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**WORK SESSION MINUTES
MONDAY, FEBRUARY 23, 2026 @ 6:00 PM
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, February 23, 2026 @ 6:00 p.m.

ATTENDANCE:

Mayor: Amelia Stinson-Wesley
Mayor Pro Tem: Nick Gallo
Council Members: Ed Samaha, Josh Simelton
Town Manager: Ryan Spitzer
Asst. Town Manager/Finance Director: Chris Tucker
Town Clerk: Lisa Snyder
Absent: Danielle Moore (via remote)

CALL TO ORDER:

Mayor Stinson-Wesley called the meeting to order at 6:00 p.m. and noted that Council Member Moore was participating remotely, and no votes were anticipated at this meeting.

DISCUSSION ITEMS:

Pineville Neighbor's Place Update. Nancy Healey, Board Chair, gave an overview of PNP for the new council members and explained what they do. Many Pineville residents are facing a drastic reduction in hours at their jobs and skyrocketing costs of living. She stated that currently they are giving families facing eviction first priority for assistance. They lost access to \$100,000 annually from federal grants. Most recently, they lost another \$20,000 grant that they had regularly received in the past.

In March, they will be celebrating their 10th anniversary at the Hut in Pineville. They are averaging about ten households each month that request their assistance that they are unable to help due to funding and lack of staff. They're spending 87% to 90% on rent, with the remainder on utilities.

PNP is incredibly grateful for the \$50,000 that has been allocated from the Town the past two years. They are requesting \$100,000 from the Town, as this will enable them to keep more families stay stably housed in the next year. Council Member Moore asked if they will have a fundraising goal for birthday donations. Ms. Healey replied that PNP board members will be on hand at the Open House to explain their challenges. She added that they continue to try and obtain more grants.

Conditional Zoning Request for 505 Towne Centre for a school. Travis Morgan, Planning Director, advised that Dria Etienne, was present on behalf of ILIM Montessori School, and seeks the consideration of council for a site-specific conditional zoning development. This would be a school for approximately 290 students and located at 505 Towne Centre Blvd. The current proposal does not meet the zoning ordinance and the downtown overlay requirements. He displayed 3-dimensional renderings of the proposed site. The owner of the school, Dria Etienne, spoke to council and advised that the school is pre-k up to eighth grade. It's called a tree house school intended to blend with nature. John Nowak, Project Manager with Cage, spoke regarding the floodplain issue and added that they will bring in additional fill and padding. Ms. Etienne stated that she is open to building a brick perimeter around the property. Mayor Pro Tem Gallo said that he would like to see something that is in compliance with our zoning. Council needs more detail on the floodplain and stormwater to get what they're looking for.

Police ETJ Presentation. Chief Hudgins gave a presentation on the ETJ as they have one year left on the contract. The ETJ has approximately 4,000 residents over a one-mile span. The ETJ makes up 2.7% of the total calls they receive for assistance. He outlined other data and summarized that offense data makes up 5.25% of their reports. They have very little crime there and very few calls. He added that his criminal investigation does an amazing job. He summarized by stating that if we get rid of the ETJ contract, it would reduce staffing by four patrol officers, two detectives, and one telecommunicator, and create serious operational challenges. These consequences affect the overall safety and quality of life in Pineville. Mayor Pro Tem Gallo added that he feels it is detrimental to the community. Council Member Samaha feels that the Fire Department should do this, as well.

Board Attendance Policy. Town Manager Spitzer explained that Council oversees three boards: the Planning Board, the Board of Adjustment, and Pineville Parks & Rec. He reviewed the attendance policies and term limits and noted that other communities have similar meeting rules. Mayor Pro Tem Gallo is in favor of members not missing more than two meetings during a 12-month period. Mr. Spitzer recommended having the same policy and term limits for all boards.

Discussion on Conditional Rezoning. Travis Morgan said that this is a site-specific text amendment as it relates to conditional rezoning. A Zoning Ordinance text amendment is needed for Conditional Rezoning procedures. Planning Board input is recommended in light of NC General Statutes required process for anything regarding rezoning map changes. Recommended changes are to incorporate Planning Board review and recommendations into the Conditional Rezoning process. Other municipalities vary on the timing of the public hearing. Some hold the public hearings first, then send to the Planning Board and Town council meetings. Since the general public expectation here seems to be having a final vote directly after the public hearing, we kept the timing the same for consistency. The Planning Board will have to meet more regularly due to this change. In addition, their recommendations are advisory in nature.

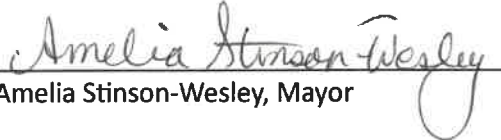
Parking Lot at Johnston Road Discussion. Town Manager Spitzer reviewed the Johnston Road project and stated that there is approximately \$800,000 left from the project and the town would like to add a parking lot downtown, which would add 34 parking spaces and 2 handicapped spaces. The cost would be about \$150,000 and approximately another \$20,000 for testing. He will solicit some developers and bring back a contract to Council for their approval. This project will take three to four months to complete. Mayor Pro Tem Gallo and Council Member Simelton suggest moving forward on this sooner than later.

PCS Update. Town Manager Spitzer had reached out to the potential buyer after the last PCS meeting and said that the possible buyer was still interested; however, that buyer has not responded to his recent emails. Mr. Spitzer now recommends the RFP process. He will bring back the RFP process at the next meeting for Council to review.

Budget Work Sessions. Assistant Manager/Finance Director, Chris Tucker, recommends four or five budget sessions and shared possible dates with Council to choose from. Dates were reviewed and decided on. Town Clerk Snyder will send out calendar invites for those selected dates and they will be published on the Town's website.

Council Member Simelton moved to adjourn the Work Session followed by a second made by Mayor Pro Tem Gallo. All ayes.

The Mayor adjourned the meeting at 7:51 pm.


Amelia Stinson-Wesley, Mayor

ATTEST:


Lisa Snyder, Town Clerk