



TOWN COUNCIL WORK SESSION
TOWN HALL COUNCIL CHAMBERS
MONDAY, NOVEMBER 27, 2023 AT 6:00 PM

<https://us02web.zoom.us/j/81721555678>

AGENDA

CALL TO ORDER

DISCUSSION ITEMS

1. Audit Presentation (*Chris Tucker*)
2. Site plan for utility at Grower's Outlet (*Ryan Spitzer*)
3. Temporary facility for moving of PCS to Dover Street (*Ryan Spitzer*)

ADJOURN

If you require any type of reasonable accommodation as a result of physical, sensory, or mental disability in order to participate in this meeting, please contact Lisa Snyder, Clerk of Council, at 704-889-2291 or lsnyder@pinevillenc.gov. Three days' notice is required.



TOWN COUNCIL AGENDA ITEM

MEETING DATE: November 27, 2023

Agenda Title/Category:	Receive FY23 Audit results			
Staff Contact/Presenter:	Christopher Tucker, Finance Director Ethan Bumgarner, Martin Starnes and Assoc			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	N/A
Background:	Memo Attached			
Discussion:	Memo Attached			
Fiscal impact:				
Attachments:	Staff Memo, PowerPoint Presentation			
Recommended Motion to be made by Council:	Receive Information, No Action			



November 22, 2023

To: Honorable Mayor and Town Council
Ryan Spitzer, Town Manager
Lisa Snyder, Town Clerk

From: Christopher Tucker, Finance Director CMT

RE: Council Information – Audit Presentation

The Local Government Budget and Fiscal Control Act (NC-GS 159) requires local governments to have their accounts audited by a CPA or CPA firm after the close of the fiscal year. The results of the audited accounts become the Town's financial statements, often called the audit report.

For Council's information at the November 27, 2023 Work Session, Ethan Bumgarner with Martin Starnes and Associates will be in attendance with the attached presentation to go over the results of his firm's audit of our financials.

Unfortunately, the State has not yet accepted our report, but we do not anticipate them having any major concerns or recommending any material changes. Due to this, we have not yet printed the bound copies of the report. However, it is best practice to communicate the results of the fiscal year within six months of the close of the fiscal year, and I feel this presentation accomplishes that.

Our auditors have issued us an unmodified opinion with no findings or performance indicators, which is our desired outcome. There is no action required other than to hear the information and pose any questions to myself or Mr. Bumgarner.

If you desire to view a watermarked draft of the full financials, please reach out to me. Otherwise, I will distribute the final accepted version as soon as they become available and prepare a presentation for the new Council to convey our financial position.

Town of Pineville

2023 Audited Financial Statements



Audit Highlights

Item 1.

- ☐ **UNMODIFIED OPINION ON THE FINANCIAL STATEMENTS**
- ☐ **COOPERATIVE STAFF**

FUND BALANCE

- ❖ Serves as a measure of the Town's financial resources available.
 - ❑ $(\text{Assets} + \text{Deferred outflows}) - (\text{Liabilities} + \text{Deferred inflows}) = \text{Fund Balance/Net Position}$



FUND BALANCE

Available fund balance as defined by the Local Government Commission (LGC) is calculated as follows:

Total Fund Balance

Less: Non spendable (not in cash form, not available)

Less: Stabilization by State Statute (by state law, not available)

Available Fund Balance

This is the calculation utilized as the basis for comparing you to other units and calculating your fund balance percentages.



