

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**August 19, 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 19, 2025

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

Mayor Pro-tem Hunt called for a moment of silence in honor of Mayor Clark and her family.

Mayor Pro-tem Hunt led the Pledge of Allegiance.

ANNOUNCEMENTS

Planning Board has two alternate member openings.

Rosenwald School #2 Celebration is on September 20.

PUBLIC COMMENTS

Women's Equality Day Proclamation. Mayor Pro-tem Hunt proclaimed August 26, 2025, as Women's Equality Day.

A PROCLAMATION FOR NATIONAL WOMEN'S EQUALITY DAY

WHEREAS, on August 26, 1920, after decades of hard-fought advocacy, women won the right to vote, and our Nation moved one step closer to living out our sacred ideal that all people are created equal. On Women's Equality Day, we honor the movement for universal suffrage that led to the 19th Amendment, celebrate the progress of women over the years, and renew our commitment to advancing gender equity and protecting women's rights; and

WHEREAS, with the ratification of the 19th Amendment, millions of women across the country were finally able to make their voices heard in our elections. Yet many women of color who helped lead the universal suffrage movement were effectively denied those rights until the Voting Rights Act passed 45 years later. Women are less likely to have time to vote in-person with increased caregiving demands and a disproportionate share of low-wage, inflexible work. The right to vote and to have that vote counted is essential to the future of our

democracy; and

WHEREAS, women and girls have fought for justice and freedom throughout our history. All Americans should have the opportunity to fully participate in society - no one's rights should be denied because of their gender; and

WHEREAS, on Women's Equality Day, we celebrate the trailblazers who fought to deliver a better future for America's daughters. We recognize the work that remains to ensure that everyone can fully participate and make fundamental choices. We strive to uphold our Nation's promise of equality for all people.

NOW, THEREFORE, I, Jennifer Hunt, Mayor Pro-tem of Huntersville, do hereby proclaim August 26 as "**WOMEN'S EQUALITY DAY**" 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 19th day of August, 2025.

Recognition of Huntersville 101 Graduates. Ethan Smith, Communications Manager, recognized Huntersville 101 graduates.

Mayor Pro-tem Hunt called for public comments.

Ahmid Kargbo said I come to you today as a very concerned citizen to speak about the state of Huntersville zoning. As a graduate of Barnette Elementary, Bradley Middle and Hopewell High schools, I've seen this town grow exponentially in the last decade and a half. As I've lived here I felt the growing pains of poor urban planning alongside the community. The growth feels overwhelming and unsensible but when you understand our town's car-centric land use, it makes perfect sense. By acreage, Huntersville is the size of Paris, but how are we struggling to fit a measly 70,000 people. My commissioners and county understand the myth of suburbia and the need for government subsidies for it to survive. They understand the dire need of property taxes for our schools, hospitals, roads, and a variety of other services which suburbia famously is lackluster at generating. But, they are scared of the community. To Commissioner Rivers and Quarles does it not bother you to see people get evicted from Pottstown and having to lose your generational wealth because single-family neighborhoods encroach nearby on what was cheap land and raise our property taxes multiple times over while they give that same single-family neighborhood a tax break. Commissioner Hunt was a teacher at Hopewell High and Lake Norman Charter. How many of those graduates do you know can afford to live in the town they went to high school in. Mayor Clark is also a teacher. Are you comfortable using a system of zoning that robs future resources from them and puts housing ownership and affordability out of reach forever. Is a thought of housing affordability and sustainable development scarier than being voted out. It begs a question of what you're in politics for if not to improve living of Huntersville. It makes me question your resolve and character, but it would not surprise me from the Democratic party. Single-family zoning must die. It was born from discrimination and must be expunged immediately. I'm here because I believe in my town and I want to see it become extraordinary. I want trains and public transit to take us places like Belmont, Charlotte, Iron Station, Statesville and Taylorsville at 110 mph and love for revolutionary mass transit options to solve our traffic problems, but we can never do that if we keep subsidizing suburbia and robbing our children of cheap, well-maintained shelter in the future. My town wants to be stuck as a 1950's financially insolvent suburban town that relies on local, state and the federal government to bail it out. We can be much greater than that. To my commissioners and mayor, I implore you to do the right thing and change Huntersville zoning to mixed-use by right.

