

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**September 2, 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 September 2, 2025

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

Mayor Clark called for a moment of silence in memory of fallen officer Bill Broadway.

Mayor Clark led the Pledge of Allegiance.

ANNOUNCEMENTS AND PRESENTATIONS

- Mecklenburg County will host an opioid summit on September 15.
- Rosenwald School #2 100th anniversary celebration will be held on September 20.
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Oath of Office to Police Chief Brian Vaughan. Mayor Clark administered Oath of Office to Police Chief Brian Vaughan.

Patriot Day Proclamation. Mayor Clark proclaimed September 11 as Patriot Day.

A PROCLAMATION FOR PATRIOT DAY

WHEREAS, this 11th of September marks 24 years since the unconscionable attacks of September 11, 2001 claimed nearly 3,000 lives and irrevocably changed our world; and

WHEREAS, every year since, we have observed this somber anniversary as Patriot Day to remember those we lost and honor the courageous first responders and men and women from all walks of life who took action to protect their fellow Americans; and

WHEREAS, as we reflect on these past years, we also commemorate the service members who answered our nation's call in the aftermath of the attacks. We will never forget their sacrifices to protect our cherished freedoms and way of life; and

WHEREAS, on this day of remembrance, let us pay tribute to the American heroes we've lost and recommit to the values of equality, opportunity and freedom our nation stands for.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim September 11 as **"PATRIOT 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 2nd day of September, 2025.

Suicide Prevention Week Proclamation. Mayor Clark proclaimed September 7 through 13 as Suicide Prevention Week.

A PROCLAMATION FOR SUICIDE PREVENTION WEEK

WHEREAS, with September being recognized as "Suicide Awareness Month," the National Suicide Prevention & Action Month Proclamation was created to raise the visibility of mental health and proactive suicide prevention resources in our community; and

WHEREAS, according to the American Foundation for Suicide Prevention (A.F.S.P.), more than 49,000 people die by suicide annually in the United States; and

WHEREAS, according to Hope for the Day (H.F.T.D.), with an average of 132 suicides completed daily and each one directly impacting 100 additional people, including friends, service members, family, social media connections, and neighbors, we can safely assume everyone has been impacted by suicide; and

WHEREAS, the Town of Huntersville publicly places its full support behind those who work in the field of mental health, education, and law enforcement; and

WHEREAS, We encourage all residents to take time to understand mental health through education and recognize that we need to take care of our mental health while we take care of each other.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim September 7 through 13 as **"SUICIDE PREVENTION WEEK"** 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 2nd day of September 2025.

PUBLIC COMMENTS

Rachel Zwipf said Part One of my public comments is I am here as the petitioner of the Central Avenue street calming efforts. I need to ask my fellow residents that when you're coming down Central Avenue in Pottstown to please slow down. We have increased traffic. With school starting back, my son personally has to catch the bus at 6 a.m. We're asking that the residents and our fellow community members slow down on that street.

My second part comes to.....unfortunately I cannot stay for the agenda item later on this evening, but I stand before you as a Pottstown resident, a neighborhood that has long carried more than its share of environmental burdens. This request to rezone and expand the landfill threatens not only our environment but our health, our safety and the very future of our neighborhood. I need to be clear, the so-called community information session was not adequate. No one from our community was there. The very families who sit just a couple hundred feet from the landfill were present, maybe some developers. That is not a representation of the true Pottstown community. Our community stretches wider and farther, made up of generations and families and children and elders who deserve to be heard. True outreach means engaging everyone who will live with the consequences, just not the handful of parcels closest to the landfill.

I also have unanswered questions. How will groundwater in the streams be protected from toxic runoff. How will our air be safeguarded from increased methane and dust. What measures are in place to prevent erosion, flooding and destruction of natural buffers. Until these questions are answered honestly and transparently, any rezoning is premature and irresponsible. This is bigger than zoning lines. It is about environmental justice and expanding the landfill risks polluting our streams, destabilizing soil in public, endangering health for decades to come. Pottstown is not a dumping

ground. Our children deserve safe air and assurance that their neighborhood is treated with dignity and fairness. I urge you to inspect fully in its entirety the rezoning request for this petition.

Bee Jay Caldwell said for the first 20 years of my life I lived in the colored part of town and in 1966 I was identified as Colored or Negro. Fifty years later in 2016 I and others like me gained our freedom during the Civil Rights Movement of the 1960's and we considered ourselves African American or Black. Nine years later many of those freedoms have been reversed back to the pre-1966 era. Now the colored part of town is the most sought out parcels in Huntersville. Why am I sharing this information with you at the Town Board. It's because we need to call your attention to some facts that need governmental intervention. Needed are sidewalks and more street calming devices.

The following streets are the main ones in our area: Gibson Park Drive, South Church Street, Dellwood Drive, Central Avenue and Holbrooks Road. In the ETJ: New Haven Park where I live, Berkley Lane, New Haven Drive and Star Court. Dellwood has two street calming devices and we are grateful to have them because they were needed. With the potential extension of the demo landfill at the end of Holbrooks Road, more traffic may be coming.

In the past six weeks I have walked those streets and my life was in the hands of the speeding drivers who are using them as a super expressway. In an effort to show others where we were relegated during the 20th century, we did a Walking 2gather Unity stroll through the neighborhoods yesterday. The dangers presented by the speeders is a serious threat to residents who live on them. In some instances you have a little curve that doesn't look like a curve until two people are trying to pass in a vehicle. That is why I am calling your attention and appealing to you to help to make drivers aware of the potential harm that could happen to others because of their speed. Please place the little speed attention device somewhere on those streets periodically to help call attention to the fact that there's a speed limit of 25 mph.

AGENDA CHANGES

Commissioner Rivers made a motion to adopt the agenda for tonight's meeting. Commissioner Hunt seconded the motion. Motion carried unanimously.

CONSENT AGENDA

Approval of Minutes – August 5, 2025. Commissioner Dumas made a motion to approve the minutes of the August 5, 2025, Regular Town Board Meeting. Commissioner Walsh seconded the motion. Motion carried unanimously.

Approval of Minutes – August 19, 2025. Commissioner Dumas made a motion to approve the minutes of the August 19, 2025, Regular Town Board Meeting. Commissioner Walsh seconded the motion. Motion carried unanimously.

Resolution – Interlocal Cooperation Agreement for Fire Protection Services. Commissioner Dumas made a motion to adopt Resolution to approve Interlocal Cooperation Agreement for Fire Protection Services. Commissioner Walsh seconded the motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 1.

Merit Increase for Town Attorney. Commissioner Dumas made a motion to approve previous action taken in Closed Session allowed under the North Carolina Open Meetings law to award 3 percent merit increase for the Town Attorney retroactively effective July 21, 2025. Commissioner Walsh seconded the motion. Motion carried unanimously.

Resolution – Opioid Settlement. Settlements have been reached in litigation against Alvogen, Inc., Amneal Pharmaceuticals LLC, Apotex Corp., Hikma Pharmaceuticals USA Inc. f/k/a West-Ward Pharmaceuticals Corp., Indivior Inc., Sun Pharmaceutical Industries, Inc., Viatris Inc., and Zydus Pharmaceuticals (USA) Inc., as well as their subsidiaries, affiliates, officers, and directors (collectively “the Secondary Opioid Manufacturer Defendants”) named in the Secondary Opioid Manufacturer Settlements.

The purpose of this Third Supplemental Agreement for Additional Funds (“SAAF3”) is to direct Secondary Opioid Manufacturer Funds from the Secondary Opioid Manufacturer Settlements to the state of North Carolina and local governments in a manner consistent with the 2021 Memorandum of Agreement (“MOA”) Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation (finalized in 2022), the 2023 Supplemental Agreement for Additional Funds From Additional Settlements of Opioid Litigation (“SAAF”), and the 2024 Second Supplemental Agreement for Additional Funds From Additional Settlement of Opioid Litigation (“SAAF-2”).

This SAAF-3 is a supplement to the North Carolina Memorandum of Agreement (“MOA”) on the allocation, use, and reporting of funds from the prior Wave One, Wave Two, and Kroger opioid settlements.

Commissioner Dumas made a motion to adopt Resolution authorizing execution of Opioid Settlement with Secondary Opioid Manufacturers. Commissioner Walsh seconded the motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 2.

Change Order to Engineering Services Contract – Gilead Road West Project. The revised scope of the Gilead Road West engineering services contract will require an additional \$368,298.50. This is to modify roadway, drainage, and signal design.

Commissioner Dumas made a motion to approve Change Order 01 to the Gilead Road West Engineering Services Contract. Commissioner Walsh seconded the motion. Motion carried unanimously.

Change Order attached hereto as Exhibit No. 3.

Intent to Abandon Portion of Thread Lane and Call for Public Hearing. Commissioner Dumas made a motion to adopt Resolution declaring intent to abandon and close a portion of Thread Lane (formerly named North Main Street) and call a public hearing for October 7, 2025, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078. Commissioner Walsh seconded the motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 4.

