BOARD OF COMMISSIONERS
November 16, 2026
Agenda

PRE-MEETING - 4:30PM

Agenda Review

Fiscal Year 2028 Budget Information Session

Commissioners Discussion

REGULAR MEETING - 6:00PM

1. **CALL TO ORDER**
2. **DETERMINATION OF QUORUM**
3. **APPROVAL OF AGENDA**
4. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
5. **EMPLOYEE RECOGNITION**
   - A. **New Electric Systems Manager: Tyler Stark**
   - B. **Mayoral Proclamation to Recognize Town Clerk Lori Harrell's Retirement**
6. **RECESS (10 MINUTES)**
7. **CITIZEN CONCERNS/COMMENTS**
8. **REPORTS**
9. **TRANSPORTATION DISCUSSION**
   - A. **Transportation Advisory Board Quarterly Update**
10. **PRESENTATIONS**
    - A. **FY 2026 Audit Presentation**
    - B. **Flock Camera System**
11. **CONSIDERATION OF APPROVAL**
    - A. **Resolution to Acquire Real Property Required for the Smithville Infrastructure**

Improvements

12. **PUBLIC COMMENT AND CONSIDERATION OF APPROVAL**

    A. Engineering Plan Review Fees

13. **CONSENT AGENDA**

    A. Regular Meeting Minutes - November 2nd

    B. Closed Session Meeting Minutes - November 2nd

    C. Tax Refunds

14. **COMMISSIONER CONCERNS**

15. **ADJOURNMENT**

RULES FOR PUBLIC HEARINGS AND PUBLIC COMMENTS

Please sign up to speak before the meeting on the sign-up sheet located near the entrance to the board room.

Please be aware that all meetings of the Board of Commissioners are recorded and streamed live on the internet.

The Board will allocate up to 1 hour during each meeting to hear general Public Comments.

The Board will allocate up to 1 hour for each public hearing on the agenda.

- Members of the Board will not engage in dialogue with public speakers. Comments will be received and followed up on as applicable by staff and/or Board of Commissioners.
- If you wish to use power points, pictures, videos, etc. they **must be received by the Town Clerk no later than 12:00PM on the Friday** prior to the Board meeting
- Provide your name and address before you begin your comments.
- Comments are limited to 4 minutes.
- Comments are to be directed to the entire board and not to individuals.
- You may yield your comments to another speaker present at the meeting so that one speaker may address the board for up to 8 minutes.
- A designated spokesperson for a group of three or more may be allocated 10 minutes to speak. At least three members of the group must be present and names and addresses of those members present must be submitted to the Town Clerk before the meeting begins.
- Presentations by applicants seeking to rezone property are limited to 10 minutes. (Staff presentations and applicant time spent responding to questions from the Board is not subject to the 10-minute limit).
- You must be civil in your language and presentation and act within reasonable standards of courtesy.
- Use of slander, name-calling, personal attacks or threatening speech or behavior is prohibited.

REQUEST FOR BOARD ACTION

Date of Meeting: November 16, 2026

. **Fiscal Year 2028 Budget Information Session**

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager

Manager's Recommendation:
Receive information.

Agenda Item Information:
Town Staff will provide background information on various topics to the Town Board that will be utilized to develop the FY28 Budget.

REQUEST FOR BOARD ACTION

Date of Meeting: November 16, 2026

5.A. New Electric Systems Manager: Tyler Stark

To: Mayor Bilodeau and Board of Commissioners

From: Andrew Grant, Town Manager

Manager's Recommendation:
Welcome Mr. Stark to the Town.

Agenda Item Information:
Tyler Stark has joined ElectriCities as the Electric System Manager.

REQUEST FOR BOARD ACTION

Date of Meeting: November 16, 2026

5.B. Mayoral Proclamation to Recognize Town Clerk Lori Harrell's Retirement

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager

Manager's Recommendation:
Present Proclamation to recognize and congratulate Lori on her 21 years of service and her upcoming retirement.

Agenda Item Information:
Lori Harrell began her career with the Town on Nov. 21, 2005 in the Planning Department as an Administrative Admin and was promoted to the Town Clerk position on Nov. 30, 2009, and has served Cornelius well for 21 years. She will celebrate her 1st day of retirement on Dec. 1, 2026.

