

Mayor
David Phillips
Mayor Pro Tem
Ed Samaha
Town Manager
Ryan Spitzer



Town Council
Amelia Stinson-Wesley
Chris McDonough
Danielle Moore
Town Clerk
Lisa Snyder

TOWN COUNCIL MINUTES OF SEPTEMBER 11, 2025

CALL TO ORDER

Mayor David Phillips called the meeting to order @ 6:30 pm.

Mayor: David Phillips
Mayor Pro Tem: Ed Samaha
Council Members: Amelia Stinson-Wesley, Chris McDonough, Danielle Moore
Town Manager: Ryan Spitzer
Assistant Town Manager: Chris Tucker
Town Clerk: Lisa Snyder
Town Attorney: Janelle Lyons

PLEDGE ALLEGIANCE TO THE FLAG

Council Member Chris McDonough led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor David Phillips asked for a moment of silence for our First Responders, and a long-time resident of Pineville, Libby Boatright. Libby served on the Town Council numerous years and was a member of the Volunteer Fire Department. Please remember her and her family in your thoughts and prayers.

ADOPTION OF AGENDA

Council Member Moore made a motion to adopt the agenda with a second was made by Council Member McDonough. All ayes. (Approved 4-0).

APPROVAL OF MINUTES

The Minutes of the August 21, 2025, Town Council Meeting and the August 25, 2025, Work Session were submitted for approval.

Council Member Stinson-Wesley moved to approve the minutes as presented with a second made by Mayor Pro Tem Samaha. All Ayes. (Approved 4-0)

AWARDS AND RECOGNITION

There were no awards and recognition.

BOARD REPORTS

Charlotte Water, Angela Charles, Director. Ms. Charles gave an update on the State of the Utility and gave a presentation. She noted that they are AAA-rated and serve over 1.2 million people. They are the 13th largest utility in the country. They had another year of outstanding water quality (zero water quality violations), which is very impressive for such a large utility serving so many people. They will be rolling out a major upgrade and an app for residents with a payment portal and a way to report issues. The anticipated date of rollout is this November or December. The Town of Belmont wastewater will be treated by Charlotte Water on September 16th.

They introduced a new product, Renew Brew, which is recycled water from the McDowell Plant. These can be purchased at Harris-Teeter. The H2O Foundation was introduced and Ms. Charles said it is up and running. One of its missions is to provide a connection for qualified, low-income customers.

Hazard Mitigation Report, Chief Robert Graham. Chief Graham oversees Charlotte Emergency Management. He gave a presentation and shared the process, risk assessment, mitigation strategy, plan maintenance, and public engagement. Anyone can obtain a copy of the plan online. His department functions as a crisis management unit in the face of major natural disasters. Mayor Pro Tem Samaha asked them to come back to explain the dangers of Silfab development.

CONSENT AGENDA

Mayor Phillips asked for approval of the Consent Agenda item which consists of a Proclamation for Constitution Week, a Proclamation for Public Power Week, Resolution 2025-14 Declaring Surplus Items for Sale, and Resolution 2025-155 Authorizing Advertisement of Bids Electronically.

Council Member Moore moved to approve the Consent Agenda with a second provided by Council Member Stinson-Wesley. All ayes. (Approved 4-0)

PUBLIC COMMENT

Robert Weston Woods, 121 Olive Street, Pineville. Mr. Woods followed up from his comments at the last Town Council meeting and shared his concerns about parking on Olive Street. He would like to reduce the parking on the street. He feels that our streets weren't built for the traffic that we have now.

Les Gladden, Pineville resident. Mr. Gladden expressed his concerns regarding the Highline project. He said that the developers have not offered to reduce the number of units. People may be fighting for car spaces. If they can't park, people will quit coming.

PUBLIC HEARING

There were no Public Hearings.

