



MINUTES

CALL TO ORDER

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

Mayor Edwards
Mayor Pro Tem Melissa Davis
Council Members: Les Gladden, Amelia Stinson-Wesley
Council Member: Joe Maxim (via Zoom)
Town Manager: Ryan Spitzer
Planning & Zoning Manager: Travis Morgan
Town Clerk: Lisa Snyder

A motion was made to start the Work Session by Council Member Les Gladden with a second made by Mayor Pro Tem Melissa Davis. A motion was made to allow Council Member Joe Maxim to join the meeting via Zoom by Council Member Amelia Stinson-Wesley and seconded by Mayor Pro Tem Melissa Davis. *Both Motions passed 4-0.*

Fall Fest

Parks and Rec Director, Matthew Jakubowski, presented information regarding the upcoming Fall Fest for Pineville and surrounding North Carolina counties. He provided a hand-out to Council containing the vendors, entertainment and cancellations of area festivals. We are currently at \$20,000 out-of-pocket expenses. Fireworks will be shooting off at the Mill and have been approved by the Fire Department and will be held on Saturday night that weekend. There are several new vendors, including the American Lumberjack Show. We are looking at different ways to do Brinkley (Entertainment); next year we might look for a different carnival entertainment group.

Some of the recent festival cancellations are Matthews Alive, Charlotte SHOUT festival, Denver Days and Creedmoor Music Festival.

Council Member Stinson-Wesley asked what all Brinkley Entertainment do for us? Parks and Rec Director Jakubowski answered that they provide about 10 attractions, including the rides and about 4 or 5 games. They man the rides and we man the ticket booths.

Mayor Pro Tem Davis asked that if they mandate, what is the liability for the Town, if we let people go through with it and let people make their own decision whether to go or not. Town Manager Spitzer said that if they mandate it that there's a restriction, we will get our money back. Mayor Pro Tem Davis said that if we decide to have it, she thinks we definitely need to have masks. Brinkley doesn't require a deposit, we have it every year, according to Mr. Jakubowski. Vendors are coming through and the entertainment is all set. He added that he didn't think the dates are busy fireworks days. He also added that the businesses who took a hit in the last year are not going to cancel. NC Festival is a good website that lists all of the festivals. He would like to push out promoting, getting signs up around town, right after Labor Day. Town Manager Spitzer said that we can proceed; we would lose the deposit/fee for the band, if we cancel, the \$20,000.

Mr. Jakubowski said that if we don't have the rides, he anticipates we would get more flack if we don't have the carnival. He doesn't know how much carnival people will spray down their machines. Mayor Pro Tem Davis said we could have stations with hand sanitizers. Town Manager Spitzer said that carnival rides are a high-touch activity. Council Member Stinson-Wesley is inclined to have it and shift it away from the carnival event this year and open to shifting its focus for a year, but stick with the fireworks. Mayor Pro Tem Davis said that we will pay \$20,000 either way. We should hold off on fireworks and maybe have a few food vendors.

Council Member Gladden suggested providing cleaner and have people work the rides, clean the parts, and have it like we normally do. It will be hard to separate it out, after having it for about 15 years, people will be confused. It's all or none. Council Member Maxim says no. He's already missed a lot of time with Covid, Fort Mill School Systems are on fire. He doesn't want to be part of an outrage when it could have been prevented. He would rather save the money now than to lose it all later on. If it's all or nothing thing, then he can't go along with it.

Mayor Edwards said there are three members of Council that are for some form, and would like to do it. Council Member Maxim said there's more downside in proceeding forward with abandon. He doesn't think that CMS is going to be 100% successful in managing this thing and keeping everyone safe. There is still a chunk of the population who can't decide for themselves whether or not to get the vaccine, which is largely the target audience for this thing. Are we trying to have this for us, or are we trying to have it for others? Mayor Edwards asked Mr. Jakubowski if he can look at it and get us different scenarios of what it's going to cost at a certain point and what we have to commit to. Mr. Jakubowski will try to keep up with this information on what festivals are cancelled and check in with Town Manager Spitzer weekly with updates.

Council Member Stinson-Wesley suggested that if we don't have anything, let's have fireworks. Town Manager Spitzer and Mr. Jakubowski will keep updated and report back at the September 14th meeting.

DFI Presentation

Jordan Jones and Matt Crook attended and did a power point presentation, via Zoom regarding the Cone Mill site. DFI is Development Finance Initiative, a program of UNC Chapel Hill School of Government and collaborates with communities in North Carolina and Virginia to attract private investment by providing specialized finance and real estate expertise. He explained the pre-development timeline. Mr. Crook asked if there is anything on there that they see on the agenda that they have questions on, or don't want to see, or captured here. Mayor Pro Tem Davis said she sees something on there that she didn't want to see. Council member Stinson-Wesley said that they will ask questions as they go along if they have any.

Mr. Crook continued with his presentation and outlined what he considers downtown and the Cone Mill site. He outlined what the public interests are, including maximizing private investment, balancing increased activity with traffic flow along Main Street, promote enhanced evening activity while maintaining a small-town feel, increase the diversity of retail and office uses downtown and encouraging multi-family development that fits with character of downtown and Old Town. This is what's going to drive Councils to see what the Town wants to see and if there is anything that they want to change or add, they will take that into account.