ATTACHMENTS:
Proclamation_for_Lori_Harrell_s_Retirement.pdf

MAYORAL PROCLAMATION
HONORING THE RETIREMENT OF LORI HARRELL

WHEREAS, Lori Harrell has dedicated 21 years of service to the Town of Cornelius, contributing her time, knowledge, skills, and commitment to the betterment of this Town; and

WHEREAS, Lori was promoted to Town Clerk in 2009 and by 2013 was a Certified Clerk with both North Carolina Association of Municipal Clerks and the International Institute of Municipal Clerks. In 2021 Lori was awarded the prestigious title of Master Municipal Clerk; and

WHEREAS, Lori has demonstrated professionalism, integrity, loyalty, dependability, and a strong commitment to serving the community she has been entrusted to support; and

WHEREAS, her willingness to lend a helping hand, and work collaboratively with colleagues has earned her the respect and appreciation of those with whom she has served; and

WHEREAS, Lori's retirement marks the conclusion of a remarkable and meaningful chapter of 21 years of public service, and the beginning of a well-deserved new chapter filled with time for family, friends, personal pursuits, and new adventures.

NOW, THEREFORE, BE IT PROCLAIMED, that the Mayor and Board of Commissioners of the Town of Cornelius hereby recognize and honor **LORI HARRELL** upon her retirement and extend their sincere appreciation for her 21 years of dedicated service to the Town, its employees, and its residents.

BE IT FURTHER PROCLAIMED, that the Town of Cornelius offers Lori its heartfelt congratulations and best wishes for continued happiness, well-being, and fulfillment in her retirement.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the Town of Cornelius to be affixed the 16th day of November 2026.

_____

Denis Bilodeau, Mayor

REQUEST FOR BOARD ACTION

Date of Meeting: November 16, 2026

9.A. Transportation Advisory Board Quarterly Update

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager

Manager's Recommendation:
Receive TAB update from Jason Happe.

Agenda Item Information:
Jason Happe will provide an update from the Transportation Advisory Board.

REQUEST FOR BOARD ACTION

Date of Meeting: November 16, 2026

10.A. FY 2026 Audit Presentation

To: Mayor and Board of Commissioners

From: Julie Niswonger, Finance Director

Manager's Recommendation:
Hear presentation and accept the FY26 Annual Comprehensive Finance Report.

Agenda Item Information:
Martin Starnes has completed their annual audit of the Town's financial statements for FY 2026. A representative with Martin Starnes, will be available to respond to specific questions about the audit. Staff will be available to discuss annual results during this meeting and in more detail during our upcoming budget process.

REQUEST FOR BOARD ACTION

Date of Meeting: November 16, 2026

10.B. Flock Camera System

To: Mayor and Board of Commissioners

From: David Baucom, Police Chief

Manager's Recommendation:

Receive information.

Agenda Item Information:
Staff will present information to the Town Board regarding a potential Flock Camera system.

REQUEST FOR BOARD ACTION

Date of Meeting: November 16, 2026

11.A. Resolution to Acquire Real Property Required for the Smithville Infrastructure Improvements

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager

Manager's Recommendation:
Approve a Resolution to acquire real property required for the Smithville infrastructure improvements.

Agenda Item Information:

In support of the Smithville Revitalization Plan, the Town is implementing a Smithville Infrastructure Project that will resurface certain Town-maintained roads, extend South Hill St. to Nannie Potts Ln., and also construct sidewalks and curb & gutter along segments of certain Town-maintained roads. To construct the project, it is necessary for the Town to acquire right of way and easements along certain parcels. The Town has worked over the past several months to acquire the majority of the right of way/easements required; however, there remains some that the Town is unable to acquire in spite of exhaustive efforts. Town staff will provide information to the Town Board regarding these remaining properties and a resolution that will allow for acquisition.

ATTACHMENTS:
RES-Smithville Improvements (Final Draft 11.8.26 v2).pdf

Resolution #2026 - _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF CORNELIUS, NORTH CAROLINA TO ACQUIRE REAL PROPERTY REQUIRED FOR THE SMITHVILLE INFRASTRUCTURE IMPROVEMENTS

WHEREAS, the statutory powers of Town of Cornelius include the power to acquire real property (N.C. Gen. Stat. § 160A-240.1); including the power of eminent domain (N.C. Gen Stat. Chapter 40A); and

WHEREAS, the Town has a planned project to make certain infrastructure improvements within the Smithville neighborhood, all as generally shown on the map attached hereto as **Exhibit A** (the "Smithville Infrastructure Improvements"), which include:

- Connecting South Hill St. to Nannie Potts Ln.
- Adding curb, gutter and sidewalk to South Hill St.
- Adding curb and gutter to South Ferry St. and Vivian Ln.
- Adding curb and gutter to Smithville Ln. and Weathers St.
- Partnering with Charlotte Water to implement water line improvements throughout the neighborhood.

