

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**April 15, 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 5:00 p.m. on April 15, 2024.

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

FY25 Capital Improvement Projects. Anthony Roberts, Town Manager and Jackie Huffman, Deputy Town Manager reviewed the FY2025 Projected Capital Improvement Program. *Refer to Exhibit No. 1.*

Commissioner Bergsman questioned how many of the sidewalk projects are the multi-use wider sidewalks.

Stephen Trott, Director of Engineering, said the current projects that we have are short segment projects that we talked about at the retreat. All those are of the 5' or 6' wide variety and are typically your smaller sidewalk projects. A half million dollars is not going to get you a whole lot.

Commissioner Walsh said Item 45, the Huntersville-Concord Road at Warfield. Vermillion Village is coming out of the ground right now and I understand they'll have started on buildings probably sometime this summer and yet it doesn't look like we're even going to look at design work until 2027.

Mr. Roberts said that project is the actual curve and road. If we were going to straighten that out, we would need to probably purchase that house on the corner there. That one has been put off a little bit to focus on the other Walters Street. If you think we need to focus on that project and move that one up, obviously that's what this discussion is all about, but we would need to probably purchase I think there's a little yellow house in the curve to make that curve straight. It's not going to straighten it out completely, but we will look to take out as much of that bend as possible.

Commissioner Walsh said it might be something we could get ahead of the curve a little bit while they are doing construction and maybe try to move that up a little bit.

Mr. Roberts said what I would say if that's a priority and folks up here think we need to push that one up a little bit obviously we would start to make some contacts out there and make that happen, so I would say just talk amongst the Board members and let me know and we will make that happen.

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 April 15, 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.

Mayor Clark led the Pledge of Allegiance.

ANNOUNCEMENTS

- Town Board Budget Workshop – April 29, 2024.
- New Mayor’s Coffee Mixer series kicks off April 17.
- CATS Redline Public Meeting scheduled for April 18.
- Mayor’s Fitness Challenge Underway.
- Town of Huntersville won Excellence in Communications Award from NC3C.
- Police Chief Barry Graham provided update on arrest made in robbery and assault investigation. Announced that Pizza with the Police is April 16 at Uncle Maddio’s Pizza.

Ways to connect with us – website, social media pages, Town of Huntersville app. A link will be shared in the next couple of days to sign up for the new resident newsletter.

PUBLIC COMMENTS

America 250. Kendall Kendrick, Executive Director Trail of History & Charlotte Liberty Walk, Chair of Mecklenburg 250 Commission, presented update on Mecklenburg 250/America 250 North Carolina. The Huntersville Public Arts Commission plans to seek funding from A250 NC grants for a mural on the Huntersville Arts & Cultural Building. *PowerPoint Presentation attached hereto as Exhibit No. 2.*

Proclamation. Mayor Clark proclaimed May 5 through 11, 2024 as Professional Municipal Clerks Week.

A Proclamation for Professional Municipal Clerks Week

WHEREAS, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world; and

WHEREAS, The Office of the Professional Municipal Clerk is the oldest among public servants; and

WHEREAS, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

WHEREAS, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, The Professional Municipal Clerk serves as the information center on functions of local government and community; and

WHEREAS, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and

WHEREAS, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the week of May 5 through 11, 2024, as **Professional Municipal Clerks Week**, and further extend appreciation to our Professional Municipal Clerk, Janet Pierson, and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 15 of April, 2024.

AGENDA CHANGES

Commissioner Hunt made a motion to adopt the agenda. Commissioner Dumas seconded the motion. Motion carried unanimously.

CONSENT AGENDA

Approval of Minutes – April 1, 2024. Commissioner Bergsman made a motion to approve the minutes of the April 1, 2024 Regular Town Board Meeting. Commissioner Walsh seconded the motion. Motion carried unanimously.

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

Property Tax Refund Report attached hereto as Exhibit No. 3.

Resolution – Call for Public Hearing Petition #ANNEX24-02. Commissioner Bergsman made a motion to adopt Resolution to call a public hearing for Monday, May 6, 2024, at Huntersville Town Hall, Huntersville, NC 28078, on Petition #ANNEX24-02, a request by Magnolia Huntersville II, LLC to annex 82.928 acres into the Town of Huntersville. Commissioner Walsh seconded the motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 4.

