



Minutes
Regular Town Board Meeting
June 7, 2021 - 6:00 PM
HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

1. Pre-meeting - 5:00 p.m.

Mayor Aneralla called the pre-meeting to order.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

1.A. Discuss General Residential Zoning.

Jack Simoneau, Planning Director, reviewed the General Residential zoning district. *Refer to PowerPoint attached hereto as Exhibit No. 1.*

Mr. Simoneau stated it is staff's recommendation that the General Residential properties stay General Residential and if somebody wants to do something different, then let them propose something and bring it to the Town Board, the Planning Board and the general public to determine whether or not it's appropriate. There are not that many pieces of property that are in play.

It was the general consensus of the Board to not make any changes to General Residential at this time.

1.B. Huntersville Sesquicentennial Celebration Discussion.

Commissioner Boone suggested the Town create a committee to plan a year-long program for the Town's Sesquicentennial Celebration. *Refer to PowerPoint attached hereto as Exhibit No. 2.*

2. Call to Order

Mayor Aneralla called the meeting to order.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Before our moment of silence, we lost a long-time member of our Huntersville Family, Mr. Bob Blythe, who was the only attorney for the Town for over 50 years. He passed away the day before yesterday.

Also, obviously, we have had a very significant tragedy occur in our community last week with the murders of three of our citizens and suicide of another and I think what you will find is Huntersville is a very small town and I'm sure you'll know somebody who knows somebody and I want you to think about them, their families, but also think about our officers and detectives and first responders who had to go to the different scenes and think about their families as well and think about them. I wasn't sure I was going to be able to make tonight's meeting, so I had asked Commissioner Bales to put together a few words.

Commissioner Bales said in regard to Mr. Blythe who, as stated, served Huntersville for over 50 years as our Town Attorney and someone that I knew well, Bob was a staple in our Huntersville community. His thoughtfulness and his witty dry sense of humor will be missed by everyone who had the pleasure of working with him. On a personal note, through my years of service on the Board, I found Bob's kindness and genuine love for our community to be an inspiration and personally his family is in my prayers during this difficult time. As we go into the moment of silence, let's continue to keep all these families, keep each other close, and keep everyone in your thoughts and your prayers.

3. Invocation - Moment of Silence

Mayor Aneralla called for a moment of silence.

4. Pledge of Allegiance

Mayor Aneralla led the Pledge of Allegiance.

5. Mayor and Commissioner Reports-Staff Questions

Mayor Aneralla

- No other comments.

Commissioner Bales

- Lake Norman Development Corporation is currently working 36 projects, 22 of which are in Huntersville.
- There was an article in the Charlotte Business Journal "Huntersville Capitalizing on Boom in Speculative Industrial Development."

Commissioner Boone

- Provided update from the Lake Norman Chamber of Commerce.
- Echoed the Mayor's comments concerning the first responders and Police Department. Community clean-up in Huntington Green is June 18. National Night Out is August 3.

Commissioner Hines

- Next Charlotte Regional Transportation Planning Organization meeting is June 16.

Commissioner Munger

- Attended Huntersville Ordinances Advisory Board meeting on June 3.
- Attended Memorial Day event at Veterans Park.
- Consider supporting local non-profits.

Commissioner Phillips

- Provided update on Rural Hill events.
- Provided update from Ada Jenkins Center.
- Announced details of fundraiser for Watchmen of the Streets.

Commissioner Walsh

- Next meeting of the Public Art commission is this Wednesday
- Provided update from Visit Lake Norman.
- Provided update on Parks & Recreation events.

Commissioner Boone expressed appreciation to the Town Manager for having the Town Hall power washed.

Commissioner Walsh requested information on what the Town is doing to mitigate an attack on our IT infrastructure.

Larry Davis, IT Director, reviewed the steps the Town is taking to protect the IT infrastructure.

6. Public Comments, Requests, or Presentations

Mayor Aneralla recognized Paul Kramer from Toyota of North Charlotte for providing donation for vests for two of the Town's K9s. Officers Ferrell and Lowe were present with their K9 partners. Officer Lowe is Huntersville Police Department's first female K9 officer.

7. Agenda Changes

Commissioner Munger amended the agenda to continue the public hearing on Item 8.A (Petition to abandon a 0.478 acre portion of Oyster Lane) to June 21, and as a result of continuance, update the Resolution of Intent to reflect the new public hearing date; and continue the public hearing on Item 8.B (Petition to abandon two unopened public rights-of-way south of Gilead Road) to June 21, and as a result of the continuance, update the Resolution of Intent to reflect the new public hearing date.

Commissioner Bales made a motion to adopt the agenda, as amended. Commissioner Munger seconded motion. Motion carried unanimously.

8. Public Hearings

- 8.A. Conduct public hearing on petition to abandon a 0.478-acre portion of Oyster Lane (an un-opened public right-of-way) located north of Hylas Lane and south of Prosperity Church Road.

This public hearing was continued to June 21 under Agenda Changes.

- 8.B. Conduct public hearing on petition to abandon two un-opened public rights-of-way (Tract A - 0.305-acres & Tract B - 0.634-acres) located south of Gilead Road, north of Greenway Street, east of Hillcrest Drive and west of Old Statesville Road.

