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 JUNE 9, 2026

CALL TO ORDER

Mayor Stinson-Wesley called the meeting to order @ 6:30 pm and welcomed everyone to our alternative location at The Hut.

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

PLEDGE ALLEGIANCE TO THE FLAG

Council Member Danielle Alford began the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Stinson-Wesley asked for a moment of silence for our First Responders, Police, our Fire Department, and anyone we have lost since our last meeting.

ADOPTION OF AGENDA

Mayor Stinson-Wesley added a Budget Amendment to the Consent Agenda for the close out of the McCullough Greenway Capital Project Fund.

Council Member Alford made a motion to adopt the agenda, with the addition of the Budget Amendment, followed by a second made by Mayor Pro Tem Gallo. All ayes. (***Approved 4-0***)

APPROVAL OF MINUTES

The Minutes of the May 12, 2026, Town Council were submitted for approval.

Council Member Simelton moved to approve the May 12, 2026, minutes as presented, with a second made by Mayor Pro Tem Gallo. All Ayes. ***(Approved 4-0)***

AWARDS AND RECOGNITION

There were no awards and recognition this month.

BOARD REPORTS

Downtown Merchants (Sara Longstreet). Carolina Scoops Owner, Sara Longstreet, gave a presentation on the Downtown Merchants. She outlined the new businesses that have moved along Main Street, which include Lucrum, which is located above the Water Bean, The Aura and Amber, and the Grady Group, among others. Matthews Social House will be coming and is a casual bar which will be located at 237 Main Street. She announced that Phoebe's will be moving to their Fort Mill store as they are dealing with unusually high rent and are not doing well at this location. The Pineville Social District has done well and is celebrating its two-year anniversary! Sara reviewed the events that have been held the first half of this year and said they have been very successful. She announced that they are working on two new events for this Fall: an Octoberfest event and a book event.

Sara outlined three ways to keep Main Street healthy: Customers walking through the doors, property owners and merchants working together, and having a Town partner that helps them compete with national chains. She reiterated that rent for these downtown businesses is rising and the lease for a standard commercial business is five years. The Highline Partners project is underway and will generate foot traffic, however, businesses are concerned that their rent will soon skyrocket. She highlighted challenges facing small businesses and struggling categories. She feels that investing in Main Street is investing in Pineville's identity.

What's high in demand for downtown Pineville: fast/casual food; evening family spots; wellness and fitness; and coffee and brewery or wine places. She further stated that the Town needs to foster relationships with the landlords and keep the rent prices down for the downtown businesses. She added some policy tools for Town Council, which include formulating business ordinances, façade improvement grants, adaptive reuse programs, and establishing a formal policy for the Town to prioritize Main Street vendors for municipal procurement. Sara summarized by listing resources Pineville should use and recommendations to Council from short-term to long-term needs.

Mayor Stinson-Wesley announced that Anna London and Dr. Balknight were originally scheduled to speak but had to attend their school board meeting and could not be here this evening. Principals Bobby French and Doug Neill will be giving presentations in their place.

Charlotte Mecklenburg Schools (Principals French and Neill). Principal Bobby French began his presentation on behalf of Pineville Elementary School. He began with demographic data which highlighted total enrollment of 694 Smilers. He said that they have exceeded growth in the past three years. They are in the top 15% in growth for the State of NC two years in a row. Of the K-3 students, 74.5% are proficient readers. He outlined what's happening in Pineville which includes their Senior Walk (the first class of kindergarteners who attended the new school and graduated); an Art Show, the Aristocrats Musical, All Pro Dads, among others. Mr. French summarized by stating how to get involved by tutoring, sharing good news, staying tuned to volunteer opportunities and building partnerships, and read to the kids.

Principal Doug Neill, Sterling Elementary principal, spoke about Sterling Elementary. Their total enrollment is 742 Tigers with 72% of the children being Hispanic and 57.5% are English learners. They have also exceeded in growth for three years in a row and are in the top 15% in the State of NC for growth.

