

**Mayor**  
Jack Edwards

**Mayor Pro Tem**  
Ed Samaha

**Town Manager**  
Ryan Spitzer



**Town Council**  
Les Gladden  
Amelia Stinson-Wesley  
Chris McDonough

**Town Clerk**  
Lisa Snyder

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**WORK SESSION MINUTES  
MONDAY, FEBRUARY 27, 2023, AT 6:00 PM  
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, February 27, 2023 @ 6:00 p.m.

**ATTENDANCE**

Mayor: Jack Edwards  
Mayor Pro Tem: Ed Samaha  
Council Members: Chris McDonough, Amelia Stinson-Wesley, Les Gladden  
Town Manager: Ryan Spitzer  
Town Clerk: Lisa Snyder  
Fire Chief: Mike Gerin  
Planning & Zoning Director: Travis Morgan

Mayor Jack Edwards called the meeting to order at 6:00 p.m.

**MEDIC PRESENTATION**

Chief Mike Gerin has been working collectively with MEDIC and talking to the managers of the towns. The big push is education so that communities understand what is going on. John Peterson, Executive Director at Medic, gave a presentation to Council. They are the sole EMS provider for Mecklenburg County. They are a government entity and are governed by state statute. They are funded 75% by fees for services and 25% by government subsidy.

He stated that 76% of calls that Medic receives are dispatched as life threatening; but 5% are determined to be life-threatening. Their goal is to protect the sickest patients.

Lights and Sirens increases the chances of crashes by 50%. Mr. Peterson explained the 911 procedure. When a person calls 911 they get a dispatcher if the call is made within the city; outside of the city limits CMPD or a fire station will answer. The location of the emergency is determined and how acute the emergency is. The call type is then determined. They receive approximately 1,200 determinants. These can be sorted into four categories.

He stated that about 9% of the calls received may not need a first responder or ambulance. They simply may need a ride to a facility. Dr. Swanson was introduced and said that 65% of patients are transported to a hospital. During about twelve months of data, it was determined that 12,901 calls were within the 60-minute response time target. He noted that not everyone needs a "lights and sirens" response. Those that do require that kind of response include heart attack, difficulty breathing, and stroke.

Mr. Peterson summarized. He stated that they are speaking with all councils in the area. Additional sites are being identified for non-English speaking communities. Reports will be filed monthly to the fire departments. The 10:50 category will be the only "lights and sirens" category when they're finished. They are hoping to wrap up by the end of March. Data may be available in late May and will be available at the fire departments.

Council Member Les Gladden stated that our guys can't sit with a patient for an hour while they wait for Medic to arrive. Dr. Studnek replied that when they send an ambulance, they will allow first responders to do an evaluation and determine the priority and ask the patient if they'll allow first responders to leave them and attend the next call. It's not an issue of abandonment because you're asking the patient if it's ok (if they are safe to be left alone). Council Member Gladden continued to ask about assisted living patients where they simply don't want to be left alone? Dr. Studnek replied that they have to have these conversations with the patients.

Mayor Pro Tem Ed Samaha asked how many calls will be cut by them? Chief Gerin responded that he didn't think it would be much (maybe 5%). John Peterson added that the City of Charlotte will see the most numbers.

Mayor Edwards asked how many qualified EMT's are currently available in Pineville? Chief Gerin replied there are four plus the Chief.

### **CELL TOWER AT CHARLOTTE SOCCER ACADEMY**

Planning & Zoning Director Travis Morgan provided Council with an update on the Vogue Cell Tower at 13333 Dorman Road. Approximately 446' – 5" of sidewalks have now been included along Dorman Road. The Plan is recommended with the addition of the sidewalks as shown. The proposal is found to be reasonable and consistent with adopted plans including the walkability goals and Comprehensive plan.

Council Member Gladden said that we need to require the sidewalk completion before the completion of the tower. Michael Sandifer did the drawings for the Vogue Tower site and added that the DOT expressed a little concern about the curve of the road and sidewalks located further back.

### **CAROLINA LOGISTICS PARK**

Planning & Zoning Director Morgan stated that Beacon Partners is interested in possible incorporation of 12516 Downs Road into the CLP project and previous conditional site plan approval. The request is to reduce the southern buffer from 100' to 20'. There is an existing 20 feet of buffer along the townhome development to the south. If approved as shown would provide 40' of total buffer between the properties. Staff advocates for complete development proposal before reviewing the request, to include flood areas, stormwater controls, zoning use of the property, size, location and design of buildings, trash location, all buffer details and landscaping, sidewalk and streetscape improvements along Downs Road and all driveways and access points.