WHEREAS, the design and engineering work needed for the Smithville Infrastructure Improvements is substantially completed; and

WHEREAS, the Town needs to acquire certain right-of-way and/or easements from the owners of seventy-one (71) parcels in order to construct the Smithville Infrastructure Improvements; and

WHEREAS, the Town has been able to acquire the needed right-of-way and/or easements from fifty-nine (59) of the seventy-one (71) parcels and there are active negotiations pending with owners of three (3) of the parcels; and

WHEREAS, in connection with remaining nine (9) parcels, the Town has been unable to negotiate the acquisition of the property interests needed to construct the Smithville Infrastructure Improvements and accordingly those needed property interests will need to be acquired via eminent domain; and

WHEREAS, the property interests that need to be acquired via eminent domain are more particularly described on the attached **Exhibit B** (collectively, the "Needed Property Interests").

NOW, THEREFORE, BE IT RESOLVED, upon the conditions of these recitals incorporated herein, by the Board of Commissioners of the Town of Cornelius:

1. The Board hereby approves and authorizes the acquisition of the Needed Property Interests via eminent domain.

2. The Board hereby authorizes the Town Manager, acting on the advice of counsel, to take any actions necessary to carry out the provisions of this Resolution, including continuing to negotiate a mutually acceptable settlement with the respective owners of the Needed

Property Interests and commencing eminent domain proceedings in court if such a settlement is not reached within thirty (30) days of this Resolution.

3. This Resolution shall take effect upon its adoption.

Approved this 16th day of November 2026.

Denis Bilodeau, Mayor

ATTEST:

Catherine Cook, Town Clerk

APPROVED AS TO FORM:

Town Attorney

Exhibit A


S. PERRY ST.
SMITHVILLE LN.
PRELIMINARY PLANS
INCOMPLETE PLANS
DESIGN PUBLIC MEETING MAP
SMITHVILLE NEIGHBORHOOD IMPROVEMENTS
MECKLENBURG COUNTY
FROM NINNIE POITS LANE TO CATAWBA AVENUE
JULY 2024
TIP PROJECT C-5621
21

EXHIBIT B – NEEDED PROPERTY INTERESTS

Parcel Number	Property Address/Tax Parcel Number	Property Interests to be Acquired	Estimated Just Compensation
Parcel 8	19310 South Hill St Tax Parcel No. 00519203	179 sq ft Public R/W; 205 sq ft Permanent Utility Easement; 808 sq ft Temporary Construction Easement	$5,600.00
Parcel 11	19325 South Hill St Tax Parcel No. 00518205	713 sq ft Temporary Construction Easement	$818.00
Parcel 22	19507 South Hill St Tax Parcel No. 00518215	1/13th interest in 742 sq ft Temporary Construction Easement	$98.00
Parcel 23	19517 South Hill St Tax Parcel No. 00518216	2/14th interest in 798 sq ft Temporary Construction Easement	$194.00
Parcel 38	19701 South Hill St Tax Parcel No. 00518227	½ interest in 764 sq ft Temporary Construction Easement	$478.00
Parcel 39	19702 South Hill St Tax Parcel No. 00518111	175 sq ft Public R/W; 123 sq ft Permanent Utility Easement; 620 sq ft Temporary Construction Easement	$3,725.00
Parcel 41	19708 South Hill St Tax Parcel No. 00518110	120 sq ft Public R/W; 111 sq ft Permanent Utility Easement; 404 sq ft Temporary Construction Easement	$2,775.00
Parcel 42	19712 South Hill St Tax Parcel No. 00518109	142 sq ft Public R/W; 217 sq ft Permanent Utility Easement; 351 sq ft Temporary Construction Easement	$3,675.00
Parcel 72	19300 Smithville Ln Tax Parcel No. 00519211	657 sq ft Temporary Construction Easement	$553.00

REQUEST FOR BOARD ACTION

Date of Meeting: November 16, 2026

12.A. Engineering Plan Review Fees

To: Mayor and Board of Commissioners

From: Rox Burhans, Planning Director

Manager's Recommendation:
Review and adopt fee schedule. Receive public comments.

