



MINUTES

CALL TO ORDER

Mayor Jack Edwards called the meeting to order @ 6:32 pm.

Mayor: Jack Edwards
Mayor Pro Tem: Ed Samaha
Council Members: Les Gladden, Amelia Stinson-Wesley, Chris McDonough
Town Manager: Ryan Spitzer
Town Clerk: Lisa Snyder
Planning & Zoning Director: Travis Morgan

PLEDGE ALLEGIANCE TO THE FLAG

Mayor Jack Edwards advised that we are now sponsoring Troop #7 that has been in Pineville for a long time. Hayden Hockensmith and Jake Hennessee will start with the Presentation of Colors and led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Jack Edwards asked that we remember the people who serve you every day, our military and troops, police, fire and emergency personnel.

ADOPTION OF AGENDA

Mayor Edwards advised that he had one change. Under Consent Agenda, the 53rd Annual Professional Municipal Clerk's Week was forgotten and Lisa reminded us of that. Council Member Chris McDonough moved to accept the Agenda with the change made by the Mayor, and a second was made by Council Member Les Gladden to adopt the Agenda. The Agenda was adopted (**Approved 4-0**).

APPROVAL OF MINUTES

The Minutes of the March 28, 2022 Work Session, April 12, 2022 Town Council Meeting, and April 25, 2022 Work Session meetings were presented for approval. Council Member Gladden noted a change needed in his motion made in the April 12, 2022 Minutes for the ETJ to include proceeding with the \$809,000 up front, our HR department would handle all the hiring of the police department, and make the area a zone for patrol. A motion to approve the Minutes with the changes, was made by Mayor Pro Tem Ed Samaha and a second made by Council Member Stinson-Wesley. (**Approved 4-0**).

Also presented were the Budget Meetings Minutes of March 29, March 31, April 5 and April 7, 2022. A motion was made to approve the budget meetings minutes by Council Member Gladden with a second by Council Member McDonough. (**Approved 4-0**)

PUBLIC COMMENT and BOARD UPDATES

CATS Bus Priority Study Presentation, Bruce Jones. Mr. Jones conducted a power point presentation for Envision My Ride. He is with the Charlotte Area Transit System and wanted to present recommendations for Envision My Ride. Their goals are to improve time, enhancing experience and increasing access. The routes outlined in his Power Point showed 15 minutes or better service on Route 19 and a 30 minute or better route at Carowinds and Route 51, seven days a week. They continue to work to improve bus stops and mobility hubs. They are continuing to work with the Town of Pineville to improve forms of mobility. Mr. Jones discussed Micro transit zones which operate within a designated zone or boundary, and act as a feeder

service to connect riders to frequent transit routes. He will be giving this presentation to other Towns. Mayor Edwards added that this is a very ambitious plan. It's monumental. He applauded John and everything he has done with this.

Board updates, Mayor Edwards. Mayor Edwards gave a report on the three of the committees that he is a part of. **CTRPO** which is the Department of Transportation. Mayor Edwards read a recent email that he received. He noted that the DOT is bankrupt. They are already \$8 billion dollars behind. He talked to other Mayors and they basically want to wipe the slate clean and start over with the DOT. The DOT needs to determine a better way, another funding mechanism before they go forward. They are working on projects to the year 2050.

Electricities. It's the company that provides electric power through Catawba Electric to Pineville. They have 19 communities. There aren't going to be any electric increases and there may be some reductions. They will bring fiber and other things in to our homes.

MTC. There are 2 big projects: Envision My Ride is phenomenal and has been running for at least 3 years and cut down on people waiting, and also Connect Beyond which will give every community dollars through a bond issue of one penny to be voted on in Mecklenburg County. Every community will receive a percentage for roads, sidewalks and infrastructure.

Pineville Neighbors Place, Jane Shutt. Jane thanked to CATS for looking at creative solutions for their lower income people who don't have access to bus stops and sidewalks. She also thanked everyone's support of the Annual Friend raiser event on April 28th. It was an interesting evening with the power off due to the necessity of replacing a power pole in the area. They exceeded their fundraising goal. Special thanks to our Police Chief and Officer Down for helping serve dinner and to Ed Samaha and Chris McDonough for their support that day. They held a vaccine clinic at El Veracruz on Cinco de Mayo in partnership with Mecklenburg County Health Department and One Charlotte Health Alliance. She also shared two stories of families that they helped recently.

