

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**August 5, 2025
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 August 5, 2025

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

Announced upcoming HPD events.

PUBLIC COMMENTS

Christina Danis provided update on program relaunch of the HUD Housing Preservation Grant. *Refer to PowerPoint attached hereto as Exhibit No. 1.*

Mayor Clark recognized Police Chief Barry Graham on his retirement.

Gatewood Campbell, (Jamie Wideman deferred her time), said I'm reading this on behalf of Stacy Walker who is at work right now. Good afternoon. I have struggled to decide whether to write about this. I personally did not know Jeff or his wife, but I do personally work closely with essential workers and as much as they give to others can sometimes be forgotten. However, what really hurts me is that there was a survey and the people of Huntersville spoke, but our voices again have been silenced. The impression this town is allowing to happen is not flattering and makes me wonder why even ask us. I beg you to think about this. Vote on what it would mean to the Hager family, especially their children who will never get to witness the impact their father had on this community. Please give them this gift. Give them somewhere that they can go and smile. Let others know that our town cares about our

volunteers and our local heroes. Also, Stacy texted me and asked me to ask you to please not support the 1 percent sales tax.

Now, for me, I'm also here tonight to speak to you about the Parks and Rec Commission's recommendation for the new Fire Station No. 4 Park. I, along with many Huntersville residents, are against the motion. I remind this board that you routinely vote against the Planning Board, the Planning staff and Zoning Ordinances, among other things. You have made decisions that go against common practices in this town and you have not been afraid to set new precedents. You asked us what we wanted and the results were overwhelmingly in favor of honoring Jeff Hager. Jeff is the only Huntersville firefighter to die in the line of duty. That's the difference in Jeff and the others mentioned to me by the only two commissioners who responded to me.

In the last few months, a road was named for Luke Combs – Combs Lane. This board is not afraid to name things for people. This is your opportunity to show us you listen to those that you work for. Vote no to the motion on the floor and yes to a motion to name the new Fire Station No. 4 Park and honor the memory of Mr. Jeff Hager.

Dan Boone said the naming of the new park in Huntersville after firefighter Jeff Hager isn't about tradition or sentiment. It's about sacrifice. Jeff was our only in line duty death. He gave his life and service to the town and that matters deeply. This isn't just a symbolic, it's a reflection of what we value as a community. This is a serious decision with a lasting meaning, not for just today but for the future of Huntersville. We have a brand new fire department, we have a new generation of firefighters and they are watching closely. How we choose to remember the one who gave everything will shape a sense of purpose and pride in this town. There are many deserving individuals and we can honor them in many ways, but failing to name the park after Jeff Hager would send the wrong message. Please, honor the one who has paid the ultimate price.

Brandi Jones said I'm here tonight on behalf of Angels and Sparrows. I'm the new Executive Director and I just wanted to take a brief moment to thank you for your continued support and provide an update on the impact that your partnership is having in the community. We just completed Year 3 of our Pathway Program. Our Pathway Program is a 2Generation education program focused on academic, workforce development and wrap around services for families in our community that are looking to have a more stable future. This year alone we were able to provide 6,700 hours of adult education. We provided 4,400 hours of tutoring for youth and teens and over 1,100 hours of mentoring for participants in our community. We had 100 percent of our seniors that were in high school graduate and they're enrolling in college. Ninety-seven percent of youth and teens in our program improved their math scores and 94 percent improved in the area of reading. What's even more impactful than just these academic outcomes is that we had 54 percent of the adult participants in our program report that they have seen improvements in their household income as a direct result of being involved in our program.

This is just an example of what your support and our partnership can look like. Also, when the kids are out of school, our work also does not stop there. This summer we are doing our continued summer bag lunch program. As we know there's a lot of kids in our community who are unable to get to CMS feeding sites because of transportation challenges, so at Angels and Sparrows we have stepped in to fill that gap and continue to do so. For the months of June and July we have provided 8,800 summer bag lunches to youth and teens in our local community who would otherwise go hungry. I just again want to take an opportunity to thank you so much for your support and thank you for partnering with us to build a healthier Huntersville. We look forward to continuing to partner with you in the future.

AGENDA CHANGES

Commissioner Walsh made a motion to remove Items 10.G and 10.I from the agenda.

Commissioner Hunt seconded the motion.

Motion carried unanimously.

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

CONSENT AGENDA

Approval of Minutes. Commissioner Hunt made a motion to approve the minutes of the July 15, 2025 Regular Town Board Meeting. Commissioner Rivers seconded the motion. Motion carried unanimously.