Agenda Item Information:
The Town of Cornelius will begin providing engineering plan review services effective January 1, 2027. This service will be provided through contracted professional engineers. Attached is a copy of the schedule of fees that will be charged to the development community for plan review services. The fees generally represent an approximate match to the plan review fees charged by Mecklenburg County LUESA. An opportunity for public comments is required by the NCGS for this item.

ATTACHMENTS:
ORD_Engineering_Plan_Review_Fees.docx
2027 Engineering Plan Review Fee Schedule

Ordinance No. 2026 - _____

AN ORDINANCE TO ADOPT
ENGINEERING LAND DEVELOPMENT PLAN REVIEW FEES

WHEREAS, the Town of Cornelius will be providing engineering land development plan review services effective January 1, 2027; and

WHEREAS, engineering land development plan review services are currently provided by Mecklenburg County and therefore the Town of Cornelius does not currently have a fee schedule for this service; and

WHEREAS, proper statutory notice of the public meeting on the issue of adopting engineering land development plan review fees has been provided on the Town of Cornelius website and in Town Hall; and

WHEREAS, a public comment opportunity has been provided on November 16, 2026, on the issue of adopting engineering land development plan review fees; and

WHEREAS, adoption of this fee ordinance has been completed in accordance with NCGS 160D-805 and associated statutes.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Cornelius, North Carolina that engineering land development plan review fees are adopted as shown in Exhibit A.

Adopted this 16th day of November 2026.

_____
Denis Bilodeau, Mayor

ATTEST:

_____
Catherine Cook, Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

DRAFT

EXHIBIT A

2027 Town of Cornelius Engineering Plan Review Fee Schedule	
Plan Type	**Engineering Plan Review Fee**
Concept/Sketch Plan Review	$1,500
Commercial-Small	$1,700
Commercial-Large	$2700 + $225 per denuded acre above 5-acres
Subdivisions </= 10-denuded acres	$2600 + $225 per denuded acre
Subdivisions >10-denuded acres and </= 25-acres	$5,000
Subdivisions >25-denuded acres	$5000 +$50 per denuded acre above 25-acres
Record Plat Review	$450
Public Projects	$2100 + $400 per denuded acre
Limited Permits (Erosion control permit only)	$200 per denuded acre
Asbuilt Survey-Stormdrainage	$125
Asbuilt Survey-BMP	$150
RTAP-Minor	$625
RTAP-Major	$1,500
RTAP-Approved Plats	$150
Re-Review Fee (after 3rd Review)	$125 per hour
Conditional Rezoning Review	$500
Retaining Wall Design Review	$550
Special Use Permit	$350
Unidentified Permit Fees	As Needed Based on Scope of Review

Annotations

1. Addittional fees are required by Mecklenburg County LUESA
2. These fees are separate from Town of Cornelius Planning Department fees
3. RTAP projects that represent a material change to the previously approved project will be charged full/new project review fees
4. Any material change to a submitted applcation shall be subject to additional fees
5. Fees are due at time of plan submittal
6. See plan review fee notes document for additional information on plan types

Engineering Land Development Plan Review Fee Notes	
PLAN TYPE	**NOTE**
Conceputal/Sketch Plan	Plan review of a concept/sketch level design of a land development project
Commercial-Small	Plan review for small commercial sites to include review of storm drainage, water quality, erosion control, driveway permits, covenants, and related items for sites of less than one denuded acre and less than 20,000 SF of impervious surfaces
Commercial-Large	Plan review for large commercial sites to include review of storm drainage, water quality, erosion control, driveway permits, covenants, and related items for sites exceeding the small commercial size thresholds
Subdivisions (Small, Medium & Large)	Plan review for subdivisions to include review of storm drainage, water quality, erosion control, street design, driveway permits, covenants, and related items
Record Plat	Plan review for final subdivision plats and other plat types to include review of boundaries, easements, notes/details, dedications, certificates, and related items
Public Project	Public projects are proposed by public/government organizations receiving erosion control permits from NCDENR. Plan review to include review of stormwater drainage, water quality, driveway permits, street design, covenants, and related items
Limited Permits	Plan review for land development projects for erosion control only
Asbuilt Survey (Storm Drainage and BMP)	Plan review of asbuilt surveys for stormwater improvements and/or BMPs
Revisions to Approved Plan (RTAP-Minor & Major)	Plan review of revisions to previously approved land development plans. Examples of minor changes/revisions are ones that effect less than an acre, two lengths of storm drainage pipe, one floodway cross section, or two single-family lots. Major changes/revisions are those that exceed the minor thresholds
Re-Review Fee	Plan or project types will be permitted up to 3 technical reviews by the Town of Cornelius within the basic engineering land development plan review fee structure. Any project exceeding 3 reviews would be subject to the re-review fee payable by the lead project designer, property owner, and/or applicant. The re-review fee is calculated on an hourly basis and is in addition to any other permit fee charges

