

Mayor
David Phillips

Mayor Pro Tem
Ed Samaha

Town Manager
Ryan Spitzer



Town Council
Amelia Stinson-Wesley
Chris McDonough
Danielle Moore

Town Clerk
Lisa Snyder

TOWN COUNCIL MINUTES OF DECEMBER 9, 2025

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

Pineville's Cub Scout Pack 007 presented the colors and led everyone in the Pledge of Allegiance. This will fulfill part of their rank requirements for being good citizens. They were led by Den Leader Mike Snedaker.

MOMENT OF SILENCE

Mayor David Phillips asked for a moment of silence for our First Responders, and keep them in your thoughts and prayers, as well.

ADOPTION OF AGENDA

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

APPROVAL OF MINUTES

The Minutes of the November 12, 2025, Town Council Meeting and the November 24, 2025, Work Session were submitted for approval.

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

BOARD REPORTS

There were no Board reports.

CONSENT AGENDA

Mayor Phillips asked for approval of the Consent Agenda item which consists of Acceptance of the 2025 Municipal General Election Results into the Record.

Council Member Stinson-Wesley moved to approve the Consent Agenda with a second provided by Council Member McDonough. All ayes. (Approved 4-0)

PUBLIC COMMENT

Jim Knowles, 1013 Cone Ave., Pineville. Mr. Knowles discussed the appointment of a board member. He and his wife shared their feelings on how this should be handled. They feel that the ones to be considered are the ones who actually ran for the position. The town citizens had a chance to review their opinions and how they would support the Town and vote accordingly. Their suggestion is that the people who got the highest votes should be considered first.

Laura Stout, 810 Cone Ave., Pineville. Mrs. Stout has lived here for forty-one years and she echoes what Mr. Knowles said. She feels that the most diplomatic way is to listen to the citizens and choose who they voted for. Those who ran for office were willing to run for office. Council is to serve the community and are voted on by the community. She knows Council is fair and diplomatic which is why she voted for some of them.

PUBLIC HEARING

Council Member McDonough moved to open the Public Hearing with a second provided by Council Member Moore. All ayes.

Door-to-Door Solicitation Ordinance, Ryan Spitzer. Town Manager Spitzer stated that officers of the Police Department raised concerns about their enforcement of the new door-to-door solicitation ordinance adopted by Tow Council, specifically not allowing any door-to-door solicitation. The Police Department's attorney concurred with the officer's concerns regarding officers not having qualified immunity, if taken to court. Administration met with the PD to hear their concerns.

This public hearing is needed due to receiving a lot of public input and we felt it would be beneficial to outline the reason for the changes. The permit will be valid for twelve (12) calendar months. The following changes were made to the Solicitation Ordinance:

Include an allowed time for door-to-door solicitation. We are proposing 9:00 am to Dusk or 6:00 pm, whichever is sooner. The jurisdictions around Pineville all have time-based allowances. This should alleviate the fear of PD officers not having qualified immunity.

The company will need to obtain a permit from the Town and pay a fee.

The company will have to supply IDs of those who will be going door to door.

The Town could require a bond up to \$5,000.

These updates can be found in Section 111.02 and 111.03.

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

OLD BUSINESS

Mayor Phillips said that based upon the information provided in the Public Hearing, a motion is needed. Council Member McDonough added that he feels that the HOA should be provided this information if they don't already have it.

Council Member McDonough moved to approve the updated Solicitation Ordinance with a second made by Mayor Pro Tem Samaha. All ayes. (Approved 4-0)

SWEARING IN OF NEW MAYOR AND TOWN COUNCIL MEMBERS

Recognition of Outgoing Mayor and Council Members. Town Manager Spitzer began his presentation by giving Council Member Chris McDonough a proclamation and picture of the Town landmarks. This is his second time serving on Council. Council Member McDonough thanked everyone for their support and particularly, the staff, the administration and all the various departments of the Town. They are the ones who are the true heroes here.

Town Manager Spitzer then presented Mayor Pro Tem Ed Samaha with a proclamation and picture of the Town landmarks and thanked him and his wife, Linda, for being full in with us. Mayor Pro Tem Samaha said that he really enjoyed working with Ryan and the staff while being here. It was a joy to be part of it.

Town Manager Spitzer presented Mayor Phillips with a proclamation and picture of the Town landmarks and thanked him for all the hours he has put in and all of the meetings. He has been on Council for fourteen years before this and he has learned a lot from him. The audience gave Mayor Phillips a standing ovation and he said that he was honored to serve in his role and has learned a lot. He has enjoyed working with this Council the past two years. He has also enjoyed working with Ryan and our Town Clerk, Lisa, on a daily basis, along with all of the other department heads and employees with the Town. I probably couldn't have gotten through these past two years without the help of Ryan or Lisa helping him. I could make one request and have an answer almost immediately. I also have to mention George Fowler, one of our former mayors, who was present tonight; it did his heart good as he was the one who told me to get involved and run for council. He loves calling Pineville his home and is blessed to be here.