Acceptance of Streets – 23XI Race Shop Subdivision. Commissioner Dumas made a motion to accept streets in 23XI Race Shop Subdivision for Town maintenance. Commissioner Walsh seconded the motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Airspeed Drive	Statesville Road	Cul-de-sac	975-ft

Acceptance of Streets – Farrington Subdivision Phase 3. Commissioner Dumas made a motion to accept streets in Farrington Subdivision Phase 3 for Town maintenance. Commissioner Walsh seconded the motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Glenroe Drive	Approx 180' S of Dunloe Wood Drive	End of road loop	1575
Adair Crossing Drive	Glenroe Drive	Approx 185' S of Dunloe Wood Drive	500
Dunloe Wood Drive	Approx 75' S of Tullamore Glen Drive	Approx. 170' S of Glenroe Drive	785

Acceptance of Streets – Walden Subdivision Phase 8 Map 1. Commissioner Dumas made a motion to accept streets in Walden Subdivision Phase 8 Map 1 for Town maintenance. Commissioner Walsh seconded the motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Saddle Branch Drive	Casabella Drive	Chopin Ridge Road	390
Chopin Ridge Road	Approx. 150-ft N of Ravenall Drive	Approx. 85-ft N of Saddle Branch Drive	560
Casabella Drive	Approx. 210-ft N of Ravenall Dive	Approx. 135-ft N of Saddle Branch Drive	455

Acceptance of Streets – Bryton Corporate Center Phase 2. Commissioner Dumas made a motion to accept streets in Bryton Corporate Center Phase 2 for Town maintenance. Commissioner Walsh seconded the motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Weller Way	Bryton Corporate Center Drive	Everette Keith Road	720

Call for Public Hearing – Maple Branch Drive Traffic Calming. Commissioner Dumas made a motion to call a public hearing for September 16, 2025, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, to receive public input for the Traffic Calming request on Maple Branch Drive. Commissioner Walsh seconded the motion. Motion carried unanimously.

PUBLIC HEARINGS

Petition #R25-08 Second Street Village. Mayor Clark called to order public hearing on Petition #R25-08 Second Street Village, a request by Jay Henson and Brian Hines to rezone +/- 4.799 acres at 204 N.

Church Street from Neighborhood Residential to Neighborhood Residential with a Conditional District for Townhomes and an Apartment.

Nathan Farber, Senior Planner, entered the Staff Report into the record and reviewed the request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 5.*

Staff can recommend approval once the stormwater items are addressed.

Staff would also like to add the following recommendations: (1) the Woonerfs are further amenitized and placed within a public access easement; (2) all remaining staff comments, issues and minor site plan notes are addressed.

Commissioner Hunt said I noticed that the language for affordable housing said that it's for people who make no more than 120 percent of the AMI, so I'm wondering if this is operating on a range, like 60 to 120 percent of AMI or if you could clarify that.

Brian Hines, Applicant, said currently we have it between 80 and 120 percent AMI for all 15 units.

Commissioner Hunt said how would it determine who receives that unit.

Mr. Hines said that will be I think part of our condition is we entitle, we develop the parcel, we donate it to a non-profit. Whoever the non-profit is will have to have the ability to vent. They will manage all of the tenants and the leasing of that space. They'll also be mandated by our HOA governing documents architectural standards and those things as well.

Commissioner Hunt said could you talk about how you plan to amenitize the woonerfs.

Jay Henson said a couple of ideas. One is to try to use the permeable pavers as sort of an accent, with the other alleys being asphalt and that will also, our goal is to maybe use some of that for stormwater detention and some of the water quality for the amount of drainage area that could go to that. We wanted to do all of the alleys with permeable pavers, but that was the holdup with the water quality issue, so we had to go to Plan B. Definitely those will be amenitized with permeable pavers and then there's a couple areas on the site plan that has little areas where you could do like a small plaza or little seating areas and stuff like that. We want to make that different so that when you see it you know that's what that is and then you can have little breakaway areas to set and gather.

Commissioner Hunt said I was wondering if you would do like vertical plantings maybe or globe lights or something that creates some ambiance.

Mr. Henson said obviously we would do uplighting and stuff like that. I'd like to make something cool there because it will be a real nice space. Definitely the landscape would be enhanced in the area as well.

Commissioner Rivers said just for clarity if we can go back to the affordable housing piece, there was a statement about donating to a non-profit. Will they manage the property. When you say donate and manage, I just want to make sure.

Mr. Hines said we'll improve the parcel and we'll donate it to a non-profit. At that time the Town Attorney will work with them as well on some of those other details.

Commissioner Rivers said I was just wanting to know how would that work as far as you all donating the property and then the non-profit organization managing the property, but legally I'm sure you can.

Mr. Hines said the non-profit will then eventually go out there and get grants, raise funds to build that building. They'll build the building and then they'll have deed restrictions on that parcel of what they can and cannot do. That will all be worked out between us and the town.

Mr. Henson said the parking would be part of the original plan, so that'll be in place.

Commissioner Dumas said I was going to ask for clarification on the stormwater issue and what the current plan is moving forward. Can you provide some information on that.

Mr. Henson said I'm going to give you the long story very fast. We wanted to do everything with permeable pavers and it's a little different. There's a state manual and then the Town of Huntersville manual. The state manual would allow us to do this based on the amount of drainage area going to it. Huntersville manual is a little different, it's adopted in Charlotte, so we had more impervious than allowed to the permeable pavers, so we couldn't do the whole thing in permeable pavers. We're not going to do a pond that was, couldn't do that, just a personal thing. We're going to put a water quality device underground where it won't be seen in the very top where the green area is and that'll be underground and it'll allow us to feel there's a little bit of a gully in there so it's kind of a natural fit and we can cover that up and have sort of a level area on top of grass, like a play area or recreation area. It'll kind of convert that into an open space or an amenity area. We made some changes late last week to run through the calculation to do that to make sure it worked and we sent it to staff. That was the delay on that.

Commissioner Bergsman said do you mind kind of defining how you're viewing because you haven't mentioned it's going to be a co-op. Can you explain a little bit about what you mean by that.

Mr. Hines said the difference between a co-op and attainable building, is that the question.

Commissioner Bergsman said that's how it's kind of being described in the application, so I just want to make sure that we're all clear of what's meant by that.

Mr. Hines said the co-op will actually own the building and they'll have a lease and they'll have an agreement with individual tenants within that lease and they can stay there as long as they're within those ranges between 80 and 120. It's almost like a piece of ownership in the building, while the non-profit owns it.

Commissioner Bergsman said do you know where in relation to where the woonerfs are how close it is in proximity to the future greenway trail head.

Mr. Farber said are you asking about the Seam Trail.

Commissioner Bergsman said Vine. I know the downtown portion we still haven't quite determined, but there is kind of a starting point in the masterplan for going east.

Mr. Farber said I don't believe it's been designed yet, so we're not 100 percent sure where that's going to go yet, but at one point there will be a connection.

Commissioner Bergsman said do you think it's on our Parks Masterplan, but that's okay. We can look into it later. If you don't know right now, that's fine. If you could let me know later.

Brian Richards, Planning Director, said the Seam Trail runs north/south along Church Street and inside Vermillion you'll have this tie-in, so they'll tie-in together just about right here where Vermillion Village and Church Street intersect. This road that continues up will get relocated into Vermillion Village. That's all occurring right now.

Commissioner Bergsman said I think we're talking about two different sections. Further down Second Street, I feel like somewhere there, the part of the future greenway that's going to be going out like past Vermillion down to Asbury Chapel. I'm just trying to figure out how close we're getting to that.

Mr. Richards said we're going to have 10' sidewalks along Huntersville-Concord Road. The actual greenway will be right through here through this creek and then you'll have greenway that penetrates up into Vermillion Village.

Commissioner Bergsman said with that in mind, do you mind on this map pointing out where the woonerfs are going to be.

Mr. Richards said woonerfs will be right where the word site is and then right along this bottom edge right here. We've got a lot of pedestrian connectivity in this area.

Commissioner Dumas said the two elevation images for the apartments, have you guys decided between which one you are moving forward with.

Mr. Henson said the latest discussion we've had is to use the top elevation, a little bit more contemporary. That's a different building, so it's not as large. The one on the bottom is the right size, it just has a different roof system. The plan right now is to go with the flat roof that's shown at the top.

Commissioner Dumas said just for the record, my favorite is the bottom one.

Mayor Clark said my question was kind of adjacent to Mayor Pro-tem Hunt's about the woonerfs and amenities but it's more for staff. When we're talking about a woonerf when we mean amenities, what do we mean by that exactly.

Mr. Farber said currently they're going to have a network beyond the woonerfs that are alleys as well. Those primary purposes is for driving and parking your car. In order to differentiate the two, we're looking for vertical plantings, planters, benches, maybe some lighting, using different materials of the street itself, anything that just differentiates it a bit from the alleyways throughout the project. It can be any combination of those things.

Commissioner Hunt said I remember when we were talking about the woonerf down here and there's the fence there and there was talk about putting some public art there. There would be a fence installed and putting public art there. What do you think about adding some public art of some kind.

Mr. Henson said I think that would be a great idea. I think with lights and even maybe overhead lights or something subtle to draw you in a place for art. On the site plan there is a nice area for a sculpture type

art in the middle of the lower section, a little area between the dark shaded buildings and the lighter. That's a conceptual sort of meeting area, but a great place for public art.

Commissioner Hunt said for the record I actually like the flat roof better.

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

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.

Nathan Farber, Senior Planner, entered the Staff Report into the record and reviewed request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 6.*

Robert Irvin said I will be introducing this project R25-07 for the applicant tonight. We have the applicant here. We have PM Patel here and we have Hanill Patel. We also have Susan Irvin from Irvin Law Group. She's going to kick things off.

Susan Irvin said I have been asked by Mr. Patel to introduce him and give a little bit of a background. It is my honor to do so and to speak on his behalf. I'm going to say some things that he probably wouldn't say.

First of all, the Patel family has been in this area for over 30 years. Mr. Patel graduated from UNC-Charlotte and his very first hotel was the Best Western that opened in 2000. He has a local family-owned business here and has worked hard over the years to grow this business with his family. They now own 58 hotels on the eastern US seaboard in eight states and that is a local family-owned Huntersville business.

