



**MINUTES OF THE
PINEVILLE TOWN COUNCIL
STRATEGIC PLANNING RETREAT OF
FEBRUARY 6, 2026, AT 3440 TORINGDON WAY, SUITE 205, CHARLOTTE**

The Town Council of the Town of Pineville met for an all-day Town Council Retreat on February 6, 2026, at 3440 Toringdon Way, Suite 205, in Charlotte, North Carolina. Mr. Beau Mills, of Fountain Works, facilitated the meeting.

All Council Members were present: Mayor Stinson-Wesley, Council Members Ed Samaha, Josh Simelton, Nick Gallo, and Danielle Moore. Also in attendance were Town Manager, Ryan Spitzer, Assistant Town Manager/Finance Director, Chris Tucker, and Town Clerk, Lisa Snyder.

Mayor Stinson-Wesley called the meeting to order at 9:40 am. Council Member Moore moved to open the meeting followed by a second made by Council Member Samaha. All ayes.

Fountain Works Speaker Beau Mills welcomed everyone to the retreat. Mr. Mills shared his background which included being a lobbyist where he worked with several mayors within the state. He has also worked in Washington, DC. He introduced the newest member of Fountain Works, Austin Spence, who graduated from Duke. Austin helped him with the presentation.

Mr. Mills began with an ice-breaking activity created to build on existing relationships and identify priorities. He asked everyone to share three things: One thing they are proud of in Pineville; one thing they are curious about as a council member; and one thing they are hopeful to accomplish as a council together.

Council Member Moore stated that she is proud of how diverse the population is becoming and the Parks & Rec activities that are available to its residents. Mayor Stinson-Wesley said that she is proud of the bridge to McCullough (connector) and the amenities in Pineville. Council Member Simelton stated that he is proud of the growth in Pineville and the preservation of Pineville's history. Council Member Samaha said that he is proud of the foundation of strategy, execution, and fiscal responsibility of the town. Council Member Gallo stated that he is proud of the new voices and diversity, particularly that of council.

Council members were to share what they are most curious about as a council. Council Member Samaha asked how we can improve the demographics of the town. Mayor Stinson-Wesley asked what the impact of the new sales tax will have and if it will change us (how will we message it). Council Member Moore asked how to forecast budgets for five to ten years, as she would like the town to be fiscally responsible. Council Member Simelton is curious about the impact of council together the next four years. He asked how their minds will come together and decisions will be made. Council Member Gallo asked how we will continue the growth, and are we taking the next steps to grow as a community.

Council members were asked how they are hopeful. Council Member Simelton is hopeful that they will be able to work together and accomplish goals and leave it better than they received it. Council Member Samaha added that he is hopeful that they will have focus/energy to finish old projects and start new ones. Council Member Gallo is hopeful that they will get residents comfortable and aligned and communicate what they are trying to do. Town Manager Spitzer is hopeful that younger families will be moving here and make the town more lively. Council Member Moore added that she wants the town to embrace diversity with all of the different cultures. She feels it's important to embrace the diverse events so we can open up the community. Mayor Stinson-Wesley is hopeful that they will continue to be responsive to all sectors of

the town. Council Member Gallo stated that affordability for all levels of people and getting people out and to the meetings is important. People want to be heard.

Additional activities were done regarding strengths, their preferences for communicating, what they appreciate from others, and when they experience stress. Mr. Mills continued with his presentation by reviewing the outline for the retreat, Local Government 101. He emphasized that council members and the mayor need to represent their council's opinion, as a whole, not individual members.

Assistant Manager/Finance Director, Chris Tucker, added that council members are also board members of an electric utility/enterprise fund. They have to make business decisions. Town Manager Spitzer also added that if an employee comes to them, listen to them, but advise them to see the town manager.

During the afternoon session, the following topics were discussed and reviewed:

Short-term trends and topics (one to two years). Included in this topic were Fire service responsibilities in the ETJ, the new council working together as a body, a plan for PCS, the penny sales tax revenue starting later this year, and the renewal of public safety agreements. They will have to let the County know if they want to renew for another five years.

Long-term trends and topics were reviewed and included rapid population growth and community identity, building future civic leadership, increased cost of government (salaries in particular), supporting downtown merchants with a Main Street coordinator, repurposing land/infill, and reserve levels and long-term fiscal stability.

General trends and topics include relationships with our partners, major development projection near downtown, and exploring options for re-use of vacant and underutilized properties.

Resident Needs and Expectations include public trust and confidence, downtown parking as the town grows, parks, green spaces, community engagement, affordable housing, and walkability.

Uncertainties were discussed and include tax revenues, regulatory limits that affect local authority, and the airport intermodal transit/connection.

Council Member Simelton feels that the town should be aggressive in doing something with the empty gas station at the corner of Main and Polk. Council Member Gallo agreed and added that we need to influence the sale process. There was general discussion on this matter before entering a discussion on workforce housing. Council Member Moore and Mayor Stinson-Wesley would like to see workforce housing developed within the town. In addition, we must support our downtown businesses by creating more foot traffic and marketing. There was a general discussion of supporting Pineville Neighbors Place.

Mr. Mills presented an idea for the town by having a staff person at town events and answer questions from the residents to keep them abreast of what is going on within the town. There was a general discussion by all members.

Council Member Gallo moved to adjourn the Council Retreat followed by a second made by Council Member Simelton. The Council Retreat concluded at 3:45 pm.

Amelia Stinson-Wesley, Mayor

ATTEST:

Lisa Snyder, Town Clerk