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**WORK SESSION MINUTES
MONDAY, MARCH 24, 2025 @ 6:00 PM
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, March 24, 2025 @ 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
Asst. Manager/Finance Director: Chris Tucker
Planning Director: Travis Morgan

CALL TO ORDER:

Mayor David Phillips called the meeting to order at 6:00 p.m.

DISCUSSION ITEMS:

Resolution 2025-06 for Fire Truck (Ryan Spitzer). Town Manager Spitzer reviewed the proposed Resolution to sell one of our fire trucks to the Town of Waxhaw for \$60,000. This is a method for us to transfer an asset from our local government to another local government without going through the bidding process. We think this is a fair price for the fire engine. Atlantic Services estimated the value of the truck at this price. We have loaned it to them and they have a check ready. Council Member Stinson-Wesley moved to approve Resolution 2025-06 for the sale of the fire truck with Council Member Moore providing a second. All ayes. (**Approved 4-0**)

Text Amendment Request for indoor sports center (Travis Morgan). Mr. Morgan reviewed the proposed text amendment and advised that it is currently not a permitted use. The building is located just south of the Amazon Distribution warehouse on Nations Ford Rd. If approved by Council, it would allow indoor sports in the general industrial zone, which is all G-I's. It is a membership-based training unit and geared for training purposes. The only concern at this time is the parking count. The applicant, Ian Dean, answered questions from Council and explained that there is another facility like his located near the Northlake Mall, in an industrial space on an end unit. There would be no spectators. Mr. Morgan shared what options are available to Council. Council members concurred that this would be a conditional use. The next step is to go in front of the planning board, followed by a public hearing.

Parking update (Chris Tucker). Mr. Tucker formed a working group, consisting of Chip Hill, Chief Hudgins, Travis Morgan, and himself, to review parking within the town. He listed some of the challenges we are currently facing. Some streets are not wide enough to support on-street parking on both sides of the street and still allow access to public safety vehicles. Some neighborhoods are so dense that there is not enough parking to support all those wishing to park. Also, there are non-commuting vehicles (semi-cabs, work trucks) parked on streets, among other challenges. He and his team noted that the No Parking signs are largely ignored. He noted that the Town has several ordinances that address these challenges.

Mr. Tucker continued discussing enforcement options as well as communications to residents. Council members discussed possible next steps for the parking within the town, which included having a town hall meeting or public hearing to discuss this with residents. Mr. Tucker will take back Council's comments to his team.


Welcome Sign (Travis Morgan). Mr. Morgan shared updated designs with Council for the street sign located on North Polk Street. Council agreed that they preferred Option B with 3D letters and the cannon balls on each end with uplighting, as well. As for the sign to be located near Trios, they prefer the tall one that is similar to the Southpark standing sign. Mayor Phillips commented that he would like to know if we can use some of the Cone Mill bricks for this project.

Pineville Porcupines discussion (Mayor Phillips). Mayor Phillips met with the manager of the Pineville Porcupines recently and said that their season will be starting soon. They asked if they could park their bus on resident Jimmy Harley's property to be used as advertising for approximately one to two weeks. Council Member Stinson-Wesley doesn't want to set a precedent or put that on the property owner. Council Member Moore wants to be certain that the property owner is ok with that. There was a general discussion with Planning Director Morgan stating that it may be similar to advertising for the Sheltra Race or Fall Fest. The Mayor will discuss this again with the manager and report back to Council.

Town Manager Spitzer announced that the rescheduled date for the Substation Groundbreaking Ceremony will be Monday, April 7th at 2:00 pm.

Council Member Moore moved to adjourn the Work Session followed by a second made by Council Member McDonough. All ayes.

The Mayor adjourned the meeting at 7:25 pm.



David Phillips, Mayor

ATTEST:



Lisa Snyder, Town Clerk