



MINUTES

CALL TO ORDER

Mayor Edwards called the meeting to order at 6:30 p.m. The following were in attendance:

Mayor Edwards
Mayor Pro Tem Melissa Davis
Council Members: Joe Maxim, Les Gladden and Amelia Stinson-Wesley
Town Manager: Ryan Spitzer
Finance Director, Richard Dixon
Town Clerk, Barbara Monticello

Pledge Allegiance to the Flag (MD) – Mayor Pro Tem Melissa Davis lead the group in the Pledge of Allegiance

Moment of Silence – A moment of silence was held for Peggy Walton (passed). Additionally, Mayor Edwards asked all to remember our police, fire and first responders.

ADOPTION OF AGENDA – Mayor Edwards had one item to add to the agenda under New Business regarding Election Filing Fees. Council Member Joe Maxim asked to add a Closed Session at the end of the meeting pursuant to NC143-318.11(4) and (6) to discuss a real estate item in relation to Economic Development and a personnel item. Council Member Joe Maxim moved to approve the agenda with the changes, seconded by Amelia Stinson-Wesley. A roll call vote was taken: Mayor Pro Tem Davis – Aye; Council Member Joe Maxim – Aye, Council Member Les Gladden – Aye; and Council Member Amelia Stinson-Wesley – Aye. Ayes by all – motion passed unanimously to approve the agenda with the changes.

APPROVAL OF THE MINUTES

1. **Approval of the minutes from the Regular Council Meeting of April 13, 2021 and the Work Session Minutes of April 26, 2021**

There was one correction to the name of an individual in the April 13, 2021 set of minutes that needed to be corrected. With no further comments or questions, council Member Les Gladden moved to approve both sets of minutes with the correction. Mayor Pro Tem Melissa Davis seconded the motion. A roll call vote was taken: Mayor Pro Tem Melissa Davis – aye; Council Member Joe Maxim – aye; Council Member Les Gladden – aye; and Council Member Amelia Stinson-Wesley – aye. Vote was unanimous to approve the minutes with the correction.

CONSENT AGENDA

2. **Revenue and Finance Reports as of 4/30/21** (*Richard Dixon*)
3. **Proclamation for Tourett Awareness Day** - proclamation to bring awareness to the stigma attached to this syndrome has been requested by the Tourett Association's Greater Carolinas Group.

Council Member Joe Maxim moved to approve the Consent Agenda as is, seconded by Council Member Amelia Stinson-Wesley. A roll call vote was taken: Mayor Pro Tem Melissa Davis – aye; Council Member Joe Maxim – aye; Council Member Les Gladden – aye; and Council Member Amelia Stinson-Wesley – aye. Ayes by all to approve the Consent Agenda as is.

PUBLIC COMMENT

Jane Shutt of Pineville Neighbors Place thanked Council for considering her organization for sponsorship. The past month Pineville Neighbor's Place was able to help 50 people with \$5200 in rent and utilities. Since the beginning of the year they spent a total of \$126,000 helping 515 people. On July 1, Pineville Neighbors Place will be partnering with Atrium and Med Assist to have a drive-through over the counter medication event at the Pineville United Methodist Church from 9-2. The event is open to all and the only requirement is that the attendees

be residents of North Carolina. Council Member Les Gladden asked that this information be communicated to the residents of the Dorchester since they are elderly, some with no transportation to get out. Ms. Shutt would be sure to get the word out to them. She invited all to come to see their new office space at 561 North Polk St.

John Holobinko of the Pineville Chamber of Commerce announced that the Chamber would be creating a business directory for all the businesses in Pineville. There will be no charge to the businesses thanks to Pineville's donation. The Business Directory should be completed by August 1st and will be posted on their website.

PUBLIC HEARING

4. **Public Hearing for FY 2021-2022 Budget** (*Ryan Spitzer*) - Mr. Spitzer will present the upcoming fiscal year budget including Electric Reps and Riders and the town's fee schedule.

Council Member Joe Maxim moved to open the Public hearing on the Budget, seconded by Mayor Pro Tem Melissa Davis. There were ayes by all and the Public Hearing opened at 6:41 p.m. Town Manager, Ryan Spitzer, spoke on the budget giving an overview of how it was developed. He and Finance Director, Richard Dixon, met with department heads to review their budget needs and then held several workshops with council to finalize it.

