

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**December 3, 2024
6:00 p.m. – Huntersville Town Hall
101 Huntersville-Concord Road**

PRE-MEETING

None

**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 December 3, 2024.

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark; Commissioners Alisia Bergsman, Jennifer Hunt, Edwin Quarles, LaToya Rivers and Nick Walsh. Commissioner Amanda Dumas was not present.

Mayor Clark called for a moment of silence.

Mayor Clark led the Pledge of Allegiance.

ANNOUNCEMENTS

NCDOT has opened the diverging diamond interchange on Gilead Road.

Contractors will be performing overnight construction on Huntersville-Concord Road through December 19.

The Planning Department will hold a public meeting on December 5 to receive resident input on the possible extension of Church Street.

Leaf collection runs through January 15.

Holidays in Huntersville is Friday, December 6 and Saturday, December 7.

Ways to connect with us – website, social media pages, Town of Huntersville app.

PUBLIC COMMENTS

National Human Rights Month Proclamation. Mayor Clark proclaimed December 2024 as National Human Rights Month.

A Proclamation For National Human Rights Month

WHEREAS, December is observed as both Universal and National Human Rights Month and December 11th is Human Rights Day; and

WHEREAS, the Universal Declaration of Human Rights, adopted by the United Nations General Assembly on December 10, 1948, establishes the principles that underscore the shared commitment of the global community to safeguard the rights of every individual, irrespective of nationality, ethnicity, gender, religion, or any other status; and

WHEREAS, the observance of Human Rights Month throughout the month of December provides an opportunity for reflection, education, and action to promote and protect the rights and freedoms enshrined in the Universal Declaration of Human Rights; and

WHEREAS, the promotion of universal respect for and observance of human rights and fundamental freedoms contributes to social progress and better standards of living around the globe; and

WHEREAS, the Town of Huntersville is grateful for the work of our Human Rights Commission, and all that they do to eliminate discrimination and promote universal human rights in Huntersville; and

WHEREAS, the assurance of equitable treatment for all of Huntersville's residents has been and will continue to be an ongoing priority for the Mayor's Office.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim December as "**NATIONAL HUMAN RIGHTS 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 3rd day of December, 2024.

Presentation of Financial Statements. Cassie Wilson of Martin Starnes presented the FY 2024 Financial Statements. *PowerPoint attached hereto as Exhibit No. 1.*

AGENDA CHANGES

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

CONSENT AGENDA

Approval of Minutes. Commissioner Walsh made a motion to approve the minutes of the November 4, 2024 Regular Town Board Meeting. Commissioner Hunt seconded the motion. Motion carried unanimously.

2025 Town Board Regular Meeting Schedule. Commissioner Walsh made a motion to adopt the 2025 Town Board Regular Meeting Schedule. Commissioner Hunt seconded the motion. Motion carried unanimously.

Meeting Schedule attached hereto as Exhibit No. 2.

Resolution – 2025 Town Wide Resurfacing Contract. Commissioner Walsh made a motion to adopt Resolution to accept the 2025 Town Wide Resurfacing Contract with Blythe Construction. Commissioner Hunt seconded the motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 3.

Budget Amendment – Powell Bill. Commissioner Walsh made a motion to approve budget amendment appropriating Powell Bill fund balance in the amount of \$950,000 to Powell Bill Paving expense to

complete the funding of the Town-wide resurfacing contract of \$2,897,483.65 with Blythe Construction. Commissioner Hunt seconded the motion. Motion carried unanimously.

Public Arts Commission Bylaws Revision. Commissioner Walsh made a motion to approve changes to the Public Arts Commission Bylaws revising the meeting schedule from monthly to quarterly. Commissioner Hunt seconded the motion. Motion carried unanimously.

Revised Bylaws attached hereto as Exhibit No. 4.

Schematic Plan for CATS Hambright Park and Ride Transit Shelter. Article 9.39.3 of the Huntersville Zoning Ordinance requires that the Town Board approve the schematic plans for transit shelters constructed by agencies other than the Town of Huntersville. The Charlotte Area Transit System (CATS) is building a Park and Ride facility at 11100 Hambright Road in Huntersville. Prior to construction plans being submitted for staff review, they are requesting approval of their schematic/concept plan per Town ordinance.

