



**WORK SESSION MINUTES
MONDAY, JANUARY 27, 2025 @ 6:00 PM
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, January 27, 2025 @ 6:02 p.m.

ATTENDANCE

Mayor: David Phillips
Mayor Pro Tem: Ed Samaha
Council Members: Amelia Stinson-Wesley, Chris McDonough, Danielle Moore
Town Manager: Ryan Spitzer
Town Clerk: Lisa Snyder
Finance Director: Chris Tucker
Planning Director: Travis Morgan
HR Director: Linda Gaddy

CALL TO ORDER

Mayor David Phillips called the meeting to order at 6:02 p.m.

DISCUSSION ITEMS:

Text Amendment for Owner-occupied homes (Travis Morgan). Mr. Morgan reviewed the text amendment to the Pineville Ordinance for owner-occupied homes. He added that Michael Stumpf is requesting Council's consideration for a text amendment to revise the Ordinance owner-occupied restrictions for secondary dwelling units (also known as mother-in-law suites or accessory dwelling units). The Planning Board expressed concern over having both primary and accessory dwellings being for rent and recommended that Council also discuss this with legal counsel about possible options and legal compliance that was available.

Mr. Morgan noted that we received the town attorney's letter late today, so the Planning Board has not seen it yet. It looks like it would not be in the Town's best interest to pursue this. Town Manager Spitzer advised that Council can rule on the information in the text and that the Planning Board deferred legal counsel to Council. They did, however, recommend a change to the text, modifying the letter "f."

Mr. Morgan summarized that another meeting and a public hearing are still needed. Council Member Stinson-Wesley would like to hear from the legislature/league and hear what our town attorney's thoughts are on this matter.

Industrial Conditional Zoning Permit (Travis Morgan). Planning Director Morgan advised that the applicant is Turner Fortin, on behalf of Iconic Equities. He is seeking consideration and approval for a new warehouse within the prior 2018 conditional zoning Industrial subdivision. It is a new 194,382 square foot warehouse on Lot 4. This is the last remaining unbuilt parcel in that subdivision. The prior subdivision plan had a traffic study and road improvements

consisting of additional turn lane stacking from North Polk back westward to the railroad tracks. Updates were included and appear to be within the scope of the prior traffic study. Turner Fortin, the applicant, indicated that the majority of the traffic would be headed toward Westinghouse and minimal traffic through the town. A public hearing will need to be scheduled prior to any vote by council.

New Employee Handbook Pay Policies (Linda Gaddy). Ms. Gaddy gave a presentation to Council on the new pay plans that were approved based upon the compensation study that was recently conducted. Policies surrounding the new plans and the changes need to be revised to match within the handbook. We have two basic types of plans for three types of staff: General employees, sworn police officers and firefighters.

Lower end of pay ranges have increased and are now very competitive with the surrounding areas. The Pay Policy Review will have to be added to the bottom of the Police Pay Plan where they are used to seeing them listed and changed in the appropriate sections of the Employee Handbook. Her department will incorporate the policy changes into the Employee Handbook text before the February 2025 Council meeting. New policies will take effect on March 5th along with the new pay plans. Council will vote at the February meeting.

Finance Report for FY25 and FY26 Budget Calendar (Chris Tucker). Mr. Tucker presented the Finance Report for FY25, second quarter. Council will receive a quarterly financial report showing year-to-date revenues and expenditures and comparing each amount to the budget, as amended.

Scheduling of the budget meetings was discussed among Council. Each year, to kick off the budget process, staff should present a budget calendar to lay out the timeline for the Council's budget engagements. They are to send their availability to Chris and Ryan so dates can be confirmed. Mr. Tucker will be bringing in Davenport, once again, to talk to Council.

Coyotes' discussion. Mayor Phillips said that he has received concerns from residents about coyotes in the area. They have been sent to Wildlife Commission to address. There was general discussion on what to do about this in the future if the problem increases.

Parking on Town Roads discussion. Mr. Morgan wanted to check in with Council regarding the Town's on street parking and the Town Code. He added that there are narrow road issues and wide road issues. Some roads have curb and gutter. Council Member Stinson-Wesley asked about staggered parking on collector roads. Town Manager Spitzer noted that all new developments have cut outs.

Council Member Moore moved to adjourn the Work Session followed by a second made by Council Member McDonough. All ayes.

The Mayor adjourned the meeting at 8:20 pm.

David Phillips, Mayor

ATTEST:

Lisa Snyder, Town Clerk