He explained that the budget was designed to coincide with the strategic plans of Council. By law, a budget has to be adopted by June 30th. He reviewed the:

- General Funds
- Enterprise Funds – Pineville Communications and Pineville Electric which are typically not comingled with General Funds
- Restricted Funds such as Powell Bill, Storm Water, 911 Emergency and Cultural & Tourism where funds can only be used for certain things
- Capital Expenditures – items over \$5K and not recurring – projected out 5-7 years
- Project Budgets – track revenue and expenditures such as was done with Splash Pad and the Johnson Road Realignment

The FY 2021-2022 Budget does not include a tax increase to residents; tax rate remained the same at \$0.33 per \$100,000K of valuation. The only fee increase was for renewable energy. There was also a COLA increase for employees.

This budget was based on what Council sees as priorities for the town. The capital projects have gone down due to the purchase of the fire truck in the previous budget. There is also a total of \$2.6 million in Covid funds still coming with the first round expected after June and the second half expected a year later.

Those items impacting the FY22 budget included retirements that were coming up, reorganization of the Police Department, new positions, coming off a year of Covid, federal funding, the town's commitment to pay employees a minimum of \$15 an hour, technology needed to fund upgrades for the police department and additional staff needed.

The General Fund Revenues remain stable except for interest revenue and lodging taxes, causing a dip in the funds. He continued stating that the town was still going to move forward with the Lynwood/Lakeview project, construction of a new town hall, purchase of land, economic development projects and sidewalks.

In order to recruit and retain police officers, a proposed increase in in officer pay would impact the budget by \$180,000 and an increase in telecommunicators would impact it by \$36,000. Additionally, a request was made to add an analyst position to the police department. The Fire Department requested a new position to handle administrative paperwork as well as an increase in the chief's pay by \$10K, bumping up from \$25K to \$35K.

The proposed sponsorships for the FY21-22 Budget included the following:

- James K. Polk = \$5,000
- PCAA = \$10,000
- Pineville Neighbors Place = \$7,500
- Arts & Science Council = \$15,000 (only \$10K to be given up front & wait to see how they do before giving the additional \$5,000)
- Pineville Chamber = \$5,000

CIP Projects are projected to be \$6.2 million over a 5-year period which includes the new town hall, sidewalks on Polk St. and and Town Center Blvd., Lowry St. right-hand turn lane and fire department squad upfit (half this year, half next). Enterprise Funds has a \$3.2 million budget with expected customer growth in our internet service. Pineville Electric has a \$13.5 million budget with no rate increases in the past 5 years. Minimal load growth is expected in the coming year but a larger load growth the following year due to large warehouse and other projects.

Mr. Spitzer presented a balanced budget at \$31,232,526, with an increased emphasis on police department operations. Additionally, he noted that six out of Council's six goals were met in this budget. The budget will be presented for adoption at the June 8th Council Meeting although Council has up to June 30th to adopt it.

Hearing no further questions or comments, Council Member Joe Maxim moved to exit the Public Hearing at 7:11 p.m., seconded by Council Member Amelia Stinson-Wesley. There were ayes by all and they Public Hearing on the budget concluded.

OLD BUSINESS

NEW BUSINESS

- 4a. **Election Filing Fees** (*added by the Mayor at the beginning of the meeting*). Each year of an election, the town is asked by the Mecklenburg Board of Elections office, if it wants to keep their filing fees as is or increase them. Filing fees have been and currently are \$5.00 for candidates running for Council Member and \$6.00 for those running for Mayor.

Council was fine with keeping the fees as is. Council Member Les Gladden moved to keep the filing fees as is with Council Member Amelia Stinson-Wesley seconding the motion. A roll call vote was taken:

- Council Member Stinson-Wesleyyes
- Council Member Joe Maxim.....yes
- Mayor Pro Tem Melissa Davis.....yes
- Council Member Les Gladden.....yes

Motion carried 4-0 in favor of keeping filing fees the same.

- 5. **Discussion on Excess Revenue** (*Ryan Spitzer*) Council to discuss what capital projects they would like to use that revenue on. Manager, Ryan Spitzer, reminded council that they had put off a lot of larger expenses due to Covid but since our revenues came in \$1million over what was expected, he wanted to know how Council wanted to use that money. Did they want to spend it on property for a new fire station? Invest in a firm to investigate possible properties, purchase a new VAC truck, purchase the side-by-side that the Fire Department requested, purchase outdoor fitness equipment, or purchase heaters for the restrooms at Shay Stage?

