



TOWN COUNCIL REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS
TUESDAY, SEPTEMBER 10, 2024, AT 6:30 PM

MINUTES

CALL TO ORDER

Mayor David Phillips called the meeting to order @ 6:30 pm.

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

PLEDGE ALLEGIANCE TO THE FLAG

Council Member Danielle Moore led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor David Phillips asked for a moment of silence and asked everyone to remember our police, fire and medical personnel.

ADOPTION OF AGENDA

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

APPROVAL OF MINUTES

The Minutes of the Town Council meeting on August 6, 2024, Town Council meeting, and the August 26, 2024, Work Session were submitted for approval. Council Member Stinson-Wesley moved to approve the minutes as presented with a second made by Council Member Moore. All Ayes. (**Approved 4-0**)

AWARDS AND RECOGNITION

There were no awards or recognition.

BOARD REPORT

Shakira Franci, Home Program Manager, Department of Community Resources, gave a presentation on their HOMES program. Ms. Franci gave a presentation to Council on helping with the rising costs of home ownership. She outlined the requirements of the program, which include that the property owner must be located within Mecklenburg County. There are income requirements, as well, but no age requirement. Last fiscal year, two million dollars in grants were awarded. She advised that they will be attending community events and have television ads scheduled announcing the HOMES program. Homeowners can apply online at MeckNC.gov/4Homes, via paper application, and in-person at the County Assessor's Office.

CONSENT AGENDA

The Consent Agenda consisted of three items for approval: Proclamations for Constitution Week and Life Saving proclamation by Pineville Police Officer Stanley which occurred last month, Tax Refunds from our Finance Director, Chris Tucker, and Resolution 2024-16 declaring surplus items. Council Member Stinson-Wesley moved to approve the Consent Agenda as presented with a second made by Mayor Pro Tem Samaha. (**Approved 4-0**)

PUBLIC COMMENT

John Holobinko, Pineville Chamber President. Mr. Holobinko shared that Pineville Dental Studio has joined the Chamber and will be opening soon at 10635 Park Road in Pineville and Jiffy Lube at 207 N. Polk Street. He added that he was recently featured during an interview with WCCB-TV. The interview can be viewed on the Chamber's website. The Third Annual Pineville Golf Tournament is scheduled for October 3, 2024. They are short on golfers and teams this year and could use more support. He shared Pineville Neighbor's Place announcement of the Annual Potato Drop, scheduled for Saturday, October 12, 2024. Volunteers may sign up on the website.

PUBLIC HEARING

There was no Public Hearing.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Resolution 2024-15 for Award of Contract T & R Electric. Electricities Manager, David Lucore, advised that formal bids were solicited for transformers for the Miller Farm Subdivision. Three bids were received. He recommended that Council approve the bid from T & R Electric in the amount of \$132,126 for sixteen transformers and authorize the Town Manager to execute contracts. Council Member Stinson-Wesley moved to approve Resolution 2024-15 followed by a second made by Mayor Pro Tem Samaha. All ayes. (**Approved 4-0**)

Resolution 2024-14 for Award of Contract with TEMA. Electricities Manager, David Lucore, requested that Council approve the bid to T & R Electric in the amount of \$133,161 for twenty-nine transformers and authorize the Town Manager to execute this contract. Council Member McDonough moved to approve Resolution 2024-14 for Award of Contract with TEMA followed with a second made by Council Member Moore. All ayes. (**Approved 4-0**)

CRTPO MOU. Town Manager Spitzer submitted a draft of the MOU with changes that include that Charlotte's annual cost share was reduced; there were technical revisions to the MOU and there is an increase in votes for Waxhaw due to their population. Council Member Stinson-Wesley expressed her support and recommendation for this MOU and noted that Pineville needs a seat at this table. Council Member Stinson-Wesley moved to approve the CRTPO MOU with Mayor Pro Tem Samaha providing a second. All ayes. (**Approved 4-0**)