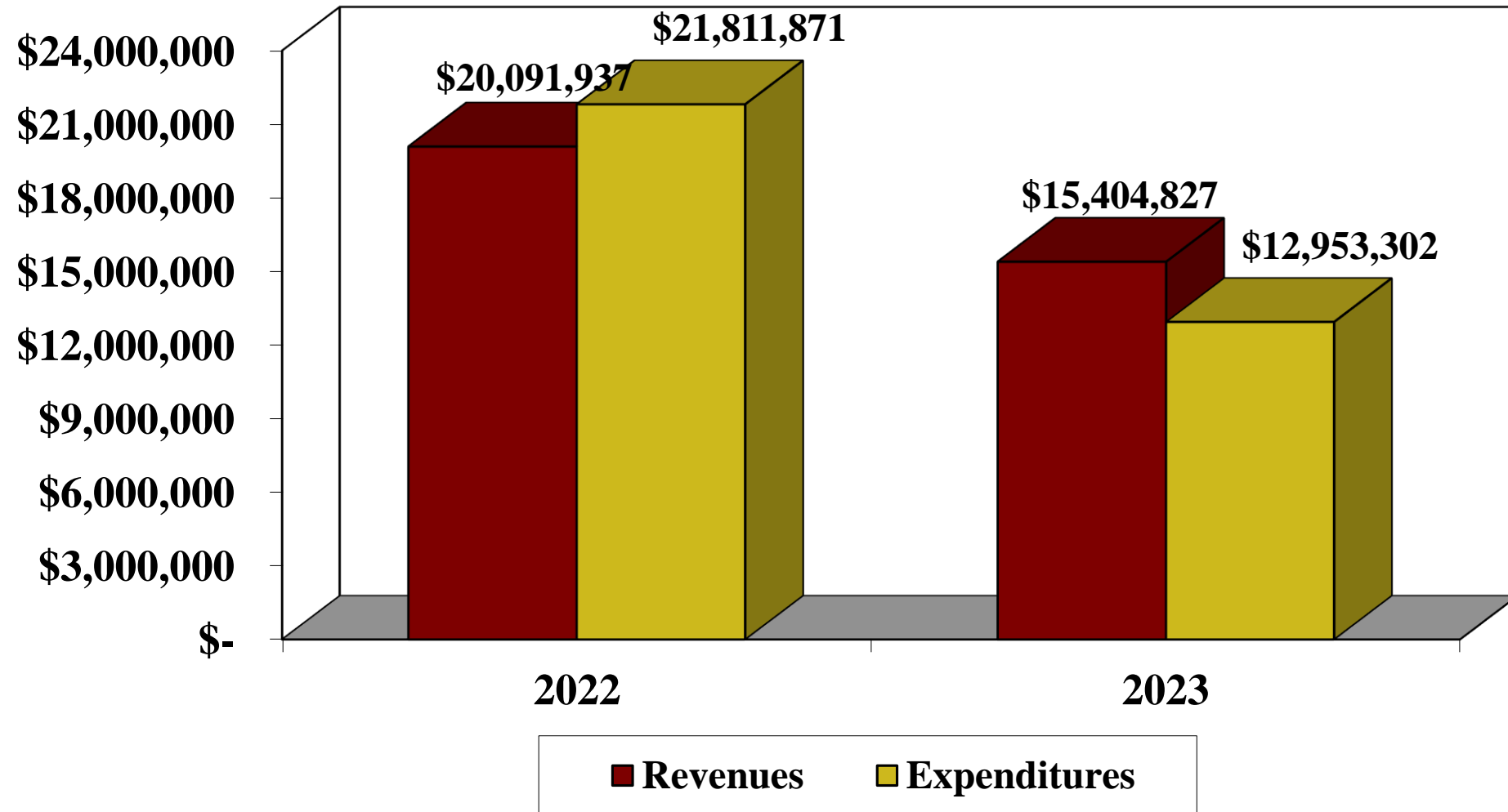
FUND BALANCE POSITION – GENERAL FUND

Total Fund Balance - 2023	\$ 20,883,905
Prepaid items	-
Leases	(40,573)
Stabilization by state statute	(1,508,037)
Available Fund Balance	<u>\$ 19,335,295</u>
Available Fund Balance - 2022	\$ 21,072,821
Decrease in available FB	\$ (1,737,526)