Tax Collector's Settlement and Order of Collection. Commissioner Hunt made a motion to approve Tax Collector's Settlement for Fiscal Year 2025 and adopt Order of Collection for Fiscal Year 2026. Commissioner Rivers seconded the motion. Motion carried unanimously.

Tax Collector's Settlement and Order of Collection attached hereto as Exhibit No. 2.

Property Tax Refunds. Commissioner Hunt made a motion to approve property tax refunds from Mecklenburg County. Commissioner Rivers seconded the motion. Motion carried unanimously.

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

Ordinance – 2025 Veterans Day Celebration Road Closures. Commissioner Hunt made a motion to adopt Ordinance approving the 2025 Veterans Day Celebration road closures for the planned event at Veterans Park. Commissioner Rivers seconded the motion. Motion carried unanimously.

Ordinance attached hereto as Exhibit No. 4.

Ordinance – 2025 Town Tree Lighting and Holidays in Huntersville Road Closures. Commissioner Hunt made a motion to adopt Ordinance approving the 2025 Town Tree Lighting and Holidays in Huntersville road closures for the planned event at Veterans Park. Commissioner Rivers seconded the motion. Motion carried unanimously.

Ordinance attached hereto as Exhibit No. 5.

Resolution – Multi-Jurisdictional Hazard Mitigation Plan. Commissioner Hunt made a motion to adopt Resolution to adopt Mecklenburg County Multi-Jurisdictional Hazard Mitigation Plan. Commissioner Rivers seconded the motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 6.

Resolution – Award Service Firearm. Commissioner Hunt made a motion to adopt Resolution to approve the awarding of a service firearm to a retiring law enforcement member. Commissioner Rivers seconded the motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 7.

Call for Public Hearing – Petition #R25-11 Long Creek Retail. Commissioner Hunt made a motion to call a public hearing for September 2, 2025, at 6:00 p.m. at Huntersville Town Hall on Petition #R25-11 Long Creek Retail, a request by TA and S Enterprises of NC Inc. to rezone 4.396 acres from Highway Commercial - Conditional District to Highway Commercial - Conditional District and Rural. Commissioner Rivers seconded the motion. Motion carried unanimously.

Call for Public Hearing – Petition #R25-09 Greenway Waste Solutions. Commissioner Hunt made a motion to call a public hearing on Petition #R25-09, a request by Greenway Waste Solutions at North Meck to rezone +/- 220.9 acres near 15300 Holbrooks Road from Special Purpose – Conditional District to Special Purpose – Conditional District. The purpose of the rezoning is to expand the North Meck Landfill. Commissioner Rivers seconded the motion. Motion carried unanimously.

PUBLIC HEARINGS

Petition #R25-07 Home2Hilton. Mayor Clark called to order public hearing on Petition #R25-07 Home2Hilton, a request by PM Patel to rezone +/- 4.69 acres at 13830 Statesville Road from Corporate Business and General Residential to Highway Commercial with conditions.

The applicants have requested this public hearing be deferred until September 2.

Commissioner Quarles made a motion to defer public hearing for Petition #R25-07 Home2Hilton, a request by PM Patel to September 2, 2025, at 6:00 p.m. at Town Hall.

Commissioner Hunt seconded the motion.

Motion carried unanimously.

Petition #TA25-09 Burkert. Mayor Clark called to order public hearing on Petition #TA25-09, a request by Burkert USA Corporation to amend Article 954 of the Huntersville Zoning Ordinance.

Nathan Farber, Planner II, entered the Staff Report into the record and reviewed request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 8.*

Commissioner Walsh said I get it above where the parking areas or pedestrian areas.....when you say the front and it's screened, are they Leylands, are they fences. Fourteen feet is pretty high.

Mr. Farber said just to be specific, for the 14' tall structures above parking lots the only requirement is that it's behind an 80' buffer, so there's no additional screen required. In the case of Burkert they have an existing 80' vegetated buffer. That's kind of the premise behind an existing 80' buffer.

Commissioner Walsh said folks wouldn't see it coming down the road.

Mr. Farber said essentially, yes. As well we do have our current commercial buffer requirements and our current parking screen requirements that would still be required, so there would be additional screening.

Commissioner Hunt said do you think a buffer of even 40', do you think that would be too small.

Mr. Farber said the 80' came from using what Burkert currently has. I think we would probably be in support of a smaller buffer if that's something that you guys are interested in.

Commissioner Hunt said while we're amending our ordinances, do we feel like there are any other changes that we could make to be more solar friendly or do we feel like our ordinances are already pretty solar friendly.

Mr. Farber said I would feel like our solar ordinances are already fairly friendly. Back in 2022 we made changes and basically made all minor solar facilities by right.

