



**TOWN COUNCIL REGULAR MEETING**  
**TOWN HALL COUNCIL CHAMBERS**  
**TUESDAY, OCTOBER 8, 2024, AT 6:30 PM**

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**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 asked everyone to remember the residents in Western North Carolina, the first responders, and residents in the State of Florida in their prayers as they could be facing danger in the next day or two, as well.

**ADOPTION OF AGENDA**

Council Member Stinson-Wesley made a motion to accept the agenda as presented and a second was made by Council Member McDonough. All ayes. **(Approved 4-0)**.

**APPROVAL OF MINUTES**

The Minutes of the Town Council meeting on September 10, 2024, and the September 23, 2024, Work Session were submitted for approval. Council Member Moore moved to approve the minutes as presented with a second made by Mayor Pro Tem Samaha. All Ayes. **(Approved 4-0)**

**AWARDS AND RECOGNITION**

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

**BOARD REPORT**

*There were no Board Reports at this meeting.*

## CONSENT AGENDA

The Consent Agenda consisted of seven items for approval: Proclamations for Public Power Week, Domestic Abuse Awareness, Fire Prevention Week, and Pineville Elementary Teacher Appreciation Day; Resolution 2024-17 for Surplus Items of Police Department vehicles, Closed Session Minutes for the September 10, 2024, meeting (sealed), and Agreement with NCLM for a Liability Waiver. Town Manager added that wood from the Cone Mill was also added to the Surplus items, as it has to be approved by Council before giving it away. Council Member McDonough moved to approve the Consent Agenda with a second made by Council Member Moore. (**Approved 4-0**)

## PUBLIC COMMENT

**Laura Stout, Pineville resident.** Mrs. Stout shared her thoughts on the Cone Mill development, which will change the town, create more traffic, more people, and noted that the school is already bursting at the seams. She asked that Council do what is best for the community and for those who have lived here for many generations.

## PUBLIC HEARING

**Subdivision and Rezoning of Grower's Outlet public hearing.** Mayor Phillips opened the Public Hearing. Planning Director Travis Morgan recommended adjusting the boundary between DC and B-3 to match the pending subdivision for the Fire Department and mark the zoning line between the Fire Department and College Street area. This was previously approved as part of the additional parking lot area discussed within that development. The additional parking lot area will function as part of the Downtown area and it is recommended to have the whole development area zoned the same for good housekeeping. The rezoning of this parcel and zoning line adjustment will not affect prior zoning entitlements on either property. There were no comments from the public. Council Member Stinson-Wesley moved to close the Public hearing followed by a second made by Mayor Pro Tem Samaha. All ayes.

**Debt Issuances for the Fire Station public hearing.** Mayor Phillips opened the Public Hearing. Finance Director Chris Tucker cited 160A-20(g) which requires that a public hearing be held when entering into an installment purchase contract (loan) that involves real property. The Town desires to issue debt of \$16.5 million to fund the new Fire Station on the former Grower's Outlet property. Stewart, Cooper & Newell representatives gave a presentation outlining the features of the new Fire Department. Town Manager Spitzer added that he is working with the County to make this an EOC (Emergency Operations Center). There were no public comments. Council Member Stinson-Wesley moved to close the Public hearing followed by a second made by Mayor Pro Tem Samaha. All ayes.

**Approval of the Townhomes in B-3 District Conditionally.** Mayor Phillips opened the Public Hearing. Planning Director Travis Morgan stated that South Oak Partners are requesting a text amendment to the Pineville Zoning Ordinance to allow townhomes in the B-3 zoning district. The proposal is to conditionally allow townhomes in that district. Staff supports responsible and attractive mixed-use development along our primary roadway corridors. This is to enhance walkability, reduce automobile reliance, and preserve existing neighborhoods. This is the text amendment to the ordinance. The Planning Board recently met and recommended this. Mr. Morgan said that Council can ask to change the ordinance at any time in the future. There were no public comments. Mayor Pro Tem Samaha moved to close the Public Hearing followed by a second from Council Member Stinson-Wesley. All ayes.

## OLD BUSINESS

Garland Green provided Council with an information sheet entitled, New Charlotte Regional Transportation Initiative, and discussed the proposed penny sales tax legislation.