This just gives you a little bit of an idea of where the property is in relation to the Best Western, which again is a 25 year old structure and was his very first hotel. What he would like to do with the wealth of experience and knowledge that he's gained over the years is he would like to bring a higher tier hotel to this area and that is in his heart of hearts he would like to do that in Huntersville.

Because of his reputation and because of the breadth of his experience of all of the hotel owners and operators, he was awarded the flag of the Hilton here and the Home2 at this location. One of the really great things about having a Home2 here aside from the location of the property itself is that if the Home2 is approved then the Patel family will be able to upgrade the Best Western and Hilton will require the same upgrades of the Best Western that they require of their new hotels. It is a major upgrade, a major increase in that building quality and value.

I wanted to go back and talk about this slide a little bit to explain the higher tier hotel. The Home2 is what is called a hybrid suites hotel. The interesting thing about this is that most of the red dots that you see on this property are hotels that have been in Huntersville, some for a long time. All of them are typically less than \$100 a night. They're wonderful hotels. They are the kind of hotel a person will stop and stay at on their way to somewhere else. The difference is that the Home2 is that higher niche classification that is going to provide a place for corporate executives who might be using the park or medical professionals who might be going to the hospital or people who might be coming to Huntersville for private events or family events. It brings a market of people to Huntersville to stay here and to work here and to play here that normally don't have that opportunity.

I think this slide is also good to just kind of show what's around here and why this is the appropriate location. The green area is the hotel location that's being proposed. Of course, to the south you can see the Best Western that's there now. To the north it's really squeezed by that NCDOT project at Gilead Road and to the west are the car dealerships. Right next to them of course is I-77. This is a really appropriate location because it would be in line with the Best Western.

I want to talk a little bit about this site plan because it gives me an opportunity to tell you a little bit about the work that Mr. Patel and his son have done in the community and also just working with the staff. The frontage on Highway 21 I would say as you probably gathered is the majority of the comments from the staff, that is a key component of the community requirement. The people that Mr. Patel has spoken with will require that this hotel be on 21. As a result of that, it is closer to the closest single-family lot but the Best Western is also equally close. Mr. Patel and his family have received 41 support letters for this hotel and we sent them in earlier this morning. I'd like to ask that they be entered into the record. *Letters attached hereto as Exhibit No. 7.* Also, you have here 30 people here in support of the hotel who've come tonight to show their support.

As Nathan said, there are other elements of work with the community. He enhanced the buffer, added the 6' masonry wall, included the shared entrance off of Highway 21 so that is the address and people will not be driving through the neighborhood looking for the hotel.

This rear entrance here is a fire code requirement. He has agreed to make that a no right-turn. Those are the changes that he has made. I think in terms of working with the staff on their comments, we did address our concerns about the topography and it is more of 10' to 15' difference with the buffer. The architectural design, we provided that and are working to that as well.

The proposed hotel will match the roof height of the Best Western. The Best Western building itself is a shorter building but it's higher up, so the roof line of the Best Western and the roof line of the proposed hotel will be at the same height.

I'd like to handle it over to Robert to talk in a little bit more detail, but that is the high level and really just reflects the amount of work and dedication for this family business in Huntersville.

Mr. Irvin said here is a little bit zoomed in image of the urban open space and Nathan did a great job of going over that. In our talks with staff they wanted something that would kind of modernize that streetscape a little bit and break it up a little bit because as you know all the NCDOT improvements have really muddled that area up a little bit.

Nathan also kind of stole my thunder a little bit here on the tree save data, but even if this project wasn't rezoning, we're currently meeting the requirements of the zoning designation districts, so we're saving over the required amount of specimen trees and over the required amount of tree canopy.

I wanted to share with you this view. This view is looking from Gilead towards the Best Western. You can see the Best Western in the background, you'd basically be looking from right here towards the Best Western. It gives you an idea of all the improvements that NCDOT has done. They cleared a lot of the foliage and a lot of the brush that was there and you can also see there is kind of a mound right there and then it does kind of drop off into the gully and that's some of the grading issue that staff eluded to.

The trees in the background that you see there, some of those are on the residential property and also on the Best Western property, so if those aren't going to be gone there are 19 specimen trees and we're currently saving about 7. We're still working with those numbers right now, but a majority of those trees will remain there.

This view, if I can take you back to Hillcrest now and I'll just give you an idea, so we'd now be about right back here and we're looking towards 21. You can see how it's very open now. NCDOT has done their improvements and you can see that turn-around right there, the light right there and so it's very open, the noise comes in, the lights come in. In a way this new landscaping buffer and the hotel will insulate the neighborhood from some of that noise and some of that light. Here's just another image, as you can see right there is the Gilead intersection so it's very clear and very visible from this view.

Here's something from a recent submission we've given to staff and staff just didn't have the time to review this and put this in the report, but it gives you an idea of what that line of sight will look like with the retaining wall. Here is the retaining wall and it's about 10' to 15', then you can see the large maturing trees, you can see the evergreens, you can see the evergreen plantings and then you have your parking lot trees and then you have your hotel back here. That enhanced buffer will really block all of that view for the hotel and any of that noise or light that might come from up there.

The masonry wall you can kind of see right here, this little orange box, that's mainly to block a lot of the headlights that are coming from cars that park in the parking lot, so it will stop any of that light seepage into there. If you look down on this bottom image, if you can kind of see, it's a little covered up by some of the plantings but right here, that's the retaining wall. It's kind of a variable retaining wall like staff was saying and it's going to be about 10' to 15' so it will be short over here on this side and then increase here and it will shorten up over here. This kind of gives you a sense of what that topography looks like and how much they're going to have to raise it up, so it's going to be about 10' to 15' as it goes across there.

One of the things in talking with staff is they really wanted to see what this would look like and Nathan and Brian both wanted this hotel to fit in with the community. They wanted to compliment the character of the neighborhood, the buildings that are already there, and so this image is an actual Home2 that's just been finished in Boone, North Carolina, near Appalachian State. It has some of the similar characteristics as this site. It abuts a residential neighborhood back here. It's on a major thoroughfare and what the Mr. Patel's Home2 Hilton will have is an extremely enhanced buffer back here. It'll be a lot more coverage back there. I think that what this design will do, it'll be a lot more compatible with the surrounding area and it won't be as, it'll just fit in a little bit better.

Next we have some of the hybrid suite layouts. It just gives you an idea of what amenities are provided in the room. There's a little kitchen or a kitchenet, there's a living area, there's a workspace. That all goes to attract somebody to Huntersville who's going to stay in Huntersville and wants to contribute to the town and not just stop in for one night and head on to their next destination.

The sustainability measures that go along with the Home2 are pretty significant. That's one of the major selling points of the Home2. There's a lot of green initiatives, a lot of energy efficiency initiatives and then with this Home2 approval, if it goes through, the Best Western will get to be brought up to speed with all of these energy initiatives. It'll have enhanced decoration, repainting, everything will be rewired. These amenities are just an example of what the Home2 can provide and what the types of people will be staying.

Also, the six to eight electric vehicle charging stations. I think that's a big selling point because Huntersville is lacking in some of those and they'll be open for people driving on the highway, driving in Huntersville. It'll just be an easy access.

Nathan covered the 2040 Plan very well. It's a great economic driver for the area. It's increased property taxes. It's about a \$30 million project and it'll support a lot of the businesses around Huntersville, especially The Park and the hospital and then the new hospital even up in Cornelius, I think it'll be a good place for people to stay and support that.

Commissioner Walsh said in listening to staff it sounds like the parking lot is give or take 20' elevated above the buffer area, yet you guys are saying 10'. Which is it.

Mr. Irvin said I think where the confusion was is the Best Western and the Home2 will be on different levels, so there is a little bit of a decline in between the Best Western property and the Home2, so I don't know if you want to speak to that. I just think we needed to show that on our plans and our plans that we've recently submitted we included some more clarification on that.

Mr. Farber said we were just basing that assumption off of the grading plan that was sent to us, which kind of has some confusing contours. They have a lot of existing and the new contours on top of each other. Working with Engineering, that's the number that we came up with for the max height of that retaining wall. If it's changed, we will reevaluate.

Commissioner Walsh so there's been some new information since the Staff Report.

Mr. Farber said correct.

Mr. Irvin said we're going to work with staff and get that nailed down.

Commissioner Rivers said Mr. Patel, currently the Best Western is operating. How many would you say that you have on staff at the Best Western currently.

Mr. Patel said almost 25.

Commissioner Rivers said looking at the Hilton the Home2, how many would you look to have on staff there.

Mr. Patel said almost 50 plus. Basically, I just want to add we had a lot of students which they're working with us because this property was built in 98/99 and opened in 2000, so there's a lot of local community and this is my hometown basically. We have generated lots of employment also.

Commissioner Hunt said according to the Tree Save Report, it said that you're saving a 26" oak, but it has a decaying base and a declining canopy, so is that tree in danger of falling over. Is that a safety risk or are you saving it because it's potentially like wildlife habitat as dead trees can sometimes be. Can you clarify that.

Ms. Irvin we have an arborist to evaluate those to decide if there's something that can be saved or not. That's one of the reasons those comments were made.

Commissioner Hunt said just out of curiosity since you mentioned the sustainability piece here, does Hilton2 limit single-use plastics, do they use refillables. Can you talk about that.