Commissioner Bergsman said I just wanted to make sure that I fully understand what it's saying when we are talking about visibility. In this situation I think they already have their buffer with all of that, but in other situations, are we talking about visibility if the plant that will eventually grow or if there's the expectation that from Day One of when the solar is installed there should be a buffer that blocks the visibility.

Mr. Farber said the way the language reads, I would assume that we would look at it from Day One when it's planted it's not visible, but I'm sure that we could work with them.

Commissioner Bergsman said I was thinking about this more and if we get more of these. I love that they're coming to us with the solar project. I just want to make sure that if we have more coming down the line that there's definitely clarity on that.

Mr. Farber said I would add that since this is only for non-residential sites, the majority of commercial sites would already have a vegetated buffer, so any additional screens would just be if for whatever reason that was necessary.

Mayor Clark called for public comments.

Christine Wolak said I think that this first amendment, I don't know anything about the second one. It seems a little weird to plant solar in your front yard. Solar installations like in that picture are all over California. Nobody has any problem with them. They provide shade in the summertime and protection from rain. Even if we get some snow that would be nice to not have to walk through those big open parking lots. I think it should be a no brainer, in fact it should be encouraged for any new development that includes a surface parking lot or even an existing parking lot and also on roofs.

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

OTHER BUSINESS

Name Fire Station No. 4 Park. Michael Jaycocks, Parks and Recreation Director, reviewed request to name Fire Station No. 4 Park. *Refer to PowerPoint attached hereto as Exhibit No. 9.*

Commissioner Rivers said if you could just kind of give more specific information in regards to your survey. Was it open ended where people just kind of gave name suggestions or was there specific names on the survey.

Mr. Jaycocks said the most recent one was 2022 when we did Rosedale Nature Park, we did the exact same process. We did a survey. Survey Monkey is a little different than this one, but this software program it was open ended and you could put as many names as you wanted. We didn't really push anybody to say choose from these and list the names. It was pretty much just wide open.

Commissioner Hunt said do we know how many survey participants there were and do we know how many of them were unique participants.

Mr. Jaycocks said we know there's 345, but we're not 100 percent sure those were unique individuals because you can respond more than once, so it was really hard to see actually how many individuals separately that were part of the survey.

Commissioner Hunt said the Parks and Rec Commission also talked about other ways to honor individuals, correct. They mentioned pavers or other similar things.

Mr. Jaycocks said brick pavers, the benches with plaques on it, we do trees with the bricks engraved kind of like we have at Veterans Park.

Commissioner Bergsman said with the recommendation for the park naming, was there also any clear direction of which way the commission thought we should go in terms of recognition within the park.

Mr. Jaycocks said we talked about doing something similar like we have at Veterans Park. We didn't get into the weeds of what is allowed on a brick or who can purchase a brick. We didn't get that far into it. There's a lot of space in the park so from the standpoint of having a brick memorial kind of like we have at Veterans Park it doesn't need a lot of room, so there's plenty of room as part of the park plan to implement something like we have at Veterans Park.

Commissioner Bergsman said the memorial bench and the tree, that's typically been for purchase, correct.

Mayor Clark said I'm the Parks and Rec board liaison. There was an extensive conversation about the name over two different meetings and so they put a lot of thought and care and heart into this discussion. We did at the end once they voted on the name they had chosen, we also have like a Part B would be to come back and figure out what would be the way to honor people. It might be a bench with plaque, it might be a wall, it might be something like that, but I think that intends for other discussion. I know they meant that to have further ideas on what to do, so it wasn't the end of the conversation by any means.

Commissioner Quarles said I heard someone say line of duty and you said Covid. Not being insensitive, was it Covid or line of duty.

Mr. Jaycocks said line of duty is my understanding.

Commissioner Hunt said what's the process for naming roads.

Anthony Roberts, Town Manager, said when a new subdivision comes in, they'll put a whole list of names together and they'll submit those. There's a process to go through. Basically, it has to be run through the county for 911 service, so you don't want Anthony Roberts Road to show up five times in Huntersville because if I'm dispatching a fire call or emergency call, if there's five different Anthony Roberts streets, that's probably going to be confusing. Ultimately, they go through a process to sort of vet those out and sometimes they have to go through a lot of different names because you can imagine streets all over the county. They try to avoid having repeat streets even in like Cornelius and Davidson and Huntersville, etc. From a new subdivision, that's typically how it's done. Let's say we rename a street in town. A lot of times staff may come up with that name. I don't know that we specifically have a policy. There may be names that we have to come up with that we will submit to the county to have them to approve.