This public hearing was continued to June 21 under Agenda Changes.

9. Other Business

9.A. Consider adopting the budget for fiscal year 2021-2022.

Anthony Roberts, Town Manager, noted the only change from the Manager's Recommended Budget is the design-build cost for the new Town Hall was reduced from \$1.3 million to \$1 million.

Commissioner Walsh made a motion to adopt the budget for Fiscal Year 2021-2022.

Commissioner Bales seconded motion.

Commissioner Boone said I won't be supporting this budget for numerous reasons. First of all, the Town Hall. I personally think it's in the wrong location. I think it's going to have storm water issues and traffic will continue to be an issue. The second thing is when we had the workshop on this budget, we had three commissioners say they would support a 4 percent merit increase, along with a \$15 minimum hourly rate for these employees. Whether you have three commissioners that are supporting the 4 percent merit increase and then there's no budging from the Town Manager's 2.5 percent, there was absolutely no compromise, so I will not be supporting this. I think we have the funds, we have the wallet to pay our employees and this is an opportunity to show them that and with 2.5 percent, it's just not the message I want to give the people who make this town run and who protect this town.

Mayor Aneralla called for the vote to approve the budget for Fiscal Year 2021-2022.

Motion carried 4 to 2, with Commissioners Boone and Phillips opposed.

Budget Ordinance attached hereto as Exhibit No. 3.

9.B. Consider approving proposed rate modifications for Huntersville ElectriCities' customers.

Commissioner Boone made a motion to approve a rate modification for the Huntersville ElectriCities' customers which is based upon a cost service study performed by Booth and Associates LLC. These rates are incorporated into the Electric Fund Budget for Fiscal Year 2022 that will be in effect on July 1, 2021.

Commissioner Walsh seconded motion.

Motion carried unanimously.

Rates attached hereto as Exhibit No. 4.

9.C. Consider appointments to the Planning Board.

Three Planning Board seats are open.

Commissioner Bales nominated Jennifer Davis, Frank Gammon and Scott Hensley.
Commissioner Boone nominated Frank Gammon, Scott Hensley and Lee Hallman.
Commissioner Hines nominated Jennifer Davis, Frank Gammon and Scott Hensley.
Commissioner Munger nominated Jennifer Davis, Frank Gammon and Scott Hensley.
Commissioner Phillips nominated Frank Gammon, Lee Hallman and Scott Hensley.
Commissioner Walsh nominated Jennifer Davis, Frank Gammon and Scott Hensley.

Commissioner Bales made a motion to appoint Frank Gammon. Commissioner Phillips seconded motion. Motion carried unanimously.

Commissioner Boone made a motion to appoint Scott Hensley. Commissioner Bales seconded motion. Motion carried unanimously.

Commissioner Bales made a motion to appoint Jennifer Davis.
Commissioner Walsh seconded motion. Motion carried 4 to 2, with Commissioners Boone and Phillips opposed.

9.D. Consider appointments to the Board of Adjustment.

Commissioner Bales noted it was brought to the Town Board's attention that Board of Adjustment member Toniann Primiano has missed four Board of Adjustment meetings in the past 12 months and the bylaws state there could be no more than three absences.

Jack Simoneau, Planning Director, informed the Board that the Board of Adjustment Chairman did reach out to Ms. Primiano and there were no extenuating circumstances that caused her absences.

Commissioner Bales made a motion to remove Toniann Primiano from Board of Adjustment Town Seat 3 due to the number of absences within the last year.

Commissioner Walsh seconded motion.

Motion carried unanimously.

Mayor Aneralla pointed out there are now four seats on the Board of Adjustment to be filled.

Nominations for Town Seat 1

Commissioner Bales nominated Jonathan Bradshaw.
Commissioner Boone nominated Jonathan Bradshaw.
Commissioner Hines nominated Jonathan Bradshaw.
Commissioner Munger nominated Jonathan Bradshaw.
Commissioner Phillips nominated Jonathan Bradshaw.
Commissioner Walsh nominated Jonathan Bradshaw.

Commissioner Bales made a motion to appoint Jonathan Bradshaw to Town Seat 1.
Commissioner Phillips seconded motion. Motion carried unanimously.

Nominations for Town Seat 2

Commissioner Bales nominated Peter Jacobson.
Commissioner Boone nominated Peter Jacobson.
Commissioner Hines nominated Peter Jacobson.
Commissioner Munger nominated Peter Jacobson.
Commissioner Phillips nominated Peter Jacobson.
Commissioner Walsh nominated Peter Jacobson.

Commissioner Hines made a motion to appoint Peter Jacobson to Town Seat 2. Commissioner Phillips seconded motion. Motion carried unanimously.

Nominations for Town Seat 3 (Replacing Toni Primiano)

Commissioner Bales nominated Chris Price.
Commissioner Boone nominated Edward Lowry.
Commissioner Hines nominated Gloria Bennett.
Commissioner Munger nominated Gloria Bennett.
Commissioner Phillips nominated John Carbonell.
Commissioner Walsh nominated Gloria Bennett.