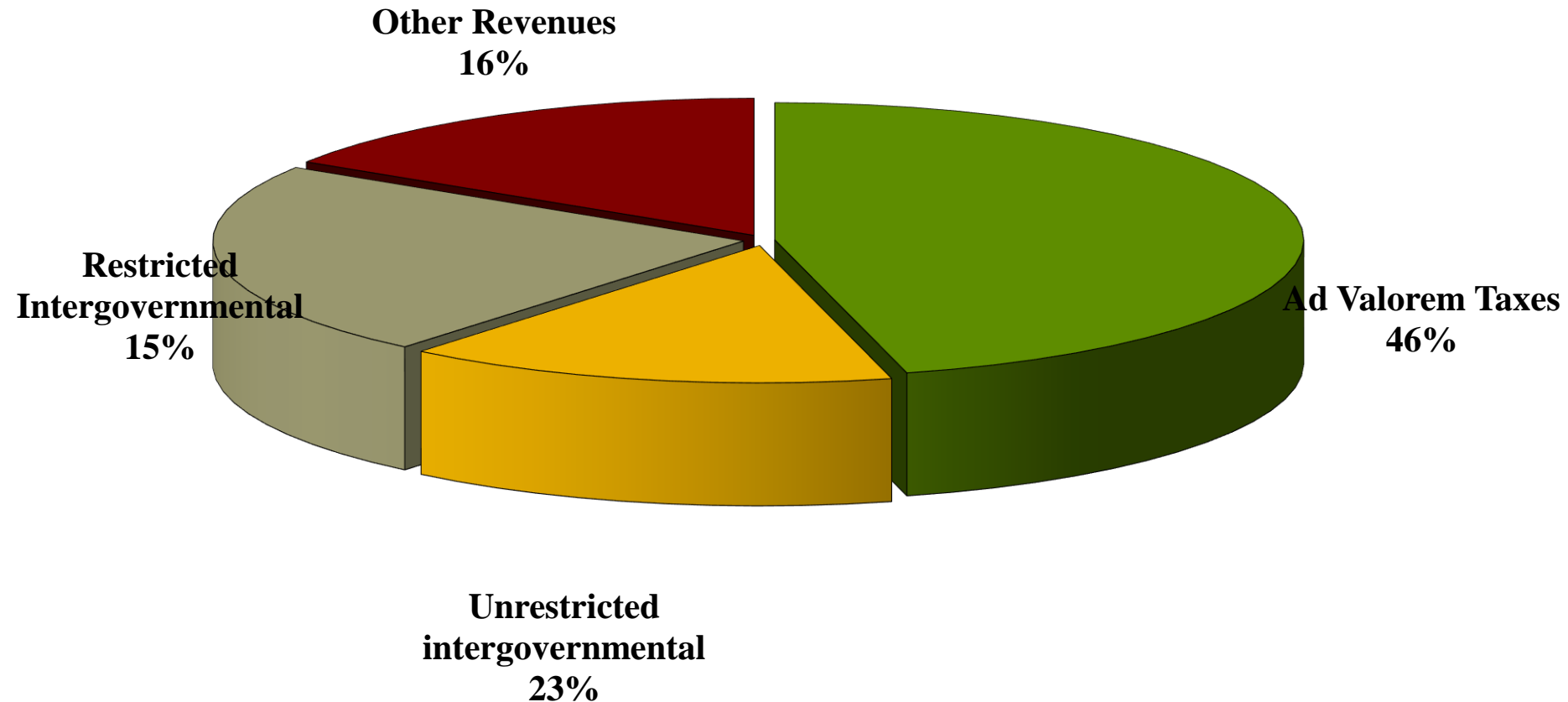
GENERAL FUND SUMMARY

Item 1.



TOP 3 REVENUES: GENERAL FUND

Item 1.