Commissioner Walsh made a motion to approve the Schematic Plan for the Charlotte Area Transit System (CATS) Hambright Park and Ride Transit Shelter. Commissioner Hunt seconded the motion. Motion carried unanimously.

CATS Hambright Schematic Plan attached hereto as Exhibit No. 5.

Resolution – Acquire Property for North Meck HAWK Crossing Project. Commissioner Walsh made a motion to adopt Resolution to acquire property necessary for the construction of the North Meck HAWK Crossing Project. Commissioner Hunt seconded the motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 6.

Resolution – Awarding of Service Firearm to Retiring Law Enforcement Member. Commissioner Walsh made a motion to adopt Resolution to approve the awarding of a service firearm to a retiring law enforcement member. Commissioner Hunt seconded the motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 7.

Call for Public Hearing – Petition #R24-07. Commissioner Walsh made a motion to call a public hearing for Tuesday January 7, 2025 at 6:00 p.m. at Huntersville Town Hall on Petition #R24-07, a request by the property owners to rezone +/- 106 acres located east of the intersection of Hambright Road and Everette Keith Road from Transitional Residential to Neighborhood Residential Conditional District. The purpose of the rezoning is to develop a single family detached and attached house subdivision. Commissioner Hunt seconded the motion. Motion carried unanimously.

Call for Public Hearing – Petition #R24-10. Commissioner Walsh made a motion to call a public hearing for Tuesday, January 7, 2025, at 6:00 p.m. at Huntersville Town Hall on Petition #R24-10 Merancas Fire Training Facility, a request by Jeffrey Smith on behalf of Central Piedmont Community College to rezone +/- 5.28 acres located at 11700 Old Verhoeff Drive from Campus Institutional and Neighborhood Residential to Special Purpose. Commissioner Hunt seconded the motion. Motion carried unanimously.

PUBLIC HEARINGS

Caldwell-Bradford School Historic Designation. Mayor Clark called to order public hearing on the historic designation of the Caldwell-Bradford School Site located at 16401 Davidson-Concord Road.

Rebecca Bleich, Planner II, entered the Staff Report into the record. *Staff Report and PowerPoint attached hereto as Exhibit No. 8.*

Ms. Bleich introduced Tommy Warlick of the Historic Landmarks Commission.

Mr. Warlick reviewed the history of the Caldwell-Bradford School. *Refer to Exhibit No. 8.*

Commissioner Hunt said if we adopt the ordinance, would this prevent future modification to the building?

Mr. Warlick said it would not prevent future modification of the building but it would subject them to what we call the Certificate of Appropriateness process. That is a statutory process. We are required by law to have a quasi-judicial hearing held by the Historic Landmarks Commission to determine whether or not the requested changes are appropriate historically, architecturally consistent with what the building is. We don't have the ability to force them to make those changes. We also don't have the ability to keep them from tearing the building down ultimately. However, if they choose to do so, they lose the benefits of the tax deferrals that are available to them by state law. We can delay a demolition or a substantial alteration of the building for up to 365 days, so there is a bit of a disincentive there for the property owner to do that or at least to work with us to come up with a solution that would meet the needs that they have as well as maintaining the historical or architectural significance of the property.

Commissioner Bergsman said was this initiated by the property owners, or do you know if they are in support of the historic designation.

Mr. Warlick said the property owners are in support of this. This property actually came to our attention back in 2010ish. That was when the Caldwell Station School, which was the school that effectively replaced this school, was named as a historic landmark by this council. We learned about this school in connection with researching that property. Over the course of the years the property owner of the McAuley Road farmhouse, that is the Bragg family. We worked with them in designating that property and recommending that to you to designate in the early 20-teens. Mr. Bragg has since acquired this property. He purchased it about five years ago. He approached our staff a while back and said is this property actually eligible or not. We went back and did our homework and we decided yes, it probably would be eligible if it's something you're interested in pursuing.

