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WORK SESSION MINUTES MONDAY, AUGUST 25, 2025 @ 6:00 PM TOWN HALL COUNCIL CHAMBERS

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, August 25, 2025 @ 6:00 p.m.

ATTENDANCE:

Mayor: David Phillips

Council Members: Chris McDonough, Danielle Moore, Amelia Stinson-Wesley

Town Manager: Ryan Spitzer

Town Clerk: Lisa Snyder

Planning Director: Travis Morgan

Absent: Mayor Pro Tem: Ed Samaha

CALL TO ORDER:

Mayor David Phillips called the meeting to order at 6:00 p.m.

DISCUSSION ITEMS:

1.New Playground (Matt Jakubowski). Parks and Rec Director Jakubowski reported on the new playground options. He noted that Council had previously allocated \$236,000 for this project. He worked with four vendors to obtain designs and prices. He took the designs to the Parks and Rec Board recently and they voted on one design unanimously. They liked Option 1 with a price tag of \$229,617.76, which is within the budgeted amount. In addition, the vendor gave us a \$113,000 discount, as they were doing a promotion of 50% off playgrounds. This option will replace one of the current playgrounds. He needed the approval from Council to go forward with the design. All four Council members in attendance supported Option 1, aligning with the recommendation from the Parks and Recreation Board.

2.DRB CIAC Reduction and Fee (Ryan Spitzer). Town Manager Spitzer received a letter from DRB to obtain power lines to the developments. Jay Colvin, President of DRB Homes, spoke on the Miller Farms project. He is asking Council if they would waive or reduce the fee, as calculated on the Line Extension Policy. Town Manager Spitzer advised Council that this money (\$335,000) would come out of the Electric Fund, and this amount was not budgeted this year. Council Member McDonough expressed doubt about proceeding, citing existing budget commitments to other ongoing projects.

Highline Downtown Development (Travis Morgan). Planning Director Morgan introduced Mark Miller with the Heritage Project. Mr. Miller said that they are getting close and anticipating O1 breaking ground.

His concern is with regard to parking. He is concerned that if the five-year agreement isn't renewed, they will not be adhering to their parking requirements per the Conditional Site Plan. Mr. Miller asked Council if they would approve parking overnight on College Street if the contract with Norfolk Southern is not renewed. His request is two parts; this would be an amendment to the easement. In the event Norfolk Southern never terminates the lease but requires that all improvements in the R-O-W be removed. They have the right to require that the spaces be demolished. In the event they require that those spaces be lost, they are asking to have a right for overnight parking for those amount of spaces in the public parking lot. They are calling it a parking backstop. If 20 spaces are lost, they are asking for 20 overnight parking spaces from the Town. His property managers are very sophisticated and have the ability to enforce this with license plates. They can control any kind of abuse to this. They would make sure that there was no abuse of the 20 spaces.

He continued by adding the he feels a simple, one-line amendment would work. He emphasized that he needs to answer his lenders. He said that whoever owns the Heritage Project will be making the payments. He further added that the three buildings on that site will be four stories tall and that U S Developments is no longer involved. He needs a backstop and if Council says no, he will have trouble getting capitalization from his lender. He feels he needs the Norfolk Southern R-O-W to maximize parking. Mayor Phillips expressed his concern that this began in 2017 and the PSA has been amended several times already. He does not understand why it's taking so long. Mayor Phillips said we can put this on the September agenda for a vote.

Cone Mill Project (Jon Visconti). Mr. Visconti introduced his retail/commercial partner, Darrell Palasciano, and said that he wants to add Century Communities to this project. They are a national homebuilder. They currently have 19 communities throughout the region. Elevations were shared. Council agreed to approve the addition of Century Communities as one of the approved builders. Council Member Stinson-Wesley asked for a list of those communities, to which Mr. Visconti replied that he will provide. Mr. Visconti began by reviewing the traffic impact analysis (TIA). There was general discussion among council about the analysis and the recommended median on Main Street. Mr. Visconti would like for Council to remove the TIA requirements but will need NCDOT's involvement. Council agreed that they would not require the TIA.

All four Council members agreed to change the language for the commercial development as follows: **Section 2 (d)(i)(B).** 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.**

Town Manager Spitzer noted that the proposed change would necessitate an additional PSA amendment, and all Council members expressed unanimous support.

Polk Street Development for 606 N. Polk Street (Travis Morgan). Mr. Morgan reviewed this project with Council and advised that it is a site-plan specific proposal from David Tibbals, on behalf of South Oak

Partners. He stated that they have unresolved issues with prior comments not being fully addressed. Council Member Stinson-Wesley felt that this is a hot mess and they have not met many of our requirements. She feels that it's not acceptable. Mr. Morgan outlined the thirteen items that need attention. All Council members concurred and said the unresolved issues can be addressed at a future workshop meeting.

Town Logo (Riley George). Ms. George presented proposed Town logos created by graphic design students at UNCC. There were thirteen logos presented and three were selected. The idea of selecting a new logo was to simplify the current logo. The design in the current background makes it difficult to reprint on materials and the original vector file cannot be located. We would also like to obtain a new cohesive design and modernize the current logo. It was noted that the pinecone drawing was a copy of the pinecone on the Pineville Water Tower. Council Member Stinson-Wesley added that she prefers a logo similar to the Town of Davidson's.

Council Member Stinson-Wesley moved to adjourn the Work Session followed by a second made by Council Member Moore. All ayes.

The Mayor adjourned the meeting at 8:00 pm.

David Phillips, Mayor

ATTEST:

Lisa Snyder, Town Clerk