AGENDA CHANGES

Commissioner Walsh made a motion to remove 8.A from the Consent Agenda.

Commissioner Dumas seconded the motion.

Motion carried unanimously.

Commissioner Dumas made a motion to approve the agenda, as amended.

Commissioner Bergsman seconded the motion.

Motion carried unanimously.

CONSENT AGENDA

Property Acquisition On-call Contracts. The Town's Engineering Department issued a Request for Qualifications for on-call property acquisition services on February 10, 2025. Statements of Qualifications were due March 13, 2025. The Engineering Department wishes to engage with the Top 3 scoring firms.

Commissioner Quarles made a motion to approve the 2025 Property Acquisition On-call Contracts. Commissioner Walsh seconded the motion. Motion carried unanimously.

Contracts attached hereto as Exhibit No. 1.

Resolution – Opioid Settlement. This Resolution authorizes the Town Manager to execute, on behalf of the Town of Huntersville the necessary documents to enter into opioid settlement agreements with the Secondary Opioid Manufacturer Defendants, to execute the SAAF-3, and to approve the bankruptcy plan and settlement agreements relating to Purdue and the Sackler family, and to provide such documents to Rubris, the Implementation Administrator, subject to a pre-audit certificate thereon by the Town Chief Financial Officer, if applicable, and approval as to form and legality by the Town Attorney.

Commissioner Quarles made a motion to adopt Resolution authorizing execution of opioid settlements with secondary opioid manufacturers, Purdue Pharma LP, and the Sackler Family, and approving the third supplemental agreement for additional funds between the State of North Carolina and local governments on proceeds relating to the settlement of opioid litigation.

Commissioner Walsh seconded the motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 2.

Town Manager Merit Increase. Commissioner Quarles made a motion to approve previous action of the Town Board taken in Closed Session allowed under the North Carolina Open Meetings Law to award a 3 percent merit increase retroactively effective July 21, 2025 for the Town Manager based on performance evaluation. Commissioner Walsh seconded the motion. Motion carried unanimously.

Rhinehart Fire Services Contract for SCBA Equipment. This request is to approve a \$798,771.65 contract for replacement of first responder self-contained breathing apparatus equipment as included in the FY26 budget. Per NC General Statutes, the Town Board must formally bid equipment exceeding \$90,000. This equipment is being purchased through formal bidding by the NC Sheriff's Association First Responders Supplies and Equipment Purchasing Program. The Town Manager's contract approval authority requires contracts exceeding \$300,000 be awarded by the Town Board.

Commissioner Quarles made a motion to approve Rhinehart Fire Services Contract for SCBA equipment. Commissioner Walsh seconded the motion. Motion carried unanimously.

Contract attached hereto as Exhibit No. 3.

Call for Public Hearing – Petition #R25-08. Commissioner Quarles made a motion to call a public hearing for September 2, 2025, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078 on Petition #R25-08, a request by Jay Henson to rezone +/- 4.799 acres at 204 N. Church St. from Neighborhood Residential to Neighborhood Residential with a Conditional District for Townhomes and an Apartment. Commissioner Walsh seconded the motion. Motion carried unanimously.

PUBLIC HEARINGS

None

OTHER BUSINESS

Petition #R25-06. Petition #R25-06 is a request by Robert and Heather Dubiel to rezone +/- 11.265 acres located at 12300 McCord Road (Parcel ID 01119109) from General Residential to Transitional Residential District.

Lauren Speight, Senior Planner, entered the Staff Report into the record and gave a recap of the project. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 4.*

The Planning Board recommended approval 7 to 1. Staff finds the proposed petition consistent with the 2040 Plan and the rezoning requirements of Article 11.