Mr. Patel said especially on the breakfast area and all in the rooms, we are not using any plastics and stuff like that in a Home2 is strictly, it has been a friendly environmental situation. It is not a regular hotel, which we will be using any plastic or any paper dishes and stuff like that. It has to go through like a high end of the embassy or something like that, so basically we are not using any plastic or something. Even the garbage cans and stuff inside the rooms, we are not using any plastics.

Commissioner Hunt said since staff mentioned it, is there any opportunity to lower the height of the building or is that pretty much set in stone.

Mr. Patel said generally we are trying to work on that, especially by going a little lower on the stuff like that. Maybe we can put one side of one floor lower or something to make sure that once we get approval we'll make sure that staff is happy. I have done that for 25 years also when I build the Best Western. I'm pretty much very familiar and I'm like this is my hometown though I'm being having eight different states, but this is where my kids grew up.

Ms. Irvin said we didn't want to lower the height and compromise any of the common spaces, so that's really the discussion now is lowering the height and not affecting the quality of the building. At this point, I don't think it's anything that we would want to say until we've looked at it more closely.

Mr. Patel said the height situation, we will not be higher than the Best Western.

Commissioner Quarles said there was a comp slide showing the cost of the various hotels in the area. You mentioned high end and you also mentioned CEO's. Can you give us a ballpark of that average room rate will cost.

Mr. Patel said the average room rate will cost about like \$180+/- because generally what happens that our regular rate would be like \$240, \$225 a night, but most of all the churches, all the 12 churches in the Huntersville town, we had been supporting them all the time for 50 percent discount. We had been supporting all this Huntersville stuff basically wherever our locals. Secondary, think of course the medical, which we have it on the other side of the interstate, we are giving them a deep discount and that's the average daily rate of that for each room would be about \$175 to \$180.

Ms. Irvin said can I just add to that. I think what we're saying is that the average rate is going to be over \$200 a night. It's going to be \$200 to \$240 when you add in the taxes. Mr. Patel does have arrangements with other organizations and groups to provide discounts. He was giving you the possible lowest discounted rate. That would just be for the special groups.

Commissioner Quarles said for sales tax, that's a good thing.

Ms. Irvin said sales tax, exactly.

Commissioner Dumas said going back to the building height, can you help me understand how or why it wouldn't be higher than the Best Western.

Ms. Irvin said that is a great question.

Commissioner Dumas said I know it's lower on the ground. I know the ground is elevated, but that much.

Ms. Irvin said maybe on this image you can see that Best Western is up on a hill. It's on this level and the Home2 would be on the ground level. From the floor elevation to the top of the Best Western it's not 70', but the height from the street level it's going to be 70' for both.

Commissioner Dumas said it's very close to residential. That's a big ask of approving less than even half of what we would normally approve there. Have you talked to the neighbors. Are they here. You have a lot of supporters. Have you talked to the neighbors, it looks like there's a couple here.

Mr. Patel said we have talked regularly with the neighbors. They have my cell phone and in fact we had been visiting the neighbors regularly, not just because of this project, but because I was the neighbor there for a long time. I have been regularly in touch with all the neighbors. In fact they asked me to come and see me. We met last Thursday at the Best Western and they wanted to know exactly where the building goes. We went on the ground and showed them physically where the building will be going.

Commissioner Bergsman said the upgrades to the Best Western, is that contingent on this rezoning.

Mr. Patel said yes. Basically, the Best Western, we are using the same address to make sure that all the guests are coming to this location and I want to make sure that basically the whoever travels to the Best Western are going to have exact same physical mailing address, so everybody will be using that same location to get in, so there will be no confusion like the other hotels and then neighborhoods, anybody will be going on that side because we have that turning radius which they have to go to the Best Western and the Best Western will be only turned into the upper grade, which will be the part of the Hilton. As soon as this is approved, they are going to operate it and then basically Best Western will be remodeled right away in early 2026 where this property will take a little longer time than in the construction than the stuff like that. Even the construction entrance and everything we will be taking from the front side we already talked to NCDOT. It is not going to be from the neighborhood.

Ms. Irvin said just to clarify Mr. Patel answered the question that unless this is approved Hilton will not approve the upgrade of the Best Western.

Commissioner Bergsman said it does sound like, did I catch that correctly that you would be upgrading the existing Best Western property earlier than the construction of the new hotel. Okay, that's good to hear. The other question I had for you, and I'm just kind of pulling up my map for a second because there's a few other hotels off of that exit kind of north of Gilead Road and I wanted to hear from you what I guess comparison to the Comfort Suites and the Hampton Inn and Suites, how is this hotel different and that you're providing something that's not already there.

Mr. Patel said there's no comparison because this is, we hire brand basically we try to do an Embassy Suite over here because of the room and because of the area. The Hilton approved the next label, which is a Home2. When Home2 gets in, it is a better rates and the better quality of better than a Hampton for sure and that any hotelier can say that on that one, especially they're only put the Home2 title that it is a kind of situations where any people, those who are working in corporate and stuff like that, they have to have certain places where they can go and feel like you just mentioned about the energy and stuff like that. It is completely on LED lightings, everything is the power saving and everything is the friendly environmental.

Commissioner Bergsman said you went kind of above and beyond and had a second meeting with some neighbors. I just wondered if you took notes or minutes in that meeting or if there's anything additional that we should know that came out of that.

Mr. Irvin said we're working on just a report that just goes over everything we talked about, the questions that were asked and what happened in that meeting. I'll be submitting that to staff probably tomorrow.

Commissioner Quarles said in doing that would you please share with us if that second meeting was hostile, because I've gotten some information and actually be transparent with us because what was received, I want to make sure that we're doing what's best for Huntersville.

Ms. Irvin said we talked about this before we came and decided that it might be best for us to just talk about the zoning case at this point. I think that Hannill has discussed it individually with some of the people there.

Commissioner Quarles said excellent, because I see a large number of support and I understand that if we get a report from the second meeting that has some fluff in it, I don't want it to discourage the support, because this is impressive to see this many people supporting a project such as this.

Mr. Hannill Patel said just a couple of bullet points I can talk about that was asked for it to set this hotel a little bit different. It does have kitchenette rooms, so it has a little stove and stuff that they could stay a little longer if they need to. None of the hotels has that currently. Also, with the plan that we're proposing, just currently there are specifically only 12 trees. For reference, we will be planting more than 150 trees, so not even the sunlight can go through.

Commissioner Bergsman said I look forward to seeing that, but I also wanted to make it clear because I had received some communication as well about that meeting and any hostility that was reported to me was not because of you but was directed at you from what I heard. I want to make sure that's clear to folks listening and I want to apologize for any way that you may have been mistreated.

Mayor Clark called for public comments.

Scott Brumley said I'm here voice my support for the zoning request, not so much to speak about the zoning regulations, that's not my expertise, but just to give some texture to the people behind the project. My family has been in this area for multiple generations, but I haven't known PM that long, only a quarter of a century going back to when my son Taylor and Hannill were in kindergarten and at Huntersville Elementary School. The first time I met PM was when PM was picking up Hannill on a play date with my son Taylor when they were in kindergarten. Over this period of time, I've gotten to know the family, I know them to be very close, very hardworking, very successful. Traits that I admire. I know that over their long career they've been very successful at what they've done and I know that this project will be an asset to the town.

Yankun Wang said I coming the Huntersville only two years. I really, really like this community and the town so I really believe I'm so excited a Hilton coming our town so I really believe evil, everything going good. Like man mentioned, we have more sales tax. They will help our town and the community building better and better like the intersection, the road, the building, long time. I believe the big subjector, they need a huge money so we really need a new business coming to help us build our town.

Sagur Malia said I'm here to show support for PM and his family. I've known them for over two decades and I just want to keep this short and simple by just saying I support them.

Jital Patel said I'm here to support PM Patel. I reviewed this project. It's really a benefit to the town of Huntersville. I have full support for that project and looking for other people's support as well.

Dinesh Patel said I've been in Huntersville in business for over 25 years. I support this project because I was planning to do this project many years ago, but due to some health reason I didn't do it. This whole project will add a lot of value to our Huntersville community. I live in Huntersville for a long time, so I'm in a big support of this project.

Atish Modi said I'm a friend with PM Patel and I guess this is very good idea to put the high-end hotel in Huntersville. It'll bring a lot of business and a lot of jobs.

Bhasker Tripathi said I have been living in Huntersville since last 25 years and I have seen this town becoming a little bit city kind of thing now and the hotel, which Mr. Patel is proposing, would definitely stem that status of this town. I have known him for a long time and my kids went to the same school where his kids went, Huntersville Elementary from Torrence Creek, Grand Oak. I have seen this city grow leaps and bounds and this hotel will definitely do great things to the city.

Eric Johnson said I'm in support of Home2. I've been friends with Hannill and the family for a long time. Also I was pretty much born and raised in Huntersville. I saw it grow into kind of the really cool downtown it is now. I Used to ride my bike from my house in Vermilion all the way to the Discovery Place Kids to volunteer and just in the last five years just seeing how much it's changed is very impressive. I think just from hearing about this project today, it sounds like it's very, it's just going to go ahead and continue to push the trajectory of the town further and further up and I think it'll be a great addition to the community.

Ajay Patel said I support this project and it's going to bring a lot of business in town. I know PM Patel for almost like 20 years plus.

Petition #R25-11 Long Creek Retail. Mayor Clark called to order public hearing 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.

Jesse James, Principal Planner, entered the Staff Report into the record and reviewed the request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 8.*

Staff cannot at this time recommend approval of the proposed rezoning plan as the development lacks connectivity and ability to connect to any future development.

Commissioner Dumas said can you remind us, did staff approve of this project the last time around.

Mr. James staff was recommending approval if Phase 2 was brought into Phase 1, which added that connection and the public road.