Chamber of Commerce, John Holibinko. John gave a brief update on Chamber happenings. They will be putting a Guide to Moving to Pineville on their website and is accessible through the Town website, as well. They also will be adding a Guide on How to Start a Business. They are publishing a Pineville Business Journal in June. They're getting special newspaper software for that.

CONSENT AGENDA

Mayor Edwards advised that on the Consent Agenda is our new Finance Director, Chris Tucker. He has worked in local government for 17 years. Chris gave a brief summary of what he has done during his first month on the job.

Resolution 2022-05 for Surplus Items and Rifles, and 2 Proclamations for Police Week and Public Works Week, as well as the one we added for Municipal Clerks Week. Council Member McDonough moved to accept the Consent Agenda with the change, with a second made by Council Member Stinson-Wesley. (**Approved 4 – 0**)

PUBLIC HEARING

We have two Public Hearings. The first is for Miller Farm. Council Member Gladden made a motion to open the Public Hearing for the Miller Property with a second made by Mayor Pro Tem Samaha. There were all ayes. Planning and Zoning Director Travis Morgan led the discussion on Miller Farm conditional rezoning across from McCullough right off of Pineville-Matthews Road. He outlined a basic proposal, noting the two pieces not included in the plan, property along Nations Ford Road and along Highway 51 and the state line. The plan consists of 340 units (242 single-family and 98 townhomes). There are three access points. Stoplight and pedestrian crossings will be at the Miller Road connection. At Marfield, there will be no vehicular full-through movement, but has been revised to provide dual-protected lefts within the existing median as shown. Both Staff and DOT recommended the Miller Road as the stoplight/intersection location.

Mr. Morgan also outlined the dedicated open space in and around the proposed development. The front linear park will be developed and rear portion will have two access points with any easement dedicated needed to access the new adjacent roadway. Council Member Gladden wanted to clarify a note that the garages are to be in the rear of the property and not attached front-loaded style.

He also discussed new alley specs, as requested by Council Member Stinson-Wesley. They will be to code designated one-way or two-way, to direct the traffic. Mr. Morgan displayed photos of the products in a street-view format. He also highlighted

the benefits to the Town, which include dedicated open spaces, creation of the water loop, sidewalks and pedestrian crossings. He has only received 2 comments so far. Martin Marietta noted that they are an established quarry, and also a McCullough resident said that they are opposed to any developments being added due to the traffic.

Staff comments were to not add any curb cuts on Highway 51; the applicant does not have control over the SC road improvement project; the addition of single family helps balance our housing mix ;and noted the goal to meet or exceed McCullough standards.

Mayor Pro Tem Samaha asked if Charlotte Water is mandating the loop and if it will be a continual loop. Mr. Morgan said that he believes, from conversations with Charlotte Water, that it is a requirement and it is noted on the plans. Council Member Gladden said that this started about 3 years ago with 503 units to be built there with 75% were townhomes and 25% were houses. Between Council and Staff, we have it down to 340 units with 71% homes and 29% townhomes. It was not an easy task. He thinks we've done a good job with that drop and that kind of walkability. Council Member Stinson-Wesley asked how it compares to McCullough. Mr. Morgan replied that it mirrors with them and that's why they have the traffic light where they have it – closest to both neighborhood's denser townhome component.

Melissa Davis asked when was the traffic count, in what year? Was it taken into consideration this development, and the Amazon traffic? Is there a copy that they can see, the traffic count? She felt it was skewed in the past. Mr. Morgan said that it was last Fall (December 2021) and there is a copy on the website under the development information Ms. Davis brought up Pennies for Progress and that it's been going on for years and this causes some concern because they'll be short there, too, and it bottlenecks there. She was surprised that there weren't more McCullough residents at this meeting. Mr. Morgan thought that this is a local South Carolina county-funded project so hopefully it will be more on track than say an SCDOT project. He has the most recent TIA posted on the website in case anyone wants to review it. Traffic counts haven't been what they were pre-Covid. Ultimately, the DOT will have to review and approve.