Commissioner Quarles made a motion to approve Petition R25-06. The petition is consistent with Policies LU-1.1 and LU-2.1 and the Character Area recommendations of the 2040 Huntersville Community Plan. It is reasonable and in the public interest to approve the petition because the petition is consistent with the envisioned uses and development patterns set forth in the 2040 Community Plan.

Commissioner Dumas seconded the motion.

Motion carried unanimously.

Petition #TA25-01. Petition #TA25-01 is a request by the Huntersville Planning Department to amend Articles 3, 4, 5, 8, 9, and 12 of the Huntersville Zoning Ordinance. The purpose of the amendment is to revise terms, definitions, and criteria for residential uses and structures.

Lauren Speight, Senior Planner, entered the Staff Report into the record and gave a recap of the text amendment. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 5.*

The Planning Board recommended approval unanimously.

Commissioner Bergsman made a motion to approve Petition TA25-01, a request by the Huntersville Planning Department to amend Articles 3, 4, 5, 8, 9 and 12 of the Huntersville Zoning Ordinance. The amendment is consistent with Policies LU-2, LU-3, LU-5.3, LU-7.1, LU-10.1 and LU-10.3 of the

Huntersville 2040 Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it clarifies the overlap of residential use, structure definitions, provides specific and objective parameters for new building type categories and encourages an appropriate mixture of housing types.

Commissioner Quarles seconded the motion.

Motion carried unanimously.

Petition #TA25-06. Petition #TA25-06 is a request by the Huntersville Planning Department to amend Articles 9.64, 3.2.1, 3.2.2, and 7.5 of the Huntersville Zoning Ordinance. The purpose of the amendment is to add specific planting requirements for the 80' buffer required by the Rural and Transitional Residential Zoning District and corresponding references in the R and TR Zoning Districts and relocate buffer requirements from Article 9.64 to Article 7.5.

Lauren Speight, Senior Planner, entered the Staff Report into the record and gave a recap of the text amendment. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 6.*

The Planning Board recommended approval unanimously.

Commissioner Dumas made a motion to approve Petition TA25-06, a request by the Huntersville Planning Department to amend Articles 3.2.1, 3.2.2, 7.5 and 9.64 of the Huntersville Zoning Ordinance. It is consistent with Policies LU-9.1, LU-11.1, LU-12.3 and EOS-6.1 of the 2040 Community Plan.

Commissioner Walsh seconded the motion.

Motion carried unanimously.

Petition #TA25-08. Petition #TA25-08 is a request by the Huntersville Planning Department to amend Articles 3, 7, 8, 9, 10, 11, and 12 of the Huntersville Zoning Ordinance and Sections 2, 6, 7, 8, and 9 of the Huntersville Subdivision Ordinance. The purpose of the amendment is to revise requirements for permanent stormwater control measures, community meetings, existing features plans, berm standards, urban open space, farmhouse clusters, open space for minor subdivisions, and to provide consistency with SB 166.

Lauren Speight, Senior Planner, entered the Staff Report into the record and gave a recap of the text amendment. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 7.*

The Planning Board recommended approval unanimously for this item.

Commissioner Walsh made a motion to approve Text Amendment TA25-08. Considering the proposed amendment TA25-08, the Town Board approves based on consistencies with Policies EOS-1.1, EOS-3, EOS-4 and EOS-5 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to approve the application because it provides consistency with SB166, reduces scheduling conflicts for the board members to attend community meetings, reduces duplicative berm reviews with quantitative design standards, better aligns the use of urban open space with the intent, distinguishes farmhouse clusters as a unique plan type, allows open space in the home lots in minor subdivision and supports the protection of sensitive areas by requiring the proposed limits of disturbance to be shown on an existing features plan sheet.

Commissioner Dumas seconded the motion.

Motion carried unanimously.