Joe Sailers, Petitioner, said we are here for this particular rezoning request. We were here roughly 7-1/2 months ago with two phases as staff mentioned earlier, and because we eliminated Phase 2, we were able to come back with additional request of rezoning of the property for just the service station.

Realizing and understanding that normally you're not able to come back for at least a year in that opportunity, but if you do extensive changes to your plan, it allows you to come back and that's where we are because we've taken almost two-thirds of the previous proposal away from this plan. We're now in with one building that is the convenience store for the service station and an additional building for retail, some kind of restaurant facilities, or any kind of workspace that will fit in the roughly 5,600 sq. ft. in the second building.

We were asked by staff to eliminate the Houston property, which was Phase 2, out of our rezoning at this time because the Houston's did not want to develop their property. They have not got a buyer. They have no idea what their property is going to be in the future because no one has come to them and offered anything different than what was put in the original rezoning request roughly eight months ago.

We're now here and staff has pointed out that there is no connectivity for this particular piece of property. If you have visited the site to the rear of this property it is extremely uphill elevation. I'm talking in the neighborhood of 200' height-wise from Mt Holly-Huntersville Road to the backside of this property in terms of the property that is adjacent to us in the back. There is a pipeline to the east of us that we cannot even touch. If we go to the north onto the Houston property, it travels uphill 30' to 40' and when we were going to do the building of both Phase 2 and 1 originally we were going to be able to use part of the dirt off of Phase 2 and leveling out the backside of ours to allow for elevation changes. But because we're not able to get onto the Houston property, it will not allow us to do any grading to make a connection.

What happens if we were to do that, we would have to grade into their property some 50' to 75' just depending on the elevations and the Houston's do not want that. They wanted to go back to the original zoning, which was in 2008, which is what staff has requested. They're out of this picture all total. We have agreed to put an easement and if you look at the picture behind you, those two lines that go across, yeah, right in there. If you go across that, that's where the easement would be for the Houston property for connectability later on. Because of the elevation of the Houston property, we must put in a retaining wall and at some point in time when the Houston's property is developed, the easement or right-of-way will be there for them to be able to utilize the connectivity. If staff agrees at that point in time, that connectability to the service station would be reasonable in the town's interest, but at this point in time we're not anywhere near that position.

If you go through a couple of more slides, this gives you the TIA improvements that we're going to do and if we go back to the rezoning that was approximately eight months ago, the TIA improvements were going to be three quarters of a million dollars, \$750,000 plus. Even though we're not doing a Phase , we're still going to do the entire TIA improvements to that intersection that will hopefully improve the traffic pattern because it backs up from that stoplight east toward Huntersville, past WT Harris Boulevard every morning. Plus it backs up north up Beatties Ford Road from that intersection all the way to Hopewell Presbyterian Church, which is almost two miles from that intersection. With us making the three quarters of a million dollars worth of improvements, it will alleviate a lot of the traffic problems of people turning right or turning left or turn lanes into Mt Holly-Huntersville Road or turn lanes going up and down Beatties Ford Road. Of course the proposal supports the mixed-use, everything associated with it, the commercial use of the Small Area Long Creek Plan and of the 2040 plan. This essentially

shows you where an aerial view of everything that's going to be done, the turn lanes, the medians that we're putting in at state request in order to make everything work.

Here is our rendering of the building for the drugstore that was proposed in 2008. Those pictures that Jesse showed earlier shows the renderings of what we're going to do. This gives you an idea of what is going to happen in the elevations of the buildings and what the facade would look like in that process. There'll be some areas within for outside public, as you can see it runs through everything. Point being Jeff and our engineer is here as well. Any questions that you're asking of us between the three of us we should be able to answer.

Commissioner Walsh said I think the first time this came around I was in support of this project. My concern here is about the connectivity and I don't know if we'll get an answer tonight, but I see the little area that can connect to the property, but I want to make sure that if we move forward with this, that future connectivity can happen and I don't know how we resolve that or build that into it. I mean it's great to have an access there, but if it's not feasible to connect in the future then it's kind of useless. I just would encourage you to work with staff to ensure that future connectivity because if you make all these improvements and have a nice business there, somebody's going to buy that property and put something on it, so let's make sure we can connect in the future.

Jeff Moflehi said sure, absolutely. It's to our best interest to make sure the flow of traffic works well to benefit our business. We don't want to be locked in with no access to the surrounding businesses as they get developed. We did everything as the staff recommended in order to move on with this project and we're still going to follow their recommendations except to when the topography is challenging, when the neighbor is not cooperative. Those are things beyond our means. We have no way to enforce it. We will definitely give an easement to cross access and that benefits us. With this it will cover the staff concerns when it comes to accessibility and connectivity. For now, when you ask for connectivity to nowhere, it doesn't make sense for us, it doesn't make sense for the neighbor and it doesn't make sense for the nature of the property and the topography.

Going forward as a long-term goal, yes we will give an easement for cross access. We will tear down any walls we built now to retain the neighbor's property from being eroded. When they develop it, we will remove our walls and give them the cross access easement so you can make the approval pending for us to grant that cross access easement. We're being cooperative throughout the process with the plans as they recommended years back. I mean we're going on eighth year and this is the longest project I ever seen in the town of Huntersville and hopefully this board will make an end to it and get it done.

Commissioner Dumas said do you see that as being a solution.

Mr. James said the easement's great, but when you have a retaining wall and a 3:1 grade, I'm not sure how we would build it into a condition that Jeff would be on board with having to tear it down. I don't know how that would work. I'm not an engineer, but I've never seen a retaining wall that holds up property being torn down against an existing property. I just don't know how that condition would work. What we're asking is the site is graded so that it can be connected with the access easement as well.

Commissioner Dumas said earlier there was some comment about how high that land is above and it was a couple hundred feet.

Mr. James said from the road it's give or take 20' to 25' at the property line. I think at the back of that other property, maybe 30'. I don't know where 200 came from, but it's more like 20' 25'.

Commissioner Dumas said This is for the applicant. I was curious because I was in favor of this project the first time around and I do think that the location's good right there for a gas station, but it sounds like the neighbors changed their mind. Did something happen or is there some issues here. Can you help us understand this history.

Mr. Moflehi said we have tried to go in our own way because this was originally done in 2008 when both neighbors was in agreement to sell both properties to develop who was going to develop Right Aid or whatever drugstore back in the days. Well over the years ownership changed. I bought one parcel. The other owners still hold onto their parcel. They still want to build a drugstore. There is no drugstore being built around this area anymore. It's kind of out of the area, out of the picture. We came back and we told the staff we want to do ourselves. They said, no, you need to bring those with you. They were zoned together. They need to be rezoned together again. They put us to marry on this project against our wills and we accepted it. We say fine, we'll follow the staff recommendations. We'll go together into this. When we come together, the staff come in and they say you need to build a public road and that public road is \$400,000 that the neighbor does not have a means to do and not going to build it. He looked to me, he said, can you build a road \$400,000. I'm already spending \$700,000 on the intersection. It doesn't make sense for me to come in and build a road for you to get the projects going. We both couldn't keep on going with this goal and they decided to withdraw out of this and they sign off not to be a part of it and we were happy that we are now allowed to go on our own to do it separately. The staff came back like a week before the deadline. They wanted TIA study, which we already did a TIA study not even eight months ago. That's \$30,000 every time a TIA is done. It's not cheap to do a TIA study. This is the third TIA we've been asked to do and we complied with the staff and went ahead and get a TIA amendment to approve the changes. We even didn't want to bother with taking the commitment to the improvements where Phase 1 and 2 would've been done, so we could have shaved \$300,000 or \$250,000 from the project if we go back and say, no, we're just going to do it to match our development. We said, no, don't worry about it. We just keep moving forward. We're going to honor the TIA that recommends further and greater improvements to the road because we don't want to, going back again being entangled up on more and more requirements and we say we're just going to swallow that cost and go ahead and get it done.

Now for the staff to come back and tell me, go to the neighbor and tell him you're going to cut 50' deep into his property and you're going to grade his property against his will, the neighbor's not going to allow me to sit a foot on his property, nevertheless grade anything in there. Don't ask me for the impossible. Anything in my hand I'll do, but for you to come in and tell me, move the neighbor from the petition and we hardly get them to agree to move. Now we tell them to go back to the neighbor and put a road or grade it. I cannot do it. It's not doable. And the staff keep giving us different directions every time.

Commissioner Quarles said I want to commend you because it's apparent that you're trying to find a win-win. As Commissioner Walsh said, when this project first came, he was in favor and I'm the one up here that I must admit I was not in favor of the project the first time. You gave me information from the Charlotte Police just to prove a point that I had up here at the dais. I live on the west side and to hear you say that you're willing to invest \$750,000 into an intersection, that means a lot because as Mr. Sailors said, when my wife leave out to go to work in the mornings, bad enough she's got the traffic coming out of our property because of the Hopewell High School traffic bottles up, so sometimes we sit in that one area, 10 minutes, it's not exaggerating, 10 minutes. Then when you make the left turn to go towards Mt-Holly Huntersville Road, you have the Long Creek Elementary school traffic and as he said, that traffic does sometime back up almost to that church. My son just started a new job last Monday.

It's honest truth, it took him 30 minutes to get from, and we live right near Hambright Road, from Hambright Road area to Mt Holly-Huntersville Road. I think it's impressive that you're willing to invest in something you don't have to do.

