

**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

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## **TOWN COUNCIL MINUTES OF OCTOBER 14, 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  
Town Clerk: Lisa Snyder  
Town Attorney: Janelle Lyons

### **PLEDGE ALLEGIANCE TO THE FLAG**

Mayor David Phillips led everyone in the Pledge of Allegiance.

### **MOMENT OF SILENCE**

Mayor David Phillips asked for a moment of silence for our First Responders, and our employees here in the Town who make this place the product that we have and are thankful for, and anyone else that may be having some issues within their lives.

### **ADOPTION OF AGENDA**

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

### **APPROVAL OF MINUTES**

The Minutes of the September 9, 2025, Town Council Meeting and the September 22, 2025, Work Session, and September 22, 2025, Closed Session (Sealed) were submitted for approval.

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

## AWARDS AND RECOGNITION

*There were no awards and recognition.*

## BOARD REPORTS

**James Polk Site, Scott Warren, Site Manager.** Mr. Warren stated that Jim Ryder, President of the Polk Friends Group, was also in attendance with him. He began thanking Council for their generous support. He and his staff have been able to attend professional conferences and workshops and have hands-on experiences. Recently they attended a workshop on cemetery care. They have programs coming up on the site, which include Dontavius Williams, who is doing a cooking demonstration this Saturday, October 18<sup>th</sup>. On Saturday, November 15<sup>th</sup> there will be another cooking demonstration. January 3, 2026, Dr. Hugh Dusseck, Chair of the CPCC History Department will present a program on the Scots-Irish Holiday, 12<sup>th</sup> night. This program will begin at 11:00 am and it is free. Please check the website for more information on these events and others. Mr. Ryder added that he enjoys the schools' groups who come and see them.

## CONSENT AGENDA

Mayor Phillips asked for approval of the Consent Agenda item which consists of a Proclamation for Fire Prevention Week, a Proclamation for Domestic Abuse Awareness Month, Resolution 2025-16 Declaring Surplus Items for Sale, Budget Amendment 2026-03 to Accept the Fire Department Grant, and the Amended Work Session Minutes of April 28, 2025.

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

## PUBLIC COMMENT

**Judy Thompson-Phillips, Pineville resident.** Mrs. Phillips wanted to speak on the quarterly newsletter. She would like to see voter information and the candidates who are running for office. She also feels there should be a thank you for the service of those leaving office.

## PUBLIC HEARING

*There were no Public Hearings.*

## OLD BUSINESS

*There was no Old Business.*

## NEW BUSINESS

**Substation Bid Award, Kevin Josupait, Electricities.** Mr. Josupait said that the substation being built off of Nations Ford Road is ongoing. Site clearing, grading and substation fencing are being done in the next few weeks. Installation of the cabling for all of the conduit will begin at the end of November. Duke Energy will install an inline steel pole for a transmission line in the Spring of 2027. Formal bids were solicited for the work on installation of the foundations, ground grid, and all of the below grade construction. The successful bidder was Hux Contracting LLC who came in at \$517,851.00. This is a fixed-price contract.

*Mayor Pro Tem Samaha moved to approve the Award of Contract to Hux Contracting LLC in the amount of \$517,851.00, with Council Member Stinson-Wesley providing a second. All ayes. (Approved 4-0)*

**Name-Clearing Policy, Ryan Spitzer, Town Manager.** Mr. Spitzer said that the State of North Carolina requires us to provide employees with the opportunity for a name-clearing hearing when the Town makes, or is alleged to have made, stigmatizing statements in connection with an employee's separation from employment. The goal is to ensure compliance with the Fourteenth Amendment to the US Constitution. This gives them a rebuttal and the original record remains in the employee file. We have never had a policy for this in our handbook. The group that would oversee this hearing includes the mayor, the town attorney, the town manager, or his designee, it would more than likely be a person who was in that same area of expertise.

*Council Member Moore moved to approve the addition of the Name-Clearing Policy to the Employee Handbook with a second made by Council Member Stinson-Wesley. All Ayes. (Approved 4-0)*

### **MANAGER'S REPORT**

Public Works Director, Chip Hill, began and gave an update on Johnston Road and announced that they will not be able to meet the original completion date of October 31<sup>st</sup>. The updated projected completion window is now between November 14<sup>th</sup> and 21<sup>st</sup>. The delay is primarily due to the coordination required for traffic signal installation and paving, which must be completed simultaneously. Council Member Moore asked him to keep his foot on the gas on this project.

Town Manager Spitzer gave an update on the development project downtown. Highline is through their fourth review. The project will be transferred over to them the first of January. Currently, they're working in the grass field behind the downtown merchants and discovered four USTs (underground storage tanks) that were supposed to have been removed by Aquasol. It's up to Highline to remove those. This should not delay the project.

They received the Brownfields in Cone Mill and we'll have a discussion on that timeline at the next work session. DEQ has stated that they cannot finalize their report and get it to council until March 2026. This is DEQ's statement and our attorneys have said that it is correct. The final extension that we have with Beachmont runs through January 17<sup>th</sup>. Council will make a determination at our next work session on whether they want to do another extension for them.

The next Quarterly Town Hall meeting is on Tuesday, October 21<sup>st</sup> at 6:00 pm with the Chief of Police. Residents are welcome to come and ask their questions of the police department at that time.

Mr. Spitzer said that as part of the Preston Park finalization of the development, they were to work with the Town on traffic devices. He displayed places on a map where stop signs will be added and the proposed nine speed bumps. There will be two on Cranford Drive. We have visited with Preston Park and started those conversations with them.

Council Member Stinson-Wesley asked if we would have police officers in place to help with foot traffic, as well as cars, during the Fall Festival. Mr. Spitzer replied that there will be police presence in the same places as last year, as well as lights, including at the end of Dover for traffic coming in and out of there.

### **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 6:58 pm.

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Mayor David Phillips

ATTEST:

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Town Clerk Lisa Snyder