Pete Kidwell, with Beacon Partners, spoke and outlined the project in the area off of Downs Road. He stated that they would be leaving the natural vegetation and open to fencing and berms. They are looking for some guidance from Council as to what could be approved.

Council Member Gladden expressed concern for a portion of the CLP project along the northern Downs Road area where it needs to be tended to for high grass on or around the sidewalks that need to be mowed.

### **JOHNSTON ROAD TIMELINE UPDATE**

Planning and Zoning Director Travis Morgan wanted to give Council an update on the project and is seeking input from them about the time versus money equation. He stated that the Johnston Road realignment project was originally split into two parts as required by NCDOT. This was done because the original State grant funds would only cover the

immediate area around a state road. Part "A" was the intersection and around main Street. Mr. Morgan was able to secure \$1.175 million with the Town paying the remainder of the minimum 20% required town matching funds within Part "A". The project had a state project number of EB-5949 assigned to it.

Town Manager Spitzer was able to find additional funds in the amount of \$1.435 million from FHWA or Federal dollars for the EB-5949 realignment project planned for Part "B" area. Mr. Morgan stated that the project could possibly be delayed six to nine months if we are required to go back before the CRTPO.

Mayor Jack Edwards said, "let's go ahead and do it. It's been five years." Town Manager Spitzer added that we're still waiting on Part A, and it will not begin until August due to the supply and materials. He's talking to the district engineer but hasn't heard back from him yet. We are locked into the \$1.435 million. Mr. Spitzer suggested that we let him have conversations with DOT and then we will figure it out.

### **BOARD OF ADJUSTMENT OPENINGS**

Town Clerk Lisa Snyder advised Council that there are currently two openings on the Board of Adjustment. One opening is for a regular member and one opening is for an alternate. Both applicants also applied for the Planning Board openings. Dusty Gilvin and Michelle Shail introduced themselves to Council individually.

Mayor Pro Tem Ed Samaha moved to nominate Dusty for the BOA with a second made by Council Member McDonough. Council Member Gladden stopped and asked for a moment to say that he feels that Dusty may be a better fit for the Planning Board because he was the first one to jump up and it's an active board, and after listening to him. Mayor Pro Tem Samaha shortly after withdrew his motion.

Council Member Amelia Stinson-Wesley moved to appoint Michelle Shail as the regular BOA member with a second made by Council Member Gladden. All ayes. **(Approved 4-0)**

Mayor Edwards added that there is also an opening on the Transit Services Advisory Board. It is a phenomenal position with Charlotte MTC and a very active board. It deals with transportation issues, buses, and handicapped bus services, and he gets to appoint someone to that. Council appoints local boards, and he appoints the rest of them. It is one of the best boards he's ever seen. It depends on where your interest leads.

### **PLANNING BOARD OPENINGS**

Town Clerk Lisa Snyder advised Council that there are currently two openings on the Planning Board. One opening is for a regular member and one opening is for an alternate. We have five applicants.

Council Member Gladden moved that Dusty Gilvin be appointed to the regular Planning Board position with a second made by Mayor Pro Tem Samaha. All ayes **(Approved 4-0)**

Council Member McDonough wanted to hear from the remaining applicants before going to the selection for an alternate. Applicants Brandi Wyant, Monica White-Eagle and Bolyn McClung introduced themselves to Council.

Council Member Stinson-Wesley moved that Brandi Wyant be appointed as the alternate for the Planning Board with a second made by Mayor Pro Tem Samaha. All ayes. **(Approved 4-0)**

Mayor Edwards added that Town Clerk Lisa Snyder can get them the information they need on board openings.

**BUDGET CALENDAR**

Town Manager Spitzer outlined the possible dates for the upcoming budget meetings. General discussion by Council. The dates are as follows: March 28<sup>th</sup>, March 30<sup>th</sup>, April 4<sup>th</sup>, April 6<sup>th</sup>, April 27<sup>th</sup>, and May 2<sup>nd</sup>.

Mayor Pro Tem Samaha moved to approve the selected dates with a second made by Council Member Stinson-Wesley. All ayes. (***Approved 4-0***)

A ten-minute recess was held before entering into Closed Session.

A motion to close the Work Session was made by Council Member Stinson-Wesley with a second made by Mayor Pro Tem Ed Samaha. (***Motion passed 4-0***)

The Work Session adjourned at 9:25 pm.

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Jack Edwards, Mayor

**ATTEST:**

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Lisa Snyder, Town Clerk