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 APRIL 14, 2026

CALL TO ORDER

Mayor Pro Tem Gallo called the meeting to order @ 6:30 pm.

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

PLEDGE ALLEGIANCE TO THE FLAG

Town Clerk Lisa Snyder began the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Pro Tem Gallo asked for a moment of silence for our First Responders, Police, and those loved ones who we have lost since our last meeting.

ADOPTION OF AGENDA

Mayor Pro Tem Gallo stated that there is a quorum present and he will be running the meeting. There is one change. Downtown Merchants will not be providing a report this evening.

Council Member Alford made a motion to adopt the agenda with one change: the Downtown Merchants Board Report will not be presented at this meeting. The second was made by Council Member Simelton. All ayes. ***(Approved 3-0).***

APPROVAL OF MINUTES

The Minutes of the March 10, 2026, Town Council, the March 11, 2026, Budget Meeting, the March 16, 2026, Budget Meeting, the March 23, 2026 Work Session, the March 23, 2026 Closed Session (sealed), the March 24, 2026 Budget Meeting, and the April 1, 2026 Budget Meeting were submitted for approval.

Council Member Simelton moved to approve all sets of minutes as presented with a second made by Council Member Alford. All Ayes. ***(Approved 3-0)***

BOARD REPORTS

Leading on Opportunity (Tonya Jameson, Director of Civic Advancement). Ms. Jameson gave a presentation on the State of Economic Mobility, pertaining specifically to outlooks on housing, transit, and childcare. These priorities reflect the conversations they've had with employers, non-profit partners, workforce providers, and government leaders. She noted that the local economy loses an estimated $574 million annually from childcare disruptions and reduced labor force. Their funding request to targeted lawmakers is to subsidize reimbursement rates to stabilize the market, especially for surrounding counties. North Carolina is currently out of compliance, as they are currently reimbursing at old rates, which creates a financial strain for providers and families.

With regard to housing, entry and mid-level workers continue to be priced out. Pineville's vacancy rate is 2.4%, when it comes to rental properties. The state and national average is 5 to 7%. On a federal level, they are looking at CDBG Grants. These are used for downpayment assistance, critical repair, and new construction. Education statistics show that CMS posted historic gains last year, while low teacher pay continues to hurt recruitment and retention. They are requesting advocates ask for an 8% plus salary increase for certified and non-certified staff, in addition to Master and longevity pay reinstatement. Locally, they would like to create a fund to pay for an average 5% increase in the local teacher supplement to cover higher cost of living in Mecklenburg County.

In summary, they want to push childcare funding across the finish line, increase federal and state appropriations for housing, support education, and workforce. and build a coordinated business-led advocacy strategy for the region to address policies to improve workforce recruitment and retention, and that includes immigration reform to help improve top talent and essential workers that is not punitive and restrictive. We really need to influence our General Assembly.

CONSENT AGENDA

Mayor Pro Tem Gallo asked for approval of the Consent Agenda item which consists of a Proclamation for Telecommunicator's Week, Municipal Clerk's Week, and a Resolution for Surplus of Police Vehicles.

Council Member Alford moved to approve the Consent Agenda, as presented, with a second provided by Council Member Simelton. All ayes. ***(Approved 3-0)***

PUBLIC COMMENT

No one signed up to speak for Public Comment.

PUBLIC HEARING

There were no Public Hearings at this meeting.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Consideration to Amend Chapter 90.056: Animal Permits. Planning Director Travis Morgan said that this is the initial consideration from Michael Marquez, of 10300 Osprey Drive, to determine if council will consider allowing chickens on smaller residential properties. This ordinance was last reviewed in 2012. The current ordinance says chicken coop setbacks require properties that are wider than 50 feet and limits the number, based off 20 animals, per acre, or fraction thereof. The applicant is asking for narrower town home or duplex properties and allow him to have 10 chickens. The current ordinance

does not mention roosters, and he recommends prohibiting roosters, due to noise concerns. Town Council concurred with adding the barring of roosters to the ordinance.

