

Mayor
Amelia Stinson-Wesley

Mayor Pro Tem
TBD

Town Manager
Ryan Spitzer



Town Council
Danielle Moore
Nick Gallo
Josh Simelton

Town Clerk
Lisa Snyder

TOWN COUNCIL MINUTES OF JANUARY 13, 2026

CALL TO ORDER

Mayor Amelia Stinson-Wesley called the meeting to order @ 6:30 pm.

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

PLEDGE ALLEGIANCE TO THE FLAG

Council Member Simelton began the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Stinson-Wesley asked for a moment of silence for our First Responders, our Police, our Fire, and those loved ones that we have lost. The Mayor asked for a moment of prayer.

ADOPTION OF AGENDA

Council Member Gallo made a motion to amend the agenda to add Item #12, Approval of the Release of Maintenance Bonds for Huntley Glen, with a second made by Council Member Moore. (Approved 3-0).

Council Member Gallo moved to adopt the agenda, as amended, with a second was made by Council Member Moore. All ayes. (Approved 3-0).

APPROVAL OF MINUTES

The Minutes of the December 9, 2025, Town Council Meeting were submitted for approval.

Council Member Simelton moved to approve the minutes, as presented, with a second made by Council Member Gallo. All Ayes. (Approved 3-0)

AWARDS AND RECOGNITION

New Pineville Police Officers Dominic Pillo and Charles Virden were sworn in by Mayor Stinson-Wesley and welcomed by all.

BOARD REPORTS

There were no Board reports.

CONSENT AGENDA

There were no Consent Agenda items.

PUBLIC COMMENT

Mayor Stinson-Wesley began by reading the rules of Public Comment to the audience: Our Public Comment period allows for 15 minutes. You are to be civil in your language and presentation, not disparage or address council by name. You are allotted to speak three minutes to speak if you have signed up.

Chadwick Park representative. The representative for Chadwick Park spoke on behalf of a group of residents from her subdivision regarding developer bond accountability, construction safety, and quality concerns impacting their residents. She outlined several items, including a recent roadway incident. She listed several items of concern. These residents requested that Council have strict enforcement of developer bond requirements, facilitate a meeting with Public works and Planning & Zoning to help homeowners gain transparency on remaining work required and warranty coverage timelines. In addition, they request no renewal or extension of developer bonds and to consider calling the bond and allowing the Town to manage remaining work.

Mayor Stinson-Wesley encouraged the residents to meet with the Town Manager and the Planner.

PUBLIC HEARING

Council Member Moore moved to open the Public Hearing with a second provided by Council Member Gallo. All ayes.

Text Amendment to Development Bonds (Travis Morgan). Mr. Morgan said that the discussion will be for a proposed text amendment to the Pineville Subdivision Ordinance. It is not related to specific bond releases such as Chadwick Park (per prior citizen comment). We want to make sure that the Ordinance that we have in place meets the general statutes in preparation for possible upcoming development road acceptance requests. He further discussed the difference between Performance Bonds and Maintenance Bonds. Performance Bonds are a guarantee from a developer to ensure that the infrastructure that they've promised will be built correctly. A Maintenance Bond is for after we've inspected and accepted the roads.

North Carolina General Statutes have been amended to prohibit maintenance bonds for developer improvements, such as roadways, after they have been accepted. His recommendation is to update the Town Ordinances and Public Works Development Manual to update the language and process for clarity and compliance to state statutes. He wants to add the following language: no street infrastructure shall be deemed complete until one year after the Town deems 100% of the subdivision plat build out by the developer is completed and the final 1.5" overlay of asphalt has been installed over the entire subdivision road network.

No one signed up for Public Hearing Comments.

Council Member Gallo moved to leave the public hearing with a second made by Council Member Moore. All ayes.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Vote on Method of Appointing Town Council Member (Ryan Spitzer). Town Manager Spitzer stated that there are two options to fill a vacancy for a Town Council seat. Under NCGS, the method used to vote on the person to fill the vacancy must be decided prior to discussion of the candidate. The two options are Option A, Motion and Vote, and Option B, Nomination and Ballot. The person who is chosen to fill the vacancy will serve the remainder of the unexpired term until the next town election in November 2027.

Council Member Gallo moved that Council choose the Motion and Vote option for the vacant seat left by Mayor Stinson-Wesley, with a second made by Council Member Simelton. All ayes. (Approved 3-0)

Appointment of New Council Member (Town Council). There is an open Town Council seat due to Amelia Stinson-Wesley being sworn in as Mayor. Town Council needs to fill the vacant seat. There are two years left on the term. Five applicants applied for the open seat. There was no discussion.

Council Member Moore moved to select Ed Samaha to fill Amelia Stinson-Wesley's open seat for the remaining two-year term, with a second provided by Council Member Simelton. All ayes. (Approved 3-0)

Mayor Stinson-Wesley noted that the new council member will be sworn in at a later date. We will wait until there is a full seated council to appoint a Mayor Pro Tem.

Text Amendment for Development Bonds (Travis Morgan). Mr. Morgan stated that the amendment has been reviewed and has been found consistent with adopted plans and policies.

Council Member Gallo moved to approve the Text Amendment for the Development Bonds, with a second made by Council Member Simelton. All ayes. (Approved 3-0)

Board of Adjustment Appointments (Town Council). This year there are two open seats on the Board of Adjustment for alternates. Two applications have been received: one from Brandi Wyant and one from Angele Brown. They are staggered terms. One member will be appointed for a one-year term and the other member will be appointed for a two-year term.

