Mayor
Amelia Stinson-Wesley

Mayor Pro Tem
Nick Gallo

Town Manager
Ryan Spitzer

Pineville
NORTH CAROLINA

Town Council
Josh Simelton
Ed Samaha
Danielle Alford

Town Clerk
Lisa Snyder

TOWN COUNCIL MINUTES OF JULY 14, 2026

CALL TO ORDER

Mayor Stinson-Wesley called the meeting to order @ 6:30 pm and welcomed everyone back to the Town Hall and Chambers.

Mayor: Amelia Stinson-Wesley
Mayor Pro Tem: Nick Gallo
Council Members: Josh Simelton, Danielle Alford, Ed Samaha
Town Manager: Ryan Spitzer
Assistant Town Manager/Finance Director: Chris Tucker
Town Clerk: Lisa Snyder
Town Attorney: Janelle Lyons

PLEDGE ALLEGIANCE TO THE FLAG

Mayor Stinson-Wesley began the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Stinson-Wesley asked for a moment of silence, and we are especially mindful tonight of the death of Khalil, the precious five-year-old child and resident of Pineville, whose life was tragically lost last week; let us continue to lift up his family in prayer. We are sincerely grateful for all of our First Responders, our Law Enforcement officers, Firefighters, EMS personnel, medical professionals, and all of the community members who responded to that incident and indeed who respond to all situations in our community with compassion, professionalism, and care, during difficult times. Let us give thanks to those who sacrifice their lives daily to protect us. She lost her own father since our last council meeting, and she is especially aware of those who are in grief at this time.

ADOPTION OF AGENDA

Council Member Simelton made a motion to adopt the agenda as presented, followed by a second made by Mayor Pro Tem Gallo. All ayes. (***Approved 4-0***)

APPROVAL OF MINUTES

The Minutes of the June 9, 2026, Town Council, the June 22, 2026, Work Session were submitted for approval.

Council Member Alford moved to approve all sets of minutes as presented with a second made by Mayor Pro Tem Gallo. All Ayes. ***(Approved 4-0)***

AWARDS AND RECOGNITION

Mayor Stinson-Wesley and Interim Police Chief Copley welcomed new Police Officer, Antonio Corrodus. He was a detention officer for the Mecklenburg County Sheriff's Office when he applied with us. He graduated from the Gaston Police Academy Program in June. The mayor gave Mr. Corrodus his oath.

Mayor Stinson-Wesley recognized the Venezuela Aid Effort and presented proclamations to Alexandra Marchan, with the Latin Corner, and Pete VanSaun, with the QCD.

BOARD REPORTS

CMS (Dr. Kim Vaught). Dr. Melissa Balknight began with an outline of their Mission, their 2024-2029 District Goals, Core Beliefs, and their Guardrails. She stated that they are the largest school district in North Carolina, and the sixteenth (16th) largest school district in the United States. She outlined future bond projects impacting Pineville, which include a new Middle School with an estimated opening of 2029-2030; South Charlotte Middle School with an estimated opening of 2031-2032; and South Mecklenburg High School anticipating onsite replacement of remaining structures to accommodate ~100 baseline classrooms and a comprehensive new athletics package.

Dr. Balknight shared a spotlight on Pineville Schools. Seven of nine schools have performance grades of A or B. Nine of nine schools met or exceeded EVAAS Growth. Seven of nine schools have a higher agree percentage compared to the state and district for teacher retention survey questions on the NC Teacher Working conditions Survey. She also noted that eleven (11) Pineville students are currently enrolled in the Magnet Program outside of their home schools.

Mayor Stinson-Wesley thanked CMS for their presentation and acknowledged Anna London, District 6 Board Member and Doug and Rachel Oneill, who were also in attendance supporting the presentation, and of course, Dr. Kim Vaught.

Pineville Parks & Recreation (Christine Turner). Christine Turner, Chair of Pineville Parks & Recreation's Advisory Board, gave updates to council for the past year. She listed the numbers of participants in the Fall 2025 Soccer and Volleyball programs, Winter Basketball 2025-26, and Spring Soccer and Volleyball. Recreation programs were outlined, as well, and include, but not limited to, Senior Fit Program, Yoga classes, Summer Camp, Bingo nights, field trips, and pickleball.

Ms. Turner listed the Cultural and Tourism Events for the Town, including, among others, Arts in the Park, Music on Main, Fall Fest, various holiday events, and the Pineville 4-Miler. They have completed several Capital projects: Lake Park parking lot paving, new playground at Lake Park, a new roof on the lower concession shelter at Jack Hughes Park, and various equipment investments.