Commissioner Hines made a motion to appoint Gloria Bennett to Town Seat 3. Commissioner Munger seconded motion. Motion carried unanimously.

Nominations for Town Seat 4

Commissioner Bales nominated Jason Loucks.
Commissioner Boone nominated Jason Loucks.
Commissioner Hines nominated Jason Loucks.
Commissioner Munger nominated Jason Loucks.
Commissioner Phillips nominated Jason Loucks.
Commissioner Walsh nominated Jason Loucks.

Commissioner Bales made a motion to appoint Jason Loucks to Town Seat 4. Commissioner Walsh seconded motion. Motion carried unanimously.

Nominations for ETJ Seat

Commissioner Bales nominated Kimberle Burton.
Commissioner Boone nominated Kimberle Burton.
Commissioner Hines nominated Kimberle Burton.
Commissioner Munger nominated Kimberle Burton.
Commissioner Phillips nominated Kimberle Burton.
Commissioner Walsh nominated Kimberle Burton.

Commissioner Phillips motion to appoint Kimberle Burton to the ETJ Seat. Commissioner Bales seconded motion. Motion carried unanimously.

Nominations for Alternate Members

Commissioner Bales nominated John Passarelli, Kevin Bray and John Carbonell.
Commissioner Boone nominated Edward Lowry, John Carbonell and George Yazbeck.
Commissioner Hines nominated John Carbonell, John Passarelli and Kevin Bray.
Commissioner Munger nominated George Yazbeck, John Carbonell and Edward Lowry.

Commissioner Phillips nominated Kevin Bray, John Carbonell and John Passarelli.
Commissioner Walsh nominated John Carbonell, Kevin Bray and John Passarelli.

Commissioner Munger made a motion to appoint John Carbonell to Board of Adjustment Alternate. Commissioner Walsh seconded motion. Motion carried unanimously.

Commissioner Hines made a motion to appoint John Passarelli to Board of Adjustment Alternate. Commissioner Bales seconded motion. Motion carried 5 to 1, with Commissioner Munger opposed.

Commissioner Walsh made a motion to appoint Kevin Bray to Board of Adjustment Alternate. Commissioner Bales seconded motion. Motion carried 5 to 1, with Commissioner Munger opposed.

- 9.E. Consider approving Rosedale Nature Park Dog Park Rules and Regulations. Michael Jaycocks, Parks & Recreation Director, noted the only changes from the proposed Rules and Regulations from last month are the controlled access and fees associated with entering the dog park were removed.

Commissioner Walsh made a motion to approve the Rosedale Nature Park Dog Park Rules and Regulations. Commissioner Bales seconded motion.

Commissioner Phillips made a substitute motion to approve the Rosedale Nature Park Dog Park Rules and Regulations on the condition that staff amend the rules to include a requirement that all dogs using the park must be spayed or neutered.

Commissioner Boone seconded motion.

The Board discussed possibly including language that would state the dogs had to be spayed or neutered, but that puppies too young to be spayed or neutered would be allowed to visit the dog park.

Emily Sloop, Town Attorney, suggested from a liability standpoint to adopt the rules and regulations with an amendment to include the requirement that dogs be spayed or neutered.

Commissioner Phillips amended her motion to include a requirement that all dogs that are of age be spayed or neutered.

Commissioner Boone seconded amended motion.

Motion carried unanimously.

Rosedale Nature Park Dog Park Rules and Regulations attached hereto as Exhibit No. 5.

- 9.F. Consider approving LKN Kiwanis Mural for Veterans Park Restroom Building.

April Dunn, Public Art Commission, reviewed the changes made to the proposed mural presented by LKN Kiwanis.

Commissioner Boone made a motion to approve the LKN Kiwanis Mural as presented for the north facing outside wall of the Veterans Park Restroom Building.

Commissioner Hines seconded motion.

Motion carried unanimously.

Mural Design attached hereto as Exhibit No. 6.

10. Consent Agenda

10.A. Approve the minutes of the April 5, 2021 Regular Town Board Meeting.

Commissioner Munger made a motion to approve. Commissioner Bales seconded motion. Motion carried unanimously.

10.B. Adopt Resolution to award the bid for the Downtown Greenway Phase 1 - Trailhead Project and approve the construction contract.

Commissioner Munger made a motion to adopt Resolution. Commissioner Bales seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 7.

10.C. Adopt Resolution to award the Holbrook Street Extension Construction Contract.

Commissioner Munger made a motion to adopt Resolution. Commissioner Bales seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 8.

10.D. Approve property tax refunds.

Commissioner Munger made a motion to approve property tax refunds. Commissioner Bales seconded motion. Motion carried unanimously.

Property Tax Refund Report attached hereto as Exhibit No. 9.

10.E. Cancel the July 5, 2021 Regular Town Board Meeting.

Commissioner Munger made a motion to cancel the July 5, 2021 Regular Town Board Meeting. Commissioner Bales seconded motion. Motion carried unanimously.

11. Closing Comments

None

12. Adjourn

There being no further business, the meeting was adjourned.

Approved this the 19th day of July 2021.