Stephen Trott, Director of Engineering, said the town does have a street renaming policy. That goes through a public process and ultimately board approval. It does also have to go through the county to make sure it's a unique name and not only a unique name, but a unique sounding name. You don't want street names that are maybe spelled a little bit different but are pronounced the same. We've had some issues with that in the past.

Commissioner Hunt said I'd also be curious to hear what Chief Dotoli thinks since he's here.

Fire Chief Jim Dotoli said when the idea came about the park next to the fire station, I was a little skeptical at first, but at the same time I think it was a great idea because we're not putting houses or anything like that. There's some heavy hitter names up there.....Mayor Swain, Jeff Reid and Irvin. He brought me on when I was a firefighter. I had to go to his body shop to get the application. There's nothing negative I could say about any of them. But there's also people that have served in our Fire Department and the Police Department that are not included in there. How do you say they're not worthy of putting their name on it. I knew Jeff for 25 years. We worked together at Fire Station No. 18 in Charlotte and the unfortunate part, he died in the line of duty under my leadership and buried him. There's a lot of people up there that are named today and there's going to be more that pass. I'm looking at Chief Graham and I know he's probably got police officers that have passed that are no longer with us. Their names aren't there either. Instead of putting someone's name on it, maybe when the park is built you want to do benches and bricks. The Hager family gets a bench and other people like that. Why don't we just call it like a First Responder Park. This way it covers police, fire, MEDIC, people that move here from other states and maybe you were a first responder and you want to put your brick on there, so your family or maybe your grandkids, you tell them the story of why you have a brick. That's just my idea. You don't have to take it. I think there's a lot of great names up there, but I think for me I can't say nothing bad about any of those people and to pick one would be very tough, even with Jeff being 25 years of knowing each other. I've known the Reid family, I've known the Irvin family and one of the grandsons still is in the Fire Department. I'm more for the First Responder Park and then making some memorials inside the park.

Mayor Clark said am I correct in remembering this park is going to be kind of first responder themed, like the play structure and everything.

Mr. Jaycocks said we talked a little bit about the splash pad, maybe either some logos from the Fire Department that's on the splash pad material. The idea would be some type of fire or first responder implements within the park.

Mayor Clark said that name would actually kind of go better with what we might end up with like the theme of the park.

Mr. Jaycocks said it seems fitting.

Commissioner Bergsman said I like the name First Responders Park, I think that's a great idea. If that is something we move forward with, do you think it would be possible to have the Parks and Rec Commission come back to the board in a month or so with some clear ideas of what the memorialization or what the recognition within the park is going to look like.

Mr. Jaycocks said we only have one meeting between now and then. I'd give us two meetings.

Commissioner Bergsman said my main feedback on that is that if there's a way that we can look to honor and recognize individuals without requiring a purchase criteria, I think that would be a good thing.

Mayor Clark said you reminded me of we had been kind of kicking around ideas of ways to honor people and one of them we came up with was to paint Firefighter Hager's name on the side of one of the trucks and I think that would be a fantastic way to remember him and other future firefighters that die in the line of duty, so I think we're on board with that. I think we can get behind that.

Fire Chief Dotoli said something like this....there's parks obviously attached to other fire stations. I think Charlotte has one, but it's nothing to do with the first responders. I think this is the first, I'm definitely going to say in Mecklenburg County, I think it might be the first in the state that's dedicated for the first responders if you decide to go that route.

Commissioner Walsh made a motion to name the new Fire Station No. 4 Park "First Responders Park."

Commissioner Quarles seconded the motion.

Commissioner Walsh said I want to first acknowledge the hard work of our Parks and Recreation Commission in coming up with a name for our new park. I think the Chief's suggestion of First Responders Park incorporates the spirit of what they wanted to name this new park. I know there were some in the community that wanted to name this park after an individual. First Responder Park will honor all the first responders who serve the Town of Huntersville in the same way that Veterans Park honors all the veterans who serve our country.

Commissioner Quarles said I want to thank Michael Jacocks' staff and each member of the Parks and Recreation committee. You are committed to what you do and Huntersville has the best parks and recreation facilities and activities because of you and your service. This board has proven to be for our first responders. It is this board who got Huntersville its first full-time fire department. It's this board who has invested into our police officers. It is this board who has successfully negotiated with developers to get our first responders affordable housing. To the Parks and Recreation team and Chief Dotoli, your recommendation to this board to name the park First Responders Memorial Park is a valid ask of this board. This board had nothing to do with your recommendations prior to getting on the agenda. To our first responders, past, present and future, you are our heroes and naming the park First Responders Memorial Park will be an honor to you. Thank you for being our hero and thank you for your service and your bravery.

