



MINUTES

CALL TO ORDER

Mayor Jack Edwards called the meeting to order at 5:58 p.m. All Council Members were present: Mayor Jack Edwards, Mayor Pro Tem Melissa Davis, Council Member Joe Maxim, Council Member Les Gladden and Council Member Amelia Stinson-Wesley. Council Member Les Gladden moved to open the meeting, seconded by Council Member Amelia Stinson-Wesley. Ayes by all and the meeting commenced.

DISCUSSION ITEMS:

1. **Mobility Plan** (*Brian Elgort*) - Kimley-Horn will be in attendance to present a mobility plan for Pineville (**INFORMATIONAL**).

Nathaniel Hayward from Kimley-Horn was present via ZOOM to present the Mobility Plan to Council. He reviewed the process of the plan and identified safer measures for multi model transportation. He stated that "these were plans for Pineville by Pineville" and they reflected what residents had asked for in a survey that was conducted last year.

The Mobility Study identified a vision and goals for Pineville - they used a planning process with three components including:

- 1) Vision and Needs Process
- 2) Analysis and Recommendations
- 3) Documentation of all of the above

This represented clear and acceptable information; not made up of a lot of probables or possibles. It was put together using real data with existing conditions and demographics of the town such as commuting distances, economic conditions and age groups and populations in town.

The study identified both bicycle and pedestrian projects that will enhance the town, along with intersection improvements that need to be made for safe crossing. From feedback provided by the public, a project list was created and included in the plan and prioritized. Prioritizing was a critical piece because it ranked the projects in tiers. Almost 200 people responded to the mobility survey that was sent out.

Policies and program recommendations were developed based on three factors:

- 1) Cost
- 2) Time
- 3) Impact on the community

One of the recommendations made was for a multi-use, shared path. It's typically 10 feet wide so it can be shared with both pedestrians and cyclists. Additionally, a Share-O is meant to share the road with vehicles and bicycles. It typically has markings in the roadway indicating a bike lane. Mayor Pro Tem-Melissa Davis asked if the width of sidewalks would need to be increased. Mr. Hayward stated that they would need to be widened and that the DOT can often times assist with such projects.

Mayor Pro Tem Davis stated that she has not seen DOT being very agreeable to assisting the town with such projects. They just didn't have any interest in helping the town. Mr. Hayward stated that by having the Mobility Plan in place, it would give the town leverage in dealing with the DOT because they would see that you had a real plan in place and were committed to improving mobility throughout the town. In response to another question regarding

narrow, older streets, Mr. Hayward did not think it would be a problem because people tended to drive slower on those types of road.

Council Member Joe Maxim asked about overlaying the county's Greenway plans over this plan. Mr. Hayward responded that they did overlay the county's work on top of those things that the town wanted but they did not have enough information on the county's greenways to know when sections would be completed. Their plan was a 20-30 year plan but the town would need to take a look at it against their list of priorities and adjust accordingly.

Council Member Joe Maxim stated concern with the cost to implement these programs. Mr. Hayward suggested partnering with the county or other entities and utilize grant opportunities whenever possible.

Town Manager, Ryan Spitzer, clarified that a separate bike lane would not be installed; it would just be markings on the streets to share with bicyclists so the cost to do that would be minimal. Mayor Pro Tem Melissa Davis asked if restricted funds could be used for these projects to which Mr. Spitzer replied that they could if we could get people staying in our hotels to use the bike lanes, etc.

Council Member Amelia Stinson-Wesley asked if Kimley-Horn was going to get this message out to the public. Town Manager Ryan Spitzer advised we did not contract with them to do public announcements. We can leverage our community partners to help with this. Mr. Hayward added that it goes a long way if you show that you have community support for these projects.

Mayor Edwards and Council thanked Mr. Hayward for the presentation.

2. Discussion of Revenue Projections (Ryan Spitzer) - Review and discuss whether to move forward with projects that were put off due to Covid-19.

Town Manager Ryan Spitzer stated the Town's revenues were currently one million dollars over what was projected earlier last year. The only two categories where revenues were down were currently room occupancy tax and storm water services, but overall, revenues look good compared to what had been projected.

Council Member Les Gladden was concerned about the collection of property taxes only at 58% in December but Manager Spitzer stated that typically in years past, most people tended to pay by the end of January and that's when the percentage should increase significantly. He was not necessarily worried about it. Mr. Spitzer stated that we would not make our room occupancy goals but everything else was above what was projected so the town would make up for it in that way.