Public Transportation Authority MOU. Anthony Roberts, Town Manager, said everyone is aware that obviously NC Legislature passed what we call the P.A.V.E. Act and as part of that P.A.V.E. Act you'll see a bunch of whereases on this MOU.

What we have before you tonight is an MOU that basically sets out the authority to move a MPTA forward, which is the Mecklenburg Public Transportation Authority. There's an MTC, Metropolitan Transit Commission, out there. This basically would take that group and that group would go away and a new group would be formed with 27 members. The MOU before you tonight is just one of those steps as we move forward. Mecklenburg County will put a referendum on the ballot for the sales tax in November and this is just part of that process as you continue to move that forward. You're not voting on sales tax tonight. It has nothing to do with that. That's up to the public to make that decision. This is just one of those steps along the way that is part of the P.A.V.E. Act that is required to continue to move this forward.

There are a bunch of whereases and I'm sure you have some questions on it. All of this is online. We have set up an educational page online that I would suggest that the public go look at. Other towns have set up the educational page. There may be some slight differences that the various towns have uploaded on their website, so I would say go look at that and learn more about the P.A.V.E. Act, learn more about process, learn more about the sales tax and you make that decision. This is only about the MOU.

Commissioner Bergsman said it's the fourth one down where it says the payback requires that certain actions be taken by the MPTA by January 1, do you kind of have like a high level review, like what certain actions that's referring to.

Mr. Roberts said I could read it word for word, but I won't do that. It is up online so if you want to get into the weeds of the P.A.V.E. Act, it is on our website. Section 6.2 refers to as we were talking about CATS that owns all these assets. To be able to transfer these assets to this new entity, they are required per the legislation to actually go in and study and do a report on how would you transfer those assets if there's bonds out there, how do you deal with that.

There are six items and that's basically what it says. Authority shall study and do a report before January 1, 2026; legal and financial considerations with respect to the transfer or use of assets from the City of Charlotte or the Charlotte Area Transportation (CATS) to the authority; legal and financial considerations with respect to indebtedness issued by the City of Charlotte with respect to CATS, so assets, debt as they continue to move this forward, and they be transferred, how are they transferred, what are you dealing with, how do you handle that. That all has to be done per the P.A.V.E. Act. I can read you the other four or five, but there six items. The sixth item is any other issues determined to be relevant by the authority.

Commissioner Bergsman said in Section 2, I know there's a part in there that trying to have two of the appointees be members of the community that rely or use on a frequent basis, you know our commuters who already use public transit, but it seems like there's some waivers in there because they also have to be demonstrated you know like the demonstrated experience. I think there's a section where if effort is made no one and they can't find anyone, no one applies, then that kind of is

eliminated. Do we have any information on what efforts will be made to have those two appointments filled by folks that are active users of public transit now.

Mr. Roberts said I'm going to give you a broad answer. Each entity, municipality on here, agency that's involved that has members, some have one, some have twelve, some have six, whatever. Each one of those governing bodies will put together an application process. The legislature spells out sort of requirements, do you have transportation background, you cannot be an elected official, things like that. There are certain requirements in the legislation that have to be met. There is some wiggle room that as you mentioned without me reading through the details of that, if you don't meet those requirements, there are some options. I think one of the questions for let's say Huntersville was could we if we meet the requirements of.....could we add on something a little more than what's required for the statute. That's something Emily and I would have to research, could we add a little extra, for lack of a better term that says you can have a background in transportation, but we would prefer you to also ride the bus. I'm being simplistic. That's something we need to research, but they are specific requirements that have to be met for the statutes. If we get outside of that, I need to probably do a little more research.

Mayor Pro-tem Hunt said I wanted to ask because in the past there's been some discussion about like would these governing bodies if we would get fair representation up here in the north. Could you talk about that a little bit.

