



**TOWN COUNCIL REGULAR MEETING**  
**TOWN HALL COUNCIL CHAMBERS**  
**TUESDAY, SEPTEMBER 12, 2023, AT 6:30 PM**

---

**MINUTES**

**CALL TO ORDER**

Mayor Jack Edwards called the meeting to order @ 6:30 pm.

Mayor: Jack Edwards  
Mayor Pro Tem: Ed Samaha  
Council Members: Amelia Stinson-Wesley, Chris McDonough, Les Gladden  
Town Manager: Ryan Spitzer  
Town Clerk: Lisa Snyder

**PLEDGE ALLEGIANCE TO THE FLAG**

Mayor Jack Edwards led everyone in the Pledge of Allegiance.

**MOMENT OF SILENCE**

Mayor Jack Edwards asked for a moment of silence for David Phillips, who has been a council member for several years; he lost his brother last Thursday, and also Travis Morgan lost his stepmother and his father in the last month and a half. Please remember the Phillips' family and Travis in your prayers. Remember the anguish that everyone goes through. Also, Jack Morris, Al Baskins' cousin, and Lt. Boyter's father who recently passed.

**ADOPTION OF AGENDA**

Mayor Pro Tem Ed Samaha made a motion to accept the agenda as presented, with a second made by Council Member Chris McDonough. All ayes. (**Approved 4-0**).

**APPROVAL OF MINUTES**

The Minutes of the Town Council Meeting on August 8th, 2023, the Work Session on August 28th, 2023, were submitted for approval. Mayor Pro Tem Samaha moved to approve the minutes with a second made by Council Member Gladden. All Ayes. (**Approved 4-0**)

**CONSENT AGENDA**

Consent Agenda items, Proclamations for Constitution Week and Resolution 2023-13 for Surplus items were approved by a motion made by Mayor Pro Tem Samaha with a second made by Council Member McDonough. (**Approved 4-0**)

**AWARDS & RECOGNITION**

Mayor Edwards welcomed and presented a badge to our newest Police Officer Malik Harris and Colin Soper. Photos were taken to celebrate them as new police officers for the Town of Pineville. Chief Hudgins announced that we are one person down and we're training as fast as we can. He wanted to thank the Captain for his leadership to get sixteen people hired.

While our crime is down 4.3% which he thinks is pretty amazing. He also thanked Council for all of their support and giving bonuses. He also thanked Sgt. Wright and Corporal Lindsey for their work. We have a great town to work in with a lot of support from our residents.

Council Member Gladden recognized the following Public Works employees: Travis Bennett, Joey Wheeler, Harley Wallace, and Marcus Ashworth. He asked how many like the flowers downtown. Those four gentlemen took care of them all summer and took turns coming in on the weekends to water them and take care of them and got no recognition for it. Chip Hill is their supervisor at Public Works, if you would please tell him to pass those words on to them.

## BOARD REPORTS & PUBLIC COMMENT

**Pineville Parks and Rec, Christine Turner.** Christine has lived in Pineville since 2017, has served on the board for two years and as chair for the past year. The Parks and Rec department continue to do an amazing job. Some of the notable updates include the Splash Pad where they've added some more benches, there's more shade and have replaced some grassy areas with concrete to make it cleaner. We had a successful Arts in the Park event with over 70 vendors. It was a big success. We are having our first ever 4-Miler Race, on September 23<sup>rd</sup>, will take place on the new stretch of the greenway. She highlighted continue growth of the sports. Soccer has gone up from 131 to 147 participants. 40% of those are Pineville residents.

**Staci McBride, Pineville Neighbors Place.** Ms. McBride appreciates the generous ARPA Grant that council awarded them a year ago. In the last half of 2022 and first half of 2023, they were able to help over 360 people because of the grant, 80% of those helped, are families with children. This was 142 households in total. For our schools we participated in campus beautification project, we provided over 1,400 backpacks for the 2023-2024 school year. Many thanks to everyone in the community for their help. We also support faculty and staff at the schools. We provided over 17,000 lbs of food in this time period; that fed over 1,800 people throughout the community. They also started a brand-new program in March and provided up to 30 families per month with fresh produce. They are very excited about this new program. The Annual Potato Drop is scheduled for Saturday, October 14<sup>th</sup> at 9:00 am in the Carolina Place Mall parking lot behind Dillard's and across from Sam's Club.

**Debby Brown, Pineville resident.** She stated that she has an issue with Code Enforcement. On August 3<sup>rd</sup> a company started putting in replacement windows in her home and they placed a sign in her yard showing it was their work. They left the sign in her yard while they waited for a window to be shipped. She had no idea it was in violation of Code. On August 8<sup>th</sup>, she was sitting on her front porch in the morning and saw a guy walking up the sidewalk on the other side of the street coming from the Mill parking lot, he crossed over to her side of the street, walked passed her and pulled up the sign and started walking back the way he came, never acknowledging her at all until she asked him what he was doing. He introduced himself and said he had numerous complaints about the sign. He told her that he had sent her a letter on Monday, but because of the number of complaints he had received, he was taking the sign. She had not received the letter and had no idea she was out of compliance, and she wasn't going to let him take the sign. She proceeded to tell him that the work was not going to be complete until Thursday and the company would take the sign then. He said he needed to take the sign, but she wouldn't give the sign back to him. He walked back to the Mill parking lot where he had parked. If he was removing a sign in my yard, he should have parked in front of her house, knocked on her front door and let him know what was going on. This is good common sense. You need to have respect and consideration for others. She didn't feel that she was given either. Just taking something out of her yard that doesn't belong to you is theft. This puts her in an awkward position with the company. She can't believe that there were that many complaints about one sign. In her opinion, complaints should not be anonymous. If something bothers you enough to complain to the Town, own up to it.