He highlighted what's happening in Pineville: testing season, Books on Break, meaningful partnerships, active learning, community engagement, and family engagement (Family Fridays). He shared ways to get involved include volunteering/tutoring, sharing good news, following them on Instagram, and building partnerships.

Mayor Stinson-Wesley added that she will be speaking at Heritage Day tomorrow.

CONSENT AGENDA

The Consent Agenda consists of the following Resolution 2026-09 for Surplus of Police Department tires, Resolution 2026-12 for the Surplus of Chief Hudgins' Service Weapon and Badge, and Budget Amendment 2026-05.

*Council Member Alford moved to approve the Consent Agenda, with the addition of the Budget Amendment, with a second provided by Council Member Samaha. All ayes. (**Approved 4-0**)*

PUBLIC COMMENT

Melissa Davis spoke and wanted to publicly thank Mayor Pro Tem Gallo for meeting with another resident and touring old town with her recently. We covered practically every street in the town. It was nice. There were other people out walking and they got to express their concerns to him. She did appreciate his spending time to do that. She is happy to do this with anyone who wants to do this, as well.

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.

Planning Director Travis Morgan said that Staff is requesting consideration for a proposed text amendment to update the Town Code Animal Ordinance to prohibit roosters. The existing ordinance was last updated fourteen years ago and does not mention roosters. The Town has seen an increased interest in residential keeping of chickens and wanted to update the ordinance to remove a possible noise complaint issue similar to how surrounding municipalities restrict or prohibit roosters.

The Planning Board heard this proposal and offered feedback. It has been recommended to add item (h) male chickens are prohibited.

(There was one person who signed up to speak but it was pertaining to a different matter and she misunderstood. Mr. Morgan advised that her matter will be introduced at a Work Session).

Council Member Simelton made a motion to close the Public Hearing with Mayor Pro Tem Gallo providing a second. All ayes.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Budget FY27 Approval (Ryan Spitzer). Mr. Spitzer gave a presentation regarding the proposed FY27 Budget. He outlined the Town's Strategic Priorities, Council's Goals for FY27, and Staffing Budgetary Goals. The General Fund Overview consists of a balanced budget with the tax rate remaining flat at 0.30 rate. The Town continues to fully fund the Town's residential trash service, which went up 3% this year, and is a cost that the Town bears at a cost of over half a million dollars. This also includes a 3.5% COLA and an average 2.5% merit increase following the compensation study completed in FY25.

General Fund Operations include Fire Department staffing, an increase in health insurance, Parks and Recreation, salaries, non-profit contribution increases, and a dedicated allotment to Marketing and Downtown.

The Electric Fund budget totals approximately $15.25 million and reflects continued investment in utility reliability and future growth. Within the next year, the Town will have an increase in wholesale rates. In order to absorb this wholesale rate increase, there will be a 4% retail electric rate increase.

Outside Organization Funding will be as follows for FY26-27: Pineville Neighbor's Place - $120,000; PCAA - $15,000; Downtown Merchants - $10,000; Polk Site - $10,000; Arts & Science - $10,000, for a sponsorship total of $165,000. He noted that we are not funding Pineville Players or Hope Soccer. Hope Soccer has not requested funding the past two years.

Mr. Spitzer recapped: there will be no tax increase; $1.4 million in Capital; 3.5% COLA and 2.5% Merit; moving to NCHIP for health insurance; 4% rate increase for electric, and for PCS there are no changes planned from FY25.

Mayor Stinson-Wesley added that this represents five months of work, including five Town Council budget work sessions, led by our Assistant Town Manager. For the record, municipal budgets in North Carolina need to be passed and approved by June 30th. Council Member Samaha noted that there is no tax increase.

Mayor Pro Tem Gallo moved to approve the FY26-27 Budget as outlined by Mr. Spitzer, and worked on by Council, with Council Member Alford provided a second. All ayes. ***(Approved 4-0)***

Text Amendment to Town Code 90.056 and Roosters (Travis Morgan). (There were no added comments or questions).

