

Mayor
Amelia Stinson-Wesley

Mayor Pro Tem
Nick Gallo

Town Manager
Ryan Spitzer



Town Council
Josh Simelton
Ed Samaha
Danielle Moore

Town Clerk
Lisa Snyder

TOWN COUNCIL MINUTES OF MARCH 10, 2026

CALL TO ORDER

Mayor Amelia Stinson-Wesley called the meeting to order @ 6:30 pm.

Mayor: Amelia Stinson-Wesley
Council Members: Nick Gallo, Josh Simelton, Ed Samaha, Danielle Moore
Town Manager: Ryan Spitzer
Town Clerk: Lisa Snyder
Town Attorney: Janelle Lyons

PLEDGE ALLEGIANCE TO THE FLAG

Council Member Moore began the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Stinson-Wesley asked for a moment of silence for our First Responders, Police, and those loved ones who we have lost since our last meeting.

ADOPTION OF AGENDA

Council Member Simelton made a motion to adopt the agenda as presented, with a second made by Council Member Moore. All ayes. (Approved 4-0).

APPROVAL OF MINUTES

The Minutes of the January 13, 2026, Closed Session, the February 2, 2026, Work Session, the February 6, 2026, Town Council Retreat, the February 10, 2026 Town Council Meeting, and the February 23, 2026 Work Session were submitted for approval.

Council Member Simelton moved to approve the minutes as presented with a second made by Council Member Samaha. All Ayes. (Approved 4-0)

BOARD REPORTS

Pineville Library (Cameron Smith, Manager). Cameron Smith gave a presentation regarding Community Read. This is a county-wide book read. It was launched in 2014. Mr. Smith distributed copies of the book entitled, *The House in the Gerulean Sea*, by TJ Klune, to all council member. He shared several sponsors who made this book possible for the month of March. Council Member Moore asked him how they select an author. He explained that selecting an author is an involved process. They have a panel of library staff, their library administration, some input from the community, and surveys, as well.

James Polk Site (Scott Warren, Director). Scott Warren shared his gratitude for the Town's continued support. He also announced several upcoming events at the Site. They are in the middle of Spring field trip season. They are having a Traveling America 250 Exhibit beginning March 25th through April 9th. This is a free event. On Saturday, March 28th, they will have their monthly open hearth cooking demonstration from 10:00 am until 2:00 pm. This is also a free event. Mr. Warren added that they established a website and won a regional award, and now they're taking this to the next level. They are installing physical waysides to their site. He also thanked Town Council for their ongoing financial support.

Happy Camper Voyages (Isaac Black, Founder & Executive Director). Isaac Black shared that Happy Campers was founded in 2023. He shared his previous travel experiences along the Pan American Highway, which stretches more than 30,000 miles from the Arctic Ocean. When he returned to the United States in January of 2025, he began working to make an impact on the teens of the community. Isaac shared highlights of his organization and discussed future possibilities, which include family campouts at Pineville Lake Park. He explained that all of his staff are certified in what they do. His biggest request is for adult camps. He asked if the Town could be a sponsor or make a financial donation. His organization awards scholarships, as well. Volunteers are needed. Their next fundraiser, a Trivia Night, is scheduled for April 11th at Middle James Brewery.

Arts, Science, & Cultural Council of Charlotte-Mecklenburg, Inc. (Robert Touchstone, VP of Advancement). Mr. Touchstone gave a presentation on what the Arts, Science, & Cultural Council is doing for the Pineville area. He advised that they invested nearly \$9,000 in Pineville for local artists by giving \$3,000 grants. They invest in cultural programs and he outlined programs within the Town of Pineville, which include Clayworks, Opera Carolina, and Independent Picture House. Their Council is respectfully requesting a \$15,000 unrestricted investment in ASC to further drive their grantmaking infrastructure, support artists, and organizations throughout Pineville and countywide.

CONSENT AGENDA

Mayor Stinson-Wesley asked for approval of the Consent Agenda item which consists of a Proclamation for Women's History Month, and an Audit Report.

