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WORK SESSION MINUTES MONDAY, OCTOBER 27, 2025 @ 6:00 PM TOWN HALL COUNCIL CHAMBERS

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, October 27, 2025 @ 6:00 p.m.

ATTENDANCE:

Mayor: David Phillips

Mayor Pro Tem: Ed Samaha

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

Asst. Town Manager: Chris Tucker

Town Clerk: Lisa Snyder

Planning Director: Travis Morgan

Fire Chief: Mike Gerin

Town Attorney: Janelle Lyons

Absent: Ryan Spitzer

CALL TO ORDER:

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

DISCUSSION ITEMS:

Cone Mill Extension of Brownfields (Chris Tucker). Mr. Tucker said that the buyer for Cone Mill must get an updated Brownfields Agreement from NCDEQ to place townhomes on the property. The timeline for getting the report back from NCDE falls out of the time frame that was in the PSA. He needs to know if Council wants to extend the time for a signed Brownfields Agreement past the deadline that has been set in the PSA. The buyer has offered \$10,000 in non-refundable money to provide the extension. Mr. Jon Visconti added that if he doesn't have the Brownfields by January 17, 2026, we could cancel the project. He explained that there were some delays at the beginning of this project which has caused him to request the extension. Council agreed that the \$10,000 will be a due diligence payment and that this amount is acceptable.

1.12243 Nations Ford Road Outdoor Storage Yard (Travis Morgan). Mr. Morgan stated that Nisbet Partners is seeking outdoor storage over an acre for pipe storage for contractors and distribution. He asked Council if they wanted to include sidewalks or a payment in lieu option, and the definition and

requirements of outdoor storage, if needed. The fencing has increased to 10' (from 8') in height. The setback is set at 40' from the edge of pavement. The fence will be located behind trees and shrubs. This location is on a state-maintained road. We want to get the proper right-of-way as Nations Ford Road appeared to have a 60' right-of-way. Mr. Morgan stated that the right-of-way was not recorded properly in the past.

Shelton Haile, with Nisbet Partners, said that they would prefer evergreen screening and they will do the landscaping and the maintenance of it. He stated that sidewalks were not on the plan. The right-of-way is 40' from the edge of the pavement to the fence. He added that all of the other staff comments made, he is in agreement with.

Fire Department ETJ (Mike Gerin). Chief Gerin said that the Town has been in discussions with the County on providing service in the ETJ area for several years. The County supports fire service in the ETJ in the amount of \$1.25 million dollars. Chief Gerin asked Council if they are comfortable engaging with the County to provide fire service in the ETJ and asked if they had any reservations. He compared the Fire Department budget for the ETJ to the current Police Department budget for the ETJ. Chief Gerin added that the biggest benefit is that it would add four new firefighters to the Town and they would be paid from the addition of the County monies.

Council Member Stinson-Wesley would like to continue the conversations with the County. Mayor Phillips added that he is concerned for our residents and doesn't want us to be too stretched. He was a hard "no." The remaining Council members will need to give it more consideration.

Volunteer Fire Department Moving to Town Staff (Mike Gerin). Chief Gerin said that they received a request from members of the PVFD Board to become a department of the Town. Fire Department staff would become employees of the Town. The Town would acquire some additional administrative duties. Chief Gerin also added that this is informational only at this time. He continued by stating that they have been incorporated since 1955. Chief Gerin has been there since 1990 and said that they currently have three full-time employees. When Mayor Phillips asked how many volunteers he has, Chief Gerin replied that he believes the number is less than ten. Council Member Stinson-Wesley said that she would like to preserve the Sheltra Foundation relationship and Council Member Moore requested to see the pressure points and pros and cons.

Solicitation Ordinance Changes (Chris Tucker/Town Attorney Janelle Lyons). Assistant Manager Chris Tucker began by stating that recently officers of the PD raised concerns about their enforcement of the new door-to-door solicitation ordinance adopted by Town Council, specifically not allowing any door-to-door solicitation. The PD's attorney agreed with the officers' concerns regarding the officers not having qualified immunity if taken to court. The Town Attorney, while working with staff, has revised the current ordinance to address the concerns raised by the officers. The change will allow door-to-door solicitation only during certain hours.

The changes to the ordinance are the following: (1) include an allowed time for door-to-door solicitation. The proposal is 9:00 am until dusk, Monday through Saturday; (2) Applicants will need to obtain a permit from the Town and pay a fee; (3) Applicants will have to supply identification if going door to door; (4) the Town could require a bond.

The Town will consider up to four passes per year. The permit will be valid for seven consecutive days upon its issuance. Chief Hudgins was present in the audience and thanked Council and Town management for amending this ordinance.

Council Member Stinson-Wesley moved to enter Closed Session followed by a second made by Council Member Moore. All ayes.

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

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 9:05 pm.

David Phillips, Mayor

ATTEST:

Lisa Snyder, Town Clerk