



TOWN COUNCIL REGULAR MEETING

TOWN HALL COUNCIL CHAMBERS

TUESDAY, JUNE 13, 2022, AT 6:30 PM

MINUTES

CALL TO ORDER

Mayor Jack Edwards called the meeting to order @ 6:30 pm.

Mayor: Jack Edwards

Mayor Pro Tem: Ed Samaha

Council Members: Amelia Stinson-Wesley, Chris McDonough, Les Gladden

Town Manager: Ryan Spitzer

Town Clerk: Lisa Snyder

Finance Director: Chris Tucker

Planning & Zoning Director: Travis Morgan

PLEDGE ALLEGIANCE TO THE FLAG

Town Manager Ryan Spitzer led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Jack Edwards asked for a moment of silence for Mike Yocum, who grew up in Pineville, and his family. Please remember our firemen, policemen and military who serve us each and every day. Give them a hug if you see them and listen to their stories.

ADOPTION OF AGENDA

Mayor Pro Tem Ed Samaha made a motion to accept the agenda as presented, with a second made by Council Member Chris McDonough. All ayes. (**Approved 4-0**).

APPROVAL OF MINUTES

The Minutes of the Town Council Meeting on May 9, 2023, Council meeting and the Work Session on May 22, 2023, were submitted for approval. Council Member Les Gladden moved to approve the minutes with a second made by Council Member Chris McDonough. All Ayes. (**Approved 4-0**)

CONSENT AGENDA

The Consent Agenda consisted of one item, the Finance Report, and was approved by a motion made by Council Member Amelia Stinson-Wesley, with a second made by Council Member McDonough. All ayes. (**Approved 4-0**)

BOARD REPORTS & PUBLIC COMMENT

Mayor Edwards gave reports on the boards that he is representing, which include Electricities, CRTPO and MTC. These are all for elected officials. Electricities is a coop. They have not had a price increase in ten years. Electricities runs our day-to-day operations. There are nineteen communities, an eastern portion, and a western portion. Public Power is the best thing

you can do. MTC, Metropolitan Transit, is the buses, your blue line; right now, they're in a state of siege. They lost their CFO and are basically rebuilding their organization. CRTPO is the money that does the roads, sidewalks, and bikeways. The money that is given to Mecklenburg is the largest consumer of North Carolina Department of Transportation. More happens here than the rest of the state. Last year they did not vote on the budget because the NCDOT cancelled \$37 billion in projects and the money. The State is trying to come up with a different way of funding the NCDOT. There are over \$500 billion dollars in projects in the State of North Carolina. The road realignment came from CRTPO. We're getting some of the funds.

PUBLIC HEARING

Mayor Pro Tem Ed Samaha moved to open the Public Hearing with a second made by Council Member Les Gladden. All ayes.

Town Manager Spitzer reviewed the overall budget for FY 23-24. He and Finance Director, Chris Tucker, met with the department heads to forecast revenues, look at projects and the operational needs for each department. Several budget workshops were held with council members in March and April. Fund Accounting Principles guide the budget for the various departments.

Budget impacts for FY 23-24 include revaluation, two new positions, employee COLA and benefits and the current debt for Town Hall. Each penny earned in the town equals \$365,000. All accounts combined equal \$36,381,972. Over half of the town's revenue comes from real estate and sales taxes.

Mr. Spitzer outlined expenses which include the paving of Industrial Drive, \$2 million in capital expenditures planned, complete Park design, two new positions, pay increases for paid volunteers and 8% COLA.

Sponsorship funding was outlined as follows: \$40,000 for sponsorships with \$8,000 for the James K Polk site; \$10,000 to PCAA; \$14,000 to Pineville Neighbors Place; \$8,000 to Downtown Merchants. In addition, \$23,000 has been set aside for the Arts & Science program and Pineville Players to do two plays per year. The \$23,000 will be monitored by Pineville Parks and Recreation department.

The CIP account was reviewed. There will be no electric rate increase this year. This is the tenth year that we have not had an increase. Some of the capital projects outlined include pole replacement, utility line burial and a line truck.

Future budget pressures outlined include a new fire station, radios for the police department, parks and recreation, salaries, pedestrian safety, a new substation, a new building for the electric company and competition with PCS.

In conclusion, the budget is balanced, with increased emphasis on salaries and combating inflation. No rate increases for electric or PCS. The tax rate will be 0.285.

Mayor Pro Tem Samaha moved to leave the public hearing with a second made by Council Member Stinson-Wesley. All ayes.

