



TOWN COUNCIL REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS
TUESDAY, FEBRUARY 14, 2022, AT 6:30 PM

MINUTES

CALL TO ORDER

Mayor Jack Edwards called the meeting to order @ 6:33 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
Planning & Zoning Director: Travis Morgan

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 our first responders, fireman, police officers and our military.

ADOPTION OF AGENDA

Mayor Pro Tem Ed Samaha made a motion to accept the agenda with a second made by Council Member Les Gladden. All ayes. (**Approved 4-0**).

APPROVAL OF MINUTES

The Minutes of the Town Council Meeting on January 10th, 2023, the Work Session on January 23rd, 2023, were submitted for approval. Council Member Amelia Stinson-Wesley moved to approve the minutes with a second made by Mayor Pro Tem Ed Samaha. All Ayes. (**Approved 4-0**)

CONSENT AGENDA

Tax Refunds, Finance Report, Budget Amendments, the rescheduling of the August Town Council meeting to August 8th, Resolution 2023-2 and the Retirement Systems notification are the items under the Consent Agenda. Council Member McDonough moved to approve the Consent Agenda as presented with a second made by Mayor Pro Tem Samaha. (**Approved 4-0**)

PUBLIC COMMENT

Jane Shutt, Pineville Neighbors Place. Ms. Shutt said that 2023 is off to a great start! They have welcomed a new board member from Atrium Health, Pineville, Dwight Roache. The Mecklenburg County Commissioners voted to award PNP another round of ARPA funding totaling \$300,000 for rent assistance for our neighbors. The PNP board has hired Staci McBride as the new Executive Director of PNP. She will start on March 1st training with Ms. Shutt.

Officer Randy Down and Ms. Shutt participated in the annual HUD Point in Time count where they report the homeless neighbors in our community. They visited three different camp sites in the area which had been abandoned recently. They met a man named Jay, a 76-year old who is living in his car in our community. He served in the Vietnam war for 6 years and is not receiving any veterans' benefits. They are working with the VA to get his paperwork in order to secure him benefits and housing.

Tickets are now available for the 5th annual fundraiser dinner. Dinner is only \$20 per person. It will be held at Pineville United Methodist Church on Thursday, April 20th at 6:30 pm.

David Phillips. Mr. Phillips gave a presentation on the Cone Mill's history. He added that he is concerned about adding 400 to 500 potential apartments, with 2 cars per apartment, in this area which equals about 1,000 extra cars. In 2022, a comprehensive study was done. There were two meetings for the public to review the plans. He was handed sticky notes and a sleeve of green dots to use to indicate his preferences on what he wanted to see done to the site and which plans he liked best. He clarified that he would not mind putting single-family homes there. Mr. Phillips referred Council to Resolution 2022-10, Code of Ethics, and wanted to remind Council not to be swayed by the developers who want to build on this property. Mr. Phillips continued to refer to a petition in which he obtained 631 signatures of residents who oppose low-income, rentals, apartments or townhomes.

Melissa Davis. Ms. Davis pointed out that we do not have the infrastructure to handle additional vehicles and people in this area. She was adamant that she does not want any more rentals.

Laura Stout. Ms. Stout stated that she has lived in Pineville her entire life. She loves her mill house. It backs up to the Mill property. She feels like they are being lied to and stated that it appears the former plans have been scrapped. She added that no one wants apartments or high-rise parking decks developed there. She would like to see the truth and more transparency from Council. She concluded saying to give them something they can use and asked for Council to please, just listen to us.

Matthew Marvin. Mr. Marvin is a business owner and a traveling professional poker player, just passing through. He feels that we have illegal business running in the Town. Planet Fitness has signs posted that say unauthorized vehicles will be towed. Those signs are illegal. There needs to be one of those signs at each entrance of the parking lot. There are two signs, when there should be seven signs. A towing company is coming in and towing people without notice. The biggest letter on the sign is about 2 inches. He can't read them unless he's up close to them. Visitors and travelers will continue to be victimized. He hopes that Council will do something about this. Mayor Edwards told Mr. Marvin to give him a call.

