Mayor
Amelia Stinson-Wesley

Mayor Pro Tem
Nick Gallo

Town Manager
Ryan Spitzer

Pineville
NORTH CAROLINA

Town Council
Josh Simelton
Ed Samaha
Danielle Alford

Town Clerk
Lisa Snyder

TOWN COUNCIL MINUTES OF SEPTEMBER 8, 2026

CALL TO ORDER

Mayor Stinson-Wesley called the meeting to order @ 6:30 pm.

Mayor: Amelia Stinson-Wesley
Mayor Pro Tem: Nick Gallo
Council Members: Josh Simelton, Danielle Alford, Ed Samaha
Town Manager: Ryan Spitzer
Assistant Town Manager/Finance Director: Chris Tucker
Town Clerk: Lisa Snyder
Town Attorney: Janelle Lyons

PLEDGE ALLEGIANCE TO THE FLAG

Mayor Pro Tem Gallo began the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Stinson-Wesley asked for a moment of silence, for all of our First Responders, our Police and our Fire Department, and all of the loved ones we have lost.

ADOPTION OF AGENDA

Council Member Simelton made a motion to adopt the agenda as presented, followed by a second made by Council Member Alford. All ayes. (***Approved 4-0***)

APPROVAL OF MINUTES

The Minutes of the August 24, 2026, Town Council, and Closed Session meetings were submitted for approval.

Council Member Simelton moved to approve all sets of minutes as presented with a second made by Council Member Samaha. All ayes. ***(Approved 4-0)***

AWARDS AND RECOGNITION

There were no awards at this meeting.

BOARD REPORTS

2027 Property Revaluation (Ken Koyner, Director of Tax Administration in Mecklenburg County). Mr. Joyner stated that they are currently in the middle of the revaluations and outlined the process. North Carolina law requires all counties to conduct a property revaluation at least every eight years. January 2027 is the effective date of the revaluation. He stated that they have a highly qualified, nine-member panel who encompass the Citizens Revaluation Advisory Committee. They review the overall operations, review the revaluation process, review appraisal methods and monitor the progress. Pineville has seen a 15% increase in valuations. He said that a higher home value doesn't necessarily mean a higher tax bill. Tools are available on their website Comper, where you can see side-by-side comparisons of properties in your neighborhoods. He summarized that they are working hard to raise the elderly exemption and stated that there are several programs for qualifying residents for assistance.

Charlotte Water (Angela Charles, Director). Ms. Charles began by introducing some of her staff in the audience. She stated that Charlotte Water is the 13th largest in the country. She shared statistics for FY26, which include the fact that they are AAA-rated (this is due to good, sound practices and good management). Their operating budget is over $685 million and over $106 million for the Storm Water Services Fund. She added that 280,000 jobs were created in 2025 in the water-dependent industries in the six-county region. FY26 accomplishments include zero water quality violations, which is outstanding. They have also been awarded the Utility of the Future Award. In addition, they did a major upgrade to the payment portal and online customer service options. The Stowe Regional WRRF will open this year. It is located next to the Whitewater Center. She asked council to Save the Date (November 19th) as they are invited to the grand opening. Ms. Charles also highlighted the Drought-Management Advisory Group, which meets on the 1st and 15th of every month. They have a page dedicated to drought updates online. Charlotte Water recently celebrated receipt of one million dollars in donations.

Pineville Neighbor's Place (Nancy Healy). Ms. Healy shared that they just had the best back-to-school drive yet. They helped four schools and provided 1,368 backpacks. In addition, this year they were able to donate 370 headphones for classroom use. Distribution was supported by three community packing days, a school open house shuttle operation, and fifteen local business and agency partners. Some of the key takeaways for 2027 include updating the Amazon Wish List, exploring setting up a Target Wish List, reducing packing days from three to two next year, adding Expo markers to the supply list for the teachers, increasing the number of Teacher boxes provided next year, and pushing for a higher headphone count.

Council Member Alford added that the teachers need things, as well. We want to keep that on the front of the list. Mayor Stinson-Wesley noted that the teachers often need a reset, for the second half of the year, in January and we want to keep that in mind, as well.

With regard to rental and utilities assistance, they helped 68 individuals. The Annual Potato Drop is scheduled for Saturday, October 10th. New this year will be a Festival of Trees fundraiser which will be open to the public. Lowes is donating several Christmas trees and twelve businesses are donating gifts to put under the trees. This new fundraiser is scheduled for December 5th and 6th. Town Council is invited to the Donor and Volunteers night on December 4th. Raffle tickets will be $10 each. Several volunteers will be needed to stay with the trees.

CONSENT AGENDA

The Consent Agenda consists of Proclamations for: Constitution Week, Co-Responder and Crisis Responder Week, Suicide Awareness Month, and Dolly Parton Day. Mayor Stinson-Wesley highlighted that within our proclamations, we are recognizing our Co-responder, Allison Pasterik.

*Council Member Alford moved to approve the Consent Agenda, as presented, with a second provided by Mayor Pro Tem Gallo. All ayes. (**Approved 4-0**)*

PUBLIC COMMENT

No one signed up for Public Comment..

PUBLIC HEARING

There was no Public Hearing.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Planning Board Opening (Ryan Spitzer). Mr. Spitzer stated that we have one opening for an alternate on our Planning Board, left open by Brandi Wyant, who became a regular board member earlier this year. David Delfiner has submitted his application. If approved, his term will finish out Ms. Wyant's term which concludes December 31, 2026.