Council Members agreed to leave the ordinance as is and make the change about prohibiting roosters. There was no motion needed as this was not an Action Item.

HMIS Grievance Procedure & HMIS Confidentiality Policy. Allison Pasterik, Pineville Police Department's Co-Responder, spoke regarding Mecklenburg County's Homeless Management Information System (HMIS). She requests Council's vote on the two policies and her access to HMIS and this service. This allows her to coordinate efforts and information with other agencies within the county. Without this program, it would be very difficult to communicate with outside agencies.

Council Member Alford asked if we could add more accommodation to the Town of Pineville. Ms. Pasterik replied that they can add things to the policy but not take anything away from it. Town Attorney Janelle Lyons added that she did not think it would be a problem to add Pineville, they would just need to come back and submit to council.

Council Member Alford moved to approve the HMIS Grievance Procedure and HMIS Confidentiality Policy with Council Member Simelton provided a second. All ayes ***(Approved 3-0)***

Electricities Amendment to Operating Agreement and Lease Agreement for Vehicles. Assistant Manager/Finance Director, Chris Tucker, stated that in our current dynamic with Electricities, we own the vehicles, but Electricities provides their own insurance because they are the ones who use them. They will lease them from us at no cost. We remain the named insured. Electricities would prefer to be more official. The Town and the Town's insurance, NCLM, support their request.

Council Member Simelton made a motion to approve the Operating Agreement and Lease Agreement for Vehicles with Electricities, with Council Member Alford providing the second. All ayes. ***(Approved 3-0)***

TOWN COUNCIL AND MAYOR COMMENTS

Mayor Pro Tem Gallo asked if Council had any comments. Council Member Simelton shared that he and Mayor Pro Tem Gallo toured the new Fire House facility recently. Once it is open to everyone, he encouraged everyone to go check it out. It is very impressive. It's top of the line, all the technology and bells and whistles to serve the community. There will be a traffic signal that will stop traffic and allow them to leave the Fire House.

Mayor Pro Tem Gallo agreed and added that it meets the needs of the community and it gives the firemen a place where they can live and work at the same time and feel good about it. The community should be proud of this outstanding building and the Fire Chief and crew do an outstanding job.

Council Member Alford pointed out that she has a last name change, formerly known as Danielle Moore, but now Danielle Alford. Feel free to address her as Councilwoman Alford. She said that they are wrapping up the budget planning season for the Town of Pineville, and the residents should feel rest assured that our financial future is in good hands due to our Finance Director, Chris Tucker, and his hours of service as well as Ryan Spitzer's direction and support. She also thanked the Pineville Police Department for addressing issues in Carolina Crossing.

Mayor Pro Tem Gallo thanked our Assistant Manager/Finance Director, Chris Tucker, for his answering all of his budget questions, and thanked Town Clerk Lisa Snyder for helping him with the agenda and making sure he was prepared in the absence of the mayor.

MANAGER'S REPORT

Town Manager Spitzer reported that the light at Polk and Main Street will turn green to help the Fire Department with traffic in coordination with the light in front of their building. He added that the parking lot on Johnston Street should be completed by mid-summer. This will give us an additional 36 parking spaces for downtown. This Thursday, we are closing on the downtown properties, which include the old telephone company, and the lot beside the rug store. Soon after, the parking lot by the rug store will be blocked off and Public Works will be placing appropriate signage to direct traffic in that area.

The next and last budget session will be April 23rd where we will formally wrap up the budget. He will formally present the budget at the April 27th work session.

ADJOURNMENT

Council Member Alford made a motion to adjourn followed by a second made by Council Member Simelton. All ayes.

The meeting was adjourned at 7:15 pm.

Amelia Stinson-Wesley
Mayor Amelia Stinson-Wesley

ATTEST:

Lisa Snyder
Town Clerk Lisa Snyder