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

OTHER BUSINESS

Caldwell-Bradford School Historic Designation. Rebecca Bleich, Planner II, entered the Staff Report into the record. *Refer to Exhibit No. 8.*

Commissioner Rivers made a motion to adopt Ordinance on this historic landmark designation of the Caldwell-Bradford School Site located at 16401 Davidson-Concord Road.

Commissioner Hunt seconded the motion.

Mayor Clark called for the vote.

Motion carried unanimously.

Ordinance attached hereto as Exhibit No. 9.

Petition #R24-12 TF Walden LP. Brian Richards, Planning Director, entered the Staff Report into the record. *Staff Report attached hereto as Exhibit No. 10.*

We're here to discuss the Walden berm revision. Just a quick location, this is south of Ramah Church Road. We've gone over the brief history during the public hearing as well as the Planning Board meeting. Here's the location of the berm which is on the northwest part of the project outlined in the red. The one outstanding request from the developer is for a modification of the berm to allow for variable slopes along the width of the berm. Again, this is due to an oversight when the agreement to widen the buffer from 20' to 30' as well as the installation of a berm a number of years ago. You cannot put the berm into the 30' width due to the design standards so they're asking for modification to those, so you would have to design a 32' wide area. Again, we're working with 30' so they are asking for variable slopes. The developer and his team here is going to offer some additional conditions as part of this. Here's some recent pictures of this. Staff is in favor of this.

Commissioner Bergsman said can you explain the ordinance in regards to the landscaping of the berm and if the rezoning changes that makes a difference.

Mr. Richards said currently the berm is planted per the planting rates prescribed in Article 7 of the ordinance – number of trees, number of shrubs per 1,000 sq. ft.

Commissioner Bergsman said do you mind just reminding me what the details of that is.

Mr. Richards said I believe it's 5 trees per 1,000 sq. ft. and there's a percentage of evergreens and deciduous trees as well as the number of and quantity of evergreen shrubs that have to be in there.

Commissioner Walsh said as this process goes forward, who is responsible for inspection of that berm.

Mr. Richards said Town staff.

Craig Campbell said as Brian had mentioned we're here this evening to go ahead and see if we can help improve the situation that's been talked about here for a few weeks. We would like to offer an additional up to 100 Arborvitae evergreen trees to be planted along the berm. That's in addition to what's already been planted. That's about a 67 percent increase in the number of trees that we would be adding to the area. We would also like to offer similar count, up to about 100 smaller Juniper type ground cover plantings that we think will help establish the berm stabilization a little bit easier and also help with the weed eradication by having that type of ground cover versus more native grasses.

Commissioner Hunt said can you talk about the aerial survey and what details that provides as well as information that might to the land surveyor.

Mr. Campbell said I'm not sure what you mean by aerial survey or to the land surveyor. There is no criteria that we had to survey the berm. We did go ahead and have our certified engineer do a survey of

the berm and that was I believe shots every 50' along the berm to come up with an established slope, berm height, berm width and that's the as-built document that's been circulated before. I'm not sure if that answers the question.

Commissioner Rivers said I think I was under the impression and maybe I'm wrong that there was an aerial survey. You said you are unclear of that or you weren't sure that was done. Maybe I missed that....it was an aerial survey or aerial pictures that were taken.

Mr. Campbell said there is a GIS system that the state monitors for aerial surveying and we have utilized that in this process when we did the design work, not the post berm but we did an actual onsite survey, but for the design work we did utilize the state aerial surveying system.

Commissioner Rivers said was there something printed or documented, is there something tangible that can be seen from that report.

Mr. Campbell said I don't know what that would be other than we utilized what is available to all public regarding the aerial survey system and then we did create separate from that aerial type of documents that are available we created a true as-built document which is going actually onsite, much more detail.

Commissioner Rivers said so that goes into the as-built document.

Mr. Campbell said that's the as-built.

Commissioner Quarles said was this project ever stopped or was there a pause on the project, meaning the berm itself.

