



**WORK SESSION MINUTES  
MONDAY, JUNE 24, 2024 @ 6:00 PM  
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, June 24, 2024 @ 6:00 p.m.

**ATTENDANCE**

Mayor: David Phillips  
Mayor Pro-Tem: Ed Samaha  
Council Members: Amelia Stinson-Wesley, Chris McDonough  
Town Manager: Ryan Spitzer  
Town Clerk: Lisa Snyder  
Absent: Danielle Moore

**CALL TO ORDER**

Mayor David Phillips called the meeting to order at 6:00 p.m. Council Member Stinson-Wesley made a motion to amend the agenda by adding the board report from Pineville Neighbors Place with a second made by Council Member McDonough. All ayes.

**Pineville Neighbors Place Board Report (Staci McBride)**. Pineville Neighbors Place (PNP) Director, Staci McBride, gave an overview of what her board has done during FY23-24. She began by thanking Council for the generous ARPA funds that they gave them to provide financial assistance to our neighbors in Pineville. They were able to help 241 people due to the funding from the Town. Of the households that were helped, 73% of them have children. The donation also allowed 89 households to stay in their homes and keep utilities turned on. More than 60 of these households received assistance for utilities and over 29 for rent. She also said that affordable housing is a challenge in this area. They are entering into an agreement with Housing Collaborative. When units are designated, there will be a supplement given to those units by the county. If the person qualifies to live in the unit and their rent is \$1,200 a month, they will pay \$600 a month.

PNP provided over 1,400 backpacks for FY23-24 school year. More than 300 children participated in the holiday program with the Pineville Police Department and the Mecklenburg County Sheriff's Department. They provided nearly 13,000 pounds of food to about 1,400 people throughout the community during this time and provided holiday meals to over 30 families. In March, they began a program in partnership with The Bulb, which allows them to deliver a box of fresh produce to 30 families each month. They delivered 360 boxes of food over 12 months.

Ms. McBride thanked the Mayor for attending the Cancer Survivor event in early June. This is a new event for them and it helps educate the community about resources available to them, and to celebrate those who beat cancer and honor those that did not. Without Council's support, and the support of our volunteers that donate hundreds of hours of their time, they could not do all that they do.

## DISCUSSION ITEMS:

**Southeastern contract for Substation design work (David Lucore, Electricities)**. Mr. Lucore briefly outlined the design contract with Southeastern Consulting Engineers for the third substation. The fee for the contract is \$281,350. He seeks approval of the contract by Council. The timeline proposed is 18 to 24 months, once they begin construction of the site.

**Electric & PCS Building presentation (Stewart, Cooper & Newell)**. Kim Parton shared drawings of the proposed Fire Department which includes the Electric and PCS departments, including their shared driveway. In the back of the building, is the Operations building which will house storage areas, an electrical warehouse and communications. The loading and unloading docks will be covered with a shed roof. The laydown area will be open and only have a roof. There will be two entrances and exits, which will help if Polk traffic is bad. The materials currently at the old Mill will be moved to this area. It is expected that 20 employees will occupy the building.

Town Manager Spitzer added that we've paired it down to a one-story. The preliminary estimate for this site plan is about \$9.5 million from Edifice. Council agreed that it is ok with Edifice obtaining better pricing on this.

**Job Reclassification (Chip Hill)**. Public Works Director, Chip Hill, requested that Council approve his request to move the Building Maintenance Technician from under the Grounds/Building/Vehicle Maintenance, to its own subdivision. The new title will be Building Maintenance Supervisor and will report directly to Mr. Hill. Tim Jones is currently the Building Maintenance Technician. His job duties are not changing. He has been doing this for the past two years. The reason for this change is to better prepare the department for future needs, to prepare for the increase in work load due to construction and maintenance of new and larger buildings, and to move more of the maintenance in-house A/C and heat, electrical, etc. The pay range will be slotted like the other division leaders at Grade 20. This aligns with the market pay survey for municipalities with 10,000 to 24,999 population groups. This increase is covered in the FY24-25 budget. Mr. Jones is a valuable asset to the Town and his department for various reasons, but mostly due to his wide knowledge of various trades that keeps us able to maintain our buildings without a lot of outside help. Mr. Hill recommends that we create this third subdivision within Public works and move the current Building Maintenance Technician into the role of Building Maintenance Supervisor. The effective date will be July 1<sup>st</sup>. Council will vote on this at the July 9, 2024, Town Council meeting.