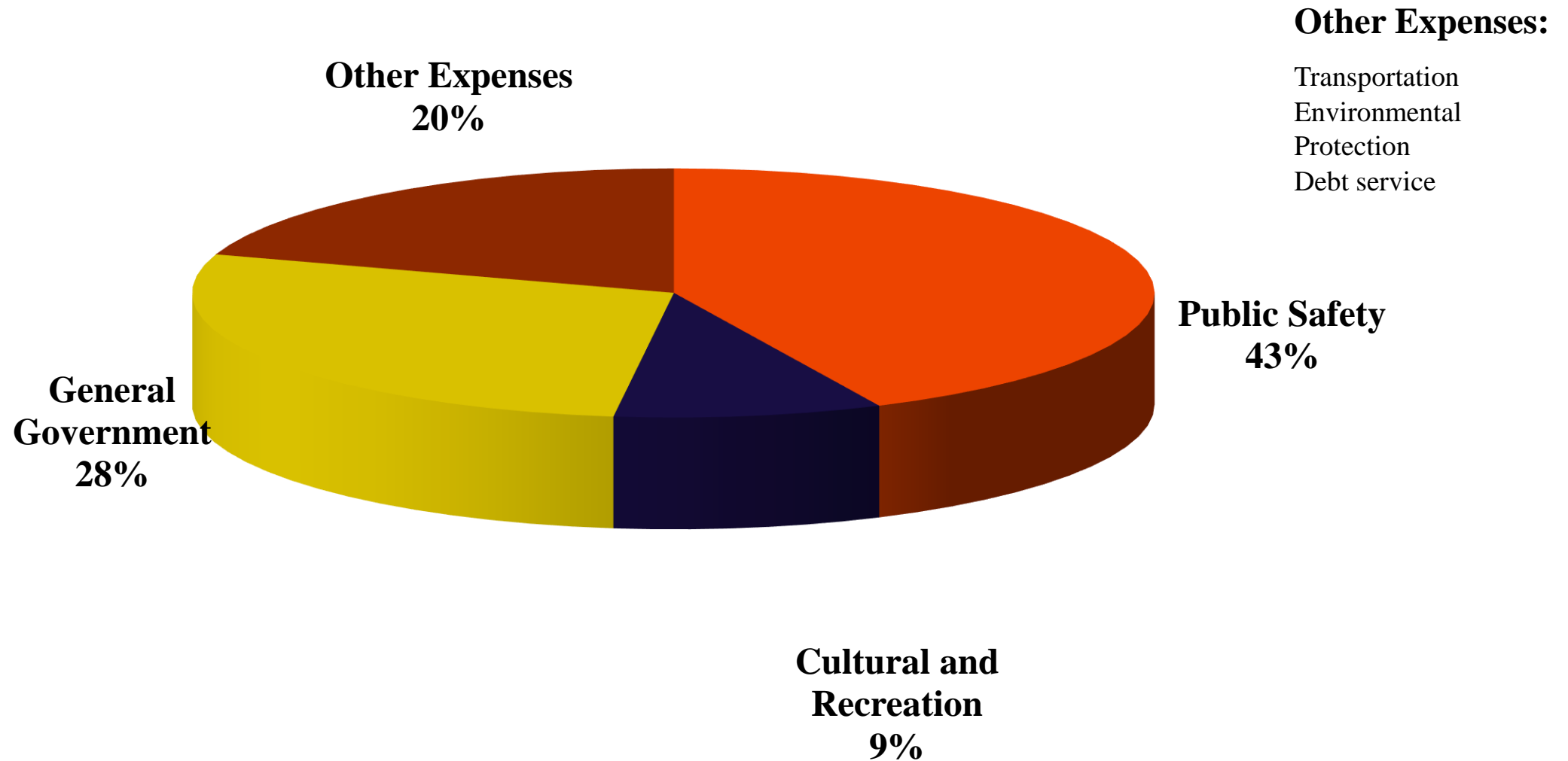
Other Revenues:

Other Taxes & Licenses
Sales and services
Investment earnings
Miscellaneous

Top 3 comprise \$ 16,728,088 (84%) of revenues

TOP 3 EXPENDITURES: GENERAL FUND

Item 1.



