



**WORK SESSION MINUTES  
MONDAY, SEPTEMBER 23, 2024 @ 6:00 PM  
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, September 23, 2024 @ 6:00 p.m.

**ATTENDANCE**

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  
Finance Director: Chris Tucker  
Planning Director: Travis Morgan

**CALL TO ORDER**

Mayor David Phillips called the meeting to order at 6:06 p.m.

**DISCUSSION ITEMS:**

**Davenport Presentation, Debt Issuance for Fire Department.** Finance Director, Chris Tucker, introduced Mitch Brigulio, Davenport Public Finance, and said that we are on track with our plan and ready for action on October 8th. Mr. Brigulio said that we are talking about the fire station and he has been working with an estimate of \$16 million dollars. We need bids and proposals in hand prior to the LGC (Local Government Commission) approval. Mr. Brigulio reviewed potential funding options that are under consideration which include a Direct Bank Loan and a public sale. Based on the review of the current market public sale estimates, bank proposal options received, and discussions with Town Staff and Bond Counsel, Davenport recommends that the Town pursue a direct bank loan funding approach. The Town has the ability to lock in the interest rate now and minimize future interest rate risk. The public sale interest rates cannot be locked in until early-mid December. The direct bank loan approach provides greater prepayment flexibility than the public sale.

He summarized by saying that the 20-year plan works with our consistency plan and we're locking in a good rate. The public hearing will be scheduled for October 8<sup>th</sup>, followed by financing approval at the November Council Meeting and funding by mid-December. Finance Director Tucker added that in the next six months we will have a similar conversation regarding the Electric fund. Some of these policies are driven more toward the General Fund.

**Monday properties for a conditional rezoning request of 150 Townhomes at 13315 Dorman Road.** Planning Director, Travis Morgan, reviewed the proposed site plan with Council. He explained that this is a conditional rezoning and a revision to the Sportsplex property. He added that 7.2 acres will be removed from the Sportsplex. The applicants have been working with Sportsplex to add sidewalks. They do meet the minimum parking requirements and will have private trash pickup and private roadways. Council Member Stinson-Wesley expressed concerns about road connections there and would like that to be addressed before making a decision. Mr. Morgan will need feedback from the NCDOT and he also recommended a second entrance/exit to the subdivision. Council would like the developer to go to the surrounding neighborhoods with this information. Mr. Shahin Yavari, one of the developers, is proposing that the townhomes will be two and three-bedroom units and will be for rent with amenities to include a pool and clubhouse. The developer also added that he is find with building a sidewalk and have told the Sportsplex about this, as well.

**South Oak Partners for a text amendment and conditional zoning request of 19 townhomes at 606 N. Polk.** Mr. Morgan stated that this is regarding two separate items. Part One is a proposed text amendment. The applicant would like to build in the B-3 zoning district, which is located near Middle James Brewery and across from Arby's. Mr. Morgan added that we have been trying to revitalize this area and this could help facilitate more sidewalks which would support walkability. Mr. Morgan recommends the text amendment with the language "the addition of dwellings/townhomes be added as conditional to the B-3 zoning district and it will be conditional only as to B-3."

Part Two is specific to the site plan. The property is 1.2 acres, will have 59 parking spaces, and will consist of 18 – three-bedroom, all brick, three-story units. This is the first sketch for Councils' consideration. It is to include private trash service.

**Fire Department Final Presentation.** Ms. Kim Parton gave the final presentation to Council and outlined all of the features of the proposed Fire Department building. It has been designed to last fifty years and also provide room for growth. The building is currently 28,000 square feet. This presentation will be repeated at the October 8<sup>th</sup> Town Council meeting where the public can ask questions.

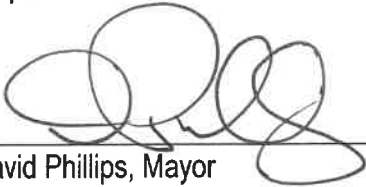
**Cone Mill PSA.** Mr. Morgan gave an update on the site plan and noted that the parking count is being met. There will be a designated area on the western end of the property for food trucks. Council said that they do not want more than six trucks at one time and this will be year-round. The units will have private trash service. Council discussed the water tower and the smokestack, and feel that they should be preserved, if possible. There will be 203 shared parking spots in the commercial space of the property which will benefit the downtown businesses and residents. Town Manager Spitzer reviewed the timeline with Council with a proposed closing on the property to happen on the project in 2027.

Council Member Stinson-Wesley moved to enter Closed Session, followed by a second made by Council Member Danielle Moore. All ayes.

*A Closed Session was held pursuant to NCGS 143.318.11 (1) to prevent disclosure of information that is privileged or confidential or not considered a public record.*

Council Member Moore moved to leave Closed Session with Council Member McDonough providing a second. All ayes.

Council Member Stinson-Wesley moved to adjourn the meeting followed by a second made by Mayor Pro Tem Samaha. All ayes. The Mayor adjourned the meeting at 9:45 pm.



David Phillips, Mayor

ATTEST:



Lisa Snyder, Town Clerk