



**WORK SESSION MINUTES
MONDAY, FEBRUARY 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, February 24, 2025 @ 6:25 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 6:25 p.m.

DISCUSSION ITEMS:

Pineville Neighbors Place Update (Staci McBride). Ms. McBride gave Council an update on what PNP has been doing for the past year. In 2024, they provided over 9,400 services to our neighbors in need. This is a summary of many of the things we did for the community: \$329,000 kept over 800 neighbors stably housed with electricity and utilities; 1,000+ people provided over 9,200 lbs. of food on the table; 1,000+ families served through the mobile food pantry; 5,400 lbs. of fresh produce delivered to 30 families; 1,200 students received backpacks and school supplies; 200+ kids participated in the Shop with a Cop and Angel Tree programs; and 9 families were displaced by fire and we provided rental support for 2 months, gift cards, furniture, clothing, food and holiday meals. Ms. McBride said that they appreciate the generous grant that they were awarded to provide financial assistance to our neighbors in Pineville. They are facing challenges for the second half of 2025 and going into 2026 because of the changes being made to funding for federal grants going forward. She hopes that Council will be able to attend their Donor Recognition event on March 27th at Middle James Brewery and Ciera Burdick will be their speaker. Invitations will be sent soon.

ADU Text Amendment (Travis Morgan). Mr. Morgan recapped the ADU text amendment and explained what it is. He shared a proposed update and recommendation from the Planning Board. He recommends that they not be ownership-based. Council Member Stinson-Wesley wants us to be in compliance with the law. Council Member McDonough recommends that we change the ordinance. Mr. Morgan stated that with the legal opinion we have, we can remove the ownership portion, this would be the safest route to take. Town Manager Spitzer added that any existing ADU's could be grandfathered in and anything is possible until the House Bill is ratified. Council could

consider an attached ADU vs a separate building. Mr. Morgan stated that there will need to be a public hearing on this matter. Council Member Stinson-Wesley asked Mr. Morgan to see if any new legislation comes through prior to a public hearing.

MEDIC discussion (Chief Gerin). Chief Gerin gave a presentation on MEDIC. He would like the Town to renegotiate since that has not been done since 2023. The number of calls have increased that are 45 minutes or greater on the call where they are waiting for an ambulance to arrive. The cost is \$20.55 per medical call. This includes fuel, maintenance for the apparatus, etc. Council Member Stinson-Wesley wanted the minutes to reflect that the County has increased taxes twice since 2019, without increasing what they have paid out for these services. Town Manager Spitzer stated that the town managers met with MEDIC, and they asked the County Manager if we could get more money for MEDIC, and she said no. She stated that they have an agreement and they weren't changing their funding because they have different priorities. Mr. Spitzer continued by asking Council to talk to a county commissioner. Council Members Stinson-Wesley and Moore asked if the MEDIC doctors would come back and address the discrepancies.

Clarification on Food Trucks (Travis Morgan). Mr. Morgan reviewed the temporary permit for food trucks with Council and asked if any modifications are needed. The biggest concerns we have heard are competition with permanent brick and mortar long term Town businesses and location on vacant parcels that prevent or discourage permanent business on site and don't improve the property to current zoning requirements. He stated that if the food trucks are located in the back of properties, it's not a big problem. However, if they are located in front, it becomes an issue.

Greenway Timeline (Ryan Spitzer). Town Manager Spitzer said that the anticipated completion date is July 3, 2025, which is 6 months behind schedule. The town attorney advised to address this at the end of the contract, since it's already in the contract.


Budget Session Priorities (Chris Tucker). Finance Director Tucker said that he will be meeting with the department heads next week. He reviewed the budget timeline and different types of funds with Council. Key decisions include the tax rate, compensation strategies, and capital additions. The Town's current policy range is 24-32% of the unassigned fund balance (available for appropriation). Mr. Tucker shared pie charts of the FY25 General Fund Revenues by source, by function, and by category. He noted that FY24 was a revaluation year and FY28 will be the next. Davenport will be attending the next budget meeting on March 5th.

Parking discussion (Ryan Spitzer). Town Manager Spitzer were looking for some direction from Council on what they want for parking within the Town in terms of parking. We would like to look at some mechanisms to fulfill what they are wanting. There have been concerns about parking on both sides of some streets. Olive Street seems to be one of the most narrow streets within the town. Mayor Pro Tem Samaha said that streets went to parking on one side parking, and it helped a lot. Council Member Stinson-Wesley wants the width of the street to be in compliance.

Mr. Spitzer said that if the streets are below 27', we can take a look at parking on one side and report back to Council. There must be 15' between if cars are on both sides of the street. You could not get a fire truck through if there are cars on both sides of a street that is 27' wide. Mr. Morgan stated that we could do a pilot rollout and try this on some streets.

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

The Mayor adjourned the meeting at 9:50 pm.



David Phillips, Mayor

ATTEST:



Lisa Snyder, Town Clerk