I hope that you are not penalized because neighbors don't want to dance. You can't force them to allow you to be on the property. Since this last project I did speak with some people and I may have called one of my commissioners. That's been a request for a gas station near Mt Holly-Huntersville Road because coming from the city of Charlotte, unless you're at Sunset Road all the way to Highway 73, there is no gas station. That's maybe six to eight miles.

That is a long stretch without a gas station. It's much needed. I've given a lot of thought to it. Once this came back to us, I did my research and started studying. I'm hoping we can find a win-win. Right now I'm leaning and saying this is a perfect project for what we need in the area. What's most impressive, I said it once before and I'll say it again, you're willing to fix traffic. As much as I hear people complain about traffic in Huntersville, traffic in Huntersville, if one really want to fix traffic, especially on the west side, this is one that we really should consider and look more into it.

Mr. Sailors said just a thought, not relative to our project, but there is a senior housing project across the street down about 250' from our property line. It's a senior living project that's being built on the City of Charlotte side of Mt Holly-Huntersville Road. There is less improvements on that side of the road than we're doing on our side.

Commissioner Bergsman I just want to address, the last couple minutes of some of what you were saying. I'm going to be blunt and I'm going to be honest. What I heard, and I don't think this was your intention, but what I heard was a lot of blaming towards our staff. I would like to give staff an opportunity if there's anything that they'd like to clarify. That's essentially my question.

Mr. James said as far as the other applicant having to sign off, that's a requirement of a conditional rezoning. The previous rezoning had those two property owners on it. There's nothing staff can do about that. If you want to change the site plan, you've got to have the owners of the previous site plan on there to address that. As far as grading and connections go and last minute requests, we've been asking for this connection since the beginning of the process. The way it's graded is not what we propose. We're completely willing to work with the applicants on getting a compromise. We are in favor of the use, we're in favor of most of the site plan. We're in favor of the elevations, but it is a big priority of the town. You see this in every rezoning that we have connectability and when you have an Urban Village proposed in an Activity Center, we don't know how you can approve a site that doesn't have the ability to be integrated into that Urban Village. You see gas stations in town that are connected to bigger villages. Rosedale has a gas station you can get to and from it, from the interior of the site. We want it to be walkable, we want to be drivable. We don't want to add more congestion on our public streets. Those are things we've asked for from the get go, from the previous rezoning, from the 2008 rezoning and now. There's nothing new there.

Brian Richards, Planning Director, said just to add regarding the TIA, the TIA was done for the previous rezoning. If you want to do lesser improvements, you have to do a new study. You can't just go minus things off, you have to do a whole new study that has additional costs. Again, we gave them the options. They chose not to do that. Therefore, they're offering to do quite a bit of road improvements that they may not have had to do if they would've restudied it.

Commissioner Bergsman said just so I'm clear, can we just do a run through again on what road improvements you are including.

Patrick Monroe, Traffic Engineer for the Project, said on Beatties Ford Road here, which is the horizontal street, we have approximately 300' right-turn lane that's being installed. This is the southbound approach of the intersection. We're also proposing to extend the left-turn lane on that southbound approach as far back to the driveway that's being proposed, which is the leftover on Beatties Ford. In addition, we have a right-in/right-out access that's going to be installed on Mt Holly-Huntersville with a median to channelize the traffic and with all these improvements the signal would be upgraded and the timing would be improved.

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

Petition #R25-09 Greenway Waste Solutions. Mayor Clark called to order 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, Neighborhood Residential, Transitional Residential, and Corporate Business, to Special Purpose Conditional District. The purpose of the rezoning is to expand the North Meck Landfill.

Brad Priest, Assistant Planning Director, entered the Staff Report into the record and reviewed the request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 9.*

Commissioner Hunt said I just wanted to ask one question and clarification from Part Two. You have here that NCDEQ401 permit for stream disturbance mitigation was approved as, well as the wetland disturbance mitigation was approved. Just to be clear, that's approving the ability to purchase the mitigation credits.

Mr. Priest said correct. That is for specifically, and we kind of mentioned the two parts of the application, you've got the movement of a stream and you've got the additional fill in where the old stream was going. The 401 and the 404 permit is the literal disturbance of the existing swim buffer area and the permission from the state to do that in giving those mitigation credits for that. That's all that's that about. They're on the process of getting permission from the state to move the stream and that's it. That's where they've gotten so far.

Commissioner Hunt said right, but they don't have it yet, the permission to move the stream

Mr. Priest said not completely, but they're on the road for that.

Mike Griffin, Griffin Brothers Company, said first I just want to thank the Town Board and the Town staff and leaders for your time and dedication to the town. It doesn't go noticed that we're getting late in the night. My name again is Mike Griffin, diversified family businesses has its deep roots in North Mecklenburg and my father in 61 started it. Also, my grandmother used to work at Long Creek Elementary in the fifties, sixties, seventies as the cafeteria manager. She taught us the value of Luke 12:48, so we're proud of our history of investing in the community in the Carolinas. Greenway Waste Solutions has been entrusted with the management of construction waste in North Meck for almost four decades and that we don't take that lightly. *Petitioner PowerPoint attached hereto as Exhibit No. 10.*

We're delighted to announce the opportunity to continue this responsibility for an additional four decades while staying within the same footprint and improving the site's environmental stewardship for generations to come. Brad's correct, there's a lot of moving parts there and I'll try to quickly go through this to hit some. I'd like to first start, what is Greenway Waste Solutions. We specialize in just construction and demolition waste and that's materials you find in new construction and obviously sometimes demolition that's been permitted that doesn't have asbestos and lead paint, we can take that as well. We're also very proud of our MRF. In 2016, as Brad mentioned, we got this approved. We have a material recovery facility or MRF where we can divert waste from our facilities and have a beneficial use of reprocessing that and proud of that process. I'll play most of this, but you can see that it's a pick line. Basically we're picking out materials that we can recycle and reprocess and bring back to in addition to rock crushing and wood grinding.

How do we fit in the community. We talked about this a good bit, super excited, but this is just the kind of regional map. This goes back almost 30 years ago when I helped found the Lake Norman EDC with the three towns that bought what's now Commerce Station. We had this vision still to have the vision where if you look at the east side regional Bryton's kind of mixed-use, this is where job creation, industrial and buffer, we supply good buffer. As Brad mentioned, a lot of development with Vermillion north and some coming east. That's kind of where we fit into that.

We're very proud of our relationship with Holbrooks Road Community Association. Twenty-five years ago we helped take the Pottstown legacy family specific to Holbrooks Road and created a partnership with them where we share revenues and also shared services to help them. We just surpassed \$1 million over the last 25 years with the families. The reason there's 25 families but it's less now so we re-sign our agreement on occasion, most recently 2020. There's now 13 families. In addition to sharing of revenue, we also share responsibility to maintaining lawns for senior citizens and disabled and also anytime there's repairs to their house. I was very happy to get this from Ms. Hampton, the current chairperson of Holbrooks Road, basically highlighting the commitments that we've had over these 25 years and plan to continue to have where we're still in Holbrooks.

Road partnership. I'm not going to really get too deep in this except to say that we recognize we should not be on Holbrook. We've always recognized that. In the year 2000 we paid for the Verhoeff Extension Drive Study in hopes that could be our solution. It still could be our solution at some point, but over time Commerce Station has evolved to where Commerce Station Drive is a possibility as you'll see.

But just in summary, we have paid over \$400,000 for road improvements since we've been on Holbrooks and our customers who bring the debris to us, we did an estimate. They contributed \$4 million specific to the vehicles of the waste that they bring to us, not to the whole regional. So we and our customers have done a good job contributing commitment to improving the roads. Also, often area heights can be an issue. The unique topography, there are natural areas that are 820' to 840' that are almost a stone's throw from our property. So that's why our property is not really visible from other areas unless you're really directly in front of it on Holbrooks. And just a point of reference, the South Wire towers is 1,250' to give you a point of reference of height.

Why is Greenway vital for North Meck. We know one of the bigger things is just the forecasted growth. The last almost four decades we've been busy growing and there's a projection of our region growing 400 new residents between 2020 and 2040. If you look at this heat map, a lot of it's coming north and I guess it makes sense growing up as a kid in the northwest part of the county, the south side seemed to grow quicker and if you look now, so is kind of grown and the future growth is probably more north to serve what's going on in the projections. So kind of the what if. What if we're not there and how do

construction demolition landfills work? Well, there's two in the county. The county itself runs one called Foxhole and Ballantyne and of course us in Huntersville. The way haulers work, they have one container at a house. They have to pick up that one container, bring it to the landfill and go back.

That does not in household garbage pickup, if they do the whole neighborhood and then go to facility, so it's very important to have facilities close to where high growth is like we have here in Huntersville and therefore it does minimize truck traffic, air pollution. So what would happen if we're gone? And my staff, I need to credit Jerry for this. He did the PowerPoint, but as you can see here, if we go away, there's two other facilities outside of the county. One in Lincoln that's got seven years capacity and ours in Harrisburg that has more., If we go away, there's a lot of more heavier impact on key roads that you can see here. And as you can see, that fancy truck, they would have to go to either Foxhole or to Harrisburg, knowing that Lincoln will soon close. I won't hit all these numbers, but basically the estimated traffic would be over 2 million additional pounds of CO2 emitted because of them having to go further to manage the waste.

So what is next for Greenway in Commerce Station in general. I'm super excited about a few things. A lot's going to happen on this map. The one thing I want to talk about is cell tower. The town approved this a while back. The cell tower is up. AT&T will be the first carrier there. I think a lot of folks in Vermilion and around the community will be happy to know that as we're excited. Verizon and T-Mobile will soon follow, but AT&T will be the first in the coming months. Future roads, we helped pay for the Verhoeff Drive Extension to know where that's going to go in hopes that could be our solution for a future road for us. I also want to talk about and just the north/south connector that Brad mentioned and it showed in magenta the part that we've already agreed to give away right-of way for free when that road comes to help accelerate the growth of that and of course to the East Asbury Chapel extension.