## NEW BUSINESS

**Budget Amendment for Electric Rates.** Finance Director Chris Tucker stated that David Lucore sent him a minor correction that was needed to our posted Electric Fee Schedule #13. Our posted fee schedule has differing basic facilities charges for summer and non-summer. Staff recommends amending that rate schedule to reflect a \$20 basic facilities charge for both seasons. Council Member Stinson-Wesley moved to approve the Budget Amendment for Electric Rates followed by a second made by Council Member Moore. All ayes. (**Approved 4-0**)

**Debt Issuance of Fire Station.** Finance Director Tucker recommended acceptance of Webster's bank proposal and Financing Resolution. We have discussed this over several work sessions. This Resolution will put into record many of the things we have discussed. It also does recommend engaging with Webster Bank's 20-year loan. Mayor Pro Tem Samaha moved to accept the Debt Issuance for the Fire Department followed by Council Member McDonough providing a second. All ayes. (**Approved 4-0**)

**Approval of Townhomes in B-3 District Conditionally.** Planning Director Travis Morgan recommended approval of the Townhomes in the B-3 District Conditionally. Council Member Moore moved to approve the Townhomes in the B-3 District Conditionally with a second provided by Mayor Pro Tem Samaha. All ayes. (**Approved 4-0**)

**Subdivision and Rezoning of Grower's Outlet.** Planning Director Morgan recommended adjusting the boundary between DC and B-3 to match the pending subdivision for the Fire Department and mark the zoning line between the Fire Department and College Street area. This is basically a clean-up for good housekeeping. Mayor Pro Tem Samaha moved to approve the Subdivision and Rezoning of Grower's Outlet with a second provided by Council Member Moore. All ayes. (**Approved 4-0**)

**Approval of the PSA for the Cone Mill property.** Town Manager Ryan Spitzer stated that this was not an action item but rather an informational item only. The approval of the PSA gives Council 45 days to have the public hearing from the date that he signs the PSA. It sets the timeline for the process to begin and look at the site plan. It does not bound Council to any plans. In November, there will be a formal presentation on the site plan and Council can add anything they want to the residential and commercial sides, including parking arrangements and the smokestack. Mayor Phillips reiterated that this was not an action item.

**Finance Policies.** Finance Director Tucker reviewed our financial policies manual with Council and as part of the outcome with their meeting with Davenport Financial Advisors, they were asked to review and update our financial policies as it relates to debt. It is proposed to reduce the fund balance policy from 40% to a range of 24% to 32%. These policies will affect and shape how we position the Town financially, while clearly defining certain roles and expectations in Finance. This is reviewed annually through the audit report. We have discussed several of these in our previous work sessions. Our target is 32% but he is comfortable with 24%. Nothing has changed from our prior discussions. Council Member Stinson-Wesley moved to approve the Finance policy guidelines as presented with a second made by Mayor Pro Tem Samaha. All ayes. (**Approved 4-0**)

**Easement Agreement for Transmission Lines.** Town Manager Spitzer stated that the Town needed an easement from McCullough for the transmission line for the new substation. Council needed to determine if they are fine with paying \$10 for the easement. We are waiting to hear back from DRB. He thanked the McCullough HOA. Mayor Pro Tem Samaha moved to approve the Easement Agreement with a second made by Council Member Stinson-Wesley. All ayes. (**Approved 4-0**)

**2025 Town Holidays Schedule.** Town Manager Spitzer asked Council to approve the proposed 2025 Holiday Schedule for the Town employees. We usually do this now so people can plan their vacation times around the holidays. Council Member Moore requested adding Juneteenth to the Schedule. Human Resources Director, Linda Gaddy, added that this mirrors the State holidays. Council Member Moore moved to accept the 2025 Holiday Schedule and add Juneteenth to the list of holidays, followed by Council Member Stinson-Wesley providing a second. All ayes. (**Approved 4-0**)

## MANAGER'S REPORT

Town Manager Spitzer updated Council on the McCullough Greenway and said that the asphalt will be laid down on January 10, 2025, with the opening to the public scheduled on January 30, 2025. They are staying on track.

The company that we had put in the fountain vault did not seal all of the pipes correctly. Their insurance company is taking care of this, however, over the next few weeks, you will see work being done including finalizing the pump, followed by concrete being poured. It will be three to four weeks until the electronics are installed and it is up and running. We are looking at final completion of mid-Winter.

With regard to the pedestrian Hawk beacon, we are currently signing agreements with the NCDOT to start that project and start the placement of poles. This project should get started in the Spring. We are putting the streetlights up on Johnston Road so that phase is almost done. Phase II will get underway right after that. We will put up new traffic pattern signs and put on our social media and alert the Downtown businesses.

Mr. Spitzer introduced our Town Attorney, Janelle Lyons, and advised that she will be attending all future Town Council meetings.

### **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.

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**David Phillips, Mayor**

**ATTEST:** \_\_\_\_\_  
**Lisa Snyder, Town Clerk**