



## **MINUTES**

### **CALL TO ORDER**

Mayor Jack Edwards called the meeting to order @ 6:30 pm.

Mayor: Jack Edwards  
Mayor Pro Tem: Ed Samaha (via Zoom call)  
Council Members: Les Gladden, Amelia Stinson-Wesley, Chris McDonough  
Town Manager: Ryan Spitzer  
Town Clerk: Lisa Snyder

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

Mayor Jack Edwards led everyone in the Pledge of Allegiance.

### **MOMENT OF SILENCE**

Mayor Jack Edwards said God Bless our military, our firefighters, our first responders, they service every day, every minute, for anything. They even came to an older lady in his neighborhood and they changed her alarms out. Our police officers. We are lucky and fortunate. We have a wonderful police department, a phenomenal fire department. Remember our country in your prayers. It's disintegrating, falling apart. For strength, anointing and direction. Remember, hug a neighbor and tell them you love them.

Mayor asked Town Manager Ryan Spitzer to introduce our new Finance Director, Chris Tucker. Town Manager Spitzer introduced Chris, he comes to us with 15 years of experience, most of that as Finance Director. Welcome to Pineville! Mr. Tucker spoke briefly and said that he is excited for the opportunity and help accomplish the vision that Council has set forth, helping the citizens getting any information that they seek. It was a great first day.

Council Member Amelia Stinson-Wesley moved to let Mayor Pro Tem Ed Samaha be allowed to vote remotely followed by a second from Council Member Chris McDonough. Roll Call: Amelia- yes, Mayor – yes, Chris-yes, Les-yes, Ed – yes  
**(Approved)**

### **ADOPTION OF AGENDA**

Council Member Chris McDonough moved to approve the Agenda as presented with a second made by Council Member Les Gladden to adopt the Agenda as stated. The Agenda was adopted **(Approved 4-0)**.

### **APPROVAL OF MINUTES**

The Minutes of the March 8, 2022 Council Meeting were presented for approval. Council Member Stinson-Wesley moved to approve the Minutes with a second made by Council Member Gladden. **(Approved 4-0)**.

## CONSENT AGENDA

Mayor Edwards advised that on the Consent Agenda are three items: Financial Statement, Approval of the 2021 Records Retention Schedule, Surplus of K-9 Ciro. Council Member Stinson-Wesley moved to approve the Consent Agenda as presented with a second made by Council Member Gladden. (**Approved 4 – 0**)

## BOARD UPDATES and PUBLIC COMMENT

**CJ Norman, PCAA President.** Mr. Norman did a presentation for the PCAA. He wanted to give a quick presentation. They are requesting approval to increase seasonal registration fee increase, effective Spring 2022. Their Spring Fling is April 30<sup>th</sup> which is their annual fundraiser. Most fee increase is for day-to-day expenses. Their goal is to increase fees the least amount possible to limit financial impacts on their members, but enough to allow them to operate without requiring extensive fund-raising to cover recurring operational losses. 13+ will not incur a price increase since the division plays at Jack Hughes and the Town of Pineville allows them to utilize the fields at no charge. Most of their cost increases are specific to the maintenance of Pineville Memorial Ballpark. The ability to use Jack Hughes field space free of charge is a significant cost savings for PCAA and can be passed on to registrants utilizing those facilities. Council Member Gladden asked is there is a difference in the fees for in-Town and out-of-town? Mr. Norman replied that in-Town receives a 25% discount. Mayor Edwards thanked Mr. Norman and Erin Hamilton for their work with the PCAA.

**Scott Warren, President, James Polk Historic Site.** Mr. Warren said that there is a lot going on at the site. Due to the greenway coming in. The county recently paved their parking lot and they're getting ready to install a new fence around their historic cemetery thanks to the county. It has really boosted their visitation, so they have really reaped the rewards from the greenway coming through the site. They have a big event coming April 30<sup>th</sup>. Inalienable Rights: Living History through the eyes of the Enslaved. It is their third visit to the site since 2017. They really share and interprets the role of the enslaved up to the beginning of the Civil War and bringing living history interpreters. Looking ahead, we are posting a full-time position. He added thanks to the Council for their support of the site and indicated that their support goes a long way.