The unnamed tributary that runs through our property manages about 350 acres of stormwater and I wanted to kind of highlight what our plan is. As Brad mentioned, we want to abandon the piped part of the stormwater goes under cell two and then the one that goes between cell one and cell two, as you'll see, those will be abandoned and actually technically to be correct, it's already been approved. The Corps of Engineers and state have approved that 401 and 44 so we could move it assuming that this all is happened, obviously can't financially move it. We couldn't do it unless what we call cell three is approved. But if we are able to fortunate enough to get cell three approved, the creeks would be built around the landfill instead of through it. Then that allows, as you can see what we call cell three, we'll be able to put that on there.

Now the other big topic for 25 years is trying to get off Holbrooks Road. Super excited to announce tonight that we have a path. Recently the town approved a development on the Long property that's adjacent to our property. As you can see the road infrastructure at the end of Commerce Station Drive, they'll build roads that will accommodate and go to our property and we'll move our scale house to that side. Our traffic will come over the Verhoeff bridge onto Commerce Station Drive and come in that way, so we'll be able to completely abandon Holbrooks Road. The only use of Holbrooks Road would be for fire emergency. There would be no other traffic, employees or customers. So we're super excited about that. That's been a subject for 25 years. As Brad mentioned too, we've participated in ULI studies of past including the 2017 and our property, the property in yellow, is what we own and control. As you can see, there's a couple parcels within that and the ones to the left is a subdivision that was never developed and Ms. Caldwell and I were brainstorming, and I think it was back in the sixties that that was approved or maybe seventies. It's been never developed. We look forward to working for the individual families that own those parcels plus the two with the hope we can do a collaborative brainstorming

master plan to be consistent with the 2017 ULI. This could be affordability and this could be market rate. This is something that we would look forward to working with the town and the staff and what the public would want. What our hope would be, a collaborative master plan where that's all worked out together. I'm super excited about this. The ULI study did talk about Greenway trails running from the tributary that we would redirect and then hitting the Cane Creek Greenway to go up.

We think we have a much better plan and this was talked about at the ULI in 2017. We're super excited to support that. The big problem I see with this is that you're taking pedestrians walking on a trail right in the middle of an industrial park and there's got to be a better solution and we're convinced the solution is to abandon a portion of the Cane Creek and really take it down Holbrooks Road and that would connect the Waymer fields with the fly field and connect to Cane Creek. More importantly, the legacy families that are there, especially the whole Pottstown. There's a lot of deficiency in sidewalks as Ms. Caldwell mentioned earlier. This would be a 10' wide multimodal path to connect the parks and connect to the creek and we can do this way faster. We would do this as we develop this property and we would anticipate starting to develop this property really in conjunction as we get off Holbrooks.

That would be something that we really look forward to sooner than later. There's a lot on that map. I of course look forward to any questions, but as you can see, we're filling within two facilities. The closed landfill on the right, the one we're working on the left, and we would start at the bottom of that and over 40 years we would fill up in between. It's basically utilizing the existing footprint, not going outside of the footprint. The creek would go around and outside the footprint, but this is what most unique, most complex. Brad has been very generous with his time because it is a very complex process. I did want to touch on the environmental preservation enhancement. This will be discussed in much more detail during the SUP process and also we're working very closely with DEQ and anticipate a lot more refined information to share with you in that October hearing.

I just want to hit a few highlights. Groundwater is tested twice a year per regulations. The interesting thing about this area in the Piedmont, groundwater only moves 5' per year. If there is some situation, we have a minimum 200' buffer from waste to our property line. It gives you estimated 40 years to remediate that problem. We have had a problem before. About a decade ago we had a constituent that came about and we went through a pretty extensive process to remediate it for methane extraction and also during that time out of an abundance of caution, we added water to our three closest neighbors, the house that we own and Mr. Tinsley's here and his wife and the Hamill family. We added city water to make sure that there's an extra buffer of safety and we continue to manage that and we continue to subsidize the water bills as we have gone forward for this last decade.

The good news that constituent is now below regulatory standards, but there has been some recent ones that new manmade chemicals that are coming around, new things that DEQ requires us to test and we are working closely with DEQ and Regenesys and we'll get much more detail in the SUP with that. But I know because of slowness movement of groundwater, the constituents in question are 600' from our property line, so it'd be 120 years before it would actually leave our property. The big thing we're talking to doing this is we're communicating with DEQ as we get started with them is voluntarily capping cell one and cell two with synthetic cap and then voluntarily installing a synthetic liner for the new infill we call cell three. I won't go into much detail, but it's a geo membrane, lots of management, lots of leachate collection. The water is basically collected like a bathtub and treated and when it's all said done to end a cap is put on with geo membrane, with protective cover, soil topsoil and cover vegetation.

It's a very extensive process that we'll do. Rusty Rozzelle, this is kind of sad. Unfortunately he passed not long after this email on May 6th. Rusty had been with the Mecklenburg County Water Quality for

decades and had been working closely with us since 2016. He's the one that really came up with working the creek around the property instead of through it. And really to his credit, I'm sad that he's not here, but we were blessed with his email just saying that he saw the benefit of this surface water quality in the stream. As Brad mentioned too, the town staff sees that benefit. The riverkeeper since 2016 has also been very involved. Instead of reading the whole two page letter, it's just basically they enthusiastically support the changes which remove the possibility of pipe failure, which is what we mentioned and provide onsite stream remediation because he's very involved to know that the new stream will be improved much from the past and also accommodate future growth.

That's a lot to digest. But the summary is that we have already got the state and federal creek redirection approvals. That's separate from the DEQ process and it's really separate from this approval process, but that check mark is happening. Of course, now it's the start of the Town of Huntersville approval. If we're fortunate enough to go forward and have the SUP and have that approved, then we'll start really digging deep with DEQ. Just a reminder, DEQ is a well-run organization. Back in 2007 they created a tax to help properly fund that and that's worked well, but they're providing science based environmental stewardship for the health and prosperity of North Carolinians and we look forward to continue to work with them. In conclusion, the presentation highlights, we're the very first C&D landfill in North Carolina, so we kind of sometimes are the ones that try to be out front with solutions. And I'll just conclude with we look forward to improving the long-term environmental stewardship of our facility.

Commissioner Walsh said you must have known what my first question was going to be about, which is Holbrooks Road. Right now you're capped at 2034. You mentioned coming in off of Verhoeff and moving the whatever that facility is called off, when's that going to happen.

Mr. Griffin said by previous SUP's we're required to be off Holbrooks within a year when we have a solution. That's currently how it is. What I would anticipate the development of this new cell will take a few years. Even if we started let's say in January, it'd take at least two and a half years to prepare that to go. The developer who got approved recently, I haven't talked to them in a month or two, but I think they're full steam ahead. They plan to put their rows in so we can tie off that road.

Commissioner Walsh said is this Commerce Station South.

Mr. Priest said it was the big warehouse development Commerce Station that was proposing to do that. I think they're trying to get construction plans in, but it's a proposed development at this time.

Commissioner Walsh said hypothetically, let's say something happened that you have to be off Holbrooks by 2034.

Mr. Griffin said we anticipate at least by 2030, but I would anticipate sooner. There's a lot of moving parts and we do have a backup offer for that long track. If that developer goes away, we do plan to buy that property, which would then guarantee the path to there. That all will get resolved by November as far as them buying it or us buying it.

Commissioner Walsh said 100 percent we're sunsetting traffic on Holbrooks Road by 2034, right?

Mr. Griffin said that's already in the code, but we would anticipate having the ability to get off Holbrooks by 2030.

Commissioner Walsh said then the fencing thing, there's fencing, they're supposed to be 10' non-climbable, there's some, there's not others. Can you just kind of walk us through that.

Mr. Griffin said this is a very remote section and there's a lot of wildlife that travels through there. The fencing is actually kind of a wildlife issue to inhibit where they're going. Honestly, it actually pushed the wildlife more into neighborhoods than it does now. You just can't get to our property. If somebody was trying to illegally dump, there's just no way, they'd have to have a helicopter to get in there. As we mentioned, that topography it can go from 620 to 840 in a really rapid way and so there's no really no need for fence and it would actually be a detriment to wildlife.

Commissioner Walsh said Brad, do you feel there's a need for fence. I just want to make sure we're all on the same page.

Mr. Priest said I think the first step is to just get the plan to show where there's going to be fence and where there's not, and then having that discussion of the topography makes it impractical for anybody, children who are playing nearby who wants to go in the creek and then up a mountain. That's the discussion. I think that's what we're looking for right now is just to update the plan.

Commissioner Walsh said you mentioned something about greenways and I know in the Staff Report it talked about building a 10' side path down Holbrooks. Is that tied into what you were talking about.

Mr. Griffin said we're convinced that the time is now to start looking to do the residential development at Holbrooks, assuming we're off of Holbrooks. I think the first step, we have to be off Holbrooks first. When that happens, we look forward to working with some of their legacy families to brainstorm with the highest and best use. It could be affordability, it could be some hybrid. That's a lot of discussion that we need to have. I think however we can do it within this SUP, because the SUP lets us kind of put things in law, we're willing to recognize that should be developed residentially. We're willing to participate with the town and neighborhood leaders to figure out what that is.

Commissioner Bergsman said I'm not sure if this was on one of the slides and we went over quickly, I apologize, but can you tell me a bit right now with the C&D waste, how many tons each month are going through your facility.