She concluded by sharing upcoming Capital projects which include a new fence on the stadium scoreboard upfitted netting on Field 4; Lake Park gate for the main entrance, Fitness Court Shade, and the Belle Gym Enhancement Study.

Co-Responder Update (Allison Pasterik). Ms. Pasterik announced that she has been with the Town as a co-responder for one year as of today. She has had contact with 191 people in the community, with an average of 22 client contacts per month. She had 183 officer assisted calls-for-service, and 102 co-responder only responses and/or follow-ups. She spent over 280 hours and 30 minutes on calls-for-service. The average time spent on each call was 59 minutes. She completed over 488 follow-up contacts.

Ms. Pasterik noted that the total diversion cost avoidance for the first year was estimated at $180,605, which allowed officers to return to duty or other calls. She shared several events that she has attended, and therapy dog visits she has made with her therapy dog, Archer. In addition, Ms. Pasterik shared four case reviews with Council, which included homelessness, a suicide attempt, a family conflict pertaining to mental health, and a mental health diagnosis with suicide ideation.

Council Member Alford thanked Ms. Pasterik for her invaluable work. Mayor Pro Tem Gallo added that he could feel the stress of her work in her presentation and thanked her for her compassion and work that is really needed. Council Member

Alford asked if there are any bilingual services, to which Ms. Pasterik replied, that there are officers who speak Spanish who could assist when needed.

CONSENT AGENDA

The Consent Agenda consists of a Proclamation for Parks & Recreation Month.

*Council Member Alford moved to approve the Consent Agenda, as presented, with a second provided by Mayor Pro Tem Gallo. All ayes. (**Approved 4-0**)*

PUBLIC COMMENT

Melissa Davis, Pineville resident. Mrs. Davis expressed her appreciation to Josh Simelton, Danielle Alford, and Ed Samaha, who walked through the town with her recently for three hours through the 99-degree heat index and on almost every street in Old Town. She appreciated them taking the time to learn about the town.

PUBLIC HEARING

Council Member Simelton made a motion to open the Public Hearing followed by a second made by Mayor Pro Tem Gallo. All ayes.

1806 Lakeview Conditional Zoning Request (Travis Morgan). Mr. Morgan began the hearing by outlining that the applicant wishes to purchase a house but is requesting a large storage structure, larger than the ordinance permits. The proposed structure will be 5,040 sq. ft. The current allowance is 1,153.5 sq. ft., based on the ordinance, and cannot be taller than the house. The zoning ordinance currently permits up to three accessory buildings, not to exceed 50% of the home square footage. All three existing accessory buildings are proposed to be demolished if the request is granted. There is also a second driveway proposed. It is less than 25% paved front yard area and meetings zoning requirements.

The proposed accessory structure is over four times the size we currently allow. The property is of larger size and existing landscaping, if kept, helps to screen the view. Larger properties often have a desire to have larger than usual accessory buildings but require council input on how Planning & Zoning can enforce and administer. The applicant shared two photos of the proposed structure.

There were three residents who signed up to speak at the public hearing:

Aye Mo, 1908 Lakeview Drive, spoke briefly and has concerns about large trucks or heavy machinery that pass by her home, she can feel noticeable vibrations throughout her home.

Wilma Nealey, 1902 Lakeview Drive, stated that she is a 59-year resident of Pineville and asked how high the roof would be on the structure, if landscaping will be done, what the building will be used for and if a lot of vehicles would be going in and out? Planning Director and the applicant, Stacy Cook, replied to her questions. The building requested is 20 feet tall. The applicant replied that he works full-time and said that there will not be vehicles coming and going. He further stated that there will be a tree line and he does not want his property to look like a truck yard.

Wesley Gosnell, 2001 Lakeview Drive, reiterated what the previous comments were and felt that the questions he had were answered. He also does not want trash left along the road, and semi-trucks coming and going out of this area.

Council Member Alford would like to see renderings before any changes are made. The remaining council members agreed.

Council Member Simelton moved to leave the Public Hearing with Council Member Samaha providing a second. All ayes.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Mecklenburg Animal Care & Control Interlocal Agreement (Ryan Spitzer). Mr. Spitzer received an updated agreement from Mecklenburg County Animal Care & Control for the Town to sign. We contract them on a one-year basis. The fee remains the same at $197 and he recommended accepting the renewal of the agreement. He noted that if council declined to accept, we would have to start our own animal control.

*Council Member Simelton moved to approve the Mecklenburg Animal Care & Control Interlocal Agreement, with Council Member Alford providing the second. All ayes. (**Approved 4-0**)*

1806 Lakeview Conditional Zoning Request (Travis Morgan). Council would like to see the site plan with visual barriers, landscaping, and color samples before they vote. The applicant will work with Mr. Morgan on any further clarifications.