Richard Dellinger. Mr. Dellinger's brother owns a wrecker service in Pineville and he feels that the business is not being used by the Town and he wants to know why. They'd like to do the towing here. He added that he feels a partial fire department needs to be put on the other side of the railroad tracks for those residents who live on that side of Town. If there's a train on the tracks, it takes awhile for them to get there. We also need speed bumps. Cars fly by there. Come over to Amon Lane and see us.

John Holobinko, Pineville Chamber of Commerce. The Chamber will be hosting the expanded Business Expo on Friday, March 24th at the Belle Johnston Community Center. More information is available on the Chamber website. Everyone is invited and the tickets are reasonable.

El Rinko. Ms. Rinko is new to Pineville. With the train accident in Ohio and now her living within 800 feet of the train tracks. She asked if there are any plans for evacuation should something like that happen here.

Al Baskins. Mr. Baskins stated that all police departments need to come up with police reform. All of the police departments need to sit down and come up with a solution. He also feels that we lack transparency. He added that everything is being fed into Steve Rosenburg's hands. There's a bug in there somewhere. We need some honesty.

Mayor Edwards responded that three people are now interested in the mill property at this time.

Bob Struble. Mr. Struble has lived here close to 30 years. He asked Council how did the mill property turn into a storage area? We have to look at all this equipment every day. You can post a newsletter in all of the Town offices to let us know what's going on in the Town. He also questioned why the Police Department isn't enforcing the speed limit on Main Street? Is it going to take a kid to get killed because someone wants to go 50 / 60 mph in a 35 mph or 20 mph zone? This new

development comes in for the retention pond and they make the lower end, close to Dover Street, 8 to 10 feet deep. What if a kid falls in there and drowns? Aren't we going to put a fence there? There are state mandates 4 feet is the maximum depth. He would like every development, every neighborhood to have the same rules.

Yvette Isaacs. Ms. Isaacs is a member of Mecklenburg County South Advisory Council as well as the Pineville Parks and Rec Board. They have \$40 million they'd like to spend in land acquisitions. She proposes that perhaps Mecklenburg County use this money to purchase Cone Mill. She has had discussions with Matt Jakubowski.

AWARDS AND RECOGNITION

New police officer Logan Hulst was welcomed and introduced, and photos were taken with the Chief and the Mayor.

PUBLIC HEARING #1

Council Member McDonough moved to go into Public Hearing with a second made by Council Member Gladden for the acceptance of Iveybrook Lane, McIntyre Ridge and Founders Park Lane roads in Pineville. All ayes.

Planning & Zoning Director Travis Morgan stated that the developer requested turning these roads over to the Town. The alleys will remain private and have private trash service. There was no discussion.

Mayor Pro Tem Samaha moved to leave the public hearing for the acceptance of these roads followed by a second made by Council Member Gladden. All ayes.

PUBLIC HEARING #2

Council Member Gladden moved to enter the public hearing to purchase 313 and 315 N Polk Street with a second made by Council Member McDonough. All ayes.

Town Manager Ryan Spitzer introduced the property in question, which was previously known as Grower's Outlet. The purchase price is \$3.4 million dollars, and it is 6.2 acres. He shared photos of the area and added that the Town needs a place for the laydown yard for the utility department and possibly the location of the Fire Department.

Robert Porter. Mr. Porter read his statement disputing putting the Fire Department at this location. He feels that this move would kill the volunteer department.

Jonathan Hennessey. Mr. Hennessey read his statement opposing the move of the Fire Department. He doesn't understand Council's reversal of the decision they made back in December.

Nick Campagna. Mr. Campagna read his statement opposing the move of the Fire Department.

Scott Hermanns. Mr. Hermanns read his statement opposing the move of the Fire Department.

Cody Davis. Mr. Davis stated that he is a resident of 31 years and a career firefighter. He read his statement opposing the move of the Fire Department.