Top 3 comprise \$17,357,635 (80%) of expenditures

3-YEAR COMPARISON – GENERAL FUND

	<u>2021</u>	<u>2022</u>	<u>2023</u>
Available Fund Balance	\$ 18,830,977	\$ 20,603,173	\$ 18,983,824
Total Exp+Transf out less proceeds	16,492,319	13,489,984	23,074,635
Avail FB/Total Exp+Transf out	114.18%	152.73%	82.27%
Increase (decrease) in FB	\$ (1,046,217)	\$ 2,889,667	\$ (2,050,450)

ELECTRIC FUND

<u>Charges For Services</u>	<u>Unrestricted Net Position</u>	<u>Total Net Position</u>
\$ 12,338,060	\$ 3,914,176	\$ 24,474,481

Comparison to June 30, 2022

\$ 11,948,221	\$ 5,104,607	\$ 22,881,706
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3-YEAR COMPARISON – ELECTRIC FUND

	2021	2022	2023
Current Assets	\$ 6,350,863	\$ 5,994,016	\$ 5,467,454
Current Liabilities	1,000,854	1,106,466	1,327,555
Quick Ratio	6.35	5.42	4.12
Operating net income excluding depreciation + debt service	1,389,853	1,486,773	2,146,362
Unrestricted cash/total expenses less depreciation + debt service	46.08%	38.45%	49.89%

ILEC FUND

<u>Charges For Services</u>	<u>Unrestricted Net Position</u>	<u>Total Net Position</u>
\$ 1,084,680	\$ 1,867,117	\$ 5,044,651

Comparison to June 30, 2022

\$ 1,040,889	\$ 2,059,631	\$ 5,093,244
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CLEC FUND

<u>Charges For Services</u>	<u>Unrestricted Net Position</u>	<u>Total Net Position</u>
\$ 1,220,168	\$ (646,470)	\$ 1,069,754

Comparison to June 30, 2022

\$ 1,066,856	\$ (673,777)	\$ 1,042,548
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PERFORMANCE INDICATORS

- No findings
- No general performance indicators of concern for FY 2023



Questions?



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kchamoses@msa.cpa
www.msa.cpa





TOWN COUNCIL AGENDA ITEM

MEETING DATE:

Agenda Title/Category:	Utility Facility Site Plan			
Staff Contact/Presenter:	Ryan Spitzer			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	
		x		
Background:	Council voted to sell the property that the current PCS and Electric facility sits on. Due to this we are moving the facility to the former Grower’s Outlet Site.			
Discussion:	Council needs to decide if they would like a dedicated road for use or a road for just the volunteer fire department. Also Council needs to decide how much land they are want to sell to the adjoining landowner			
Fiscal impact:	Estimated between \$7.5 million and \$9million			
Attachments:	Site Plan			
Recommended Motion to be made by Council:	NA			

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 11/22/2023

Re: Site Plan for new PCS and Electric Departments (Utility)

Overview:

The Town is working on constructing a new Utility Facility beside the new Fire Department on what was the “Grower’s Outlet” site. Staff has been working with Steward, Cooper & Newell on various layouts to present to Council.

Council needs to decide on a site plan they like. Two of the factors Council needs to decide on are:

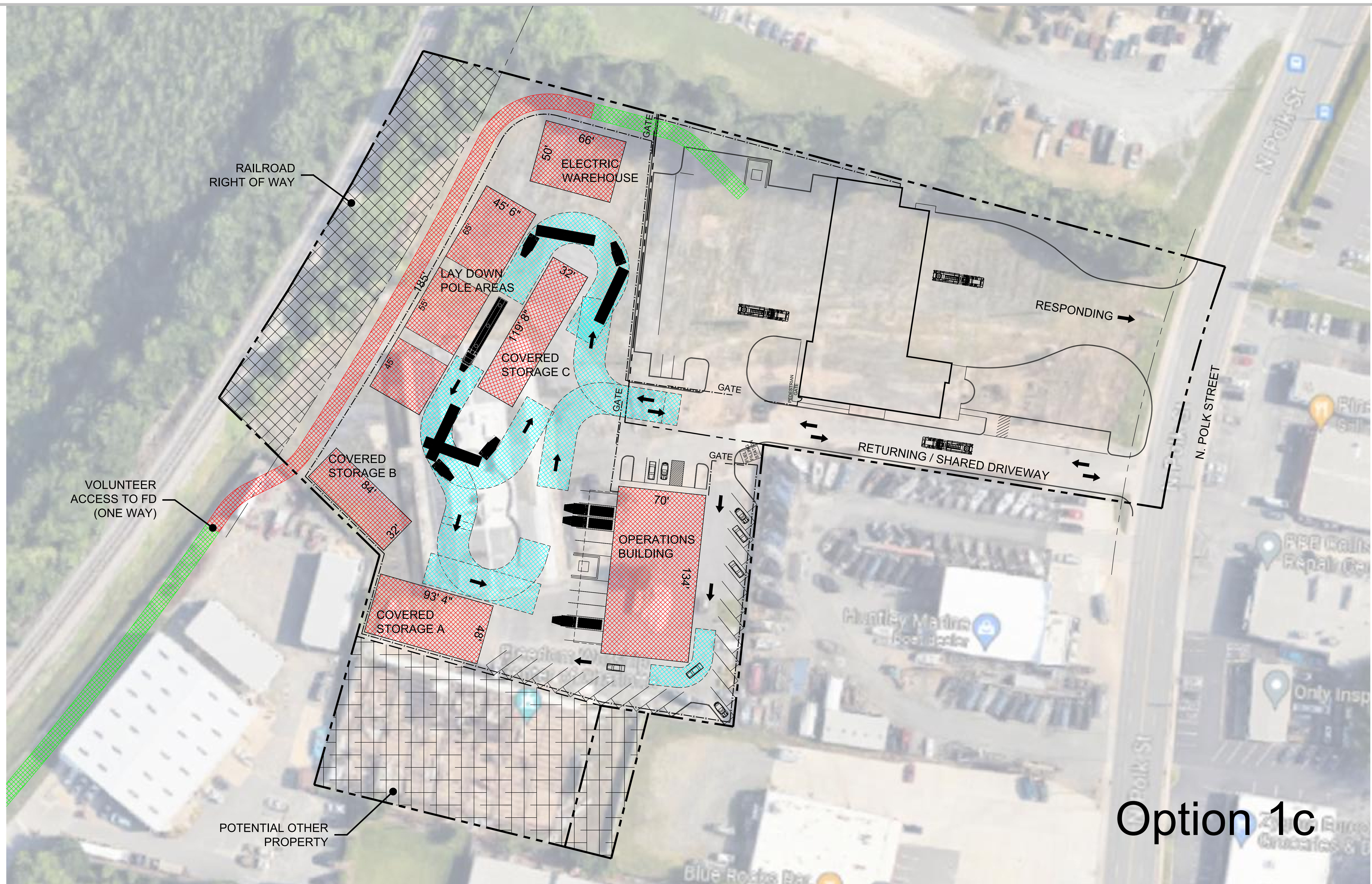
1. How much of the property that was dedicated to the approved mixed-use apartment complex on College St. does the town want to keep, if any.
2. Does the town want to construct a road for the fire department to access their site from College Street? If so, there are two options for this. One option is a dedicated road that could be used by the FD, Electric, and PCS department (site plan 5). The second option is a road that runs along the railroad right-of-way that is only for use by the Fire Department (site plans 1c, 2c, and 3c).

The cost of the project is still estimated to be between \$7.5 million and \$9 million without the dedicated road.