REQUEST FOR BOARD ACTION

Date of Meeting: November 16, 2026

13.A. Regular Meeting Minutes - November 2nd

To: Mayor and Board of Commissioners

From: Catherine Cook, Town Clerk

Manager's Recommendation:
Approve minutes as presented.

Agenda Item Information:
Review the Regular Meeting minutes of November 2nd.

ATTACHMENTS:
11-2-26 Regular Session.pdf

BOARD OF COMMISSIONERS
November 2, 2026
MINUTES

PRE-MEETING - 4:00PM
Mayor Bilodeau called the Pre-meeting to order at 4:00PM.

Closed Session Pursuant to NCGS 143-318.11(a)(3)(5)
Mayor Bilodeau called for a motion to enter Closed Session pursuant to NCGS §143-318.11(a)(3)(5).

Commissioner Furcht made a motion to go into Closed Session at 4:01PM. Commissioner Johnson seconded the motion, and it passed unanimously, 5-0.

The Board returned from Closed Session at 4:25PM.

Agenda Review
Manager Grant gave an overview of the 6:00PM agenda items.

Fiscal Year 2027 Newly Budget Positions
Manager Grant and Finance Director Niswonger gave an update on Fiscal Year 2027 newly budged positions. The Board consensus was to agree with Manager Grant's recommendation:

- April 1, 2027: Hire HR Generalist and Assoc. Communications Supervisor/911
- In 12 months, hire Transportation Planner if
  - Cornelius is meeting its Maintenance of Effort requirement
  - Sufficient undesignated PAVE Act revenues to fund Transportation Planner
- Monitor Congressional action for SNAP implementation delay
  - If at least a one-year delay, immediately hire (3) firefighters
- Apply for SAFER Grant ~Spring 2027

The presentation is attached hereto as Exhibit 1.

U.S. Census Bureau's 2030 Census
Deputy Manager Broomfield discussed the submittal of the Town's letter requesting no changes to the 2030 Census. The Board consensus was to send the letter as drafted.

Commissioners Discussion
Mayor Bilodeau opened the floor for Board discussion, and the following topics were discussed:

Commissioners Furcht, Higgins and Osborne asked for certain transportation project updates to be included at the November 16 meeting.

Commissioner Furcht made a motion to adjourn the Pre-meeting at 5:24PM. Commissioner Carney seconded the motion, and it passed unanimously, 5-0.

REGULAR MEETING - 6:00PM

1. **CALL TO ORDER**
   Mayor Bilodeau called the meeting to order at 6:00PM.

2. **DETERMINATION OF QUORUM**
   All commissioners were present at the meeting.

3. **APPROVAL OF AGENDA**
   Commissioner Furcht made a motion to approve the agenda as presented. Commissioner Higgins seconded motion, and it passed unanimously, 5-0.

4. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
   Mayor Bilodeau led the pledge after a moment of silence was observed.

5. **CITIZEN CONCERNS/COMMENTS**
   Mayor Bilodeau invited the public to speak and there were no concerns or comments expressed.

6. **REPORTS**
   Mayor Bilodeau spoke about Election Day on November 3, "Second Mondays with the Mayor" at Lost Worlds Brewing Company on November 9 from 5-7pm, Northern Regional Roundup at Huntersville Recreation Center on November 14 from 10-12pm, Cornelis Christmas Parade on December 5 starting at 10am at Mt Zion - more information can be found at https://www.oldtowncornelius.org/.

   Commissioner Osborne spoke about the Veterans Day Program on November 11 at 11am at the Cornelius Veterans Monument at Rotary Plaza.

7. **TRANSPORTATION DISCUSSION**
   Commissioner Osborne stated the Transportation Advisory Board is working on updates for the next Board meeting.

8. **PRESENTATIONS**
   A. 2027 Property Revaluation
      Tax Assessor, Ken Joyner, introduced himself and provided an overview of the revaluation process.