Mr. Griffin said I think we're just north of 100,000 tons a year. Typically, Monday through Friday and a half a day on Saturdays.

Commissioner Bergsman said how would that change with this proposal.

Mr. Griffin said our volume really depends on local growth. The way haulers work is they have to go pick up the debris from the home or the business and they take it to the closest facility in proximity. We pretty much get all of North Meck's waste, whereas Foxhole gets all of South Meck's waste. Our Harrisburg facility does get some from a portion of Mecklenburg, but mainly Cabarrus and then Lincoln County has a landfill that takes most of the waste on that side of the lake. It's because of proximity, it just depends on growth. If Huntersville slows down, our volume slows down, if Huntersville speeds up, the volume will speed up.

Commissioner Bergsman do you have an idea of what your max capacity could be currently.

Mr. Griffin said right now we're probably at approximately, depending on MRF use, we're anywhere from four to eight years left to capacity. If we have no approvals, we will be off the road by 2035 because we have no capacity and that's kind of how that would work. This cross-section kind of gives you a feel. This infill is about 3 million tons and that's expected based on our history, about 40 years of managing North Meck's waste. The other thing is the MRF. If there's products that come from construction that have a higher value, that would be ability to extend the life of the landfill too, because that would be extracted and reprocessed to some beneficial use. John Brown, who's my CEO, has been working hard on looking for solutions to divert waste into alternative uses and we'd love to see conversation, maybe at some point have a facility to help take the waste that we have and reprocess it.

Commissioner Hunt said can we get a copy of this presentation.

Mr. Griffin said Brad has the PowerPoint. That's the first time I got it to 15 minutes. I've got a video presentation I'll send that says. It took 20 minutes, though.

Commissioner Rivers said I see in the Staff Report where you held a community meeting on the 4th of August. I know that there were some residents that were there that were in the Vermilion neighborhood. I'm not quite sure if the residents of Pottstown, I know that you stated that 600' from your property, so it could be over a hundred years for any type of anything to happen. We pray nothing happens. Are you willing to meet with some of the residents that are concerned in the Pottstown community in regards to any contamination or anything?

Mr. Griffin said yes, matter of fact, I had a 30 minute conversation with Ms. Caldwell. We love to argue. I think we're both stubborn. No, it was a wonderful to catch up. I hadn't talked to her in a few years, so yeah, I got her new mobile number and I actually sent her that 20 minute presentation because she said she wasn't going to stay. I've always tried to work with her and I've done here and there when she's asked for some favors of maybe putting down gravel and doing some other things, we've done that. We have a committed focus for the residents on Holbrooks, but we've also done other things when asked.

Commissioner Rivers said I want to commend you on that. Thank you. I also learned that you have also have a scholarship fund as well for the residents on Holbrooks as well.

Mr. Griffin said we've encouraged that. We've contributed the \$1 million and we've done that through basically two checks a year, so 50 checks. The Holbrooks Road Association makes those decisions, but we're very proud of some of the thank you letters we've received from some of the students.

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

OTHER BUSINESS

Update to Police Salary Ranges. Chief Brian Vaughan presented PowerPoint on competitive salaries for a stronger Huntersville PD. *PowerPoint attached hereto as Exhibit No. 11.*

Chief Vaughan requested the Board consider increasing the Huntersville PD starting salary to \$61,000 and increase all existing sworn staff by \$4,800.

Anthony Roberts, Town Manager said obviously we support this. Management supports this and has been working with the Chief on this. This is something we need to do. That's why it is before you tonight.

Mayor Clark said when you hire and recruit and train a new officer and then they leave, how much is the cost to train a new person.

Chief Vaughan said year one, you're looking at \$125,000 – 135,000 investment in year one alone. That just compounds itself as you continue to add training to that officer and that experience to that officer. There's not really a finite number I could put on years two, three, and four, but year one is significant to me. Occasionally you have people that are in rookie school that don't make it that we've hired and occasionally you have people that don't make it through field training, but year one \$125,000 - \$135,000 is a significant investment. You can imagine after four or five years of the training that we've spent that to send people to the specialized training that they get, it has a big impact on us.

Commissioner Bergsman said the \$4,800, that's across everything. I was just wondering what's the rationale for that that versus like a percentage increase.

Chief Vaughan said the \$4,800 is the difference between the existing starting pay and going to \$61,000. I'm afraid if we get into percentages that there's going to be people that don't get as significant of a raise as the person given a flat \$4,800 so all sworn staff is equal to everybody then at that point. If you look at the percentages, obviously somebody that's been here longer, it's a smaller percentage when that happens, but when you have a flat rate that somebody can look at, 5 percent to me may not be the same as 5 percent to a patrol officer that's also watching what's happening.

Commissioner Quarles said I just want to piggyback on what Anthony said. Officers, when you guys go out, you don't know when you're coming back, if you come back home. You guys are our heroes and I think a pay increase is very minor decision. It's an easy decision. You guys again are first responders. We need you. I've been able to establish relationships with many of the officers. I'm out every morning, I'm doing my 9:00 coffee and having conversations with them. If you haven't put a uniform on before, then you probably say, well, I don't think they need an increase, but when you put your life on the line, it means a lot. When you put the badge on, it means a lot. So again, easy decision. We hear the garbage about it, but again, I want to salute you and your officers. Congratulations on the position. I wish we could give more because you guys deserve it.

Commissioner Dumas said I agree that I wish we could give more than the \$61,000 for what you guys do. It's pretty amazing that we have the team that we have right now. And I'm in favor of this, but I do have a question. If we're constantly fighting for that top spot, where does it end? How do we address that for the future? I feel like two years ago we were not having this problem and so clearly other towns responded to us. So how do we avoid doing this every year or two.

Chief Vaughan said I've been at this for 27 years and I think that this is constantly, this is what it is. I gave the analogy earlier of a free agent in sports that they come up at the end of their contract and they see what's more lucrative somewhere else and I think people are seeking for that gratification of the paycheck. I think that where we will continue to be competitive with the support of y'all and the management is starting to look at some of the other aspects of the pay and it not just being this number, but I think again, this is step one early in the process that early in the year, next year as we move into the next budget cycle that we'll start addressing some of the secondary benefits and things that go along with it.

Commissioner Dumas said I'm assuming this happens across the country. Have we looked into any unique solutions. Like I don't know, is there a non-compete option. What if we give them a \$10,000 salary increase and then we say, but you can't leave for 20 years.

Chief Vaughn said my friends that work in other states that are in unions, that's where you find those things. We're a right to work state. We're a state that I can't make somebody sign a contract and say, you have to stay here this long or you owe us this money as much as I'd like to. The second thing that we compete with is that the retirement is a state funded pension. Whatever years that I work at Huntersville PD, I can take that and go to a named PD and that time is still there and I just pick up where I left off as far as the pension goes. I think that the draw here continues to be our crime rate and it continues to be the quality of living and the support that the police department gets from both the staff and the commissioners, but then also the community support as we've seen in the last week. I think those are some of the selling points. I think that we will be in this, I hate to say it, but we're going to be in this constant state of this. And if we falter and let it go two years, this is where we end up.

Commissioner Rivers said first of all thank you for your service. I definitely want to commend you and your fellow officers. Being a public servant is the most challenging profession. Trust me, I have over 20 years of service, so I know and understand. It is important representatives for our town to ensure that we support our staff and we continue to make sure that we retain good quality staff members. I think with this raise along with what we did when we first came into office and brought in the fire department, this shows that we are really retaining our staff and we're supporting our staff and we want to continue to support our staff and that is the draw also in ensuring that we bring in quality staff members and we're showing that we support them as well. Again, thank you for your hard work. Congratulations to you and I will be in support and in favor of this as well.

Commissioner Walsh made a motion to upgrade the Huntersville Police Department starting salary ranges and adjust current officer pay rates accordingly.

Commissioner Quarles seconded the motion.

Commissioner Walsh said Huntersville's most valuable asset is our employees. Our dedicated staff are the ones who truly make Huntersville a wonderful place to thrive. This Board has and will continue to invest heavily in our people. Over a year ago the Town Board acted on the recommendations of the pay study by making broad pay increases across all departments. The Town Board and Mr. Roberts have been in ongoing discussions about the challenges surrounding recruitment at HPD. While pay isn't the only factor, it's certainly a major one. It's difficult to attract new officers whether from BLET or through lateral recruiting when saying come to Huntersville, we pay less than surrounding agencies. With Mr. Roberts' strong commitment to public safety, the Town Board is taking the unusual step of adjusting pay early in the new fiscal year from HPD. We are confident this decision will help attract and retain the talented officers we need to keep Huntersville safe.

Commissioner Hunt said a moment ago Commissioner Rivers mentioned teachers and as a former teacher I can say that a number of my former teacher colleagues are now also former teachers because we have transferrable skills where you can make money doing something else and I would hate to see that happen to our police. I am fully in support of supporting you monetarily because we all have to pay our bills and it's super important that we recognize that.

Commissioner Quarles said I believe that we should give flowers when a person is living. Again you guys are living and showing that we care now versus if something happened, which I hope never in the line of

duty is more important to me than just showing up in a dark suit at a memorial service. I want to make sure that we can do the right thing and show our honor and respect to HPD now.

Mayor Clark called for the vote.

Motion carried unanimously.

CLOSING COMMENTS

Mayor Clark said I extend my thanks to the staff and the Board for supporting me in this past month. It's been very challenging. I reapply appreciate you all for being here for me and my family

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

Approved this the 18th day of November, 2025.