OLD BUSINESS

Middle James Brewery Conditional Site Plan, Travis Morgan. Planning Director, Travis Morgan, noted that this is a continuation of the public hearing last month. The property had prior conditional site plan approval from 1998. Due to the unique nature of the microbrewery in town, and the site-specific plan, and prior conditional approval with outdoor areas, the tents are items that can be considered as consistent with prior adopted plans. There was council discussion of no smoking in the tents for safety reasons, and a two-year limit for the vinyl or temporary-type tents. The business owner, Michael.

Smoak, spoke briefly and said that they are on board with allowing the tents as shown in the proposal for the 2-year allowance and they can go with a more permanent structure after that time, and they are on board with that, as well.

Council Member Stinson-Wesley moved to approve the Site Plan-specific Conditional Plan update, specific to the Middle James site, to allow a one-time allowance for outdoor tents for up to two years after the date of this meeting of Council, with Council Member Moore providing a second. All ayes. (Approved 4-0)

NEW BUSINESS

Budget Amendments, Chris Tucker. Finance Director, Chris Tucker, presented the following Budget Amendments to Council for approval: BA 2025-08, which is the last one to close out FY25 with the completion of the fountain project and central office project; BA 2026-01, regarding purchase orders outstanding for FY25, and BA 2026-02, for the paving for Public Works in the amount of \$108,000 from the Powell Bill Reserves.

Mayor Pro Tem Samaha moved to approve Budget Amendment 2025-08 as presented with a second made by Council Member McDonough. All Ayes. (Approved 4-0)

Council Member Moore moved to approve Budget Amendment 2026-01 as presented with a second made by Council Member Stinson-Wesley. All Ayes. (Approved 4-0)

Mayor Pro Tem Samaha moved to approve Budget Amendment 2026-02 as presented with a second made by Council Member McDonough. All Ayes. (Approved 4-0)

Approval of Additional Funds for FY 25-26 Paving, Chip Hill. Finance Director, Chris Tucker, covered this under his Budget Amendment 2026-02, which is due to paving bids coming in higher than anticipated for in the budget. The roads in this project include Wilson Mill Lane, Green Birch Dr., Carolina Blossom Lane, Virginia Pine Lane, Single Oak Court, Red Knoll Lane, and Hidden Rock Road.

Council Member Stinson-Wesley moved to approve the additional funds for the FY25-26 Paving as presented with a second made by Council Member Moore. All Ayes. (Approved 4-0)

Process for Appointments for Transit Authority, Ryan Spitzer. Town Manager Spitzer stated that as part of the MOU agreement with the County, Town Council needs to set up a process for applicants to apply to be the Pineville representative to the Transit Authority. We have one seat open. There are certain perimeters they must meet in order to be on the board. One requirement is that they have to live in the jurisdiction of the MTA, not necessarily in Pineville. If Council would like the person to be from Pineville, they will have to put that in their stipulations. He suggested that we do formal appointments and have Council review the applications, and then proceed with a vote, as we do with our other board appointments. Council Member Stinson-Wesley prefers resumes to be attached to the applications and likes the idea of staff reviewing the applications and making recommendations first before bringing them to council. Council Member Moore wants to be stringent about their backgrounds.

Council Member Stinson-Wesley moved to approve the process for the appointments for the Transit Authority will require a resume, as well as the applicant meeting all requirements, with a second made by Council Member Moore. All Ayes. (Approved 4-0)

Cone Mill PSA Amendment, Ryan Spitzer. Mr. Spitzer reviewed the five changes to the PSA suggested by Council for the commercial development phase of the project: Include Century Communities as approved builder (reflected in the Development Agreement and Option to Purchase Agreement); Permitting period to coincide with the Brownfields Period (reflected in the Third Amendment to the PSA); Remove the requirement for a TIA (the TIA recommended a median on Main Street and Council recommended not adding a median); Change the wording in Section 2(d)(i)(B) to *The total square*

footage of improvements designated as commercial use within the Property at the completion of the Phase I improvements and the Phase II Improvements is between 24,000 and 50,000; provided, however, in the event

that the improvements designated as commercial use include less than 24,000 square feet in the aggregate, same shall not constitute an Event of Default hereunder, but in such event the Town shall have the option to either (A) re-purchase any such undeveloped land in accordance with the Option Agreement, or (B) require Developer to convert any such undeveloped land to additional Town Green in accordance with the obligations established in this Section 2 (reflected in the Development Agreement).