*Council Member Alford moved to approve the appointment of David Delfiner as alternate on the Planning Board for Brandi Wyant's remaining term expiring December 31, 2026, with Mayor Pro Tem Gallo providing the second. All ayes. (**Approved 4-0**)*

Board of Adjustment Opening (Ryan Spitzer). Mr. Spitzer stated that we have an opening for an alternate on the Board of Adjustment. James McLelland has applied for the opening, which is a two-year term expiring December 31, 2027.

*Council Member Simelton made a motion to approve the appointment of James McLelland as alternate to the Board of Adjustment for a two-year term, with Mayor Pro Tem Gallo providing a second. All ayes. (**Approved 4-0**)*

Approval of the FY26-27 Paving Contract (Chip Hill). Chip Hill, Public Works Director, requested bids for a paving project and had five companies place bids. Aviator, formerly known as Red Clay, was the lowest responsible bidder at $199,550.00. The budget allotted $225,000.00 for the project. The streets to be paved are Cranford, Fisher, James, and Mallard Drive.

Council Member Alford moved to approve the FY26-27 Paving Contract with Aviator in the amount of $199,550.00, with Mayor Pro Tem Gallo providing a second. All ayes. (***Approved 4-0***)

Purchase of 907 Lakeview Drive (Ryan Spitzer)). Mr. Spitzer advised that their offer of $290,000 was accepted for the 907 Lakeview Drive property. The closing date will be September 30th. The house on this property will be torn down and then it can become an extension of Lake Park. The current residents will be out by September 30th.

Council Member Samaha made a motion to allow the Town Manager to finalize the purchase of 907 Lakeview Drive for $290,000, sign all associated paperwork with the closing, and to authorize Budget Amendment 2027-01 to appropriate funding, with Mayor Pro Tem Gallo providing the second. All ayes. (***Approved 4-0***)

Budget Amendment 2027-02 (Chris Tucker). Mr. Tucker explained that at the beginning of each new fiscal year, a budget amendment is presented that brings forth unspent fund balance from the prior year, in order to bring forth appropriations to cover open encumbrances from that year. This is Budget Amendment 2027-02. The General Fund will bring $425,000 forward to cover the open purchase orders. The Electric Fund is bringing over $250,000 of encumbrances to cover long lead time items. The Telephone Fund is bringing forward $25,000.

*Mayor Pro Tem Gallo moved to approve Budget Amendment 2027-02, as presented, with Council Member Simelton providing a second. All ayes. (**Approved 4-0**)*

Waiving of Formal Bid Process (Chris Tucker). Mr. Tucker stated that the Town wishes to purchase two vehicles that are within the formal bid process range. Staff is requesting council to waive the formal bid process based on the exemptions provided §NCGS 143.318.129 (6) and (10) and the sole source and used/demo factors. The Leaf Vac truck will cost $300,000. The line truck will cost $150,000.

*Council Member Samaha moved to approve Budget Amendment 2027-02, as presented, with Council Member Alford providing a second. All ayes. (**Approved 4-0**)*

MANAGER'S REPORT

Town Manager Spitzer reported that the new parking spots on Main Street, temporarily, for people to drop off elderly people, on both sides of the street. There have been mixed reviews. It's a service for a percentage of the residents who need it. Mayor Pro Tem Gallo agreed. He was approached about having Electric Vehicle charging stations. We applied for a grant two years ago but did not receive it. The price is about $160,000 for each station. This could be part of the new Downtown Master Plan. The gravel parking behind the Garrison will provide about 22 parking spots and will be ready September 17th.

TOWN COUNCIL AND MAYOR COMMENTS

Mayor Stinson-Wesley has been able to tour several new businesses and spaces in downtown recently. She is enjoying being out and about on First Fridays and encourages everyone top get out and support the downtown businesses. Next week, she will be pulling a jet on the Charlotte Airport tarmac, with other elected officials, as a fundraiser for airport employees and their families. She will be attending the NC Mayor's Fall Conference next week. She has proclaimed that Friday, September 25th, is Dolly Parton Day, from 9:00 to 5:00, and asks everyone to consider doing a good deed, a "Dolly Deed", that day, or donating a book to a child. The agency in Mecklenburg County that partners with Dolly's Imagination Library is Smart Start of Mecklenburg County. We will be doing a Mayor/Manager/Police Chief Walkabout in Old Town on September 29th. We will be out there to answer any questions you may have. Town Manager Spitzer added that this would replace the Quarterly Town Hall meetings.

Mayor Pro Tem Gallo thanked Public Works Director, Chip Hill, for being helpful and staying in touch in the McCullough community. He also thanked those who were in attendance at this meeting and expressing their opinions.

Council Member Alford made a motion to enter Closed Session pursuant to §NCGS 14.318.11 (3) regarding an attorney-client privileged matter. Mayor Pro Tem Gallo provided the second. All ayes.

Council Member Simelton moved to leave the Closed Session with Mayor Pro Tem Gallo providing a second. All ayes.

*Council Member Samaha made a motion to direct the CRTPO representative to return to the I-77 P3 Project to the STIP for the purposes of moving the Project forward, with Mayor Pro Tem Gallo providing the second. It passes unanimously. All ayes. (**Approved 4-0**).*

ADJOURNMENT

Council Member Alford made a motion to adjourn followed by a second made by Mayor Pro Tem Gallo All ayes.

The meeting was adjourned at 9:15 pm.

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Mayor Amelia Stinson-Wesley

ATTEST:

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Town Clerk Lisa Snyder