      Commissioner Carney asked whether the data formula had changed between cycles. Mr. Joyner said the methodology is refined each cycle. The County verified the 2022-23 market decline using a statistician and has contracted with one of them for this cycle. The County is using automated documentation to handle appeals and the County recently adopted an AI policy that will use only closed AI tools because of privacy concerns.

      Commissioner Osborne stated the appeals process is much smoother.

      Commissioner Furcht asked how peer counties are faring. Mr. Joyner said Gastonia's Board was hesitant to proceed with a reappraisal and that eight counties, including Buncombe, had reappraisals stalled last year. Wake County, which revalued in 2024, is moving to a two-year cycle and is seeing the same softening market as Mecklenburg.

      The Board thanked Mr. Joyner and his staff.

9. **PUBLIC HEARING AND CONSIDERATION OF APPROVAL**
   A. REZ 07-26 Bethel Presbyterian Church Renovations

Mayor Bilodeau called for a motion to open the public hearing on REZ 07-26 Bethel Presbyterian Church Renovations. *The public hearing notice is attached hereto.*

Commissioner Carney made a motion to open the public hearing. Commissioner Osborne seconded the motion, and it passed unanimously, 5-0.

Planning Director Burhans presented rezoning case REZ 07-26, a conditional rezoning request from applicant Joe Roy on behalf of Bethel Presbyterian Church. The 13-acre site fronts Bethel Church Road and is zoned General Residential, with a Civic land use classification. The church will continue as a civic use, including accessory uses such as a future coffee shop. The project demolishes the office and classroom wings, relocates the playground to the rear, and reconfigures parking. The existing chapel and the multipurpose building with the kitchen will remain. The result is about 6,500 square feet of new space, a new centralized entrance, outdoor plaza improvements and a new walkway to Bethel Church Road at the crossing. Many large trees will be retained. The original 1896 brick will remain unpainted and be converted to a memorial garden, while other sections will be painted white. Because the site was built under older codes, the rezoning provides flexibility on parking, buffering and landscaping. The conditions for approval as a civic use are a 3-foot permanent bike lane and sidewalk easement plus a 4-foot temporary construction easement along Bethel Church Road, and rooftop equipment screening.

Commissioner Osborne asked about the sidewalk easement and the rectangular rapid flashing beacon (RFB) crosswalk. Commissioner Osborne noted that many children cross there, that Transportation Advisory Board (TAB) has discussed alternative crosswalk locations and has made the location a high priority, and that two crosswalks close together was a concern. Mr. Burhans said the draft bicycle and pedestrian master plan recommends a sidewalk and bike lane parallel to Bethel Church Road. The church has nearly 1,000 feet of frontage, and construction would likely require converting a ditch section to curb and gutter, so an easement rather than construction was considered fair. Commissioner Osborne asked that the applicant or staff attend the TAB meeting the next evening to discuss the crossing location.

Commissioner Furcht asked whether the gymnasium is part of the project and whether construction would affect its use as a polling precinct. Mr. Burhans confirmed the gymnasium is not part of the project and deferred to the applicant.

Mayor Bilodeau asked about the signage shown on the elevations. Mr. Burhans said it was a placeholder, as signage is not approved through rezoning and a separate package will be required.

Abe Lehman and Joe Roy gave the applicant's presentation.

In response to Commissioner Furcht's question, Mr. Lehmann said the gym will serve as a temporary sanctuary during construction. Senior Pastor Aaron Moore confirmed the church will serve as a precinct on Election Day, that the preschool is closed, the fellowship hall has been cleared, and the church expects to remain a precinct in the future.

Commissioner Furcht asked about the full timeline of the project. Mr. Roy replied construction is expected to start in February 2027 and finish around March or April of 2028.

Mayor Bilodeau invited the public to speak and the following were heard:

Norris Woody (16216 North Point Rd, Huntersville) spoke in support of the project.

There being no other speakers, Mayor Bilodeau called for a motion to close the public hearing.

Commissioner Johnson made a motion to close the public hearing. Commissioner Carney seconded the motion, and it passed unanimously, 5-0.

Commissioner Higgins made a motion to adopt Ordinance #2026-00923 amending the zoning map to include REZ 07-26 with conditions. Commissioner Osborne seconded the motion, and it passed 5-0.

Ordinance #2026-00923 is hereby made part of the minutes by reference.

Commissioner Furcht made a motion to approve Resolution #2026-01220 declaring REZ 07-26 with conditions is consistent with the Town's Land Use Plan and in the best interest of the public. Commissioner Johnson seconded the motion, and it passed 5-0.