Attachments:

Site Plans

1c
2c
3c
5



Option 1c



Option 2c



Option 3c



Option 5



TOWN COUNCIL AGENDA ITEM

MEETING DATE:

Agenda Title/Category:	Temporary Utility Storage Facility		
Staff Contact/Presenter:	Ryan Spitzer		
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:
		x	
Background:	Council voted to sell the property that the current PCS and Electric facility sits on. Due to this we need a temporary site for the facility until the new one is built		
Discussion:	General discussion on the site plan and if Council is ok with it and the potential costs. We only anticipate to be in this site for 2 years.		
Fiscal impact:	\$500,000 to \$600,000		
Attachments:	Site Plan		
Recommended Motion to be made by Council:	NA		

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 11/22/2023

Re: Temporary Utility Storage Facility

Overview:

Staff will present to Council the site plan for the temporary storage facility when PCS and Electric has to move from their facility on College Street.

The anticipated total cost will be between \$500,000 to \$600,000 to include moving some steel structures which is \$117,000.

Attachments:

Site Plan

90% REVIEW
DO NOT USE FOR
CONSTRUCTION

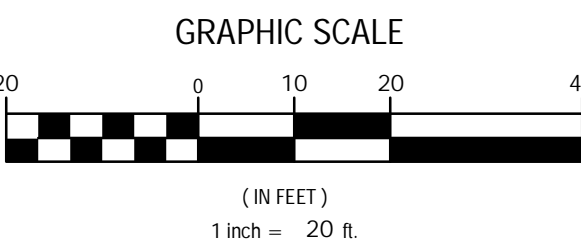
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Dover Street
Improvements

Proposed Grading and Structural Foundation Plan
for Temporary Operations Site

402 DOVER STREET
PINEVILLE, NC 28134



NO.	DATE:	DESCRIPTION:
REVISIONS		
PROJECT NUMBER: 2233200		
DRAWN BY: JC/TM		
REVIEWED BY: BAF		
ISSUED FOR: REVIEW		
DATE: 10/17/23		
DRAWING NAME:		

SITE, LANDSCAPE,
AND PAVEMENT
MARKING PLAN
ALTERNATE 4

DRAWING NUMBER:

C200

STORMWATER NOTES

- ~~TOTAL PROJECT SITE ACREAGE: 1.07 ACRES~~
- ~~EXISTING 2007 IMPERVIOUS AREA: 0.647 ACRES~~
- ~~PROPOSED IMPERVIOUS AREA: 0.544 ACRES~~
- ~~THIS SITE IS EXEMPT FROM THE TOWN OF PINEVILLE POST CONSTRUCTION ORDINANCE PER SECTION 18D.~~

~NOW OR FORMERLY~
PINEVILLE REDEVELOPMENT INVESTMENT INC
DB 34065/1
TRACT 1, MB 64/414
PID 22105107

ZONED DC

ENCLOSED BUILDING
30' X 70'

SEE STRUCTURAL SHEETS FOR
CONCRETE FOUNDATION DESIGN

OUTDOOR STORAGE AREA
40' X 70'
OPEN SHED ON ASPHALT SURFACE

~NOW OR FORMERLY~
TOWN OF PINEVILLE
DB 12744/857
TRACT 7, MB 64/414
PID 22105117

ZONED DC
0.998 AC.

OUTDOOR STORAGE AREA
35' X 110'
OPEN SHED ON ASPHALT SURFACE

~NOW OR FORMERLY~
TOWN OF PINEVILLE
DB 34652/660
TRACT 7, MB 64/414
PID 22105111

ZONED DC

DOVER STREET
VARIABLE PUBLIC R/W
(MB 64/414)

~NOW OR FORMERLY~
403 DOVER LLC
DB 32672/473
PID 22106303

ZONED DC

~NOW OR FORMERLY~
CROSS CREEK HAVEN LLC
DB 37018/828
PID 22106203

ZONED DC

~NOW OR FORMERLY~
PINEVILLE TOWN HOMES LOTS LLC
DB 31688/638
MB 63/674
PID 22106253

ZONED DC

~NOW OR FORMERLY~
PINEVILLE TOWN HOMES LOTS LLC
DB 31688/638
MB 63/674
PID 22106253

ZONED DC

MUTCD SIGNS



R3-5S
30" x 36"



R5-1
30" x 30"