Fire Department Presentation. Town Manager Spitzer advised Council that they are getting ready to go out for bid on the new Fire Department at Grower's Outlet, and he wanted to present the elevations to them to see if they had any concerns. Council needed to decide if they are comfortable with Edifice going out for bid on the Fire Department. The Town has \$16,000,000 budgeted for this project. The estimated cost is \$14,404,612. The Town also budgeted \$750,000 for FF&E and \$750,000 for the addition of a signal on N. Polk and the reworking of the signal at the intersection of Highway 51 and Polk. It is scheduled for Town Council to approve the GMP (guaranteed maximum price) in November at a public hearing. Mayor Pro Tem Samaha moved to allow Edifice to go out for bid for the new Fire Department followed by a second made by Council Member Stinson-Wesley. All ayes. (**Approved 4-0**)

Sealand Contract for Phase II of Johnston Rd. Project. Pineville received funding from the Federal Government for Phase II of the Johnson Road Project. NCDOT allowed the Town to not go out for a formal bid and get pricing from Sealand who is doing Phase I. Sealand came in under the budgeted amount at \$1,378,109.25. The estimated time for completion is approximately four to five months. New traffic pattern signs will be placed in that area and our Communications Specialist, Riley George, will be sharing announcements with the residents. Council Member McDonough moved to approve the Sealand Contract for Phase II with a second made by Council Member Stinson-Wesley. All ayes. **(Approved 4-0)**

BA 2025-03 for the Johnston Rd. Project. Finance Director, Chris Tucker, advised that the Town is seeking to begin Phase II of the Johnston Road Project. This budget amendment is needed to receive the NCDOT grant money and to appropriate it toward the construction of Phase II. Council Member Moore moved to approve Budget Amendment 2025-03 with a second provided by Mayor Pro Tem Samaha. All ayes. **(Approved 4-0)**

Contract with Parker Poe. Finance Director, Chris Tucker, advised Council that the Town desires to issue debt of \$16.5 million dollars to fund the new Fire Station. For debt issuances of this size and scope, obtaining bond counsel is advised. He recommended obtaining the services of Scott Leo with Parker Poe. If the debt issuance is a bank loan, his fee of \$37,500 will highly likely roll into the debt issuance. If the debt issuance is a Limited-Obligation Bond, his fee of \$75,000 will likely roll into the debt issuance. Council Member McDonough moved to approve the bond counsel engagement with Scott Leo with Parker Poe, with a second provided by Mayor Pro Tem Samaha. All ayes. **(Approved 4-0)**

Resolution 2024-13 for legislation referendum of penny sales tax. Town Manager Spitzer reviewed the Town Project guidelines with Council and further explained how the legislation came to be. Draft legislation has been developed that will authorize a countywide referendum for a sales tax that will fund road and transit projects. He has been talking to the City and they agreed to give us our penny until the debt is paid, or fund until the legislation goes away. We will continue to receive Powell Bill money and this money will be in addition to the Powell Bill. The additional money will help us put in sidewalks, traffic lights, street maintenance, among other things. Mayor Phillips noted that a lot of time and effort has gone into this. Mayor Pro Tem Samaha moved to approve Resolution 2024-13 for legislation regarding the penny sales tax with a second made by Council Member Moore. Motion passed with three in favor: Samaha, McDonough and Moore; and one in opposition: Stinson-Wesley. **(Approved 3-1)**

MANAGER'S REPORT

Town Manager Spitzer updated Council on the fountain and said the opening has been delayed due to the contractor leaving the lid open and it rained that evening. The vault filled up with nine feet of water. We are hopeful that the electronics were not damaged. The Hawk Signal at the Cranford and Jack Hughes Park intersection will go out for bid soon and the estimated time for completion is the middle of next year.

Mayor Pro Tem Samaha moved to go into Closed Session pursuant to NCGS 143.318.11 (3) - to discuss potential litigation, and NCGS 143.318.11 (6) – to discuss a personnel issue and to consider an appointment, after a short break, which was followed by a second made by Council Member Stinson-Wesley. All ayes.

CLOSED SESSIONS

Council Member Stinson-Wesley moved to end closed session and return to open session at 8:44 pm, with a second provided by Council Member McDonough. All ayes.

ADJOURNMENT

With no additional items after the Closed Session, Council Member Stinson-Wesley made a motion to adjourn the meeting followed by a second made by Council Member Moore. All ayes. The meeting was adjourned at 8:45 pm.

David Phillips, Mayor

ATTEST: _____

Lisa Snyder, Town Clerk