car in the United States, all of which have contributed to transportation being an important environmental concern; and

WHEREAS, reflecting on what a day without driving would mean for you and your family is great way to understand how we can improve our current transportation system to better meet the needs of Huntersville residents and improve and enhance transportation options such as transit, light rail, biking, and walking pathways as key strategies in our environmental efforts;

NOW, THEREFORE, I, Mayor Pro-Tem Jennifer Hunt, do hereby proclaim Thursday, October 3, 2024, as A Day Without Driving in Huntersville, and I encourage all residents to join me in this special observance by utilizing alternative methods of transportation for the day, working from home if possible, or simply reflecting on what a day without driving would mean for you and your family.

AGENDA CHANGES

Commissioner Bergsman made a motion to adopt the agenda. Commissioner Walsh seconded the motion. Motion carried unanimously.

CONSENT AGENDA

Approval of Minutes. Commissioner Dumas made a motion to approve the minutes of the September 17, 2024 Regular Town Board Meeting. Commissioner Quarles seconded the motion. Motion carried unanimously.

Town Board Meeting Schedule Amendment. Commissioner Dumas made a motion to adopt amended 2024 Huntersville Town Board Regular Meeting Schedule changing the Tuesday, November 5 meeting to Monday, November 4. Commissioner Quarles seconded the motion. Motion carried unanimously.

Amended Meeting Schedule attached hereto as Exhibit No. 1.

Property Tax Refund Report. Commissioner Dumas made a motion to approve Property Tax Refund Report from Mecklenburg County. Commissioner Quarles seconded the motion. Motion carried unanimously.

Property Tax Refund Report attached hereto as Exhibit No. 2.

Call for Public Hearing – Holding Certain Properties Owned by Town for Resale. Commissioner Dumas made a motion to call a public hearing for Tuesday, October 15, 2024, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078, on holding certain properties (Parcel ID numbers of 01711645 and 01711611) owned by the Town of Huntersville for resale pursuant to N.C.G.S. §158-7.1(b)(2). Commissioner Quarles seconded the motion. Motion carried unanimously.

Call for Public Hearing – Petition #R24-05 Hillco Skilled Nursing Facility. Commissioner Dumas made a motion to call a public hearing for Monday, November 4, 2024, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville NC 28078, on Petition #R24-05 Hillco Skilled Nursing Facility, a request by Novant Health Inc. to rezone approximately 13.9 acres of land from Corporate Business to Campus Institutional Conditional District to develop a Skilled Nursing Facility. The property is located at 13600 Reese Boulevard East in the Huntersville Business Park. Commissioner Quarles seconded the motion. Motion carried unanimously.

Call for Public Hearing – Petition #R24-09 HFH Investments LLC. Commissioner Dumas made a motion to call a public hearing for Monday, November 4, 2024 at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078 on Petition #R24-09, a request by HFH Investments LLC., Frank Lowery, Martha Rawdon, Derong Huang to rezone +/- 3.213 acres located west of the intersection of Gilead Road and Statesville Road from Neighborhood Residential District to Town Center. Commissioner Quarles seconded the motion. Motion carried unanimously.

PUBLIC HEARINGS

Petition #TA24-14. Mayor Clark called to order public hearing on Petition #TA24-14, a request by the Town of Huntersville Planning Department to amend the Town's Soil Erosion Control Ordinance to align the Town's ordinance with state statute.

Becca Bleich, Planner II, submitted the Staff Report into the record. *Staff Report attached hereto as Exhibit No. 3.*

Petition #TA24-14 is a text amendment request by the Town of Huntersville Planning Department to amend Articles 153.02, 153.03, 153.04, 153.10(A)(4), 153.1(f), 153.11, 153.13(D), and 153.09(F) of the Huntersville Soil Erosion and Sedimentation Control Ordinance to closer align Huntersville regulations to North Carolina Session Law 2023-108 and Session Law 2023- 142.

NC Session Law 2023-108 and Session Law 2023-142 contain numerous changes. The applicable changes allow permits to be transferred to a different entity, assuming all requirements are met, and defines and allows at-risk building permits.

Staff recommends approval of the proposed text amendment as it aligns the Town's Soil Erosion and Sedimentation Control Ordinance with state law. The Planning Board will hear this on October 22 and then it will come back to the Town Board for final action on November 19.

There being no questions or comments, Mayor Clark closed the public hearing.

OTHER BUSINESS

None

CLOSING COMMENTS

Commissioner Dumas expressed appreciation to Town staff for their work after Hurricane Helene and to the community for donating and getting involved. Encouraged people donating to make sure it is coordinated through an organization that you are able to meet with.

Commissioner Hunt announced the Environmental Sustainability Committee has had two members resign. Applications to fill those vacancies will be accepted soon. Noted that BeLoved Asheville is another resource to get involved with hurricane relief efforts.

Commissioner Quarles expressed appreciation to staff for their work after Hurricane Helene.

Commissioner Bergsman expressed appreciation to staff for their work after Hurricane Helene.

Mayor Clark expressed appreciation to Mayor Pro-Tem Hunt for the Day Without Driving proclamation.

There being no further business, Commissioner Rivers made a motion to adjourn. Commissioner Hunt seconded the motion. Motion carried unanimously.

Approved this the 15th day of October 2024.