To our Parks and Recreation's manager, staff and committee members, you did nothing wrong. You thought you were doing the right thing by seeking community engagement. I support you and your decisions and I will stand proudly with each of you. I look forward to voting in favor of your name recommendation and I look forward to visiting First Responders Memorial Park in the near future.

Commissioner Bergsman said I see a lot of members of the Parks and Rec Commission in the audience tonight. I'm not going to ask you to identify yourselves or anything, but I just want to say thank you for all of your hard work both on this and everything that you've done. Many of you have been on the committee for years and I know you put a lot of thought and hard work into everything that comes up on your agenda, so thank you.

Commissioner Rivers said first, I would like to say that I appreciate the entire Parks and Recreation Commission and your hard work and dedication to ensuring that you all made sure that you all were inclusive and that you wanted to hear the voices of the residents. I appreciate your hard work, your dedication in ensuring that. I know that we have heard from several residents who have expressed strong thoughts and opinions about the naming of the new park. Please let me say that we have read all of the emails and have asked pertinent questions that have raised concerns when it comes to our naming selection process. Please understand that to those residents, your concerns did not go unnoticed. I believe that we may need to review our policy and make things a little bit more clear and concise when it comes to wording for the naming of the parks. However, I do love the idea of honoring all of our firemen, Huntersville town heroes and I support the name of the new Huntersville Park as the First Responders Park. This will ensure that everyone will be honored.

Commissioner Hunt said I understand the concerns and sentiment that some people raised about this process and like Commissioner Rivers pointed out, I think there is room for improvement on our surveys, especially in terms of the naming policy and just making sure that we tighten that up so there's no confusion about that. That said, the Parks and Rec Department and the commission did so much work for this that we really all appreciate all your time and deliberation into this and I think naming the park First Responders Park, I couldn't have said it better than Chief Dotoli did, I think it's a really beautiful way to honor all of the first responders in Huntersville, both Police and Fire, so I definitely support that name as well.

Mayor Clark called for the vote.

Motion carried unanimously.

Notice of Termination – ElectriCities Operation Agreement. Jackie Huffman, Deputy Town Manager, reviewed request to approve Notice of Termination of Operation Agreement with ElectriCities.

History

- The Town of Huntersville has had its own electric distribution system since appx 1916
- The Town owns lines and serves 9,500~ customers
- Specific defined territory
- Since 1970s the Town has been a member of NCMPA1 a municipal electric power agency, nothing regarding this proposal will change membership
- Since mid-1990s the Town has contracted with ElectriCities to manage our electric system
- The Town owns the system, sets the rates, and maintains responsibility for the system

Current ElectriCities Operations

- Under the current contract for the last 25+ years, ElectriCities has managed the combined systems for Huntersville and Cornelius
- The current location ElectriCities uses to manage both systems is located at 11316 Sam Furr Rd in a building owned by the Town of Huntersville
- This contract provides that the Town reimburse ElectriCities their incurred costs to manage the electric distribution system
- All costs uniquely identifiable to Huntersville our electric fund pays; same for Cornelius
- Any costs not uniquely identifiable to one municipality are split among both according to electric meter counts (currently H 70/ C 30)
- Vehicles are currently owned by either Cornelius or Huntersville

Growth

- When the 1990s decision was made to have one manager operate the combined systems, meter count was appx H 1,289/C 1,249; sum 2,538 meters
- Today, that meter split is closer to H 9,467 /C4,059 sum 13,526
- In FY 2025 C added 53 accounts; H added 609; in July, H added 175, C added 11
- Huntersville's projected growth areas are within the Huntersville electric service territory
- Of the 19 NCMAPA1 municipalities, Huntersville's FY 25 revenue is greater than 13 cities; 11 of those manage their own system
- ElectriCities manages no other billing and collecting system

Opportunity

- Managing our own system allows us more local decision making control
- Concentrates our resources in our service territory
- Local employees provides prospect neighbors local service
- Provides direct contact to other departments (Planning, Finance, Communications) regarding electric operations

Transition Plan

- Current contract requires 10 month notice to ElectriCities and Cornelius
- Work with ElectriCities corporate staff to offer Huntersville positions to ElectriCities staff and communicate benefit comparison
- Transition contemplates no employees lose jobs; the employees who have supported our system for years are our first resource to provide smooth transition to our customers (need to determine number of employees to support Huntersville system)
- Anticipate no change to employee rates of pay – hire as Town employees at their current rate at time of conversion

Committed Partners

- No change of ownership of the Huntersville Electric Distribution System
- No change to Town's membership in ElectriCities
- Propose no changes to our mutual aid relationships in the event we or other municipalities experience an outage
- Continue to rely on ElectriCities for safety and training course offerings continuing to pay for those resources as current in an arms length transaction
- All ElectriCities corporate services (economic development, grant programs, customer rebate programs and growth projections) will continue
- Huntersville electric customers are still Huntersville electric customers

Commissioner Walsh made a motion to approve the Notice of Termination for the Operation Agreement with ElectriCities of North Carolina, Inc.

