



**MINUTES OF THE  
TOWN COUNCIL 4th BUDGET WORKSHOP  
THURSDAY, APRIL 22nd, 2021 @ 5:30 pm  
The Hut Meeting Facility  
413 Johnston Drive, Pineville, NC**

The Town Council of the Town of Pineville, NC, met in a Budget Workshop on Thursday, April 22, 2021 @ 5:30 p.m. The meeting was held at The Hut Meeting Facility utilizing ZOOM.

**ATTENDANCE**

Mayor: Jack Edwards  
Mayor Pro-Tem: Melissa Davis  
Council Members: Amelia Stinson-Wesley, Les Gladden and Joe Maxim  
Town Manager: Ryan Spitzer  
Town Clerk: Barbara Monticello  
Finance Director: Richard Dixon  
Planning & Zoning Director: Travis Morgan  
Fire Department: Jason Klemowicz  
Public Works: Chip Hill

**CALL TO ORDER.**

Mayor Jack Edwards called the meeting to order at 5:30 p.m. There were ayes by all and the meeting was opened.

Jason Klemowicz of the Fire Department gave a budget presentation to Council. Due to Covid-19, 2020 was a difficult year. We are getting qualified volunteers from Charlotte, Fort Mill, Flint Hill firemen, as well as our own volunteers. Quality firemen are volunteering in Pineville.

General Fund: \$197,000 Salaries  
Travel/Training +\$3,000 due to new hires and state training  
Turn out Gear + \$6,000 due to new hires  
Uniforms + \$1,500 due to new hires  
Mandated Physicals +\$2,000 due to new hires  
Contribution of FD -\$50,000 moved three salaries to new line item, \$10,000 requested for increase in Chief's pay and \$31,500 requested to add off duty officer for paperwork.

**Capital Request**

\$63,000 – 22-year old rescue truck. Emergency airbags are 10 to 15 years old – the truck needs rehabbing and to do that will cost \$63,000. The truck's motor is in good shape and is only used for car accidents. The lights alone cost \$60,000 with some of that cost being equipment replacement. Will pay 60% this year and 40% next year. Town will pay – use Atlantic for shelving and another company for equipment. Whole refurbish is \$103,000.

\$100,000 put in it to refurbish it for about another 5-10 years. \$3,000 is for EMS equipment and \$60,000 is for lights.

Mr. Klemowicz said they are looking at grants for the air packs. We have two people looking into them and they have a company writing grants for them.

Town Manager Ryan Spitzer said he has spoken to Peter Leek about the two locations lost next to the Fire Station. The new office building would be sold to the town if they are interested.

Mr. Klemowicz said the guys like the center of town.

## **Public Works**

Director Chip Hill reviewed some of the accomplishments during this past year:

Annual reconciliation of the budget is done every quarter by Chip and Lydia.  
Update Shared Calendar for See, Click, Fix it.  
Statistic comparison chart – listed all items of significance and track these from start to finish  
Weekly supervisors meeting to address problems, staffing and any issues.  
Tamper resistant receptacles – Tim Jones working with an electrician on Amon Lane to update.

Performance – Their goal was to respond to 90% of See, Click Fix It issues within three days. They responded to all twenty-three requests within twenty four hours.

Storm Water Goals - They completed 1500 linear feet of storm water last year. 2,400 linear feet of storm water was cleaned this year.

Applied for one grant and received it. Already working on another one for this year.

Items that increased in the Public Works Budget:  
Fuels – 12% more for gas, up from last year. Currently using Fuelman.

Council member Les Gladden said Sam's/B.J.'s offers gas at a cheaper price. Finance Director Richard Dixon said we get a discount with Fuelman but we don't pay tax on gas.

New roof for the Public Works Building.  
Mobility – sidewalks - \$150,000.  
Town Center Blvd – sidewalks discussed – working on putting them in there  
Tire Changer – we got one five or six years ago but it was used, so we're looking for a replacement.

We have money left over from Sugar Creek Greenway Project - \$40,000 + \$200,000 for paving – next area will be Carolina Crossing. Cadillac and Industrial are before Carolina Crossing but we're not doing them because of Felix's project. No sense in paving because he'll be digging it up so we will hold off there. Diesel fuel is another cost as it is up \$4,000.

## **Sanitation**

Council Member Joe Maxim asked if we are still pleased with the services of Waste Pro. He said they have gotten better since having a direct contact but constantly need to follow up with them.

## **Parks and Recreation**

Heat and AC for bathrooms – A/C went up in price since they got the last quote. Director Chip Hill stated that the gutters are too small and should be replaced.

Stage – A/C - \$41,000 – does not include the permits. Could be another \$10,000 for permits, plus electrical fees to install A/C in the bathrooms by the stage.

Council Member Joe Maxim asked about the Lakeview/Lynnwood project, do we need to discuss this.

Manager Spitzer advised we started a project budget – when ready we can pull the money out of it. We are still working on getting a few signatures.

Hut – we obtained a quote from Bill Baskins to paint the exterior.

Large Shelter – no downspouts, it leaks and there are lots of dents and rivets in the gutter. It is in pretty bad shape.