Mr. Campbell said yes, as far as the construction of it?

Commissioner Quarles said yes.

Mr. Campbell said we were fairly well complete on the construction and then we've now been monitoring and maintaining the erosion and plant control as there's been some plants that have been planted and a few of those have died. We've replaced those. We also have been out more recently repairing some erosion on the berm and then we were asked to pause on that until after this evening. There are portions of the berm that are in somewhat of a under construction state at this point until the hearing was finished.

Commissioner Quarles said I ask because I was out yesterday and I saw some parts looked like it was being worked on and then as I walked further down it just didn't match the work itself.

Commissioner Bergsman said on the as-builts in August it had one of the berm breaks between Lots 272 and 273 and that shifted in the last few months so then November 1 and when you go out there and look now it's slightly different. Was that done based on follow-up after the aerials or can you kind of walk us through why that's slightly different.

Mr. Campbell said back to the aerial type of photography, that's what we used as initial foundation to design the berm itself and then when we went out to construct that.....there were two berm breaks that were shown on that design plan, one I believe at Lots 272/273 and then 274/275, kind of splitting that bend in the berm up there. When we went out to construct the berm and we had obviously on the

ground more pertinent and visual data. We did notice a low point on the neighboring property here and so we at the time of construction thought it was prudent to put a berm break here to handle drainage off of this property to come right through here more quickly and conveniently. Also, there's a drainage easement on the back of these lots and a side easement here where we have an inlet that actually goes to a pipe system into the storm system. To put the break there with the low point and with the construction of this inlet made much more sense to be much more efficient in getting the water flow off of the properties behind us.

Commissioner Rivers said was that information conveyed to the landowners at the time that it would be the separate break.

Mr. Campbell said not at the time, but it was something that from a construction and maintenance and proper drainage standpoint it needed to be done.

Commissioner Bergsman said say once all the landscaping is planted and there's kind of that one-year period while the roots are bating established and the berm is becoming more stabilized. How is that monitored during that time period to look for problem area or things that need to be fixed or tweaked.

Mr. Campbell said there's a number of ways that that's handled. We have a landscaping company that I as the developer for maintenance that one year period we employ and they are continually out on site monitoring the site for landscape issues. We also have a third party what we call storm water management company that goes out on a monthly basis. We're required by state to look at drainage issues, erosion issues on sites protecting waters of the US so that we're not having erosion and mud running off the site into the offsite creeks and we have a number of storm management systems that work from the point of the berm all the way down to detention ponds before everything filters out into the creeks, so there's a whole storm management program that we monitor on a monthly basis. In addition to that and more thoroughly the Town inspects the property once a month and provides us a report that then we follow-up on that as well and make corrections to storm water issues, inlet protections, erosion concerns. Really there's about a three-fold overlay there that's helping protect everything and make sure on a monthly basis of any issues that are occurring that corrected.

Commissioner Bergsman said I just want to confirm, has that been happening consistently that.....I know from our staff side, but from your side and you checks and balances has that monthly. And then the other one you said continually but you didn't really specify that continually meant.

Mr. Campbell said it will be once we turn it over to the HOA in our CC&R documents that we have already recorded against the property, the HOA will be responsible to maintain all of these items as well.

Commissioner Bergsman said I meant the construction period that's already behind us. Have you been consistent in doing those monthly checks and have there been months that have been skipped or anything like that.

Mr. Campbell said our third party contractor gives us monthly reports. We get the monthly reports from the Town and our contractor is out there and actually part of that work that's happening right now is to correct some of those issues that have come up in the last monthly report and in our monthly inspections. That's what we were told by the Town to halt on at this point.

Commissioner Bergsman said I know you are still working on one of the berms, are the slopes right now, especially on the one are.....by slope I mean where the break is and kind of going down into the break, is fairly steep. Is that going to be changed at all once that break is kind of finalized.

Mr. Campbell said we're actually enamoring that area with some of what we call rip rap which is more of a rock. It is actual rock that is placed in there to help water from eroding the sand or the ground in that area, so we are going to firm that up in a much stronger base as we've now had a number of months to see how this has held up in certain areas, where it hasn't held up well, we're enamoring those areas in a stronger manner.