Commissioner Rivers seconded the motion.

Commissioner Walsh said I just want to say I absolutely support this tonight. I've been in Huntersville 33 years and 33 years ago we were a much smaller town. In my time on the board, we brought Legal in house, we brought IT in house, I was here when we brought LUESA in house and of course this board essentially brought the Fire Department in house, so I think this is just the next logical step for the town.

Mayor Clark called for the vote.

Motion carried unanimously.

Notice of Termination attached hereto as Exhibit No. 10.

Resolution – Acquire Property for Gilead Road West Project. Stephen Trott, Director of Engineering, explained request. The request is to adopt a Resolution to acquire property from the Wynfield neighborhood. They're representation has asked that the town use eminent domain for that.

Mayor Clark said Wynfield has an HOA and the HOA board does not have the authority to sell the property to the town, so in lieu of asking their....I don't know how many homes are in there.

Mr. Trott said it's around 300 and I believe we'd have to get 2/3 of the owners and so if you have one person that owns it, then that would be all the owners. If you have five people that have an interest in a property, then that would be five people to get one property. It would be a large undertaking to try to get that many people to agree.

Mayor Clark said if you've ever tried to change the bylaws in a neighborhood with HOA, you know it's next to impossible. Their HOA board and their management company have asked for this and this will include the area in front of the entrance to Wynfield on Gilead Road.

Mr. Trott said it's four different parcels all that are included with that HOA. It's along Gilead and then also up Wynfield Creek Parkway.

Commissioner Bergsman made a motion to adopt the Resolution to acquire property necessary for the Gilead Road West Project for the following parcels: 009-203-01, 009-201-28, 009-201-33 and 009-203-02.

Commissioner Walsh seconded the motion.

Motion carried unanimously.

Resolution attached hereto as Exhibit No. 11.

Budget Amendment – Ada Jenkins. Commissioner Quarles requested to be recused.

Commissioner Hunt made a motion to recuse Commissioner Quarles.

Commissioner Walsh seconded the motion.

Motion carried unanimously.

Commissioner Bergsman made a motion to approve budget amendment for Ada Jenkins Center in the amount of \$35,000 for the purposes stated in their non-profit funding application.

Commissioner Hunt seconded the motion.

Mayor Clark said I will say that as an educator at Huntersville Elementary School a lot of our students go to Ada Jenkins and they participate in their afterschool programs and it helps them graduate from being a student who might need a little more support to a student that's on solid ground. I appreciate the work they do that helps the students in this area.

Mayor Clark called for the vote.

Motion carried unanimously.

Commissioner Walsh made a motion to bring back Commissioner Quarles.

Commissioner Hunt seconded the motion.

Mayor Clark called for the vote.

Motion carried unanimously.

Budget Amendment – Angels and Sparrows Food Security Program. Commissioner Bergsman suggested \$25,000 for Angels and Sparrows Food Security Program.

Commissioner Bergsman said before I make a motion, I did want to mention that one is a little more than that amount suggested. It's about \$5,000 more than we gave last year. One of the reasons that I definitely support that is because I know that is one of our local organizations that has had significant negative impact from all the turmoil with the USDA and grants and funds, so I feel like they need a little bit more of our support this year.

Commissioner Bergsman made a motion to approve budget amendment for Angels and Sparrows Food Security Program in the amount of \$25,000 for the purposes stated in their non-profit funding application.

Commissioner Rivers seconded the motion.

Commissioner Hunt said I just want to jump in and say, just kind of echoing on something Commissioner Bergsman said, but I know sometimes there's a philosophical debate on whether or not the government should be giving money to non-profits but for some folks it's their reality. With some of the uncertainty in federal funding and those kinds of things and state funding as well, I think it's kind of incumbent on us to step in and help our neighbors, because that's who these people are, so I support that.

Mayor Clark called for the vote.

Motion carried unanimously.

Budget Amendment – Angels and Sparrows Pathway Program. Commissioner Rivers suggested \$40,000 for Angels and Sparrows Pathway Program.

Commissioner Hunt said since Brandi was just in here talking about all of the improvements that they've made in that program, I took some notes about what she said, but she was talking about 6,700 hours of adult education, 4,000 plus for students, 100 seniors are enrolling in college. That program is very clearly making a difference, so I definitely support allocating those funds to them.