Resolution #2026-01220 is hereby made part of the minutes by reference.

11. CONSENT AGENDA

A. Approve Regular Meeting Minutes - October 19 *(Approved 5-0)*
B. Approve FY27 Budget Retreat Minutes - March 31 & April 1 *(Approved 5-0)*
C. Adopt the No Parking Ordinance #2026-00924 *(Approved 5-0)*

Ordinance #2026-00924 is hereby made part of the minutes by reference.

Commissioner Furcht made a motion to approve the Consent Agenda as presented. Commissioner Johnson seconded the motion, and it passed unanimously, 5-0.

12. COMMISSIONER CONCERNS

No commissioner concerns were raised.

13. CLOSED SESSION

A. Closed Session Pursuant to NCGS 143-318.11(a)(6)

Mayor Bilodeau called for a motion to go into Closed Session pursuant to NCGS 143-318.11(a)(6).

Commissioner Furcht made a motion to go into Closed Session at 7:09PM. Commissioner Johnson seconded the motion, and it passed unanimously, 5-0.

Upon return from Closed Session at 7:27PM, Commissioner Osborne made a motion to approve the Third Amendment to the Town Manager's Employment Agreement. Commissioner Furcht seconded the motion, and it passed unanimously, 5-0.

14. ADJOURNMENT

There being no further business to discuss, Commissioner Johnson made a motion to adjourn the meeting at 7:28PM. Commissioner Carney seconded the motion, and it passed unanimously. 5-0.

Approved this 16th day of November 2026.

ATTEST

_____
Denis Bilodeau, Mayor

_____
Catherine Cook, Town Clerk

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
50310	IPL0383007	Legal Ad - IPL0383007		2.0	40.0L

ATTENTION: Rechelle Ward
21445 Catawba Avenue
CORNELIUS, NC 28031
accountspayable@cornelius.org;rward@cornelius.org

NOTICE OF PUBLIC HEARING
Town of Cornelius
21445 Catawba Avenue, Cornelius, NC

The Town of Cornelius **Board of Commissioners** will hold a Public Hearing on **Monday, November 2, 2026 at 6:00 PM** in Town Hall on the following items:

REZ 07-26 Bethel Presbyterian Church Renovation: Joseph T. Roy, IV on behalf of Bethel Presbyterian Church has requested to amend the zoning on approximately 13.01 acres of property located at 19920 Bethel Church Road to accommodate a 6,500sf building addition and various site improvements to Bethel Presbyterian Church. The existing fellowship hall will be demolished in place of a new building. The current playground will be relocated from the side of the building to the rear of the site and parking stalls will be added around the new building to accommodate ADA parking. Current Use: Church. Current Zoning: General Residential. Proposed Use: Church. Proposed Zoning: Conditional Zoning. PID: 00150102 & 00150105.
IPL0383007
Oct 23,30 2026

North Carolina } ss
Mecklenburg County }

Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of North Carolina, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

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Sherry Chasteen

Sworn to and subscribed before me on Oct 30, 2026, 9:28 AM EDT

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

NOTICE OF PUBLIC HEARING
Town of Cornelius
21445 Catawba Avenue, Cornelius, NC

The Town of Cornelius **Board of Commissioners** will hold a Public Hearing on **Monday, November 2, 2026 at 6:00 PM** in Town Hall on the following items:

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REZ 07-26 Bethel Presbyterian Church Renovation: Joseph T. Roy, IV on behalf of Bethel Presbyterian Church has requested to amend the zoning on approximately 13.01 acres of property located at 19920 Bethel Church Road to accommodate a 6,500sf building addition and various site improvements to Bethel Presbyterian Church. The existing fellowship hall will be demolished in place of a new building. The current playground will be relocated from the side of the building to the rear of the site and parking stalls will be added around the new building to accommodate ADA parking. Current Use: Church. Current Zoning: General Residential. Proposed Use: Church. Proposed Zoning: Conditional Zoning. PID: 00150102 & 00150105.