**Jane Shutt, Pineville Neighbors Place.** Jane brought a "guest" with her tonight. Piney Neigh Bear. He's their social media ambassador. He is helping to promote the annual Friend raiser. Last day to get tickets is April 13<sup>th</sup>. Tickets are \$20. The event is being held at Pineville United Methodist Church. They recently held a vaccine clinic and food box giveaway at Oakland Hills in partnership with the Mecklenburg County Health Department and Pineville Pharmacy. They had a steering committee of 6 community leaders tour the Valerie C Woodard Community Resource Center. They are very excited that a similar center will be constructed on Nations Ford Road for the southwest part of the county with an anticipated opening date of 2025. Ms. Shutt extended thanks to Josh Harb, with the Pineville Police Department, and Spare Time for organizing the Battle of the Badges last week. 20 lanes of Spare Time were full of teams bowling for fun and to raise money for PNP. The Police did beat the Fire department and Pineville Elementary did defeat Sterling Elementary but PNP was the big winner! They are excited that they received a grant to hire a bi-lingual administrative assistant. Alma will begin next Monday. She lives in the community and has a son who attends Pineville Elementary. Once again, Ms. Shutt thanked everyone for their support of our neighbors.

## OLD BUSINESS

**ETJ Discussion.** Town Manager Spitzer explained the area of the ETJ. There is about 3,450 residents and about one square mile. The county approached us and asked us to police down there instead of CMPD. This area will create anticipated tax revenue of \$709,000. The Council has asked for another \$100,000. The County chairman did receive the letter and will talk to Dena Diorio about it. They need an answer from Council so the County can start negotiations with CMPD again. His recommendation is to vote to do it contingent upon them accepting the terms of the letter, so we can get it up and running. Council Member Gladden expressed concern about making it a zone and confirm that we receive the \$809,000 up front and all recruits come from our HR Department. Town Manager Spitzer added that this would give us 6 more officers to patrol, not only the ETJ, but also the Town of Pineville, plus one more dispatcher.

Council Member Gladden moved to approve the ETJ with the \$809,000 and other details so we don't get into our reserves beginning in 2023, with a second made by Council Member McDonough. Roll call: Amelia - yes, Chris - yes, Les - yes, Ed - yes – all ayes. (**Approved**)

**American RP Spending, Ryan Spitzer.** Town Manager Spitzer said that by April 30<sup>th</sup> we have to let the federal government know what areas we're going to spend the ARPA funds. The categories and amounts were displayed as follows: \$617,311 IT infrastructure (for new servers and switches to be up-to-date and have a level of protection), \$833,000 Fire Engine (includes equipment for that engine), \$50,000 Pineville Neighbors Place (for the upcoming year), \$1,236,840 for Parks and Recreation (for the Greenway Bridge and some money for the Cone Mill memorial as well as purchase some property), and \$140,061 for sidewalk improvements down South Polk Street so we can have a sidewalk connection from the bridge to the pines all the way to the Carolina Place intersection.

Council Member Stinson-Wesley moved to accept the ARPA plans spending as presented, with a second made by Council Member McDonough. All ayes. (**Approved 4-0**)

**Surplus of K-9 Ciro.** Mayor Edwards felt this needed a special thank you. When a K-9 comes to the end of their life expectancy as a police dog, because it gets too rigorous, the dog is given to their handler. Lee Stanley is the dog's handler. Mayor feels that this is important that he gets a good home.

**Property Revaluation Presentation from Brad Fowler, Deputy County Assessor.** Mr. Fowler gave a presentation on the programs that are offered through his office. **NCGS 105-286** requires at least one assessment every 8 years. The last evaluation was in 2019. The purpose is to redistribute property tax base to have fair and equitable assessments. This is not a means to reevaluate taxes. They have completed an initial review of 89% at this time. He noted that the median sales price in the area is \$376,120. Their assessment is 99.6% of the median sales price. We're at about 96% of the market value.

Mr. Fowler discussed Neighborhood Delineation. They have a committee consisting of 9 members, appointed by the Board of County Commissioners. The members are highly qualified individuals. They conduct reviews and make recommendations to the Board. All municipalities will get a presentation. Several meetings have already been held. Pineville is the second municipality to see the presentation. Charlotte is the 3<sup>rd</sup> hottest housing market in the country.

Council Member Gladden interrupted the presentation to ask if the assessment was going to be fair? He feels that the numbers are way out of whack and not fair. It will hurt a whole lot of people who are on fixed incomes. He added that this is not a good time to do this. Mayor Edwards agreed. They were on an 8-year cycle and now they're on a 4-year cycle. We have had great growth but the price of homes has been astronomical. Mr. Fowler replied that the date was set right after the last revaluation. He added the Modria is an online tool to share information in our community and is coming back online in the Fall of 2022.