Mayor Edwards asked Travis Morgan to follow-up with her on this.

**John Holobinko, Chamber President.** Mr. Holobinko said that the Chamber is having a business community event in early October (the second Wednesday) where they have invited the mayoral and town council candidates to share their views on business in Pineville. This is the first event of this kind for them, and they are excited about it. Since it's a Pineville Chamber event, it's open to attendance only by businesses and by pre-registration only and it's posted on their website. They have enhanced their website events calendar and these events can get additional exposure. Thanks for Matt and the Pineville Parks and Rec for working with them on it. In November they will be again doing Christmas photos with the vintage truck and Santa Claus. All of the proceeds will benefit Pineville Neighbors Place and Hope Faith Soccer Ministries. More will be coming on the next month or so.

#### **PUBLIC HEARING**

There was no public hearing.

#### **OLD BUSINESS**

There was no old business.

#### **NEW BUSINESS**

**Transformers for Coventry Site, David Lucore.** The Coventry subdivision has 166 single-family homes and will require 21, 50 KVA, and 1, 75 KVA pad-mounted transformers. Staff solicited formal bids and he is recommending to award this bid for a total price of \$203,389.00 to JST Power and Equipment. Delivery time is 30 weeks. The size of the transformers are 3 feet x 3 feet. They're small and you only see in residential.

Council Member Gladden moved to approve the purchase with a second made by Council Member McDonough. All ayes. **(Approved 4-0)**

**Greenway to McCullough, Ryan Spitzer, Matt Jakubowski, and Tori Golaszewski.** Mr. Spitzer said that this process has been going on for over a year now. We went through the bidding twice since there were only two bidders. The low bidder was Eagle Wood, and their bid was for \$1.5 million dollars. The two big drivers in that bid were \$495,000 for the concrete boardwalk and \$444,000 for the 10 feet x 100 feet long bridge that will span Sugar Creek. We won't have any pedestrian or traffic through here. Ms. Golaszewski, with Kimley Horn, said that it's a 365-day contract time. Mr. Spitzer added that once we give them the approval to proceed, they will begin procuring the goods for going forward.

Mayor Pro Tem Samaha moved to accept the contract with Eagle Wood with a second made by Council Member Stinson-Wesley. All ayes. **(Approved 4-0)**

**Manager's Report.** Mr. Spitzer complimented Public Works and the contractor for getting Lowry Street opened before school started. They did a good job, and it did improve the traffic there. They're finalizing the signals there and that should be done this week. We're getting to the end of the Lynnwood/Lakewood project. We're finalizing some curb and gutter that was put in wrong. Once they get the curb and gutter done, they'll finish that project.

We have procured a company to do the fountain, but they can't get started until after the December 2<sup>nd</sup> Christmas Tree Lighting. It will take them six months to complete it and it should be ready for next summer.

The Planning Board will be meeting next week, September 20<sup>th</sup>, and discussing the social district. Since it's a new ordinance, the Planning Board needs to review it.

PCS Board will be meeting this Thursday, at 3:30 pm in the council chambers.

We met with Stewart Cooper Newell on the utility yard feasibility study and space needs on the Grower's Outlet site. We will progress with that soon. Edifice is working with them to do the SD drawings. Once they get those drawings, they will price it out and bring it back in front of council in approximately sixty days from now.

Council Member Gladden asked for an update on the Johnston Road project. Mr. Spitzer replied that we have to move a water line, NCDOT requires that we move a signal. We have to obtain right of way easements. Chip Hill is getting a surety for that and getting a temporary easement.

Town Clerk Lisa Snyder gave council an update on the 150<sup>th</sup> anniversary. Items have been ordered to be given away. Anyone who attends the Fall Fest can come to our tent to get a ticket for one of three chances for a Town of Pineville gift package. We will have one winner from each day's drawing. Some local businesses have donated gift cards to go with the packages. Those include BJ's, who donated 150 cupcakes, in honor of the 150<sup>th</sup> and will be given away on Saturday, October 21<sup>st</sup>. Last, but certainly not least, a Barney Fife impersonator will be here on Saturday, October 1<sup>st</sup>, from noon to 4:00 pm handing out police stickers and taking photos with people who visit the old jail cells. The committee is very excited to have him.

### ADJOURNMENT

Council Member Stinson-Wesley made a motion to adjourn followed by a second made by Council Member Gladden. (**Approved 4-0**) The meeting was adjourned at 7:06 pm.

---

**Jack Edwards**

ATTEST: \_\_\_\_\_  
**Lisa Snyder, Town Clerk**