There was information in the packet regarding a possible new VAC truck. Council Member Joe Maxim wanted Council to be sure they understood that it was a foreign-made product and that we would need to know how to operate and maintain it as well as where to store it and service it. Mayor Pro Tem Melissa Davis noted that the manufacturer was in Holland and the closest sales center was Columbia, SC. Would the town have to go all the way to Columbia to have it serviced. The rest of Council agreed and asked Mr. Spitzer to find out where the nearest service center would be to have the truck serviced. Council Member Les Gladden asked if Council was approving the purchase of a truck or that specific truck. Mr. Spitzer stated that they were voting on the amount and that he would obtain other quotes for American-made models of vac trucks. This way the funds would be earmarked for that piece of equipment while giving us time to search for an American-made truck.

Outdoor workout equipment was discussed. There really was no place left at Lake Park to put this equipment so the assumption was to put it at Jack Hugh's Park. Mr. Spitzer stated there really wasn't a high demand for outdoor equipment but Council Member Amelia Stinson-Wesley thought there needed to be another amenity at Jack Hughes Park. Council Member Maxim then suggested installing more basic outdoor equipment like you see at some parks with different stations having different exercises using basic equipment and upgrade the indoor equipment at the Belle Johnston Center with the remaining funds since that equipment was older.

Discussion took place regarding A/C and heaters for the bathrooms at Shay Stage. After discussion, it was decided not to install air conditioning because it was too expensive but investigate some type of fan/blower to circulate the

air. Council was not opposed to installing heaters but A/C was too expensive. Mr. Spitzer will check to see if it's more cost-effective to install a fan and heating at the same time or separately.

Mr. Spitzer asked Council if they were OK with doing all of the things listed above or if they want something else. Mayor Pro Tem Davis indicated that Council wanted more information on different makes of vac trucks and the cost for basic workout equipment and upgrades to the indoor equipment at the Belle Johnston Center but that everything else they were fine with.

Council Member Gladden moved to approve spending the funds as indicated above on all items other than the vac truck and fitness equipment which Mr. Spitzer will get more information and quotes on. Council Member Maxim seconded the motion. Roll call vote taken:

- Council Member Amelia Stinson-Wesley.....yes
- Council Member Joe Maxim.....yes
- Council Member Les Gladden.....yes
- Mayor Pro Tem Melissa Davis.....yes

Motion passed unanimously.

6. Resolution No. 2021-09 adopting a policy for Law Enforcement Mutual Aid Agreement (Ryan Spitzer) – Mr. Spitzer stated that an Interlocal Agreement for Law Enforcement Mutual Aid Assistance was being presented for consideration. The town has participated previously in the agreement which is for three years and is coming due for renewal. Chief Hudgins recommended to continue participating in it. All were in agreement. Council Member Joe Maxim moved to approve the Resolution to continue participation in the agreement, seconded by Mayor Pro Tem Melissa Davis. A roll call vote was taken:

- Council Member Amelia Stinson-Wesley.....yes
- Council Member Joe Maxim.....yes
- Mayor Pro Tem Melissa Davis.....yes
- Council Member Les Gladden.....yes

Motion passed unanimously.

STAFF UPDATE

7. Manager's Report/Staff Reports – Manager Spitzer reported on the following items:

- Splash Pad opening on May 29th
- Jason Klemowitz provided two options of where the department would like to see the new Fire Station
- The LWCF grant got held up due to Covid but we should hear something by July 1st as to whether we got the grant or not
- Mecklenburg County has an agreement with some gas stations that the Public Works Director, Chip Hill, will check into to see if we can piggyback off of them during this temporary gas shortage

8. Calendar of Events for May/June

CLOSED SESSION - (None) A closed session was not scheduled but approved and added at the beginning of the meeting under Adoption of Agenda. Pursuant to NC143-318.11(4) and (6), a Closed Session was added to discuss a real estate item in relation to Economic Development and a personnel item.

Council Member Joe Maxim moved to go into the Closed Session, seconded by Council Member Les Gladden. Roll call vote:

- Council Member Amelia Stinson-Wesley.....yes
- Mayor Pro Tem Melissa Davis.....yes
- Council Member Joe Maxim.....yes
- Council Member Les Gladden.....yes

Vote was unanimous to enter into Closed Session. A personnel issue was discussed first. A consensus of the board was reached and direction provided to Town Manager on how to proceed

A real estate item relating to an Economic Development project was also discussed. A consensus of council was reached on how to proceed with the issue at hand. Council directed Town Manager on next steps.

Council Member Joe Maxim moved to exit the Closed Session, seconded by Council Member Amelia Stinson-Wesley. All were in favor and the Closed Session concluded

ADJOURN: Motion was made by Council Member Stinson-Wesley, seconded by Mayor Pro Tem Davis to adjourn the meeting at 8:30 p.m. All were in favor and meeting was adjourned.

Mayor Jack Edwards

ATTEST: _____
Barbara Monticello, Town Clerk