Mr. Roberts said you probably say good gracious 27 members. How did it get to 27. You have to remember all this came about, you're dealing with all of the city managers sitting in a room, you're dealing with attorneys involved working with Raleigh legislation because Raleigh has to one, the legislation has to give you the authority for Mecklenburg County to be able to move something forward. You have to get all these different entities – Mecklenburg County, Charlotte, the towns, to sort of agree on the structure.

MTC as you probably already know, CATS owns all the assets. The way that works and how you structure this at the end of the day I will say was very complicated. The goal here at the end of the day when everyone finished up in the room was to say how can we make Mecklenburg and Charlotte, because they are the bigger entities balance, and then the other towns get a vote because Charlotte controlled all the assets. CATS purchased the Red Line. All the CATS employees are Charlotte employees, so we had to come up with some balance. Does Huntersville have obviously the most votes here or do we have a huge say so in this. No, we get to appoint a member but what this was supposed to do is ultimately have an authority instead of elected officials running the overall regional authority or running the transit system and not elected officials. The MTC is made of elected officials. The goal here was to get everybody's buy in was to not let elected officials run it and put people on here that have training or background on the authority to run it. Is that fair. I guess it depends on who you ask.

There were a lot of gives and takes to get to this point. I can promise you nobody is sitting in that room at the end of the day and there were a whole lot of heated discussions and debates on trying to set this up. I'm surprised we got there, just based on I don't know how many meetings and how many hours were spent on this. A lot of credit goes to I will say in reality Charlotte and the Mecklenburg County manager had to bend the most. The other managers, obviously we all worked on that together with a lobbyist and the legislature. This is the best it's going to get. This was complicated to even get to this point and obviously this means nothing if the referendum doesn't pass this is all moot.

Commissioner Walsh made a motion to approve the Public Transportation Authority MOU on creation and appointments to the Mecklenburg Public Transportation Authority.

Commissioner Quarles seconded the motion.

Commissioner Bergsman said I really appreciate the effort to move this memorandum forward and I know especially Anthony, him and Emily have spent a lot of work on this. I also understand that many of the restrictions and limitations were set through the P.A.V.E. Act and out of much of our control. Is it better than what currently exists. Probably. I'm not going to support this tonight. Huntersville is a fast growing community and the second largest municipality in Mecklenburg County. We're the 16th largest in the state, yet under the structure of representation is identical to towns many times smaller with just one seat on a 27 member board. Additionally, only two seats are reserved for active transit riders, the very people the system is meant to serve and even those can be waived if certain conditions aren't met. The structure still gives disproportionate weight to Charlotte and major business groups while sidelining both our community and the voices of everyday riders.

Mayor Pro-tem called for the vote.

Motion carried 4 to 1, with Commissioner Bergsman opposed.

Town Board Rules of Procedure. This request is to consider approving amendment to the Town of Huntersville Board of Commissioners Rules of Procedure, Rule 6 Order of Business, to amend the order of the agenda.

Anthony Roberts, Town Manager, said what you see before you is ultimately, just like your agenda is laid out now, certain ways on here, there's modifications that the board is requesting to move some things around and change some wording. There's nothing of any significance. It's basically just moving things around. Still in this document mentions we're having our meetings on Monday. I think we need to make that change and make sure that's Tuesday.

Commissioner Bergsman made a motion to approve the amendment to the Town of Huntersville Board of Commissioners Rules of Procedure, Rule 6 and to amend Rule 1A to reflect meetings are held on the first and third Tuesday of the month.

Commissioner Quarles seconded the motion.

Motion carried unanimously.

Amended Rules of Procedure attached hereto as Exhibit No. 8.

CLOSED SESSION

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

Commissioner Bergsman seconded the motion.

Motion carried unanimously.

The Board returned from closed session.

CLOSING COMMENTS

Commissioner Quarles sent prayers to Mayor Clark on the loss of her father. Former commissioner Derek Partee rang the bell today for cancer.

Commissioner Bergsman reminded everyone that the Visit Lake Norman 11th Annual Capture Lake Norman Photo contest continues through the end of August.

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

Approved this the 2nd day of September, 2025.