*Council Member Simelton moved to approve the Text Amendment to Town Code 90.056 and Roosters, with Mayor Pro Tem Gallo providing the second. All ayes. (**Approved 4-0**)*

Approval of Contract to Trull Power Company for next phase of Substation Work (Tammy Vachon). Formal bids were solicited for this work and staff received nine bids. The most responsive, responsible bidder was Trull Power Company at $335,000.00. We are on target for the rest of the Substation #4.

*Council Member Samaha made a motion to approve the award of the Trull Power Company Contract, in the amount of $335,000.00, with Council Member Alford providing a second. All ayes. (**Approved 4-0**)*

Approval of FY27 Underground Contract for Huss Contracting (Tammy Vachon). This one is for their annual contract, which they do year by year. Formal bids were solicited and staff received four bids for building our underground for Communications and Electric. We went from an hourly to a unit contract, which they don't get paid unless they put it in. We have had good results from that. The most responsive, responsible bidder was Huss Boring, LLC, at $1,742,000.00.

Council Member Simelton moved to approve the award of the Huss Contracting Agreement for Utilities in the amount of $1,742,000.00, with Council Member Alford providing a second. All ayes. (***Approved 4-0***)

TOWN COUNCIL AND MAYOR COMMENTS

Mayor Stinson-Wesley is excited about the new Fire Station and said that we invested well in our Fire Department. It is a wonderful addition to our town. She is grateful to Chief Hudgins for his walkabouts in our neighborhoods and his service to our community.

Council Member Alford commended the Parks and Rec department for the wonderful events, including the Rock 'n Reel, and she is looking forward to Octoberfest. She has received good feedback on Music on Main. She also said great job to Tammy on her marketing initiative for PCS. She is super-impressed with that. She feels it is working. She thanked Ryan Spitzer, Chip Hill, the Chief and the Assistant Chief for coming to the HOA meeting for Carolina Crossing and helping with some parking issues.

Mayor Pro Tem Gallo thanked Chief Hudgins, as well, for his years of service to the town and his dedication to the community. The walkabouts were something he did for our community. We wish him well. He also thanked Chip Hill and Ryan Spitzer for their help in the McCullough community recently and giving him some guidance. He thanked Melissa Davis for educating him.

MANAGER'S REPORT

Town Manager Spitzer reported that new parking spaces will be posted online and there will be blue signs directing traffic. The newest parking lot is 36 spaces. Phase 1 of the front lawn is complete. Concrete barricades are in place. Phase 2 is continuing and we are looking at placing large boulder-type blocks so that kids can sit or climb on. Phase 3 will include installing removable bollards along the edge of the sidewalk on the front lawn, and he will bring back the price for those.

He gave an update on the reopening of Town Hall. Contrary to rumors, the building was not structurally damaged. The Fire Marshall had to put a sign up due to the window collapsing there. The building official came in after and said that we can use the top floor, but not the first floor because that's where all the damage is. We should be able to open the front door once we obtain the building permit which will allow citizens to come to the second floor. If the work takes longer than three months, we are looking into building a temporary wall, during the reconstruction of the first floor. We are optimistic that the Town Hall will reopen the second floor for the July Town Council meeting.

The pillars of the new Welcome Sign are being put in and the brick will match the brick of the Fire House. Mr. Spitzer gave props to the Police Department. This Sunday morning, they did a traffic op for about two and a half hours downtown. They got a lot of positive feedback from citizens. It was initiated and led by Sgt. Roberts. They had 25 stops.

He announced that Chief Hudgins will be retiring July 1st and thanked him for his service the last five years. His last day is June 30th. He thanked him for getting out in the community and giving us a better rapport with the community.

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 8:16 pm.

Amelia Stinson-Wesley

Mayor Amelia Stinson-Wesley

ATTEST:

Lisa Snyder

Town Clerk Lisa Snyder