



**WORK SESSION MINUTES  
MONDAY, AUGUST 26, 2024 @ 6:00 PM  
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, August 26, 2024 @ 6:00 p.m.

**ATTENDANCE**

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  
Finance Director: Chris Tucker  
Planning Director: Travis Morgan

**CALL TO ORDER**

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

**DISCUSSION ITEMS:**

**Davenport Presentation, Debt Issuance for Fire Department and Fund Balance Policies for General Fund.**

Finance Director, Chris Tucker, introduced Mitch Brigulio, Davenport Public Finance, and shared that there are no major changes for the General Fund. Mr. Brigulio outlined decision points and action items that will be needed this Fall. He added that the sale of potential land is critical and will help offset the debt. He advised Council to consider the areas of reserve policies and debt/contingent liabilities policies. He would like to establish two prongs in our General Fund Balance policy: a target of 32% unassigned fund balance, and a minimum of the general fund balance of 24%. Our existing debt to assessed ratio is at 0.47%. The Town may want to consider establishing a maximum debt to assessed value ratio.

He noted that our debt service vs expenditures ratio is at 11%, which is below policy limitations. He compared Capital Funding Requirements, Revenue available for Debt Service, and cash flow surplus, and advised that affordability does exist. Land sale revenues may impact the plan, as well. Capital projects included in the plan are the Fire Department, new radio equipment for the PD, and the Park project in FY28. He compared two scenarios and added that property tax values could affect future tax rates. Council will have to select which tool they will use when financing the new Fire Department. Mr. Brigulio suggested working with the LGC (Local Government Commission) in which he outlined the Financing Schedule which requires a public hearing and includes an audit to be completed by October 31<sup>st</sup>.

**Review of letter to Highline Partners.** Town Manager Spitzer reviewed the project on College and Main Streets. A new company is looking at developing the mixed-use development at this location. The developer requested a letter from the Town stating what the scope of the project is and what is allowed. The developer, Mark Miller with Highline

Partners, is proposing seventy-five units with two parking spaces per unit. They will have to build a fence. He was not aware of the 1,200 sq. ft. requirement for Building 2. He discussed the requirements with the former developer, Stephen Rosenburgh. Mr. Miller currently has 5,200 sq. ft. in his plans, which includes ground floors facing Church Street. Council Member Stinson-Wesley requested that anything coming from Norfolk Southern be in writing. Mayor Phillips expressed his concern that Norfolk Southern will provide areas to park, but it has not been in writing.

He is also concerned about possible oversight on the overnight parking in this area for the people living in these townhomes, downtown merchants and the people who come to the downtown businesses who use the parking. Mr. Miller said that he is a local developer, he has met with council and has their numbers, and if they are in violation it will be their responsibility to fix that problem.

Mayor Phillips discussed additional concerns for this property and is investigating how it was processed. Attorney Suzanne Todd was present and said that the Resolution that was done did give the manager the authority to make agreements and further the project and it seemed like a normal transaction. Council Member McDonough asked if an attorney had reviewed the process. Town Manager Spitzer replied that they had and that he will send council the attorney's opinion which was done two months ago.

**Discussion of Resolution and MOU for the Penny Sales Tax Legislation.** Town Manager Spitzer and Attorney Canaan Huie, of Moore and VanAllen Law Firm, reviewed the proposed Resolution and MOU for the Penny Sales Tax Legislation. This resolution and MOU authorizes the county to hold a referendum. It also sets up separate authority apart from the MTC and City of Charlotte. The Authority will consist of twenty-seven members and will have control and manage the assets and funding. Funding will be disbursed 40% for roads, 40% to rail, and 20% to buses. The projects include roads, Red Line, Blue Line, Gold Line, Silver Line West and Silver Line East. Under the agreement, Pineville will receive approximately \$1.72M for twenty years for road infrastructure. Town Manager Spitzer got the County to agree to an MOU with the City and the Town to fund the gap and allow us to get the full penny, until the Blue Line extension is complete. The next steps are the local approvals, State and a referendum planned for Mecklenburg County's ballot in 2025.

**Dorman Road Townhome Rezoning.** Planning Director Morgan went over the proposed rezoning and said that the plan is site plan specific conditional rezoning. It is located on the west side of Dorman Road and the proposal is to rezone the Melinda Earnheart property from R-44 to RMX(CD) to allow for seventy-five townhomes along the Dorman Road frontage. The property does have challenging topography and powerlines running through it. The development falls below the unit count required for a Town traffic study but will still require an NCDOT driveway permit. The rollout trash service noted does not have a clear storage location and appears to not fit in the garage with two cars. A parking space from the garage would be removed reducing the parking county by 75 spaces if the rollouts are stored in the garage.

**Cone Mill PSA.** Town Manager Spitzer reviewed the first draft of the PSA with Beachmont Real Estate Holdings, LLC (fka Gvest). There have been no changes to the plans. The plan includes a mix of townhomes and 50,000 sq. ft. of commercial. They will be required to apply for brownfields again due to the addition of townhomes. The timeframe is approximately three years for completion. The Buyer must schedule a public hearing and obtain approval from Town Council for the project.

**Location of Hawk Signal on Main Street.** Town Manager Spitzer reminded council that the Hawk signal will be purchased with the remaining ARPA funds to aid pedestrians getting across the road. He met with the NCDOT recently and they recommend placing the signal near the speed limit sign outside of Town Hall on Main Street. Council Member Stinson-Wesley asked how long it will be before it is set up and Mr. Spitzer replied that it won't take long once the documents are signed.

Council Member Stinson-Wesley moved to adjourn the meeting followed by a second made by Mayor Pro Tem Samaha. All ayes. The Mayor adjourned the meeting at 8:50 pm.

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David Phillips, Mayor

ATTEST:

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Lisa Snyder, Town Clerk