Mayor Edwards asked if the applicant has any problem in notifying residents of the location of the Martin Marietta quarry? Applicant replied that they do not and they will give a disclosure. The 2 McCullough residents that were in the meeting added that they don't hear anything from there.

Council Member Gladden said that he'd like to continue this public hearing to next month to give ample public notice with this development and have a vote at that time. He feels doing a presentation tonight with a project this large, and then voting the same night, to force it through, is not the best. Council Member Stinson-Wesley agreed.

Mayor Pro Tem Samaha moved to leave the Public Hearing for Miller Farms and a second made by Council Member McDonough. **(Approved 4-0)**

Council Member Gladden moved to continue this Public Hearing to the June meeting. Council Member Stinson-Wesley seconded the motion. **(Approved 4-0)**

Council Member Stinson-Wesley moved to open the Public Hearing for Budget and it was seconded by Mayor Pro Tem Samaha. **(Approved 4-0)**

Public Hearing for Budget FY 22-23. Town Manager Ryan Spitzer presented the Budget to Council. Reps and Riders for the Electric Fund were also included. The Reps Rider is what Council can consider if they want to adopt that into a renewal rider. Also are the Fees that we will charge. We are not recommending a tax increase this year. We are not proposing any electric fee increase this year. This is a \$16,600,000 budget. This year we worked with a group to project our revenues to 2028. Mr. Spitzer outlined and listed items under budget impacts for FY23, Fund Projections, General Fund Revenues and Expenditures. Town revenues are expected to go up this year. He noted that the Library will be paying 42% of our debt payment. Mr. Spitzer listed the funding for sponsorships. Council Member Gladden questioned the Downtown Merchants and the Arts & Science Council donations. He thought we would take the \$8,000 and \$7,000 (for Downtown Merchants and the Chamber) and have the new position promote and work with both to spend the money.

The CIP Budget is \$7.6 million and Mr. Spitzer outlined this in his power point presentation. This does not include the Johnston Road project. He outlined the Enterprise Fund Review and noted that for the 6th year in a row there have been no electric increases. ARPA Funding was discussed and items that the monies are being spent on were listed.

Mr. Spitzer summarized the budget and advised that it is a balanced budget. The Town has grown about 43% and we need right-sizing. With regard to strategic goals, 6 out of 6 of those goals are being met. Mayor Edwards said that Mr. Spitzer did a

great job on the budget presentation. Council Member Stinson-Wesley moved to leave the Public Hearing on budget with a second made by Council Member McDonough.

NEW BUSINESS

The Miller Farms matter has been continued to June 14, 2022. Council Member Gladden moved to continue the Miller Farm discussion with a second made by Mayor Pro Tem Samaha. (**Approved 4-0**)

MANAGER'S REPORT

Mr. Spitzer reported that they will be ready to go over the punch list at the new Town Hall about the second week of June, and do a walk-through with Council. He asked Council if they want to do a ribbon-cutting in October/November with the Library, or do they want to have two? Mayor Edwards said that we will do **two** ribbon-cuttings.

Arts in the Park is this weekend at 10:00 am. The Police Memorial is this Friday at 10:00 am at First Baptist Church. At the May 23rd Work Session, Travis Morgan will give a presentation on Cone Mill. Mr. Spitzer suggested that we cancel the August Council Meeting, as Council will be at the Electricities Conference. Council Member Gladden noted that there are 5 Mondays in August if they want to back it up. Mr. Spitzer said that Council can discuss and decide later. The Shred event is this Saturday at Town Hall from 9:00 am until noon. Town Clerk Snyder is spear-heading that. Mr. Spitzer said thank you to Lisa for Clerks week, she's done a great job and we're happy to have her. We have new graphics on our police cars and Mr. Spitzer shared a photo of the new graphic with the flag. The new Town Hall Fountain was previewed by Council as shown by Mr. Spitzer via animation. He added that it will be cheaper than they had expected.

ADJOURNMENT

Motion was made by Council Member Stinson-Wesley to adjourn followed by a second made by Council Member McDonough. (**Approved 4-0**) The meeting was adjourned at 8:40 pm.

Mayor Jack Edwards

ATTEST: _____
Lisa Snyder, Town Clerk