



**TOWN COUNCIL REGULAR MEETING**  
**TOWN HALL COUNCIL CHAMBERS**  
**TUESDAY, DECEMBER 10, 2024, AT 6:30 PM**

## **MINUTES**

### **CALL TO ORDER**

Mayor David Phillips called the meeting to order @ 6:30 pm.

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

Town Attorney: Janelle Lyons

### **PLEDGE ALLEGIANCE TO THE FLAG**

Council Member Chris McDonough led everyone in the Pledge of Allegiance.

### **MOMENT OF SILENCE**

Mayor David Phillips asked for a moment of silence and think of our first responders and for a long-time resident, who passed right after our November meeting, George Lovelace, he passed away on November 13<sup>th</sup>, and then last night, the passing of Mary Ellen Eury.

### **ADOPTION OF AGENDA**

Mayor Pro Tem Samaha moved to approve the Adoption of the Agenda with a second provided by Council Member Stinson-Wesley. All ayes. (**Approved 4-0**)

### **APPROVAL OF MINUTES**

The Minutes of the Town Council meeting on November 12, 2024, and the November 25, 2024, Work Session were submitted for approval. Council Member McDonough moved to approve the minutes as presented with a second made by Council Member Moore. All Ayes. (**Approved 4-0**)

### **AWARDS AND RECOGNITION**

*There were no awards or recognition at this meeting.*

### **BOARD REPORT**

Council Member Stinson-Wesley provided a report on COG. She has completed another year as the town delegate to the Centralina Council of Governments, which is a regional body. She has attended the quarterly meetings and the annual meeting. One of the things she initiated after the hurricane was to connect persons and elected officials who had been affected in the western part of the state and needed support. She facilitated connecting pastors and councilors in non-affected

areas to provide some kind of care. COG helps find grants and documents compliance with their grants. Some of their goals are to offer services to the aging, workforce, and economic development.

### CONSENT AGENDA

Mayor Phillips announced that we have one item on the Consent Agenda, which is the appointment of our representative for the Centralina Regional Council. Council Member Stinson-Wesley would like to continue as the representative for Pineville. Council Member McDonough made a motion to approve the consent agenda and a second was made by Mayor Pro Tem Samaha. All ayes. (*Approved 4-0*).

### PUBLIC COMMENT

Mayor Phillips announced that anyone wanting to speak during Public Comment needs to approach the podium and state their name and remember you have three minutes to speak. If, by chance, you run over, he will remind you to wrap it up and try to stay within your three minutes.

Town Attorney, Janelle Lyons, added, to keep things moving along, that Public Comment is an opportunity for Council to hear the public's views and to express those views, however, we ask you to adhere to the following rules: You address the Council and not the audience, that you keep your comments to three minutes or less, the audience to remain quiet and allow the person to speak without comment. Again, we want to rule with courtesy and respect, and so that the Town Clerk can get down what is said for her notes, as well.

**Laura Stout, Pineville resident.** Mrs. Stout discussed the charet comments from 2021. She said that no one wanted townhomes, multi-family or apartments. She felt that we want them to get involved, but no one listens.

**Melissa Davis, Pineville resident.** Mrs. David read from her notes and stated that she spoke on behalf of several people who chose not to email or speak. She asked Council to vote "no" to the proposed PSA.

**Jacob Hill, Pineville resident.** Mr. Hill spoke in opposition to the proposed Cone Mill development. Traffic on Main is already a major issue and already strained, and this is before the development would be added. He asked that infrastructure be addressed before building more homes here. He asked Council to please reconsider the proposal.

**Al Baskins, Pineville resident.** Mr. Baskins discussed a petition that was circulated with one thousand signatures opposing the development in Cone Mill. He asked that Council give them something they can participate in and enjoy. He asked Council to vote "no" on building townhomes in the Cone Mill area.

**Yvette Isaacs, Pineville resident.** Ms. Isaacs read a statement which included asking that we have the infrastructure first to support to population before adding more growth. She summarized by stating that people make decisions with their hearts, not minds, so it is important to connect any future growth that feels good to the community.

**Judy Phillips, Pineville resident.** Mrs. Phillips stated that we are overwhelmed with traffic. "Let us breathe" and not add more ballfields, sardine-packed buildings and hundreds of vehicles that will create more traffic.

**Eric Stout, Pineville resident.** Mr. Stout said that nobody wants the plan in place. It is not beneficial to the town, and not beneficial to the residents. The schools and roads cannot handle more traffic. He asked Council to please think about their legacy.

### PUBLIC HEARING #1

*Mayor Pro Tem Samaha moved to enter the Public hearing followed by a second made by Council Member Moore. All ayes.*

**Nazarene Church Parking Text Amendment.** Planning Director Travis Morgan stated that this public hearing is for the text amending proposing a flat calculation of 1 per 300 sq ft based off office calculations, or 1 per 400 sq ft based off our general civil and school calculations. Mr. Morgan displayed the design of the Nazarene Church and parking lot. The Planning Board met recently and is supporting the approval of the 1 per 400 sq ft calculation. Pineville resident, Laura Stout, asked about the sidewalk to which Mr. Morgan replied, there will be a whole row of parking added if this proposal is approved. Mayor Pro Tem Samaha asked if the parking spaces change much. Mr. Morgan replied that he believes it will create 25 extra spaces.

Mayor Pro Tem Samaha moved to close this public hearing followed by a second made by Council Member Stinson-Wesley. All ayes.

## PUBLIC HEARING #2

Council Member Stinson-Wesley moved to open the second public hearing with a second made by Council Member Moore. All ayes.