Council Member Moore moved to approve the Consent Agenda, as presented, with a second provided by Mayor Pro Tem Gallo. All ayes. (Approved 4-0)

PUBLIC COMMENT

Jim Knowles, Pineville resident. Mr. Knowles expressed his concerns regarding new term limits for the Planning Board and Board of Adjustment, for which he has been a board member for over twenty years and five years, respectively. We may lose some valuable expertise if changing the term limits.

Mark Jerrell and Leigh Altman, Mecklenburg Commissioners. Chairman Mark Jerrell and Vice-Chair Leigh Altman spoke on behalf of the County to express their thanks to Town Council. Chair Jerrell stated that they know what a sacrifice it is to serve. The Pineville residents are a vital fabric of this community. They deeply appreciate all the contributions that are made. They want to be great partners and make sure that the lines of communication are always open. Vice-Chair Altman reiterated Chair Jerrell's comments and added that the partnership with the Town is important to them.

Rich Carbonara, Pineville resident. Mr. Carbonara advised that he is the president of the HOA at the Cottages. There are 87 single-family homes in which all are homeowners. He has had several discussions, with several people, regarding storm drain problems in his subdivision.

PUBLIC HEARING

Council Member Moore moved to open the first Public Hearing with a second provided by Mayor Pro Tem Gallo. All ayes.

Text Amendment for Conditional Rezoning. Planning Director, Travis Morgan, reviewed the text amendment for Conditional Rezoning of the Pineville Zoning Ordinance. He highlighted §160D-604 of the ordinance to include Planning Board input for zoning map changes and conditional rezonings. This proposed text amendment was recently brought before the Planning Board for review and they have made their recommendations. They suggest adding a section on community meetings, and request that those meetings be held in-person. He noted that these meetings are developer-driven and not Town meetings. Meetings must be held within the Town limits in a public space or the community can also meet at the site if it is accessible. Council is not required to be in attendance at the community meetings but Town staff will attend.

Mayor Stinson-Wesley noted that no one signed up to speak at this public hearing.

Council Member Moore moved to leave the first public hearing with a second made by Mayor Pro Tem Gallo. All ayes.

Council Member Simelton moved to open the second public hearing with Mayor Pro Tem Gallo providing a second. All ayes.

Text Amendment for BMP Takeover. Planning Director, Travis Morgan, stated that Public Works would like to update the Pineville Stormwater Ordinance, specifically to Section 6, 601A, requiring Town maintenance provision to single family and townhome stormwater facilities. Mecklenburg County originally wrote and helps enforce this ordinance. Maintenance of private stormwater facilities, such as stormwater ponds, is left to individual HOA's to maintain. Town Manager Spitzer noted that some of the surrounding municipalities still have this language. In addition, this does not affect any private stormwater systems. Mecklenburg County has been working with us on this for the past two years.

Mayor Stinson-Wesley noted that no one signed up to speak at this public hearing.

Council Member Simelton moved to close the second public hearing with a second made by Council Member Samaha. All ayes.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Planning Board Member Appointment (Town Council). Town Manager Spitzer advised that Planning Board member, Roshan Bhula, resign recently and another one, Dusty Gilvin, resigned today. New appointments need to be made.

Mayor Pro Tem Gallo made a motion to appoint Kris McVey, to fill Roshan Bhula's remaining term, with a second provided by Council Member Moore. All ayes. (Approved 4-0)

Council Member Moore made a motion to move Brandi Wyant, from Alternate, to fill Dusty Gilvin's remaining term, with a second provided by Mayor Pro Tem Gallo. All ayes. (Approved 4-0)

Text Amendment for Conditional Rezoning. There was no discussion.

Council Member Simelton made a motion to approve the Text Amendment for Conditional Rezoning, with a second made by Council Member Moore. All ayes. (Approved 4-0)

Text Amendment for BMP Takeover. There was no discussion.

Council Member Moore made a motion to approve the Text Amendment for BMP Takeover with Council Member Simelton providing a second. All ayes. **(Approved 4-0)**

Quotes for the Parking Lot at Johnston Drive. Town Manager Spitzer reviewed the request by Council for the new parking lot at Johnston Drive. The Town has cost savings from the Johnston Drive realignment project that can be used for the new 36-space parking lot adjacent to Johnston Drive. The project length is expected to be two to three months. He added that \$640,000 is leftover in the project budget and can be used for this project. He requested approval for the quote from United of Carolinas in the amount of \$289,000 with a total established budget of \$310,000 to include inspections.