Commissioner Bergsman said this is going back to the trees and the landscaping in the ordinance. I'm sorry, this is something I just realized earlier. Staff earlier said the ordinance requires five trees per 1,000 sq. ft. The Board had received information sometime this week that there's currently three trees per 1,000 sq. ft. and the additional that we're asking for would bring it up to an additional two per 1,000 sq. ft. Is that accurate because that sounds like it's not currently meeting the ordinance and I kind of wanted to check on that.

Mr. Campbell said I can't speak to that. I know our landscape plan was submitted and approved and so I know we have a number of different types of what you might call a tree or plantings per 1,000 sq. ft. and we were just going to add two more trees to every 1,000 sq. ft.

Commissioner Bergsman said the number that's in an email that I'm looking at right now where it said it was three trees per 1,000 sq. ft., is that possibly a typo or is that correct.

Mr. Campbell said I believe our landscape plans did say three trees, so I don't know.

Mr. Richards said he's correct. I spoke incorrectly earlier, it's three trees per 1,000 sq. ft. is the requirement.

Mr. Campbell said it's three trees which we have per 1,000 sq. ft. We're added two more, so it's about a 67 percent increase.

Commissioner Bergsman made a motion to approve Rezoning Petition #R24-12 TF Walden LP to rezone approximately 21.509 acres south of Ramah Church Road from Neighborhood Residential Conditional District to Neighborhood Residential Conditional District to modify the berm dimension standards in Article 7.5.4 with the following conditions.

The modification request to allow for varying berm slope widths ranging from 2.1 to 3.1 is approved.

The developer shall plant a minimum of 75 additional Arborvitae or other similar evergreen trees on the crown of the berm by February 1, 2025.

The developer shall provide a maintenance warranty for 50 percent of the value of the additional trees to be planted for a period of one year from the date of planting.

The responsibility for maintenance of the trees shall be assigned to the HOA at the end of the warranty period.

During the tree maintenance period the developer shall be responsible for monitoring and removing any existing invasive Johnson grass. This responsibility shall be assigned to the HOA at the end of the warranty period.

The developer shall install a drainage swell to collect water for drainage through the berm breaks. The drainage swell shall be installed in accordance with all applicable Town ordinances and policies as well as approved plans for the project.

The developer shall provide a maintenance warranty for 100 percent of the value of the drainage swell for a period of one year from the date of installation. The responsibility for maintenance of the drainage swell shall be assigned to the HOA at the end of the warranty period.

The developer shall submit a revision to approved plans (RTAP) to update the preliminary plans set to conform with these changes.

The developer shall address all other minor staff comments in the Staff Report.

In considering the petition it is consistent with Policy LU-11.1 in the Huntersville 2040 Community Plan. It is reasonable and in the public interest to approve the petition because the berm modification does not erode the efficiency and intent of the berm and the additional evergreen trees will enhance the screening of the berm from the adjacent properties.

Commissioner Walsh seconded the motion.

Commissioner Bergsman said just one more thing, the placement of the trees, if there are sections of the berm where it's more beneficial for adjacent property owners, is that something that you are taking into consideration.

Susan Irvin, representing the applicant, said I just want to make sure I understand the question. The question is that in determining where the trees are placed, when they go out with the landscape architect to do that, will they be placing those in a way that is most beneficial to the adjoining owners.

Commissioner Bergsman said the information we have is one property owner might not want as many along their side as one of the others so I didn't know if that's something that when deciding the placement can be taken into consideration.

Ms. Irvin said just to be clear we were not proposing to plant any trees on the adjoining property.

Commissioner Bergsman said if I said that, I misspoke.

Mr. Campbell said we're already meeting the code of three trees per 1,000 sq. ft. so we can certainly take a look at that if that's the direction. We just need to be careful and make sure the landscaper will be really the one to kind of decide if that's a reasonable for the life of the plants request if we have many in one area I guess is what I'm getting at.