Council Member Moore moved to appoint Brandi Wyant for the two-year term, with a second made by Council Member Gallo. All ayes. (Approved 3-0)

Council Member Moore moved to appoint Angele Brown for the one-year term, with Council Member Gallo providing a second. All ayes. (Approved 3-0)

Telephone Board Appointments (Town Council). Mr. Spitzer stated that each year, the Town Council appoints members to oversee our telecommunications system, which includes telephone and internet operations. Historically, the members of the Telephone Board have been the Mayor, Town Council, plus the PCS Director and Town Manager, as non-voting members. This Board can have up to nine members. For the past eight years the board has had seven members. At the next Telephone Board meeting, Council can make a determination if they want to add additional members or not.

Council Member Simelton moved to approve the Telephone Board, as is, with Council Member Gallo providing a second. All ayes. (Approved 3-0)

PTAC Board Appointment (Town Council). PTAC is a citizen's board which oversees transportation and which Nick Gallo was a member; however, now that he is a Council Member, he can no longer be a member on that board. A replacement is needed. Two applications have been received: Melanie Jenkins and Angele Brown.

Council Member Moore moved to appoint Melanie Jenkins to the PTAC Board with Council Member Gallo providing the second. All ayes. (Approved 3-0)

Mayor Appointments (Mayor Stinson-Wesley). Mayor Stinson-Wesley made the following mayoral appointments: Centralina (COG) – Nick Gallo; CRTPO – Mayor Stinson-Wesley; Electricities – Ryan Spitzer as commissioner with Danielle Moore as alternate; Electricities Rate Commission – Ryan Spitzer as commissioner with Daniele Moore as alternate; and Charlotte Mecklenburg Schools Community & Capital Bond Committee (formerly MEAC) – Josh Simelton. The Mayor appreciates their willingness to serve.

Appointment of Town Attorney (Town Council). Each year, the Town must appoint an attorney to represent the Town for one year.

Council Member Moore moved to appoint Janelle Lyons as our Town Attorney, followed by a second made by Council Member Gallo. All ayes. (Approved 3-0)

Release of Maintenance Bonds for Huntley Glenn (Ryan Spitzer). *This item was added at the beginning of the meeting by Council.* Mr. Spitzer advised that back in 2019, the State passed a law that states that towns can no longer have maintenance bonds. Historically, the County has overseen the bond program. It goes through the County Attorney. Every other jurisdiction in the county has been doing it the same way as we have since 2019. It seems that as each developer comes in, they are picking up on this scenario where towns can't have maintenance bonds anymore. The County has set up a meeting with the towns, on how they want to do this moving forward.

Town Attorney Lyons added that the statute did not become active until 2021, but cities and towns pushed back because they would no longer have the guarantee and incentive for responsibility for a builder after they turn over roads in a subdivision. The Huntley Glen developer's attorney began pushing this issue last year and have taken the position that though the statute does not allow, you have to talk to your legislators to change 160D to allow maintenance bonds. Council Member Moore wanted to note for the record that we have never had a lawsuit on this matter before.

Council Member Gallo moved to approve the release of the maintenance bond for Huntley Glen and a second made by Council Member Moore. All ayes. (Approved 3-0)

MANAGER'S REPORT

Town Manager Spitzer announced that the Town is starting work on the downtown streetscapes and doing sidewalk work to fix cracks and remove old street trees. They will be replacing those old trees with new street trees and expect to begin next week.

The Valentine's Day Senior Banquet will be held on February 13th at the Belle Johnston Center. Sign up is available now.

We are in the sixth and hopefully final review of Highline Development and anticipate closing at the end of February.

The Peace Walk is coming to our area and we anticipate that the monks will arrive around 2:00 pm off of Highway 51 and Nations Ford Road near the Miller Flea Markets. We expect congestion beginning at noon. The Charlotte Police Department will be following them through the area. They also have a Facebook page entitled Walk for Peace.

TOWN COUNCIL AND MAYOR COMMENTS

Mayor Stinson-Wesley welcomed the two newest Town Council members and gave them each a Pineville tumbler and a lapel pin. She also invited the "at large" members of the BOCC and the leadership of the County Commission to attend our meetings and other town events to keep us in connection with the other government bodies. She has been worked with the Town Clerk on the board reporting schedule for the year. CRTPO has a public comment period open from January 12th through February 10th. She also wanted to highlight the Little Free Art Gallery and encouraged everyone to donate and/or participate in that exchange of art and creativity on Cone Avenue. She asked that everyone join in a peaceful presence at the Walk for Peace this week.

Council Member Moore welcomed the Mayor and stated that she is looking forward to the Walk for Peace in such an uncertain and much-needed time, serving as an alternate for the Electricities boards for the 2026 season, and looks forward to serving the Town and hearing from the residents about their needs.

Council Member Gallo stated that he will be setting some office hours in Town Hall and the dates and times will be published when they are available. They want to be available and are open to discussions.

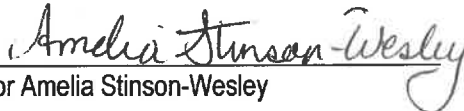
Council Member Simelton said that we are all dedicated and committed to this community. He recently volunteered at Pineville Neighbors Place. It is extremely important to our community and we need volunteers to help our fellow neighbors. This is his first time in any type of government position but he's eager to spark change and help the community to continue.

Council Member Moore added that in her two-year tenure, she has a desire and want to make a challenge to all: she asks that everyone who attends our council meetings bring one or two people with them to our meetings so we may have more of a presence. She hopes that everyone will stretch themselves to their neighbors, friends and colleagues and have more of a presence here.

ADJOURNMENT

Council Member Gallo made a motion to adjourn followed by a second made by Council Member Moore. All ayes.

The meeting was adjourned at 7.15 pm.



Mayor Amelia Stinson-Wesley

ATTEST:



Town Clerk Lisa Snyder