Council Member Samaha moved to approve the quote from United of Carolinas for \$289,344, with a total budget of \$310,000, with Council Member Moore providing a second. All ayes. **(Approved 4-0)**

Council Appointed Board Changes. Town Manager Spitzer reviewed the term limits and attendance policies of the Town Boards, from previous work session discussions. The policies of the Planning Board and Board of Adjustment were last reviewed in 2005. Staff recommended the changes, in particular, attendance changes, which will also apply to the Town's Parks and Recreation Board. The board member would be contacted in writing, then take action at the following council meeting. With regard to term limits, it is recommended that a member may serve no more than two consecutive three-year terms. Once a member has served two consecutive terms, they must sit out for one year. After a year, they can reapply. Town Council may extend a member's term past the two consecutive term limit if a qualified applicant, as deemed by Town Council, has not applied for the open seat on the board.

Mayor Pro Tem Gallo made a motion to approve the Staff recommended changes to the Planning Board, Board of Adjustment, and Parks & Recreation Board's terms and attendance policy with the additional change to allow council discretion to extend a member's term by one term, with a second provided by Council Member Simelton. All ayes. **(Approved 4-0)**

TOWN COUNCIL AND MAYOR COMMENTS

Mayor Stinson-Wesley shared that since our last council meeting, she attended the meeting of the NC Mayor's Association, and a meeting with the other mayors in Mecklenburg County. She served on both the MTC and CTRPO and met with both of those bodies in the past month. She attended Pineville Neighbor's Place 10th Anniversary celebration. She appreciates how they meet the needs of the Town. She is carefully monitoring the issues related to the solar cell factory in South Carolina. We have received a briefing from our Emergency Management, and she has been in touch with state and county representatives, as well as our congressional office staff. She recently filmed a promotional video with the Charlotte Knights mascot. She invited everyone to attend their game on May 29th. Women-owned businesses will be highlighted on Saturday, March 28th, from noon till 1:30 in downtown Pineville, and she and Council Member Moore will also be at the Brass Bird to meet with constituents.

Council Member Simelton added that he recently volunteered at Pineville Neighbor's Place food pantry. The event was held at Pineville Elementary. Approximately 25 cars were met and provided groceries that they were not otherwise able to get that week. He also attended the School of Government's course for Elected Municipal Officials in coordination with the National League of Municipalities and continues to learn more about statutes and other matters pertaining to his new elected position within the Town, and better ways to serve the community.

Council Member Samaha added that the tree replacement program along Main Street went very well and looks nice downtown. The process was nicely done.

Council Member Moore continued by welcoming Council Member Simelton and Mayor Pro Tem Gallo to their first budget planning session this week. A big thank you was given to Assistant Manager/Finance Director, Chris Tucker, for all he does to prepare for our budget sessions and our Town finances. She also thanked the Pineville Police for how they responded recently to an incident near her neighborhood. She reminded us all to continue to look out for each other at all times of the day.

Mayor Pro Tem Gallo thanked the Mayor for meeting with the people in the McCullough neighborhood concerning the Silfab issue and listening to their concerns. It's a good idea to stay on top of that. He also thanked the Town Manager and anyone who shared information with them.

MANAGER'S REPORT

Town Manager Spitzer reported that the first budget meeting of this year is scheduled for Wednesday, March 11th at 6:00 pm. He also shared the proposed Welcome Sign which will be located next to the Hyundai dealership on South Blvd. There was general discussion amongst Council and our Planning Director, Travis Morgan, about the sign and its details, which will include uplighting and landscaping.

Mr. Spitzer continued by sharing an aerial view of the Cottages and discussed resident, Mr. Carbonara's concerns that he shared during Public Comment this evening.

ADJOURNMENT

Council Member Simelton made a motion to adjourn followed by a second made by Council Member Moore. All ayes.

The meeting was adjourned at 8:25 pm.

Mayor Pro Tem Nick Gallo

ATTEST:

Town Clerk Lisa Snyder