OLD BUSINESS

Carolina Logistics Park Amendment. Planning & Zoning Director Travis Morgan reviewed the initial proposal with council. The proposal is to add a new driveway access along the north portion of the property just north of Eagleton Downs and across from the SiteOne located at 11901 Downs Road. Discussion was around future town facilities to serve the area for public safety that we discussed at the last meeting. The developer, Beacon, was agreeable to future discussions of needs for the property for these facilities. Council Member Gladden inquired about tractor trailer turn lane stacking plus 140 feet of the deceleration lane for northbound left turns. For southbound right turns, 100 feet of stacking plus 183 feet of deceleration have been added. Mr. Morgan provided report notes: 1. Traffic improvements as shown, are completed with NCDOT approval and prior to building 8D's completion; 2. Outdoor storage by building 8D along Downs Road frontage improved, as discussed for evergreen screen hedges; 3. Any additional signage to meet zoning ordinance; 4. If the four buildings of building 8 are subdivided, they are not to create a land-locked parcel and otherwise meet subdivision ordinance; 5. Buildings have clear address numbers on the walls and street addresses for four building comprising building 8; 6. Proposal was deemed consistent with adopted plans and policies.

Council Member Gladden moved to approve the amendment with a second made by Council Member Stinson-Wesley. All ayes. **(Approved 4-0)**

NEW BUSINESS

Budget Amendment 2023-15, for general land purchase, was presented by Finance Director, Chris Tucker. Council Member Stinson-Wesley moved to approve with a second made by Mayor Pro Tem Samaha. All ayes. **(Approved 4-0)**

Budget Amendment 2023-16, ARPA Special Revenues Fund, was presented by Mr. Tucker. Mayor Pro Tem Samaha moved to approve with a second made by Council Member Gladden. All ayes. **(Approved 4-0)**

Budget Amendment 2023-17, for General Government/Fire Operations, was also presented by Mr. Tucker. Council Member McDonough moved to approve with a second made by Council Member Stinson-Wesley. All ayes. **(Approved 4-0)**

Budget Amendment 2023-18, for CLEC operations, was presented by Mr. Tucker. Council Member Gladden moved to approve with a second made by Council Member McDonough. All ayes. **(Approved 4-0)**

Budget Amendment 2023-19, to create a General Fund Debt Service, was presented by Mr. Tucker. Council Member Stinson-Wesley moved to approve with a second made by Council Member McDonough. All ayes. **(Approved 4-0)**

Budget Amendment 2023-20, to close out the dog park capital project fund, was also presented by Mr. Tucker. Council Member Gladden moved to approve with a second made by Council Member Stinson-Wesley. All ayes. **(Approved 4-0)**

Adoption of FY 23-24 Budget. A motion was made to approve the budget by Council Member Gladden and followed with a second made by Council Member Stinson-Wesley. All ayes. **(Approved 4-0)**

REC Program. Town Manager Spitzer said that some of the property is contaminated at the Grower's Outlet. The Fire Department will not be impacted; however, some soil cleanup will be needed. The Brownfield Program would take two to three years. The REC Program would take nine to twelve months to get through and we can clean up at our own pace. Going with REC should not hold up the development of this project. Mr. Spitzer recommends subdividing the area and doing them simultaneously.

Council Member Gladden moved to approve the REC program process by subdividing the property, retaining a consultant for REC, having a consultant prepare and submit Site Conditions Questionnaire for acceptance into REC, execute an Administrative agreement with DEQ if accepted into the program and pay preliminary fees, and have consultant prepare Remedial Investigation Work Plan to further delineate extent of contamination in soil and groundwater and have approved, with a second made by Council Member McDonough. All ayes. **(Approved 4-0)**

Manager's Report. Mr. Spitzer reported that we will be having our first "Music on Main" this Friday night in front of Town Hall from 6:00 to 8:00 pm. Last Friday Parks and Rec night's Rockin and Reelin' was very successful. There will be a 5K race this Saturday, from 8:00 to 9:00 am. Parks and Rec Director Matt Jakubowski will be placing door hangers on the doors of residents to let them know about the event. We will have police in the area directing traffic.

Council Member Gladden added that we need to make contact with the county to tell them to shut off the part off Lynnwood, on the lower end, and up to Lakeview.

On June 29th, the symphony is scheduled with fireworks afterward. Parks and Rec will send out flyers to the neighborhood closer to the event.

Mayor Edwards announced a five-minute recess before going into Closed Session pursuant to NCGS 143-318-11(5) – negotiating contracts.

Council Member Stinson-Wesley moved to go into Closed Session with a second made by Council Member McDonough. All ayes.

Mayor Pro Tem Samaha made a motion to leave closed session with a second made by Council Member Stinson-Wesley. All ayes.

Mayor Pro Tem Samaha moved to enter the second Closed Session with a second made by Council Member McDonough. All ayes.

Mayor Pro Tem Samaha moved to leave the second Closed Session with Council Member Stinson-Wesley providing a second. All ayes.

ADJOURNMENT

Council Member Stinson-Wesley made a motion to adjourn followed by a second made by Mayor Pro Tem Samaha.

(Approved 4-0) The meeting was adjourned at 8:55 pm.

Jack Edwards

ATTEST: _____

Lisa Snyder
Lisa Snyder, Town Clerk