Appointment of Ex Officio Member to Ada Jenkins Board of Directors. Commissioner Bergsman made a motion to appoint Commissioner Edwin Quarles as an ex officio member of the Ada Jenkins Board of Directors. Commissioner Walsh seconded the motion. Motion carried unanimously.

PUBLIC HEARINGS

None

OTHER BUSINESS

Petition #TA24-01. Petition #TA24-01 is a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 3.3.2(2)(d), 3.3.2-A(e), 3.3.2B(e), 3.3.3-A(e), 3.3.3(2)(d), and Article 8.17(3)(e) to bring the text into compliance with HB600.

Patrick Patterson, Planner I, entered the Staff Report into the record and reviewed request. *Staff Report attached hereto as Exhibit No. 5.*

The proposed text amendment is in response to the passing of House Bill 600 which amends stormwater runoff rules and programs language. The Town attorneys drafted the proposed language so that it matched directly with the state statute.

The existing language states that there is no need to put in new or more extensive stormwater management systems for (i) already developed areas or (ii) redevelopment projects that do not reduce or remove current stormwater management systems.

The language being added specifies that increased stormwater controls are only required for the newly created impervious surface beyond what existed before the redevelopment, regardless of whether it involves demolishing or relocating existing impervious surfaces.

The change in language does not constitute a change in practice when administering stormwater runoff. The change will update several sections of the zoning ordinance, but the effect of the language is the same throughout.

Commissioner Walsh made a motion in considering the proposed amendment TA24-01, the Town Board approves based on consistencies with all policies of the Huntersville 2040 Community Plan and compliance with state statutes. It is reasonable and in the public interest to amend the Zoning Ordinance because it complies with the Huntersville 2040 Community Plan and state statutes.

Commissioner Dumas seconded the motion.

Motion carried unanimously.

Petition #TA24-02. Petition #TA24-02 is a request by the Huntersville Planning Department for a text amendment to Article 10, Section 10.10.9, 10.12, and 10.14.3 to clarify the Town's role in permitting, the placement, and enforcement of campaign signs.

Patrick Patterson, Planner I, entered the Staff Report into the record and reviewed request. *Staff Report attached hereto as Exhibit No. 6.*

This past election cycle, Planning staff received several inquiries about campaign signs and the Town's rules in permitting, the placement, and the enforcement of campaign signs. This text amendment is introducing minor changes in the language to further clarify the Town's role regarding enforcement on Town property or Town maintained right-of-way and where campaign signs are permitted.

The amendments to Section 10.10.9 are to clarify that individuals must seek permission from private property owners before placing a sign. Individuals must also seek permission from any property owner fronting the Town maintained right-of-way where a sign is erected.

The amendments to Section 10.12 clarify that temporary campaign and election signs are allowed to extend into the right-of-way of Town maintained roads, and as allowed by the North Carolina Department of Transportation along the streets that they maintain. This clarifies the Town's stance on

campaign signs in the right-of-way and defers to the North Carolina Department of Transportation for their right-of-way regulations.

The amendments to Section 10.14.3 signify that Town staff may remove any illegal sign placed on Town property or Town maintained right-of-way.

Staff recommends approval of the proposed text amendment as it clarifies the Town's role in permitting, placement, and enforcement of campaign signs.

On January 4, 2024, the Huntersville Ordinances Advisory Board recommended approval by a vote of 7-0-1, with a recommendation to add a reference to NC General Statutes 136-32 (b)(c)(d)(e)(f) in Article 10.10.9(d), so that anyone reading the ordinance understands that there is another standard for state maintained roads.

On March 26, 2024, the Planning Board recommended approval with the modified language that was submitted to the public record during the Planning Board by a vote of 7-0. The modified redlines/ordinance submitted by the Planning Board included minor text and grammatical changes for clarity and language consistency throughout the ordinance. Staff took the Planning Board recommended changes and incorporated them into the updated ordinance.

Commissioner Bergsman asked if approved how staff would get the information out to the public and any candidates ahead of the next voting period.

Mr. Patterson said this ordinance change will be added to the packet that candidates will receive.

Commissioner Quarles made a motion to approve Petition #TA24-02, a request by the Huntersville Planning Department for a text amendment to Article 10, Section 10.10.9, 10.12 and 10.14.3 to clarify the Town's role in permitting, the placement, and enforcement of campaign signs.

Commissioner Hunt seconded the motion.

Motion carried unanimously.

CLOSING COMMENTS

None

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

Approved this the 6th day of May 2024.