



**WORK SESSION MINUTES
MONDAY JANUARY 23, 2023 @ 6:00 PM
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, January 23, 2023 @ 6:00 p.m.

ATTENDANCE

Mayor: Jack Edwards

Mayor Pro-Tem: Ed Samaha

Council Members: Amelia Stinson Wesley, Les Gladden & Chris McDonough

Town Manager: Ryan Spitzer

Planning & Zoning Director: Travis Morgan

Filling in for Town Clerk: Sissy Eaton

Absent: Town Clerk, Lisa Snyder

CALL TO ORDER

Mayor Jack Edwards called the meeting to order at 6:03 p.m. Council Member Amelia Stinson-Wesley made a motion to open the meeting and Council Member Les Gladden seconded the motion. There were ayes by all and the meeting opened. The Mayor then called upon Planning and Zoning Director, Travis Morgan, to begin the discussion on the McCullough Commercial Project.

DISCUSSION ITEMS:

McCullough, Travis Morgan, Planning Director. Travis Morgan stated that the rental townhomes in McCullough are looking to turn over the roads currently classified as private to the Town. This Town Home piece has more narrow roads and narrow alleys as well. Alleys will remain private. The roads they are asking to update to the Town are Ivey Brook Lane, McIntyre Ridge Road and Founders Park Lane. Standard road inspections show the topcoat is complete. And they have gone through Mecklenburg County and Public Works for approval.

They are asking the Town to accept the roads with a maintenance bond. Currently there are two construction bonds on this area valued at over 1 million dollars. The maintenance bond is \$247,000. There are concerns about the inspection and Town acceptance of these roads. Travis confirmed the roads already have the topcoat done.

All construction traffic is through Miller Road – not through the areas we are looking at. Concrete barriers at McIntyre Ridge Road to eliminate construction traffic. Council Member Amelia Stinson-Wesley asked if the bond goes before one year and final inspection between the Town and the County. Council Member Chris McDonough asked why the request at this point and not sooner.

Jason McArthur, of Mission Properties, stated the MVP project is only allowed to use Miller Road. He feels he's being held hostage because he has a letter from the County dated six months ago to change the status of the roads. The MVP will follow the permit of Miller Road only. The alleys are bonded and part of the plan. County and Public Works have to be satisfied and Mr. McArthur feels the bonds should go into maintenance phase at a quarter of a million dollars. Council Member Les Gladden asked if there would be barriers or not because of a concern of businesses that are soon opening in mid-February that consist of Biggby's Coffee and two other vendors hoping to be in this spring. Guest Bailey Patrick, Jr., with MVP properties stated that all construction traffic would be going through Miller Road. Council Member Les Gladden asked if the Warranty Bond will pay for any damage to McIntyre Road if MVP tears it up during construction. Director Travis Morgan said the maintenance bond

would cover any damage. Director Travis Morgan confirmed any damage would be covered by the maintenance bond. Council Member Les Gladden commented that the bonds are important, and he wants to be sure there is money to fix any damages by construction traffic. He wants to be sure all bases are covered before we go any further with these roads. Director Travis Morgan reminded Council this is a work session to talk about these roads. If they are approved, it has to go on the Powell Bill. Bailey Patrick said they are participating in the bond and the working relationship is good. Council Member Ed Samaha asked if heavy equipment will be finished in a month. Bailey Patrick advised he was not sure it would be complete in a month, and they are working and doing everything they can to meet that deadline. Mayor Jack Edwards asked if there were any questions and advised we will discuss this matter in the February Council Meeting.

Fall Festival, Ryan Spitzer. Town Manager Spitzer advised Council that February is the deadline to start obtaining rides, music, entertainment, and vendors. Council needs to decide between Jack Hughes Park and Lake Park for the festival location. JHP is the best choice for Parks and Recreation, and the Police Department. Mr. Spitzer said lighting and parking will improve at JHP, and Parks & Recreation will be in communication with the Police Department to coordinate the event. Plans include better lighting and parking as well as better stage position/placement. Council Member Amelia Stinson-Wesley asked about improvements in lights. Council Member Chris McDonough asked about any changes in vendors. Mr. Spitzer advised the vendor at Lake Park backed out and we will have a different vendor for the festival this year. Council Member Les Gladden advised traffic is going to be the number one problem no matter which location we choose. He asked Mr. Spitzer if the Parks and Recreation Director, Matthew has any plans. Manager Spitzer said Parks and Rec. will be working with the Police Department to better communicate all aspects of the festival. Additional lights at the entrance will enhance the festival and help with traffic and pedestrian issues.

Mayor Edwards asked for a vote. The following council members voted for Jack Hughes Park: Mayor pro tem Samaha, Council member McDonough, Council member Stinson-Wesley. Council member Gladden did not make a choice.

(Approved 4-0)

The Mayor asked for a brief break before going in to closed session.

Council Member Amelia Stinson-Wesley moved to leave closed session with a second made by Council Member Chris McDonough. All ayes.

Mayor Edwards asked for a vote on location of the fire house and all Council chose Polk Street with all in agreement except Amelia Stinson-Wesley who opposed. **(Approved 3-1)**

Council Member McDonough moved to adjourn with a second made by Council Member Stinson-Wesley. There were all ayes and the meeting adjourned at 8:41 pm.

Jack Edwards, Mayor

ATTEST:

Sissy Eaton