**100-Housing Units Text Amendment.** Planning Director Morgan stated that this text amendment will update the Subdivision ordinance and the Zoning ordinance relating to the conditional zoning requirements regarding 100 or more housing units. This proposal went to the Planning Board recently and they are supporting the clarification of units, rather than lots, for both ordinances. There was no discussion.

Council Member McDonough moved to close the public hearing followed by a second from Council Member Moore. All ayes.

## OLD BUSINESS

**Cone Mill PSA.** Town Manager Spitzer provided a brief overview of what we've been talking about since late 2023. Council voted on the PSA a couple months ago. This will be a vote on the resolution to sell the property if Council wishes to. The purchase price is \$5 million dollars. The appraised value is \$4.9 million dollars. The current plan has 115 townhomes. Because of the discussion at the work session, this number could increase if the developer puts in workforce housing to at least one or two blocks of the townhomes. Those townhomes would become 18-foot wide. There will be 24,000 to 50,000 sq ft of commercial office and restaurant space that is all front-loaded so we can carry the look and feel of Main Street onto the property.

The Brownfields process did not have townhomes, so the process has to be done again to see if they will be allowed on the site by the State and what they will allow. The State will not allow single-family homes on the site. The green spaces will be developed for the Town at the developer's cost and turn it over to the Town for green space and park space. The developer will also widen Dover at their expense and turn it over to the Town for this development. There will be a chance for public input on what those spaces will look like.

The requirements in the PSA include: 90 spaces for public use; architect renderings for both commercial and residential must be approved by Planning & Zoning; land given to Pineville adjacent to Jack Hughes Park; no commercial uses in townhomes; currently "For Sale" product at any given time (only 10% can be for rent); CCRs approved by the Town; 5 to 10 units will be for workforce housing; Joint Development Agreement approved; area for up to 5 food trucks year-round; traffic study completed and agreed to by Council prior to permitting; 6' fence along property boundary; private trash; historic loop; designated smokestack reuse; and increase ROW on Dover Street and larger sidewalks.

Mayor Phillips shared his thoughts on the proposal from Jon Visconti and feels this is the best plan they've looked at; however, his concern is about the cut-through traffic. His concerns are about infrastructure. He is also concerned about affordability. Our infrastructure needs to match what we're building. He wants all of the merchants to be successful. He asked Council to consider this when making their decision.

Mayor Pro Tem Samaha moved to approve the PSA with a second made by Council Member Moore. The following vote was taken: Danielle Moore – Yes; Chris McDonough – Yes; Ed Samaha – Yes; Amelia Stinson-Wesley – No. (**Approved 3-1**)

## NEW BUSINESS

**Nazarene Church Parking Text Amendment.** Council Member McDonough made a motion to approve the text amendment followed by a second made by Mayor Pro Tem Samaha. All ayes. (**Approved 4-0**)

**Award Purchase of Distribution of Transformers.** David Lucore, Electricities Manager, requested approval of the purchase of the distribution of transformers. There was a wide range of bids on this project. Sunbelt Solomon's quote was disqualified

and Eagle Rise was the successful bidder. The total cost is \$368,690. This cost is for 59 transformers. Mayor Pro Tem Samaha made a motion to approve the award purchase of distribution of transformers with Council Member Stinson-Wesley providing a second. All ayes. (**Approved 4-0**)

**100-Housing Units Text Amendment.** Council Member McDonough made a motion to approve the text amendment with a second made by Council Member Moore. All ayes. (**Approved 4-0**)

**Baker Tilly Pay Plan.** Town Manager Spitzer gave a consolidated presentation of what Baker Tilly presented at the last work session. Pineville contracted with Baker Tilly to conduct a comprehensive compensation study for the Town. Sarah Towne was present to answer any questions from Council. On average, 13.6% of employees are below the market at the minimum, 15.1% are below at midpoint and 16.2% below the market at the maximum. The proposal is to recalibrate the classification and compensation strategies to make the town more competitive in the area of 95% of the market, with the goal of next budget year getting us to 100% of the market.

For civilians, the plan is to reduce the number of grades for civilian employees and move the lowest grade from an 11 to a 14. The midpoint for each grade will also be set at 95% of the market. For police, reducing the step plan from 19 to 11. This will increase the starting pay for new officers (\$58,344) but slightly top out pay for each grade.

Assistant Manager/Finance Director Chris Tucker added that he feels this is an investment in our employees which is critical. It is sustainable as we have reserves and a system in place, and a good tax rate to accomplish this. In addition, we have investment earnings and expenditures are under the amount we set.

Mayor Pro Tem Samaha made a motion to approve the Baker Tilly Plan with a second made by Council Member Stinson-Wesley. All ayes. (**Approved 4-0**)

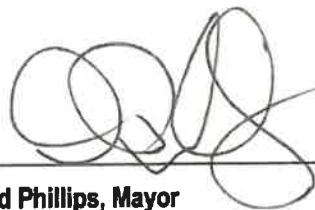
**Approve 2025 Meetings Schedule.** Town Manager Spitzer presented the proposed 2025 Council Meeting Schedule. The November Town Council meeting shown on the proposed schedule is on Veteran's Day. Council agreed to move the November meeting to Wednesday, November 12<sup>th</sup>.

#### MANAGER'S REPORT

There was no manager's report, but Town Manager Spitzer said that Parks and Rec did a great job with the annual tree-lighting last week..

#### ADJOURNMENT

Council Member Stinson-Wesley made a motion to adjourn followed by a second made by Council Member Moore. All ayes. The meeting was adjourned at 8:15 pm.



David Phillips, Mayor

ATTEST:



Lisa Snyder, Town Clerk