Stadium – corrosion and needs new gutters.

Mayor Pro Tem Melissa Davis asked that the gutters be cleaned.

Police Department. Al Baskins gave Chip a quote to paint the Police Department. Chip stated he thinks the quote is too high.

Carpet and LVP flooring for the Police Department is about \$114,803 to replace. LVP is about the same price as carpet. Split A/C unit will be on the side door – back up for servers.

Ceiling in the Fire Department Building is peeling – Council Member Les Gladden recommended a good primer on the ceiling before it is painted.

Town Hall – brick above the gutter needs to be fixed. Tim Jones will look into prices of split units for the Lake Park bathrooms.

Council Member Les Gladden asked Director Hill what type of sweeper truck he would buy. Director Hill responded he would prefer a smaller unit to get on to smaller streets and easier to maneuver.

State Audit – all towns going through it – Mecklenburg County goes on Monday. Mecklenburg County is responsible for making sure Pineville is in good order. They check how many miles of pipe are cleaned, number of miles of streets swept, etc. for storm water regulations. Audit is done by the state every five years and is part of MS4 Permit.

### **HR Budget (Linda Gaddy)**

Nothing changed in the Human Resources Budget. Linda to go over Health Benefits which have increased just over 5% based on our claims. Slight improvement – all primary care visits are zero dollars.

5.27% in medical costs which is very fair and reasonable. Recommended staying with First Carolina Care. Still shopping for dental insurance as we had a significant increase in dental insurance. Our current insurance carrier pays up to \$1250 per year for dental work.

Mayor Pro Tem Melissa Davis asked that Linda share any additional quote information with Council.

Linda wants to be sure that employees know what their total package is worth with salary plus the benefits.

Council Member Joe Maxim asked if we have looked into a self-funding plan as he was curious to know if there would be any cash savings by using a self-funding insurance.

Manager Spitzer advised it would cost more to do Our Health, which is self-insured, so that has been set aside.

Manager Spitzer let Council know we are eating the full cost of the 5.23% increase in insurance premiums. Linda will send something out on Lister to see how many municipalities still pay 100% of employee's medical coverage.

Manager Spitzer passed out salary adjustment sheet for tele communicators – 10% would be moving telecommunicators up two grades. It will make us competitive compared to other towns. Linda recommended going with 10% rather than 15%. A 15% increase would increase their pay significantly higher than other municipalities. We will put the on-call people aside, they make \$14.00 per hour as on-call telecommunicators. There are a total of three slots open as of August. A couple of years ago we made the decision to increase starting pay for all jobs to \$15.00 per hour.

### **Capital Improvement Plan.**

Highlighted in yellow are items budgeted this year but held off on doing.

New Town Hall – needs vapor mitigation - \$95,000

New furniture for New Town Hall \$270,000

### **Administration**

IT improvements \$50,000

Town Hall Mortgage Loan (20 years @ 4%) - \$356,236

Town Hall Construction – Commissioning - \$30,000 (end of project)

Sidewalks – CBDG Grant - \$15,000

RR Quiet Zone - \$600,000

Manager Spitzer said as part of conditional agreement for Meritage Homes – to do upgrades on Franklin and Quiet Zone (Train paid \$20,000).

### **Fire Department**

Land Purchase - \$500,000 (Council will need to decide by adoption of the budget where to locate new station.

Building/Architect \$4,200,000

Building/Architect/Engineer \$480,000

Engine Truck - \$800,000

Engine Truck - \$900,000

Equipment - \$207,700

Heater Replacement (4) - \$17,000

Vehicle Squad (4) - \$63,000

Equipment for new ladder truck - \$68,000

Side by Side (new equipment) - \$30,000

Police Department – 5 new vehicles this year - \$324,220

911 – Equipment - \$931,000

Many pieces of equipment and repairs for Public Works - \$10,000 +

Parks and Recreation - \$10,000 for heaters for bathrooms at Shay Stage and \$35,000 for outdoor fitness equipment.

Scott, with Parks and Recreation, needs a new tractor - \$36,000

Gutters for concession stands, etc.

There is a \$131,000 overage in the budget which Ryan put under the Lynwood/Lakeview project.

Electric – 2.6 million worth of service/equipment needed for new infrastructure of new buildings and development.

Richard Dixon, Finance Director, feels that the budget in general is acceptable.

Mayor Pro Tem Melissa Davis asked to make sure that one department does not come back and ask for budget amendments.

Manager Spitzer recommended that we put \$15,000 aside for ASC and see how they perform giving them \$10,000 up front and seeing later if we should give them the additional \$5,000. Mayor Pro Tem Melissa Davis said she was in favor of that.

Council Member Joe Maxim asked to formalize up front what Council's compensation is and where it comes out of.

Adjourn – Mayor Pro Tem Melissa Davis made a motion to adjourn, with Council Member Amelia Stinson-Wesley seconding the motion. Ayes by all and the meeting was adjourned at 9:06 p.m.

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Jack Edwards, Mayor

**ATTEST:**

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Barbara Monticello, Town Clerk