Commissioner Bergsman said I just want to pass on that I know that area where the bigger berm break is an area that I some folks would want to have looked at.

Commissioner Quarles said I had the pleasure of meeting with the residents as well as communicating back and forth trying to collaborate to make a win-win for everyone and one thing that was asked and I put notes in my phone as I asked the question was what would make a win-win and it was 20 trees on one part of the property, the other was some type of ground cover to prevent the erosion. And I want to thank you adding not just 20 trees but up to 100 trees. The juniper I think will be a win-win for everyone, not just for the residents and the berm but at some point in time this is going to be passed on to the HOA. It will save them a lot of money because they won't have to worry about weed control or chemicals going into the other neighbor's property and getting onto the farm, so I want to commend you for that. With the junipers, will you be heavily mulching that with pine needles and I'm asking that because I know that juniper and pine needles prevent weeds as well.

Mr. Campbell said yes, I think as you've seen out there that we do have some pine needle already out there and we will certainly as we have these new materials, we're going to make sure we refurbish that pine needle material as well.

Commissioner Rivers said I have the opportunity of going out as well on Sunday and when I went out I was very concerned from what I saw. I did see the erosion. I saw a lot of things that were unkept. I did see the pine needles that were there and everything but the break in the berm was concerning. I was happy to know that when Mayor Clark and Commissioner Quarles had went out on Monday that that's being resolved. I appreciate that. I too want to ensure that there is win-win for everyone. I think coming into this you're looking at it as if it's just a berm but we have to consider this is property and it's important because some people you know this is generational property for some of the adjacent property owners, so it's just important that there is a win-win for everyone. I do commend you for hearing and being able to compromise and willing to compromise. I just want to ensure that if this is approved tonight that we will continue to ensure that the berm is taken care of and looked after as well as not with just the developer.....how long will you all be over ensuring the berm is taken care of.

Mr. Campbell said the Town requires a one year maintenance period.

Commissioner Rivers said one year maintenance and then the HOA will take over. I just want to ensure that is done. I think that has been the consensus for everyone. Again, I just want to commend you the compromising on that.

Commissioner Bergsman said the only thing I want to say is and I'll be very open and transparent, I am a member of the HOA in Walden, so this is almost in my backyard and I just want to emphasize that with all our applications and projects we look at, I always think of is this something I would be okay with if it was in my backyard. This is the closest one to that and yes, I feel that enough of the asks and requests have been addressed.

Commissioner Quarles said I know the motion said up to 75 trees, but it doesn't say.....I know you offered the juniper. Can we add up to 75.....

Commissioner Bergsman it said a minimum of 75 trees.

Commissioner Quarles said junipers.

Commissioner Bergsman said do you want that added in?

Commissioner Quarles said yes, please.

Mr. Campbell said as I committed earlier we'll do the juniper ground covering as well.

Commissioner Bergsman said if that gets added in, how do we do that.

Emily Sloop, Town Attorney, said you just can add into the motion but I would suggest clarifying that that has been vetted and that the berm can handle an additional 75 ground coverings of that nature. Has the consultant been.....

Mr. Campbell said yes, it will not damage the berm's integrity.

Ms. Sloop said in which case you can as part of our conditions incorporate a minimum of 75 juniper ground coverings.

Commissioner Bergsman said do I need to repeat the whole motion or just that one.

Ms. Sloop you can say you'd like to revise your motion to incorporate that as a condition.

Commissioner Bergsman said is that's something that's in agreement with.....

Ms. Sloop said you do want to make sure that the second still remains, whoever made the second.

Commissioner Bergsman said I revise Condition Two that the developer shall plant a minimum of 75 additional arborvitae or other similar evergreen trees and a minimum of 75 ground juniper ground cover.

Commissioner Walsh seconded the revised motion.

Mayor Clark called for the vote.

Motion carried unanimously.

