

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**September 16, 2025
6:00 p.m. – Huntersville Town Hall
101 Huntersville-Concord Road**

PRE-MEETING

The Huntersville Board of Commissioners held a Pre-meeting at Huntersville Town Hall, 101 Huntersville-Concord Road, at 5:15 p.m. on September 16, 2025.

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

Brian Richards, Planning Director, presented single-family and multi-family development analysis. *Refer to PowerPoint attached hereto as Exhibit No. 1.*

There being no further business, the Pre-meeting was adjourned.

**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 16, 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.

Mayor Clark led the Pledge of Allegiance.

ANNOUNCEMENTS AND PRESENTATIONS

The Rosenwald School #2 100th anniversary celebration is September 20 from 1 p.m. to 5:00 p.m.

The Public Arts Commission currently has an opening.

Huntersville Public Works recently completed a sidewalk extension along NC 115 from Blythe Elementary School to North Mecklenburg High School.

There is a new pedestrian crossing on NC 115 near North Mecklenburg High School.

Constitution Week Proclamation. Mayor Clark proclaimed September 17 through 23 as Constitution Week.

A PROCLAMATION FOR CONSTITUTION WEEK

WHEREAS, September 17, 2025 marks the two hundred and thirty-eighth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to read, study, and preach the greatest document of human liberty and to protect the freedoms set forth in the Bill of Rights; and

WHEREAS, it is fitting and proper to officially recognize this magnificent document and the anniversary of its creation; and

WHEREAS, it is fitting and proper to officially recognize the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim September 17 through 23 as “**CONSTITUTION 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 16th day of September, 2025.

World Peace Day Proclamation. Mayor Clark proclaimed September 21 as World Peace Day.

A PROCLAMATION FOR WORLD PEACE DAY

WHEREAS, Rotary as a humanitarian organization, peace is a cornerstone of our mission. We believe when people work to create peace in their communities, that change can have a global effect; and

WHEREAS, Rotary creates environments of peace by carrying out service projects and supporting peace fellowships and scholarships, our members take action to address the underlying causes of conflict, including poverty, discrimination, ethnic tension, lack of access to education, and unequal distribution of resources; and

WHEREAS, the issue of peace embraces the deepest hopes of all peoples and remains humanity's guiding inspiration; and

WHEREAS, in 1981 the United Nations proclaimed the International Day of Peace be "devoted to commemorating and strengthening the ideals of peace both within and among all nations and peoples"; and

WHEREAS, the United Nations expanded the observance of the International Day of Peace in 2001 to include the call for a day of global ceasefire and non-violence, and invited all nations and people to honor a cessation of hostilities for the duration of the Day; and

WHEREAS, there is growing support within our nation for the observance of the International Day of Peace, which affirms a vision of our world at peace, and fosters cooperation between individuals, organizations and nations; and

WHEREAS, global crises impel all citizens to work toward converting humanity's noblest aspirations for world peace into a practical reality for future generations; and

WHEREAS, the Rotary Club of Lake Norman-Huntersville, is one of over 60+ Rotary and Rotaract clubs throughout our Rotary District 7680 with over 2,300 members sponsoring service projects to address such critical issues as poverty, health, hunger, illiteracy, and the environment in their local communities, and abroad.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim September 21 as “**WORLD PEACE 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 16th day of September, 2025.

Mecklenburg County HOMES Program. Yvonne Reed presented Mecklenburg County HOMES Program update. *Refer to PowerPoint attached hereto as Exhibit No. 2.*

Future Verhoeff Drive Alignment. Stephen Trott, Director of Engineering, presented update on the Verhoeff Drive Alignment Study. *Refer to PowerPoint attached hereto as Exhibit No. 3.*

PUBLIC COMMENTS

Bill Fountain expressed concern about Charlotte-Mecklenburg Schools socially promoting students who have not mastered the basics.

Patrick Jakeway requested the Board adopt a resolution to delay referendum on one-cent sales tax for the Red Line Commuter Rail and convene a committee to improve safety on the light rail.

AGENDA CHANGES

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

CONSENT AGENDA

Electric Fund Write-offs. Town Staff and ElectriCities have cooperatively worked at collecting final electric accounts to accurately reflect the amount customers owe the Town. As we did in FY24, Staff recommends that annually the Board approve the write-offs of amounts that have proven uncollectible for more than three years. While this will not stop our collection efforts (these amounts will remain with our collection agency, and we will continue to seek collection through debt set-off program for accounts over \$50), our financial statements will no longer report the amounts as likely collectible. Staff is recommending the Board approve write-offs for FY2022 totaling \$28,220.04. In total, this represents 0.11% of the total 2022 Electric revenue and 162 customers.

Commissioner Dumas made a motion to approve Electric Fund write-offs for Fiscal Year 2022. Commissioner Hunt seconded the motion. Motion carried unanimously.

Surplus and Transfer of Police Officer's Handgun. This is an official request for the Glock Model 45, Serial Number CAMB182, issued to William Broadway Jr., to have a transfer of ownership to his surviving spouse, Sarah Broadway, due to his untimely death. Pursuant to North Carolina General Statute §17F-20, members of North Carolina state, city, and county law enforcement agencies who die while actively serving may, at no cost, have their service sidearm awarded to their surviving spouse. The statute authorizes the governing body of a law enforcement agency, at its discretion, to approve such a request, provided the weapon is rendered incapable of being fired. This weapon has in fact been rendered incapable of being fired. Accordingly, it is requested that this service weapon be considered surplus under the statute and awarded to the surviving spouse of William Broadway Jr.