Commissioner Rivers made a motion to approve budget amendment for Angels and Sparrows Pathway Program in the amount of \$40,000 for the following purposes: Angels and Sparrows Pathway Program bridges the gap by implementing a 2Generation framework with the goal of increasing household income and improving long-term economic outcomes.

Commissioner Hunt seconded the motion.

Mayor Clark said this is another program that some of my students at school have benefitted from and their families, so I'm excited to see this one continue.

Mayor Clark called for the vote.

Motion carried unanimously.

Budget Amendment – Bags of Hope. Commissioner Quarles made a motion to approve budget amendment for Bags of Hope in the amount of \$15,000 for the purpose stated in their non-profit funding application.

Commissioner Walsh seconded the motion.

Mayor Clark said this is another program that supports the families at my school that I see everyday and on Fridays they get bags delivered of food and for some that is the only food that some of those children have for the weekend and for lunches or snacks during the week, so I'm grateful for them as well.

Mayor Clark called for the vote.

Motion carried unanimously.

Budget Amendment – Carolina Raptor Center. Commissioner Hunt said I just want to ask a quick clarifying question of Pattie. The money is coming from Travel and Tourism dollars.

Pattie McGinnis, Finance Director, said from Tourism.

Commissioner Hunt made a motion to approve budget amendment for the Carolina Raptor Center in the amount of \$10,000 for the purposes stated in their non-profit funding application.

Commissioner Rivers seconded the motion.

Commissioner Hunt said for folks who haven't been to the Raptor Center, it's renowned around the country for providing avian rehabilitation. They treat between 800 and 1,000 patients a year and have celebrated over 10,000 rehabilitated raptors being released into the wild. Their trail in Latta Nature Preserve features more than 30 avian ambassadors from around the world, including several species of eagles, falcons, hawks, owls. I'm a bird nerd in case you can't tell. Raptors and birds in general are super important for maintaining healthy and diverse ecosystems. They protect biodiversity. They work for pest control, pollination, seed dispersal and others. Supporting the Raptor Center benefits Huntersville residents and this investment allows the Raptor Center to continue their really important work of raptor rehabilitation and educating the public.

Mayor Clark called for the vote.

Motion carried unanimously.

Budget Amendment – Caterpillar Ministries. Commissioner Hunt made a motion to approve budget amendment for Caterpillar Ministries in the amount of \$30,000 for the purposes stated in their non-profit funding application.

Commissioner Bergsman seconded the motion.

Commissioner Bergsman said they operate inside of Huntington Green for those who are unaware, it's a long underserved neighborhood in Huntersville. They provide significant resources to that community including food boxes, academic enrichment, English language learning, parenting support, nutrition and wellness programs, mental health support and more. They serve at least 1,300 Huntersville residents and the average Huntington Green resident has been in Huntersville for at least 10 years, so they are committed to contributing to our town. As a result of Caterpillar's work 90 percent of their youth graduate from high school, which is a significant increase from when the program first started 18 years ago when zero youth were graduating from high school. Today, many of these students head off to college, including Davidson, UNCC, CPCC, NC State, App State and others. This clearly demonstrates that the work Caterpillar is doing is effective and these young people are experiencing economic mobility and then they go back and help their families. The funds provided to Caterpillar support Huntersville residents and increase favorable outcomes for participants in their programs.

Mayor Clark called for the vote.

Motion carried unanimously.

Budget Amendment – Hope House. Commissioner Walsh made a motion to approve a budget amendment for Hope House in the amount of \$20,000 for the purposes stated in their non-profit funding application.

Commissioner Hunt seconded the motion.

Commissioner Walsh said along with the board have been longtime supporters of Hope House. Hope House opens doors and welcomes home women who need help, making transformative life changes for up to six months as they get back on their feet. They teach them how to stand up and not how to stand in a line. Their mission is to serve as a catalyst for social change and to end homelessness in the Huntersville area by providing supportive services to families as they transform their lives and work toward self-sufficiency.

Mayor Clark called for the vote.

Motion carried unanimously.

Budget Amendment – Hugh Torance House and Store. Commissioner Bergsman requested to be recused.

Commissioner Hunt made a motion to recuse Commissioner Bergsman.

Commissioner Walsh seconded the motion.

Motion carried unanimously.

Commissioner Rivers suggested \$15,000 to the Hugh Torance House.

Mayor Clark said is this another one that's from the Tourism fund.

Pattie McGinnis, Finance Director, said yes.

Mayor Clark said can you just remind everybody what the Tourism fund is.

Ms. McGinnis said it's funds that we receive from occupancy tax, prepared food tax, so it's not from ad valorem taxes.

Commissioner Rivers made a motion to approve budget amendment for the Hugh Torance House in the amount of \$15,000 for the purpose stated in their non-profit funding application.