Melissa Davis. Ms. Davis read her statement opposing the move of the Fire department location. She questioned why Council doesn't listen to the professionals? Support our Fire department!

Al Baskins. Mr. Baskins simply questioned the decision to relocate the Fire Department.

Danielle Stamps. Ms. Stamps stated that she works at the Police Department and has for six years. She simply wanted to support the Fire Department tonight and remind Council that the PD only has one entrance/exit to their building, much like the Fire Department would have if they changed locations.

Council Member Gladden moved to leave the public hearing followed by a second made by Council Member McDonough. All ayes.

OLD BUSINESS

Board openings for the Planning Board and Board of Adjustment were to be discussed; however, Council advised that they would like for the applicants to attend our February Work Session and a decision can be made after that meeting for the Planning Board, BOA and the Airport Roundtable.

NEW BUSINESS

Vote on acceptance of Iveybrook Lane, McIntyre Ridge and Founders Park Lane. Mayor Pro Tem Samaha moved to accept the roads specified in Public Hearing #1 with a second made by Council Member Stinson-Wesley. **(Approved 4-0)**

Removal of temporary construction fence on Cranford Drive in the Preston Park subdivision. Council Member Stinson-Wesley shared that a good percentage of the residents in this subdivision support removing the fence. She moved to remove the temporary construction fence on Cranford Drive in the Preston Park subdivision followed by a second made by Mayor Pro Tem Samaha. **(Approved 4-0)**

Budget Amendment for hiring bonuses in the Police Department. Chief Hudgins did a presentation to add hiring bonuses to stay competitive in the market. The Chief outlined retention issues, recruitment issues and said that he needs to fill 13 sworn positions by July 1st. A majority of surrounding areas provide hiring bonuses. With the Town not giving hiring bonuses, it puts the department at a disadvantage. The chief listed proposed fund-hiring bonuses and the estimated costs. The budget amendment request before Council is for \$35,500 to get them to July, 2023.

Mayor Pro Tem Samaha moved to approve the Budget Amendment for hiring bonuses in the amount of \$35,500 through June 30th, with a second made by Council Member Gladden. **(Approved 4-0)**

Purchase of 313 and 315 N Polk Street. Town Manager Ryan Spitzer discussed the property that the Town wishes to purchase and added that it can be subdivided. Council Member Gladden added that the property is needed for the utility laydown yard and not necessarily the Fire Department, and to move property from the Mill site.

Council Member Gladden moved to approve the purchase of 313 and 315 N Polk Street, as explained by Town Manager Spitzer, with a second made by Mayor Pro Tem Samaha. **(Approved 4-0)**

Audit Contract. Martin-Starnes completed the most recent audit and Mr. Tucker recommended continuing using them as our auditor. Council Member McDonough moved to accept Martin-Starnes as our auditors with a second made by Council Member Stinson-Wesley. **(Approved 4-0)**

Adoption of Budget Schedule. Finance Director Chris Tucker shared a proposed budget calendar with Council and asked if there were any changes to the dates he listed. Mayor Pro Tem Samaha has a conflict on April 17th. Council Member McDonough said that March 30th there is a conflict for all Council members. Town Manager Spitzer will bring back an amended budget calendar at our February Work Session.

Manager's Report. Mr. Spitzer thanked Parks and Rec for a good job on the Valentine's Banquet, with special thanks to Heather Creech, for putting it together.

Mayor Edwards announced a five-minute recess before going into Closed Session pursuant to NCGS 143-318-11(3) – attorney-client privilege.

Council Member McDonough moved to go into Closed Session with a second made by Mayor Pro Tem Samaha at 8:53 pm. All ayes.

Council Member Stinson-Wesley made a motion to leave closed session with a second made by Mayor Pro Tem Samaha. All ayes.

ADJOURNMENT

Council Member Stinson-Wesley made a motion to adjourn followed by a second made by Mayor Pro Tem Samaha. **(Approved 4-0)** The meeting was adjourned at 9:25 pm.

Jack Edwards

ATTEST: _____
Lisa Snyder, Town Clerk