Resolution – Real Property Surplus. Property at 16215 Amber Field Dr (Parcel 00925231) and 16209 Amber Field Dr (Parcel 00925230) are two parcels that are located in the Harvest Point subdivision and were donated to the Town by the subdivision developer nearly 25 years ago. Previous investigation efforts by the Town suggest that these parcels would likely require site modifications to address potential soil concerns and infiltration of groundwater as noted from field boring samples. The Town has no immediate use or plans for the parcels.

Commissioner Hunt made a motion to adopt the Resolution declaring certain real property at 16215 Amber Field Drive and 15209 Amber Field Drive in the Harvest Point subdivision as surplus property.

Commissioner Rivers seconded the motion.

Mayor Clark called for the vote.

Motion carried unanimously.

Resolution attached hereto as Exhibit No. 11.

2024 Audit Items Clarification. During the 2024 annual audit, the auditor identified a Financial Indicator of Concern. Management is required by the Local Government Commission (LGC) to disclose to the Board the concern and how it will be corrected. The auditors identified a Material Weakness related to capital assets that were not recorded in prior years as construction in progress in the Grant Fund. Going forward, a checklist has been developed to include the grant fund to ensure that capital for construction in progress will be included. This will be signed off by the Assistant Finance Director and Finance Director.

Commissioner Quarles made a motion to approve the Corrective Action Plan for 2024 audit items.

Commissioner Bergsman seconded the motion.

Mayor Clark called for the vote.

Motion carried unanimously.

Corrective Action Plan attached hereto as Exhibit No. 12.

Resolution – Removal of Gilead Road Widening Project from STIP. The vision for Huntersville, as described in the 2040 Community Plan, is for the town to be “the most livable community in North Carolina.” To realize this vision, the Plan outlines a goal of “creating vibrant, pedestrian-accessible mixed-use areas with restaurants, small businesses, and housing,” with Downtown Huntersville as one such activated mixed-use center. The Downtown Plan, which was adopted subsequent to the Community Plan, includes a number of organizing principles for guiding the development of Downtown Huntersville into the robust and attractive center of our community:

- Treat the car as Guest on all streets.
- Create an optimal pedestrian environment—along all streets and within nature.”
- Plan for automobile circulation with a street network approach vs the current dendritic (branched, tree-like form) and disconnected pattern.

The Downtown Plan also explicitly recommends that “Gilead Road is not widened and is designed as a Multimodal street.” On Tuesday, August 6, the Huntersville Board of Commissioners held a Pre-meeting at Huntersville Town Hall to discuss the Gilead Road project and its current design proposed by NCDOT. Staff was directed to prepare a resolution for the Board to consider. After approving the resolution, we will forward the resolution and cover letter to Charlotte Regional Transportation Planning Organization (CRTPO) officials.

Commissioner Hunt said could you review specifically any of the buildings we might lose if we were to actually widen the road.

Heather Maloney, Transportation Planner, said we would lose part of this building, we would lose 760 Craftworks and part of DPK. Cashion’s would have been impacted.

Commissioner Hunt said can you talk about what we’re going to do to address the traffic in lieu of doing this project.

Ms. Maloney said we’ve hired a consultant to analyze the ability to create a roundabout at this intersection. If that is not done we also have plans to consider an additional right-turn lane on 115 onto

Gilead Road. We can continue to examine other options or we can move forward with the roundabout plan that we've set in motion.

Commissioner Bergsman said since we have the two new roundabouts, north and south of that intersection, is there a way of tracking if that is helping to detour any traffic around that intersection, if there's been any changes to the amount of cars that go through there.

Stephen Trott, Director of Engineering, said a post study of traffic patterns in the general area has not been completed. We have conducted a couple of traffic counts in the area but not a comprehensive system analysis pre and post project.

Commissioner Walsh made a motion to approve Resolution R-2024-42, request by the Huntersville Town Board of Commissioners to the North Carolina Department of Transportation to remove Project U-5807 from the State Transportation Improvement Program.

Commissioner Quarles seconded the motion.

Mayor Clark called for the vote.

Motion carried unanimously.

Resolution attached hereto as Exhibit No. 13.

CLOSING COMMENTS

No closing comments.

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

Approved this the 17th day of December 2024.