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WORK SESSION MINUTES
MONDAY, APRIL 27, 2026 @ 6:00 PM
TOWN HALL COUNCIL CHAMBERS

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, April 27, 2026 @ 6:00 p.m.

ATTENDANCE:

Mayor: Amelia Stinson-Wesley
Council Members: Ed Samaha, Josh Simelton, Danielle Alford
Town Manager: Ryan Spitzer
Asst. Town Manager/Finance Director: Chris Tucker
Town Clerk: Lisa Snyder
Absent: Nick Gallo

CALL TO ORDER:

Mayor Stinson-Wesley called the meeting to order at 6:00 p.m.

DISCUSSION ITEMS:

Pineville Neighbor's Place Update, Staci McBride. Ms. McBride began by thanking Council for their continued support. They money that has been awarded has helped 48 households; 73% of those that were helped were families, for a total of 135 people. Additionally, 85% was used for rent and 15% for utilities. They estimated that our sponsorship money lasted approximately 10 months. They are seeing a higher level of eviction rates as landlords move people out more quickly than they have done before. She added that they have lost about 1/3 of their funding from federal cuts.

Pineville Neighbor's Place recently celebrated their 10th year of service. During this time, they have distributed: $2.7 million dollars in financial assistance to keep 20,000 people stably housed; 8,400 backpacks with school supplies; 181,000 pounds of food through their pantry and produce program; 350,000 pounds of potatoes were distributed through their annual Potato Drop; and 1,700+ children participated in their Angel Tree and Shop with a Cop programs.

Ms. McBride announced that they have been working with a consultant, through a problem with Share CLT, an organization that supports non-profits with training, networking and other services. As part of the realignment, they are making some structural changes: they will create a new Advisory Board that will meet quarterly; the rest of their board will become a working board; they are hiring a program/office manager and this position will replace the executive director; they will have a case manager, a social media/digital content expert, and someone

in charge of fundraising/development/events. In addition, they are going to try some new things which will be announced during the coming weeks. She added that they are offering more volunteer opportunities outside of the regular workday and they will be partnering with our Parks & Rec department. Ms. McBride also outlined challenges that they are facing in 2026 as the trends are rapidly changing. Pineville Neighbor's Place will continue to apply for other grants and try to expand their corporate donors, as well.

MTC Agreement and Resolution, Ryan Spitzer. Mr. Spitzer explained that the P.A.V.E. Act changed the governance of the public transportation system to an authority. As of July 1st, the MTC will no longer exist. Per the Interlocal Agreement, each locality must vote to dissolve the MTC. Council must agree to switch the governing structure of public transportation from the MTC to the MPTA according to the P.A.V.E. Act. Council agreed to go forward with the approval by placing on our May Town Council agenda.

Budget Presentation, Ryan Spitzer. Mr. Spitzer gave his final proposed budget presentation to Council, as required for the Public Hearing to be held on May 12th. He began by highlighting Council's Strategic Priorities, which include Downtown Investment (walkability, safety and parking), Parks & Recreation connectivity and JHP Expansion), Future Development Plans (repurpose of land/underutilized properties and mobility), and Critical Decisions (Police ETJ, PCS, Fire ETJ, and a project pipeline). Council's Goals for FY26-27 include increasing support for Pineville Neighbor's Place, increasing support for other organizations, Downtown investments, BJCC Expansion Study, and Downtown Master Planning.

Staff's Budgetary Goals include an Advance Compensation Study which was done in 2025, following a financial model and keeping a mix of expenditures, and offering a high level of service and amenities. Pressures affecting the budget include Debt Affordability, future Park Expansion, Retirement contributions, Health insurance, the region, and the slowing of the economy.

A General Fund Overview highlights a balanced budget; $25,850,000 (an 11.7% increase) due to the P.A.V.E. Act; a 0.30 tax rate; fees remain the same; the Town will continue to pay all of the trash service; and COLA and Merit will be 3.5% and 2.5 % (average) respectively.

Mr. Spitzer continued by reviewing the General Fund – Operations. He noted the following: Fire Department staffing: money for a SAFER Grant, increase in hourly rates, building operations increase and moving money from volunteer pay to weekend supplemental. There is a 42% increase in Health Insurance. Parks and Rec has seen an increase in Cultural Programming; COLA this year will equal $275,000 with Merit at $207,000. There will be a non-profit contributions increase and a dedicated allotment to marketing and downtown.

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.

For the Electric Fund, the fees will see a 4% retail rate increase and Reps and Riders increases. For expenses, we anticipate future wholesale rate increases, Electricities Contract increase, progression of the design and build of the Utility Building and Substation #4. Electric Expenses consist of System Operations and Maintenance which includes tree trimming, supplies and maintenance ($540,000), Electricities Staffing ($1,800,000), Wholesale Power Costs ($8,600,000), and Administration ($1,195,000). Electric Fund Capital equals $2,400,000 which includes vehicles, reliability, and new infrastructure.

A recap of the presentation includes no tax increase, $1.4 million in capital, a rate increase of 4% in electric, no changes in PCS from FY25, and personnel changes relating to COLA and merit (3.5% and 2.5% respectively). We

will also be changing our health benefits to NCHIP. Council will have between May 12th and June 30th to make any changes they see necessary, based on comments or review.

Council Member Samaha felt that this was the best budget yet, with remaining council members concurring, as well as Mayor Stinson-Wesley. She added that she greatly appreciated the presentations by Davenport Financial.

Discussion on Architecture Fee for Design of Utility Building, Ryan Spitzer. Mr. Spitzer gave a project overview for the PCS/Electric Operations Center and a fee proposal summary. Council members felt that $9 million is too much money for this proposed building, and asked Town Manager Spitzer to look at other architects. Mr. Spitzer displayed the previous architectural drawing of the proposed facility and the changes that would be made with the sale of PCS. Council all agreed to let Mr. Spitzer pursue Edifice for the architectural portion of this project.

Quarterly Finance Report, Chris Tucker. Assistant Manager/Finance Director, Chris Tucker, shared his quarterly finance report and noted that he received one notification pertaining to a pension spike.

Council Member Alford moved to adjourn the Work Session with a second made by Council Member Simelton. All ayes.

The Mayor adjourned the meeting at 7:30 pm.

Amelia Stinson Wesley
Mayor Amelia Stinson-Wesley

ATTEST:

Lisa Snyder
Lisa Snyder, Town Clerk