Pineville
NORTH CAROLINA

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WORK SESSION MINUTES
MONDAY, JULY 27, 2026 @ 6:00 PM
TOWN HALL COUNCIL CHAMBERS, PINEVILLE, NC

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, July 27, 2026 @ 6:00 p.m.

ATTENDANCE:

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

CALL TO ORDER:

Mayor Stinson-Wesley called the meeting to order at 6:01 p.m. She announced that due to a scheduling matter, the General Assembly Update provided by Rep. Laura Budd will be moved to later in this agenda. Additionally, she reminded the speakers to please speak directly into the mics so that the Clerk can property record their presentations.

DISCUSSION ITEMS:

Solar Panel Policy (Electricities). Town Council has received requests from homeowners to revisit our solar reimbursement policy. Pineville has only a few residents with solar power. The Town's current policy is buy-all-sell, but there are other options. Mr. Vander Maas, with Electricities, gave a presentation on Renewable Generation Billing methods. There are three standard methods dealing with solar power: Buy-All/Sell-All; Net Metering; and Net Billing. He highlighted an important concept: Avoided Costs. The calculated cost to buy it from the grid is the Avoided Cost. He noted that paying more than the avoided cost means the utility is overpaying. He shared the key advantages and disadvantages of the three methods. In summary, he recommended the NCMPA1 Net Billing method. It reduces the potential for cross-subsidy between customers. There was a general discussion among council members with Council Member Alford asking why people are moving away from solar energy. Council Member Samaha replied that it is due to the costs vs buying direct from utilities.

Treehouse School in Pineville (Travis Morgan). Mr. Morgan stated that this is a conditional zoning request for the property at 505 Towne Centre in Pineville. Their main ask is for parking in the front portion of their property. He added that the applicants need to explore county review regarding floodplain issues, stormwater controls, building design to meet zoning and parking lot issues. The building design and parking lot have been redesigned to better meeting zoning. However, we discourage parking in the front yard in efforts to place emphasis on the building and

pedestrian to match the Main Street standard. Towne Centre has been known to flood and become impassable to cars.

Dria Etienne, the Principal with Virtue Ventures Real Estate Group, added that there is an enclosed playground. She shared an aerial view of the property and said that their current location is next to Harbor Freight.

Mayor Stinson-Wesley requested more information regarding the floodplain and the county's language for this. In addition, any of the latest information would be helpful, and possibly another workshop will be needed. Mayor Pro Tem Gallo requested any police activity in their location and adjacent area, such as the hotel, and he would like to see the fencing planned.

Fire Department Response to ETJ (Chief Gerin). The Town, County and Fire Department have been in discussions about extending the Pineville Fire Department Services to the ETJ area. Chief Gerin gave a presentation to council containing statistics with Carolina Fire District. During 2025, Carolina Fire Department responses included 140 EMS calls, 383 Fire responses, and 29 multi-agency fire responses. Pineville's Fire Department went into their district 29 times. He stated that the average time spent per call was 24 minutes per day. If they go forward with the ETJ, it would bring in $375,680 to the Town. This would be a significant resource. Council agreed to proceed with the possibility of the ETJ contract.

Parental Leave Policy for Employee Handbook (Teesha Boozer). Mrs. Boozer stated that the Employee Handbook changes being proposed are regarding Merit Pay wording addition, and Maternity Leave being revised to Paid Parental Leave. Our Merit Pay Policy is not changing; however, we are adding clarifying wording for employees who may be on a Performance Improvement Plan (PIP) or under Internal Investigation (IA). She would like to add the aforementioned statement to this policy to ensure that we can review employees on a PIP or undergoing an IA, prior to receiving any increases.

The Town currently administers Maternity Leave. The proposed policy expands the leave to all parents, providing an opportunity for bonding. The proposed policy establishes a dedicated Paid Parental Leave benefit for eligible full-time employees following the birth, adoption, or foster replacement of a child. The primary policy decision is the amount of Paid Parental Leave the Town wishes to provide. Staff evaluated several options and recommends six (6) weeks as appropriate, with a maximum of twelve (12) weeks. Council requested that she bring back updated verbiage regarding Merit Pay.

General Assembly Update (Rep. Laura Budd). Representative Laura Budd attended the meeting virtually in the Executive Conference room. She gave brief updates on pending Bills in the House and Senate. The Co-Responder bill is not in the budget but could possibly be added should there be a Public Safety Omnibus Bill. The Hybrid Beacon (crosswalk across Highway 51) was not included in the budget either. It is possible that it may be included in a technical corrections bill, should there be one introduced this session. The Senate is to vote this week on the Interstate 77 project. She was also clear that the local elected officials did their jobs and deserve to be respected.

Representative Laura Budd and Senator DeAndrea Salvador plan to give further legislative updates at our August Town Council meeting.

Finance Report (Chris Tucker). Mr. Tucker stated that these numbers are through the month of June; however, these are not the final numbers. The General Fund is looking good. We are trending in the right direction on our Debt Pro Forma. The Electric rates are moving like we expect. He suggest putting a chunk in the Rate Stabilization Fund from that money. The Telephone funds, revenues and expenditures, were discussed.

Council Member Alford moved to adjourn the Work Session with a second made by Council Member Simelton. All ayes.

The Mayor adjourned the meeting at 8:25 pm.

Amelia Stinson-Wesley
Mayor Amelia Stinson-Wesley

ATTEST:

Lisa Snyder
Lisa Snyder, Town Clerk