**Discussion regarding the request from Pineville Small Business Association on Pride Month Celebration.** Town Manager Spitzer began the discussion by indicating that the Town has been asked to display Pride flags within the Town. When asked by Council what other Towns do, Mr. Spitzer replied that the ones he has heard from do proclamations. Mayor Phillips said that he is not opposed to doing this but it will be controversial, and he will require a vote from Council and have it documented and noted that if we set this as a precedent, we're opening the door for other groups to make the same requests. The Mayor added that there are 10,700 residents who live here. He will not make a decision for a handful of people on something that could affect the whole town; however, it is Council's decision. They must be accountable for their decisions. Mayor Pro Tem Samaha agreed with setting precedence and thinks that the Town should remain sterile. He thinks that we should endorse it. Council Member Stinson-Wesley is fine with the Downtown Merchants supporting that, and would encourage them to do that, but they would have to stay within the established Town guidelines. Council Member McDonough concurred with Council Member Stinson-Wesley. He is neutral but feels there's a precedent and they would need to follow the Town's guidelines. He would support a resolution or something like that to help their cause.

Mayor Phillips said that he is not opposed to anyone celebrating or recognizing this occasion. When it comes to displaying things that makes it look like the Town is recognizing it, he wants to make sure there's an understanding on what's being done. A proclamation doesn't cover everything they're asking for. He is just looking out for what could happen when some of these events take place. Council Member Stinson-Wesley would like for the Downtown

Merchants to do what they think is the best thing for their entity. They are empowered and tasked with generating income for their businesses, which in turn, helps everybody. She wants them to have the freedom to do that in any way they feel is beneficial. If they think this will bring business, she wants them to do that. The presentation given at the last Council meeting was for informational purposes only and was not presented as an action item.

**Golf carts on town streets discussion.** Council Member Stinson-Wesley requested that Council discuss golf carts on the streets and asked Planning & Zoning Director Travis Morgan what the current regulations are and if the need to be updated to reflect the increase of carts. Mr. Morgan stated that we have Town Code 73.01 for reference. A permit and registration are required. The Police Department handles the registrations. These have to be every year. Laura Stout, a Pineville resident, stated that you have to have insurance on the golf carts and have them inspected. Mr. Morgan added that they can be driven on Town streets but are not allowed on highways, such as Highway 51. Council Member Stinson-Wesley would like to hear from the Police Department to see where they stand on this.

**Downtown parking discussion.** Council Member Stinson-Wesley has received concerns from a variety of people who work and drive downtown and she has observed traffic flies through downtown, it is difficult to park and particularly one side is not very wide along Main Street. It seems it would be safer if we had a wider sidewalk on one side of the street. Mayor Phillips feels it would open up the business fronts more for people who are dining and shopping. Town Manager Spitzer added that the NCDOT will require drawings for the stormwater drainage and how that would be impacted. The standard width for the sidewalks could go up to ten feet. Council asked staff to talk to the engineers and see what the cost would be to have the sidewalks extended and some parking eliminated, and to survey the Downtown Merchants to see how they would feel about the change.

Council Member Stinson-Wesley moved to adjourn the meeting followed by a second made by council Member McDonough. All ayes.

The Mayor adjourned the meeting at 7:10 pm.

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David Phillips, Mayor

ATTEST:

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Lisa Snyder, Town Clerk