Swearing in of New Mayor and Council Members. Judge Elizabeth Trosch gave new Mayor Stinson-Wesley her oath of office. Town Clerk Lisa Snyder had the honor of giving new Council Member Nick Gallo his oath of office. Mrs. Steffany Simelton had the honor of giving her husband, Josh Simelton, his oath of office.

NEW BUSINESS

Approval of the 2026 Town Council Meeting Schedule. *Council Member Nick Gallo made a motion to approve the 2026 Town Council Meeting Schedule with a second provided by Council Member Moore. All ayes. (Approved 3-0)*

Approval of the Selection Process for the Vacated Seat on Council. Town Manager Spitzer stated that with Councilwoman Stinson-Wesley becoming Mayor, Town Council needs to fill the vacant seat. NCGS §160A-63 provides guidance on the process. Town Council must decide on the process they will use to fill the vacant seat. Since the Town Charter does not specify a process, Town Council will need to nominate someone. It was requested by Council Member Moore to clarify that the applicant must reside within the Town boundaries and not in the unincorporated areas.

The Council can make nominations themselves and select from those nominations. The Council can set up an application process for those interested individuals to apply for a vacancy, have a vetting process, and select someone who has

applied. If Town Council selects this option, any interviews or vetting process would have to be held in Open Session at a scheduled Town Council meeting. A suggested process would be as follows:

Make a request for applications at tonight's meeting and post on the Town's website and social media; Council/Manager report on the applications received and reviewed; If desired, Town Council could ask questions of present nominees at an open meeting; and the Mayor would then open the floor for nominations. There are two ways to do nominations. They are described in <https://canons.sog.unc.edu/2011/02/filling-a-vacancy-on-the-town-council/> and <https://canons.sog.unc.edu/2013/03/how-to-fill-a-vacancy-on-an-elected-board/> and must be picked prior to the discussion of applicants. These are the Motion-and-vote method and the Nomination-and-ballot method.

Council Member Moore moved that Council allow the acceptance of applications from individuals interested in consideration by Council for appointment to fill the Council seat vacated by Mayor Amelia Stinson-Wesley, with a second made by Council Member Gallo. All ayes. (Approved 3-0)

Council Member Moore made an additional motion to approve the process to fill the vacancy that allows Council members nominate individuals who submit applications, as well as other qualified candidates at the January 2026 meeting. Council will vote on the nominated individuals by one of the allowed methods, with the nominee receiving the majority of votes filling the seat. A second was made by Council Member Gallo. All ayes. (Approved 3-0)

Mayor Stinson-Wesley noted that as our Town Council is not fully seated, the appointment of a Mayor Pro Tem will be decided at a later date.

MANAGER'S REPORT

Town Manager Spitzer announced the Town observance of the upcoming Christmas holidays on Wednesday, Thursday and Friday so the Town offices will be closed, as well as New Years Day.

TOWN COUNCIL AND MAYOR COMMENTS

Mayor Stinson-Wesley thanked everyone for coming and said that it is gratifying to have nearly a full house and seeing so many people participating in democracy. She shared her start and her past experiences with democracy. She does not take it for granted. She is honored and humbled to be here today. She looks forward to the future with hope and encouragement and will always be a fierce advocate and unwavering cheerleader for Pineville. She thanked those who helped with her campaign.

Council Member Gallo thanked his wife and family for their support and the residents who supported him, particularly those in McCullough, as he steps into the political world for the first time. He will represent everyone in this community, not any particular area of this town, but for everyone.

Council Member Simelton thanked his family for their support, and for those who voted for him, and those who did not. He hopes to earn their trust in the years ahead. He will push Pineville forward. We are one team but we're only as strong as our community.

Council Member Moore began by thanking Mayor Phillips as a devoted resident of the Town and his dedication and commitment to excellence the past two years. She added a huge thank you for Ed and Chris for their unmatched dedication to our Town, and their insight, direction, and commitment to our residents. She welcomed Nick and Josh and is excited to work with them. Lastly, a huge congratulations to Pineville's first female Mayor, Amelia Stinson-Wesley. Let's Go!

Town Manager Spitzer introduced our new Human Resources Director, Teesha Boozer. Welcome Teesha!

ADJOURNMENT

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

The meeting was adjourned at 7.25 pm.

Mayor Amelia Stinson-Wesley

ATTEST:

Town Clerk Lisa Snyder