Commissioner Dumas made a motion to approve surplus and transfer of Police Officer's Handgun. Commissioner Hunt seconded the motion. Motion carried unanimously.

Handgun Purchase Agreement attached hereto as Exhibit No. 4.

On-call Land Development Plan Review Contracts. The Town's Engineering Department requested statements of qualifications from private engineering firms for on-call land development plan review services. The Request for Qualifications was posted on June 16, 2025 and due on July 17, 2025. The Engineering Department received six SOQ's and desires to engage with the top two scoring firms.

Commissioner Dumas made a motion to approve 2025 On-call Land Development Plan Review Contracts. Commissioner Hunt seconded the motion. Motion carried unanimously.

Contracts attached hereto as Exhibit No. 5.

Call for Public Hearing – Pottstown Community Preservation Plan. Commissioner Dumas made a motion to call a public hearing for October 7, 2025 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078 on the Pottstown Community Preservation Plan, a request by the Town of Huntersville Planning Department. Commissioner Hunt seconded the motion. Motion carried unanimously.

PUBLIC HEARINGS

Traffic Calming – Maple Branch Drive. Mayor Clark called to order public hearing for traffic calming measures on Maple Brach Drive.

Stephen Trott, Director of Engineering, reviewed request for traffic calming measures on Maple Brach Drive. *Refer to PowerPoint attached hereto as Exhibit No. 6.*

Mayor Clark called for public comments.

Ed McCormick addressed the Board representing Northbrook. We are supportive of one hump, but would like to see more. Suggested stationing two police officers at Gilead and Old Statesville to write tickets all day for illegal U-turns and very unique driving behaviors that you see there now until people somehow get used to doing that.

David Helms supported Ed's comments. Expressed concern about safety throughout Retreat and Maple Drive. His grandchildren live on Retreat, across the street from the recreational area. Pointed out that Sherwood Drive between Old Statesville Road and Gilead Road has the same problem and they have five traffic calming devices in that area.

Mayor Clark closed the public hearing.

OTHER BUSINESS

Petition #TA25-09 – Solar Energy Facilities. Petition #TA25-09, Solar Energy Facilities, a request by Burkert USA Corporation to amend Article 9.54 of the Huntersville Zoning Ordinance.

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. 7.*

Staff responded to questions from the Board.

Commissioner Bergsman made a motion to approve amendment #TA25-09, a request by Burkert USA Corporation to amend Article 9.54 of the Huntersville Zoning Ordinance, based on the amendment being consistent with EOS 9.1 of the Huntersville 2040 Plan. It is reasonable and in the public interest to amend Article 9.54 because it allows for expanded opportunities for non-residential properties to install environmentally friendly solar panels. This allows future businesses to use creative solutions to fit more solar panels on their properties. Staff believe that adequate language has been provided to ensure that these solar energy facilities are not a nuisance to nearby properties.

Commissioner Dumas seconded the motion.

Motion carried unanimously.

Petition #TA25-04 – Tree Mitigation Maximum. Petition #TA25-04 is a request by the Huntersville Planning Department to amend Article 7.4 of the Huntersville Zoning Ordinance. The purpose of the amendment is to establish a maximum allowable mitigation cap for tree save standards. Additionally, the amendment clarifies submittal requirements for tree save area review and provides greater specificity regarding replanting requirements when approved tree save areas are disturbed.

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 responded to questions from the Board.

Commissioner Hunt made a motion to approve Petition #TA25-04, a request by the Huntersville Planning Department to amend Article 7.4 of the Huntersville Zoning Ordinance. It is consistent with Policies EOS-3, EOS-3.1, EOS-4, and the Big Idea: Tree Canopy outlined on Page 84 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest because it supports growth of a mature tree canopy, which will provide significant environmental, stormwater, air quality, economic and community benefits for the Town of Huntersville.

Commissioner Rivers seconded the motion.

Motion carried unanimously.

Appointment of Alternate Members to Planning Board. Staff requests the Board appoint two alternate members to the Planning Board from 16 applicants, each for three-year terms expiring March 21, 2028.

Mayor Clark called for nominations.

Commissioner Bergsman nominated Alyssa Miller and Jennifer Davis.
Commissioner Hunt nominated Alyssa Miller and Jennifer Davis.

Commissioner Quarles nominated Alyssa Miller and Jennifer Davis.
Commissioner Rivers nominated Alyssa Miller and Jennifer Davis.
Commissioner Walsh nominated Alyssa Miller and Jennifer Davis.

Commissioner Walsh made a motion to appoint Jennifer Davis and Alyssa Miller to the Planning Board.

Commissioner Quarles seconded the motion.

Motion carried unanimously.

CLOSED SESSION

Commissioner Rivers made a motion to go into closed session pursuant to NCGS §143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses in the area, including agreement on a tentative list of economic development incentives that may be offered in negotiations.

Commissioner Bergsman seconded the motion.

Motion carried unanimously.

The Board returned from closed session.

CLOSING COMMENTS

Commissioner Quarles congratulated HR for receiving second place in the state for healthy employees

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

Approved this the 18th day of November, 2025.