Council Member Stinson-Wesley asked if there is something from the State level, any pressure at that level, to have the assessment every 4 years. Mr. Fowler did not know. Citizens can go to [meckrevalnc.gov](http://meckrevalnc.gov) to see the presentation but without the list of meetings. Council Member Stinson-Wesley thought that possibly every 6 years would be more fair.

There are tax exemptions and exclusions available. Applications are due between January 1<sup>st</sup> and June 1<sup>st</sup>. Mr. Fowler outlined the requirements for the elderly and also for veterans.

**Fee increases under Section 72.99 for handicapped parking.** Town Manager Spitzer provided background on increasing these fees. Chief Hudgins has reviewed the ticket book with Lt. Whitley and found that there were some fees that are out-of-date and wanted to make these recommendations to Council. Currently the fee is \$100. The PD is requesting the fee be increased to \$250. Council Member Gladden moved to increase the fee to \$250 with a second made by Council Member McDonough. All ayes (**Approved 4-0**)

**Fee increases under Section 91.99 for noise nuisances.** The first offense would increase to \$100 with subsequent violations and increases up to \$1,000. Council Member Gladden asked what time frame this will be. Chief Hudgins recommended every 5 years. Council Member Gladden moved to accept the increase with 5 years' time with a second made by Council Member Stinson-Wesley. All ayes (**Approved 4-0**)

**Fee increases under section 130.03 Discharge of Weapons.** The fee is being proposed from \$50 to \$100, followed by \$200 for second and subsequent offenses. Council Member McDonough moved to approve the fee increase, with the 5 years term, and a second was made by Council Member Les Gladden. All ayes (**Approved 4-0**)

## NEW BUSINESS

**Grant PARTF, Matt Jakubowski.** Parks and Rec Director is putting in a grant for \$500,00. He is requesting approval for a matching \$500,000 to subsidize the McCullough Greenway. Matt has been working with the Planning & Zoning Director on details. The grant application is due on May 2<sup>nd</sup>. It is also part of the Master Plan. Council Member Stinson-Wesley moved to approve the PARTF grant application with a second made by Council Member Gladden. All ayes. (**Approved 4-0**)

**CM at Risk Contract for Fire Department.** Town Manager Spitzer is beginning the process to construct the new Fire Station downtown. He recently looked at 5 proposals for construction manager and the Fire Chief and Mr. Spitzer decided to review 2 of them. They will have the same site superintendent and the same project manager. The contract for the pre-construction work that is part of the packet is the same scope of work they performed for the Town Hall building. The cost for pre-construction work is \$98,140. Council Member Gladden moved to approve the CM at Risk Contract for the Fire Department with a second made by Council Member McDonough. All ayes. (**Approved 4-0**)

**Manager's Report.** Mr. Spitzer reported that the Sheltra Race will be on April 23<sup>rd</sup>. Applications will be accepted until April 22<sup>nd</sup>. The budget process is complete. It will be presented to the public at the May 10<sup>th</sup> Council Meeting. April 20<sup>th</sup> will be the Cone Mill charette where the public can come in from 2:30 to 5:00 and also 6:30 to 8:00 and select from the various designs for the Cone Mill location. Planning & Zoning Director Travis Morgan is posting the Johnston Road realignment in the newspaper this Friday. We should receive bids soon on that.

Town Manager reported that we have a Telephone Board meeting on April 28<sup>th</sup>, but he, Council Member Stinson-Wesley and the Mayor will be out of town. Are the remaining Council members ok with having the meeting? Remaining Council members are fine with having the meeting for the Telephone Board meeting.

Mayor also wanted to share with the residents that we really do a lot more than the two meetings per month. Everyone is on Boards; the Mayor does 4 boards himself. He wanted to keep them informed and how they're spending the town money. They are truly trying, every one of us, to be a true representative of Pineville. We are seeing the fruits of that by getting the new library through Mr. Spitzer's efforts. We have been more interactive with the county and State.

Council Member Gladden added that the Electricities sign-up started Monday for the conference on August 8<sup>th</sup> through 10<sup>th</sup>. Let Lisa know and she will get you signed up. It will be in Cherokee this year.

## 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 9:00 pm.

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Mayor Jack Edwards

ATTEST: \_\_\_\_\_

Lisa Snyder, Town Clerk