IPL0383007
Oct 23,30 2026

EXHIBIT
1

FY27 Newly Budgeted Positions

November 2, 2026

FY27 Newly Budgeted Positions

- Economic Development Manager (Full-Year)
- HR Generalist (1/2 Year)
- Assoc. Communications Supervisor/911 (1/2 Year)
- Transportation Planner (1/2 Year)
- (3) Firefighters (1/2 Year)

Budget Impacts: U-Drive IT Tax and SNAP Changes

- $260,000/year loss due to U-Drive It Tax redistribution (begins FY27)
  - Discussions continue, but low likelihood of recapturing this funding
- Estimated $592,273/year loss due to SNAP changes (begins FY28)
  - 50/50 odds of a Congressional implementation delay
    - Senate may vote (after mid-terms or Winter 2027) on a Farm Bill with no delay, one-year delay, or two-year delay
      - Republicans prefer one-year delay
      - Democrats prefer two-year delay
    - House already voted on SNAP changes implementation without delays; therefore the majority of House will need to agree to a reconciled version with a delay
  - Town's State legislative agenda will include a request to reverse municipalities' SNAP cost share

Analysis Summary

- Hiring Freeze for all newly budgeted positions (except ED Mgr.) to allow for further analysis and understanding potential SNAP Congressional action
  - Economic Development Manager (Move forward with hiring, since 73% of the $159K cost is funded by Electric Fund)
  - FY27 lapsed salaries through September: $288,213
    - Enough to cover $260,000 U-Drive It Tax-related loss (FY27)
    - Remaining $18K is enough to cover 3 months (FY27) of net personnel cost for
      - Associate Communications Supervisor/911
      - HR Generalist

Analysis

- Assoc. Communications Supervisor/911
  - Utilize existing Police personnel budget (part-time/overtime) to fund 62% of $113K annual cost
    - Remaining annual balance of $43,000
  - Projected FY27 lapsed salaries will cover loss of U-Drive It Tax-related revenue and 3 months personnel cost for this position
  - Recommend hiring effective April 1, 2027
  - FY28: will need additional $21,500 budget

Analysis

- HR Generalist
  - Utilize salary savings from recent hires to make up 74% of $94,684 annual cost
    - Remaining annual balance of $24,217
  - Projected FY27 lapsed salaries will cover loss of U-Drive It Tax-related revenue and 3 months personnel cost for this position
  - Recommend hiring effective April 1, 2027
  - FY28: will need additional $12,109 budget

Analysis

- Transportation Planner
  - Evaluate 12 months of PAVE Act revenue to determine:
    - If Cornelius is meeting its Maintenance of Effort statutory requirement
    - If there is undesignated capacity available to fund $133K personnel cost
  - If yes to both, then hire immediately

Analysis

- (3) Firefighters
  - $289,000 annual personnel cost + $29,000 one-time PPE/uniform cost
  - If Congress approves at least a one-year delay of SNAP changes implementation, then hire immediately
  - Contingency: Apply for SAFER Grant approx. Spring 2027

Town Manager Recommends

- April 1, 2027: Hire HR Generalist and Assoc. Communications Supervisor/911
- In 12 months, hire Transportation Planner if
  - Cornelius is meeting its Maintenance of Effort requirement
  - Sufficient undesignated PAVE Act revenues to fund Transportation Planner
- Monitor Congressional action for SNAP implementation delay
  - If at least a one-year delay, immediately hire (3) firefighters.
- Apply for SAFER Grant ~Spring 2027

REQUEST FOR BOARD ACTION

Date of Meeting: November 16, 2026

13.B. Closed Session Meeting Minutes - November 2nd

To: Mayor and Board of Commissioners

From: Catherine Cook, Town Clerk

Manager's Recommendation:
Approve minutes as presented.

Agenda Item Information:
Review the Closed Session Meeting minutes of November 2nd.

REQUEST FOR BOARD ACTION

Date of Meeting: November 16, 2026

13.C. Tax Refunds

To: Mayor and Board of Commissioners

From: Julie Niswonger, Finance Director

Manager's Recommendation:
Approve tax refunds as presented.

Agenda Item Information:
Please find the attached list of proposed refunds based upon the information received from the County Assessor. The list is necessary as a result of value adjustments as performed by the Mecklenburg County Assessor and/or Board of Equalization and Review and corrections as determined by the Mecklenburg County Assessor. Those refunds total = $191.98 (tax) + $0.00 (interest) = $191.98. As required by Statute, please approve refunds. There are no Board member refunds in this group.

ATTACHMENTS:
111726T1 Cornelius Refund no Interest 26 10 20.pdf

Tax Year	Bill Number	Parcel #	Source Type	Adj. #	Adj. Reason	Date of Adj.	Recipient Name	Refund
2026	0008246367-2026-2026-0000-00	Licensed Boat	IND	644391	Sold/Traded	09/14/2026	ROBINSON, ADRIEN	191.98
								191.98