Fire Chief Mike Gerin, joined the meeting at 7:00 p.m. Mr. Spitzer asked to discuss a possible land purchase for a new Fire Station. There were three pieces of property being considered for a new station:

- The land on the corner of Lowry and Lancaster Highway
- Staying in the location they are in currently but purchasing the piece of property next door
- Ms. Irvin's property near the Waldhorn Restaurant

Chief Gerin said his goal was to be as close to the center of town as possible. The corner of Lowry and Lancaster Highway was his first choice, followed by the location they were currently in, plus additional land next door. The Irvin property was his least favorite.

If Council went with the Lowry/Lancaster property, they would need to purchase Bill Thrower's property and half of the lot belonging to Meadow Creek Apartments (now Pineville Place) in order to make it work so the trucks can pull in one side of the bay and pull out on the other. Mayor Pro Tem Melissa Davis asked Chief Gerin what his Fire Board members felt was the best option. Chief Gerin stated that the board was split 50/50 on the two options.

Council Member Les Gladden stated that if they used the current property, they would need to find temporary housing while the new building was being constructed. Chief Gerin was under the impression that they would remain in the current building while the new one was being built. When it was done, they would move in to it and then demolish the old building. Mr. Spitzer suggested putting more money aside if they went with the Lowry Street property because of it being owned by two separate owners and the topography making it more difficult to construct on. Mayor Pro Tem Davis stated that with all the projects that were delayed, this was priority and should be considered first.

Council Member Les Gladden believed that the Lowry Street parcel would be more expensive to build on because of the topography but a new property may be a better option because the current one might feel like it was piecemealed together. Council Member Joe Maxim agreed that the infrastructure was priority but they shouldn't do anything until the property was purchased first.

Discussion continued regarding the three different properties as well as others to possibly consider. The plan was to earmark \$400,000 of the one million dollars to go toward the new fire station. Town Manager Ryan Spitzer stated that it was just a discussion and a budget amendment could be done later during a Council Meeting.

3. Budget Calendar (*Ryan Spitzer*) Discuss and agree on dates for Budget Sessions.

Town Manager Ryan Spitzer recommends five budget meetings beginning at the end of March and continuing through all of April. He stated the preferred location for all budget meetings would be the Police Training Room. A Telephone Board Meeting was scheduled to be held on March 25th at 3:30 p.m. It was decided to hold the Telephone Board Meeting there at the Police Bldg. at 3:30 p.m. and stay to hold the budget meeting which would start at 5:30 p.m. All other budget meetings would begin at 5:30 p.m. and be held at the Police Bldg. as well. Dates agreed upon for the Budget Meetings were:

- Thursday, March 25th – Telephone Board Meeting at 3:30 p.m. and 1st Budget Meeting at 5:30 p.m.
- Thursday, April 8th – 2nd Budget Meeting at 5:30 p.m.
- Thursday, April 15th – 3rd Budget Meeting at 5:30 p.m.
- Thursday, April 22nd – 4th Budget Meeting at 5:30 p.m.
- Thursday, April 29th – final Budget Meeting at 5:30 p.m.

The Public Hearing for the Budget will be held at the May 11, 2021 Council Meeting.

4. Board Appointments (*Barbara Monticello*) Board to discuss appointments to the Planning Board, Board of Adjustment and Arts and Science Council Advisory Board.

Council Member Joe Maxim recommended Randy Smith move to permanent spot on the Planning Board. He recommended Gary Wright as the alternate for this board.

Since Jim Knowles expressed interest in being on the Board of Adjustment, Council Member Maxim suggested he fill one spot on that board and he will check with David Neely to see if he is willing to come off the Arts and Science Council to serve as a regular member on the Board of Adjustment as well. If he is willing to do that, it will allow Claire Jenkins to take his spot on the Arts and Science Council as well as open a spot for a town employee to be appointed to this board. Both the Mayor and Mayor Pro Tem were in favor of having a town employee serve on the Arts and Science Council because it was very beneficial for the town.

Travis Morgan, Planning Director, will have to take Brian Elgort's spot on the Hazard Mitigation Committee. Appointments will officially be made at February Council Meeting.

At 7:51 p.m. Council took a 5 minute break before going in to Closed Session.

5. Discussion of matters pursuant to NCGS 143-318.11 (4) - real estate contract pertaining to economic development. Motion was made and seconded to exit the Open Session and enter the Closed Session at 7:57 p.m. An ongoing economic development real estate item was discussed in further detail so as to come to an agreement so that the item could be presented at a Public Hearing at the next Council Meeting.

ADJOURN:

At 9:45 p.m., Council Member Amelia Stinson-Wesley moved to adjourn the meeting, seconded by Mayor Pro Tem Melissa Davis. Ayes by all and the meeting adjourned.

Mayor Jack Edwards

ATTEST: _____

Barbara Monticello, Town Clerk