In addition, Beachmont R E Holdings would like 72 months after the effective date before the Town can exercise their right to repurchase the commercial lots (reflected in Section 2(a) in the Option to Purchase Agreement).

Council Member McDonough moved to approve the requested amendments as presented with a second made by Mayor Pro Tem Samaha. All Ayes. (Approved 4-0)

DRB CIAC Reduction & Fee, Ryan Spitzer. Mr. Spitzer said that in November of 2023, Town Council voted to require all developments to pay a certain percentage of the electric infrastructure that would go into any developments. This is based on a five-year payback period. DRB is the first development that we would assess this to. The sum is \$335,601.91. DRB is asking Council to forgive this since it was not part of the development when they first came in and they failed to check on it after they first starting building. He added that if Council forgives them without a good reason for doing it, then other developments will ask for the same thing and they'll have a hard time defending that. Council's consensus was that this is their problem.

There was no motion and the request was not passed.

Highline Downtown Development, Ryan Spitzer. Mr. Spitzer reported that Mark Miller, with Highline Partners, would like Council to consider a vote on two items. A parking backstop that would permit overnight parking for residents of the Heritage project at a rate of one space per each space lost in the Shared Parking lot in the event Norfolk Southern terminates the lease and requires removal of parking in the right-of-way. Town staff negotiated a four-year agreement with Norfolk Southern to allow parking on the right-of-way. Highline is concerned that if the four-year agreement is not renewed, they will not be adhering to their parking requirements per the Conditional Site plan. Second, a Parking Buyout of \$250,000, paid at closing of the construction loan for the project. This buyout would relinquish the owner of Heritage from the annual rent payments to Norfolk Southern. The buyout number is based on ten years of rent payments (\$25,000 x 10).

Town Council needs to decide if they would allow Highline to park in the town parking lot on College Street if the contract with Norfolk Southern is not renewed. Additionally, Town Council needs to decide if an upfront payment would be allowed, or if the payments should be annually for the duration of the agreement.

Mayor Pro Tem Samaha moved to allow Highline to utilize up to 20 or 21 parking spaces in the Town-owned parking lot on College Street, if the contract with Norfolk Southern is not renewed at the conclusion of the four-year agreement, with a second made by Council Member Moore. All ayes. (Approved 4-0)

Council Member Stinson-Wesley moved to require payments on a year-to-year basis as presented with a second made by Council Member Moore. All Ayes. (Approved 4-0)

MANAGER'S REPORT

Town Manager Spitzer reported that Music on Main started last week and will continue to be held on Thursdays. They are planning to have yard games this time. We had received comments that we needed some type of activity outside. The Pineville 4-Miler is scheduled for Saturday, September 20th. The ribbon cutting for the McCullough Greenway had a good turnout last week. Mr. Spitzer expressed his appreciation to Parks and Rec for going into the woods and getting all of the

rocks for that area. Electric is working on the lights and should be finished in time for Fall Fest so people can safely use the greenway.

Public Works Director, Chip Hill, gave an update on Johnston Road and it is looking like it will be completed on October 15th. They are currently working on the curbs and then the sidewalks. Council Member Stinson-Wesley asked if there would be police presence available and help across Main Street. Mr. Spitzer replied that they have been discussing this and we will have police where they were last year.

ADJOURNMENT

Council Member Stinson-Wesley made a motion to adjourn followed by a second made by Council Member Moore. All ayes.

The meeting was adjourned at 8:00 pm.

Mayor David Phillips

ATTEST:

Town Clerk Lisa Snyder