*Council Member Alford made a motion to table the 1806 Lakeview Conditional Zoning Request, with Mayor Pro Tem Gallo providing a second. All ayes. (**Approved 4-0**)*

Extension of Cone Mill Brownfields (Ryan Spitzer). Mr. Spitzer explained that DEQ provided approval to proceed to public comment for the new Cone Mill Brownfields Agreement on June 29, 2026. Public comment was advertised on July 3, 2026, for thirty days. Any public comment goes to the state agency. This will extend past the time allotted for a complete Brownfields Agreement stated Amendment 4 to the PSA. Amendment 5 to the PSA extends the timeframe to September 15, 2026, and there is no monetary penalty due to the extension caused by DEQ review. This will be the final extension.

*Council Member Samaha moved to approve the Extension of the Cone Mill Brownfields, with Council Member Simelton providing a second. All ayes. (**Approved 4-0**)*

CRTPO MOU (Ryan Spitzer)). Mr. Spitzer advised that the CRTPO Board endorsed an update to its MOU and authorized staff to circulate the updated document for signatures during their June 17th meeting. The scope of the text revision is limited to replacing referenced to the MTC (Metropolitan Transit Commission) with the MPTA (Metropolitan Public Transportation Authority) throughout the document. Signatures must be received from each voting jurisdiction.

*Council Member Simelton moved to approve the CRTPO MOU as presented, with Council Member Alford providing the second. All ayes. (**Approved 4-0**)*

Reschedule August Town Council Meeting Date (Ryan Spitzer). Mr. Spitzer recommended moving the August 11th Town Council meeting to Monday, August 24th. This will replace the scheduled Work Session that is held normally on the fourth Monday of each month. In the past, Town Council only has one meeting during the month of August due to the Electricities Conference schedule. State statute allows cities to set their meeting schedule. At least one council meeting each month has to provide a public comment period.

*Council Member Alford moved to approve the rescheduling of the August Town Council meeting to Monday, August 24th, with Council Member Simelton providing a second. All ayes. (**Approved 4-0**)*

MANAGER'S REPORT

Town Manager Spitzer reported that the three new pickleball courts will be open soon and will be in three different colors. When someone wants to reserve a court, they can simply request the respective color. One court is for open play and the other two courts can be reserved play. If there are no reserved courts, they can simply be open play.

The mast arm for the Fire Department was to be installed this week but has been delayed for one month. It should be installed and operational by August 15th.

Recently, State legislature passed a new law effective January 1 ,2027, where we can no longer require parking minimums. We will have to review and see how that affects our planning. Council Member Simelton asked if our zoning laws can

override. State statute trumps local government. Mr. Morgan is looking to see what other jurisdictions are doing. As we get closer to January, we will have more discussion.

WFAE did a story on DEQ and how they're not going in and checking closed landfills in jurisdictions. One of those is in Pineville off of Sam Meeks Road. It closed in 1970. It's been documented that it was a landfill. The story is circulating and he wanted the council members to be aware in case residents ask about it.

TOWN COUNCIL AND MAYOR COMMENTS

Mayor Stinson-Wesley mentioned that there are multiple ways available to help the family of the five-year-old in Pineville who passed last week. A Go Fund Me is available and Pineville Neighbors Place is also assisting the family with their needs. There are ongoing needs for the Venezuelan Aid Effort. The Latin Corner is coordinated those efforts, along with Josh Harb, with the Pineville Police Department, coordinated most of the efforts on behalf of the town, and she thanked him for that.

We have a new sign at the I-485 entrance to Pineville located in front of Hyundai. We are glad that it's finally there. She highlighted that our Little Free Art Gallery in town is in need of more supplies. The Jenkins home on Fisher has native plants in their yard and even has a handy handout that you can pick up as you walk by that highlights the pollinators and their importance to the eco system. She thanked everyone for our amazing town. She is proud to be here.

Council Member Samaha complimented Pineville Neighbor's Place, and Steve Rosenburgh, from U. S. Development, for his second contribution of $10,000 to their organization, which was very much appreciated by PNP.

Mayor Pro Tem Gallo thanked Travis Morgan for dealing with him on code enforcement and supporting some of the efforts as they walked through the town.

ADJOURNMENT

Council Member Simelton made a motion to adjourn followed by a second made by Council Member Alford. All ayes.

The meeting was adjourned at 8:30 pm.

Amelia Stinson-Wesley

Mayor Amelia Stinson-Wesley

ATTEST:

Lisa Snyder

Town Clerk Lisa Snyder