Council member Gladden said that we only have three ways out of town from there and, that makes it very difficult to disburse traffic for people who live there. Somewhere in that process we need to define exactly what multi-family is, that you're talking about, is it a couple of townhomes, a single site family, some fairly larger lots for single family? He thinks that is the biggest problem for Council is deciding just how much is enough?

Mr. Crook said anything that you put on this site will increase traffic throughout the Town. DFI studied the pre and post Covid-19 conditions in and around Pineville and analyzed key market indicators to understand demand for market-rate office, retail and multi-family housing developments. The vacancy rate is higher than it's been since 2013, though below the national average. Leasing activity has gone down. There has been a substantial increase in sublet availability. Office space sublet availability has seen 118% growth from 2019 to 2021 YTD.

There are multiple challenges with office market. The key findings for retail market are that market area projects increase in population of roughly 11,000 new residents in the next five years. New retail will likely be dependent on the density of the site use (office or residential).

Mayor Pro Tem Davis asked about the connectivity from Cone to Main Street. Mr. Crook said that the goal is to create an interesting activity space for families, children and workers; to have a space to meet. Mayor Pro Tem Davis said that she is not at all in favor of multi-family. Council member Gladden concurred.

Mr. Crook shared his findings for the multi-family market and some site consideration. The Brownfield does not allow for a single-family or subdivision on some of the site. Some people may prefer being closer to downtown and the neighborhood. Multi-family housing is likely a better fit than office for this site. Parts of this site could be subdivided for single-family (from Price Street on down). Mayor Pro Tem Davis said that the density is a concern. Most residents don't want more townhomes. She may consider mixed use (retail on the bottom with residential above). Mr. Crook added that it would be lower density with this plan.

Mayor Pro Tem Davis commented that he has some good ideas but wants to know how he's going to move that traffic count? Mr. Crook stated that Cone Mill has limited access to major arteries. Parking for offices is typically 4 spaces per 1,000 sq. ft and 1.5 spaces per unit. Mayor Pro Tem Davis asked how many units is he talking about? She is definitely not in favor of townhomes or apartments or rentals period. Mr. Crook said it would be about 67 multi-family, residential, townhomes. There will be a mix of studios, two or three-bedroom condos, for example.

He further stated that we're seeing growth in the South Charlotte area and a lot of interest. Connecting Main Street downtown with Dover will take a lot of consideration, a lot of thought, and a lot of Town guidance to be able to do this kind of stuff.

Council Member Stinson-Wesley asked if it's a good idea to create more roads or does it encourage more cars to be on the roads? Council member Gladden said that we're stuck in a hard spot just by the way it lays.

Mr. Crook discussed three development considerations: (1) proceed with solicitation and find the right partner to market the site, (2) shift to recruiting built-to-suit office tenants, and (3) pause on efforts and revisit in nine to twelve months; this could allow time for the office market to change (wait and see approach). He appreciates the thoughts on how to move forward.

Mayor Pro Tem Davis said that ideally, she would like to see more single-family homes on larger lots, not cramming more in like everybody is doing today, I know that developers want to make the most money they can, squeezing it in.

Council member Gladden said that we need to find out what we can do to make it residential, what we need to do to clean it up more, what we'd like to see. We need to get the right product for the Town now and years down the road. Council member Stinson-Wesley concurred and added that it needs to match the bigger picture, is interested in single-family but is also interested in saving green spaces in town. You can't get land back; maybe not develop every single square foot.

Council member Maxim thanked him for talking the Council through this. He has always viewed it as a catalyst to draw to downtown, to gather, to linger, for people to enjoy. He likes corporate office space with retail. He does not want to see multi-family space. It has been an exhausting conversation.

DFI will follow-up with Town Manager Spitzer and thanked Council for having him. Council also thanked him for speaking.

Renderings of fountain at new Town Hall

Manager Spitzer noted that Council asked him to look at various fountain sizes and where they would go. Option 1 is a smaller fountain with a cost of about \$20 to \$25,000 and is pre-fabricated, shown similar to the photo of the fountain in Savannah, GA. Option 2 is larger like the Mint Hill Town Hall. It makes more of a statement and the cost is roughly \$100,000 and includes a vault below. It is about twice the size of Option 1. Option 3 is the most expensive and includes a splash pad area. The estimate for this one is \$500,000 and is about the size of Option 2. He added that Mint Hill pays \$15 to \$20,000 per year for a maintenance contract to maintain their fountain.

Mayor Pro Tem Davis shared her concern about kids getting wet and going into the library. She is not in favor of a pre-made fountain; if we're going to spend all the money for a new building, why go with a pre-fab. She likes Option 2.

Council Member Maxim said that if we have the funds to do it, he likes Option 2, if we can work it in the budget.

Council Member Gladden likes Option 2 if we're going to do it, and would be a good focal point if it's close to a flower garden. Everyone is in agreement on Option 2. Town Manager Spitzer will get back to them after he meets with the architect this Wednesday.

Mayor Edwards announced that the meeting has closed at 8:15 pm and called for a three-minute recess. Closed session to begin after a break.

CLOSED SESSION PER NCGS 143.318.11 (5) real estate

ADJOURN

Council Member Amelia Stinson-Wesley moved to close the August 26th Closed Session, seconded by Mayor Pro Tem Melissa Davis. Upon the motion of Council Member Les Gladden and seconded by Mayor Pro Tem Melissa Davis to close the Work Session, Chairman Edwards adjourned the Work Session and Closed session at 8:41 pm.

Mayor Jack Edwards

ATTEST: _____
Lisa Snyder, Town Clerk