Commissioner Quarles seconded the motion.

Commissioner Rivers said let me just say I've had the honor and privilege of being part of the Hugh Torance House in the past of going during their Black History Month programs and it has been very engaging. It has been very eye-opening to hear the stories and the legacy of the Hugh Torance house. I've also had the honor of shopping at the Hugh Torance store, so I thought that was really cool. To know that we are still encompassing our history and learning about the legacy of the Hugh Torance House and the Torance family is truly a great honor for the Town of Huntersville.

Mayor Clark called for the vote.

Motion carried unanimously.

Commissioner Walsh made a motion to return Commissioner Bergsman.

Commissioner Hunt seconded the motion.

Motion carried unanimously.

Budget Amendment – North Carolina Youth Orchestra. Commissioner Quarles requested to be recused.

Commissioner Walsh made a motion to recuse Commissioner Quarles.

Commissioner Hunt seconded the motion.

Motion carried unanimously.

Commissioner Rivers suggested \$10,000 to the North Carolina Youth Orchestra.

Mayor Clark said if you haven't attended a performance where the North Carolina Youth Orchestra formerly the Cornelius Youth Orchestra, I highly suggest you do. They're fantastic.

Commissioner Rivers made a motion to approve budget amendment of \$10,000 to the North Carolina Youth Orchestra for the purposes stated in their non-profit funding application.

Commissioner Bergsman seconded the motion.

Commissioner Rivers said the North Carolina Youth Orchestra, phenomenal. I had the opportunity to participate and I actually learned how to play some instruments. I was a trumpet player back in Huntersville Elementary School and my elementary school teacher is out in the audience, so she can attest to that. Just seeing the children and their gift and knowing that they are learning and they are expanding and it is a phenomenal program. I was blessed and honored to participate and to just see the youth be a part of something amazing. A lot of times our [inaudible] people are saying that now our generation is lost and that's not true, so when we keep them in things, we keep theirs occupied. They don't have to have an idle mind and it doesn't have to go to waste and I feel like the North Carolina Youth Orchestra definitely encompasses ensuring that our children and our youth of tomorrow are amazing.

Commissioner Hunt said I want to add on something, too. I grew up learning instruments, too. It's a confidence booster, it really is. It does really amazing things for people and so I am fully in support of allocating those funds as well.

Mayor Clark called for the vote.

Motion carried unanimously.

Commissioner Rivers made a motion to bring back Commissioner Quarles.

Commissioner Hunt seconded the motion.

Motion carried unanimously.

Budget Amendment – Pottstown Heritage Group. Commissioner Rivers requested to be recused.

Commissioner Hunt made a motion to recuse Commissioner Rivers.

Commissioner Walsh seconded the motion.

Motion carried unanimously.

Commissioner Quarles suggested \$15,000 for the Pottstown Heritage Group.

Mayor Clark said is this in relation to their critical home repairs.

Commissioner Quarles said yes, critical home repairs minus tree removal and trimming the property.

Commissioner Bergsman said just for clarity, that's for the critical home repair.

Commissioner Quarles said yes.

Commissioner Quarles made a motion to approve budget amendment for the Pottstown Heritage Group in the amount of \$15,000 for the purpose stated in their non-profit funding application with the exception of tree removal and trimming as proposed by their Rooted in Safety initiative.

Commissioner Hunt seconded the motion.

Commissioner Quarles said I would like to say the Pottstown Community is a community that's been negatively affected because of gentrification and displacement. This historic community deserves so much more and deserves support with this restoration and revitalization as it continues to thrive to someday be a tourist destination and spotlight for the Town of Huntersville.

Commissioner Bergsman said I sat along with Commissioners River and Walsh on the Attainable Housing Committee and critical home repairs is one thing that comes up often. I just want to compliment Pottstown Heritage Group. You're doing the work and you're doing it fantastically. I am more than happy to support this allocation.

Mayor Clark said I concur with all that.

Mayor Clark called for the vote.

Motion carried unanimously.

Commissioner Quarles made a motion to bring back Commissioner Rivers.

Commissioner Walsh seconded the motion.

Motion carried unanimously.

CLOSED SESSION

Commissioner Walsh made a motion to go into closed session pursuant to NCGS 143-318.11(a)(6) to consider the qualifications, competence and performance of an employee.

Commission Hunt seconded the motion.

Motion carried unanimously.

The Board returned from closed session.

CLOSING COMMENTS

Commissioner Rivers noted school will be starting back.

Commissioner Quarles clarified that a hero was lost when Jeff Hager died in September 2021 in the line of duty.

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

Approved this the 2nd day of September, 2025.