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**WORK SESSION MINUTES  
MONDAY, FEBRUARY 2, 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 2, 2026 @ 6:00 p.m.

**ATTENDANCE:**

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

**CALL TO ORDER:**

Mayor Stinson-Wesley called the meeting to order at 6:04 p.m.

**DISCUSSION ITEMS:**

**Abandonment of Johnston Road.** Mr. Spitzer began sharing the history behind the land swap with Mr. Goode several years ago. Mr. Goode has agreed already and has prepared the survey work. He will have to go to Zoning if he wants to change his plots.

**Board Attendance Policy Review.** Mr. Spitzer stated that most localities have an attendance policy, however, we do not. We currently have two Planning Board members that have missed meetings. Having a policy would put us in line with other municipalities. This policy, should it be decided to have one, would be a blanket policy covering all advisory boards. There was a general discussion on whether to remove a board member for lack of attendance. Mr. Spitzer will draft a policy to present to Council at the February work session.

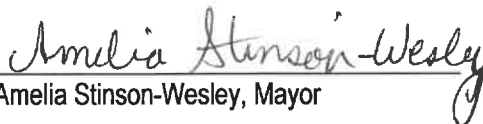
**Update on Selling PCS.** Mr. Spitzer shared that we received no response from the interested company since our last discussion in November. Council asked Assistant Manager/Finance Director, Chris Tucker, to reach back out to them to see if there is still any interest. Mr. Spitzer advised that it has to be an upset bid process according to state statute. The next option would be sealed bids. Mayor Stinson-Wesley added that we need to pay attention to the Utilities Commission. Mr. Spitzer will have an answer for Council at the February work session.

**Finance Report.** Finance Director, Chris Tucker, began by familiarizing new council members on the finance processes. He advised that the Town's current Fund Balance policy is in range of 24% - 32% of Unassigned Fund Balance to Prior Year Expenditures + Transfers. The budget is their best policy-making tool and they may spend on capital needs. The biggest tool in the toolbox is the Property Tax Rate. The Q2 Finance Report was reviewed and a general discussion was held by council. We are at a good place to be in January. Mr. Tucker distributed bound audit reports to the mayor and council members and required their signatures on the audit findings to submit to the LGC.


Mayor Stinson-Wesley wanted to add that the findings noted in the audit will not impact the Town in any way. Mr. Tucker confirmed that the findings are of minimal impact. Council Member Gallo requested a copy of last year's budget and a forecast from Mr. Tucker to assist him with the budget process coming up.

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

The Mayor adjourned the meeting at 7:25 pm.

  
Amelia Stinson-Wesley, Mayor

ATTEST:

  
Lisa Snyder, Town Clerk