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AGENDA

CALL TO ORDER

Pledge Allegiance to the Flag (LS)

Moment of Silence

ADOPTION OF AGENDA

APPROVAL OF THE MINUTES

1. Approval of the minutes of April 11, 2023 Council Meeting and April 24, 2023 Work Session Meeting.

AWARDS AND RECOGNITION

CONSENT AGENDA

2. Finance Report (*Chris Tucker*)
3. Resolution 2023-05 Declaring Richard Miller's Service Weapon & Badge as Surplus & Awarding to him for his retirement (*Lisa Snyder*)
4. Proclamations for National Public Works Week and National Police Week (*Lisa Snyder*)
5. Resolution 2023-04 Declaring Surplus Items for Sale (*Lisa Snyder*)

PUBLIC COMMENT

6. Board Report (*Jordan Williams*) - Arts in the Park

PUBLIC HEARING

7. Carolina Logistics Park (*Travis Morgan*)
8. Towing Ordinance (*Chief Hudgins*)

OLD BUSINESS

9. Vote on Proposed LIV Development (*Ryan Spitzer*) - **(ACTION ITEM)**

NEW BUSINESS

- [10.](#) Purchase of Right-of-Way for Lowry (*Ryan Spitzer*) (**ACTION ITEM**)
- [11.](#) Vote on Towing Ordinance (*Chief Hudgins*) (**ACTION ITEM**)
- [12.](#) Participation in CDBG Program (*Ryan Spitzer*) (**ACTION ITEM**)
13. Vote on Beacon Public Hearing (*Travis Morgan*) (**ACTION ITEM**)

MANAGER'S REPORT

MONTHLY STAFF REPORTS

- [14.](#) Public Works
 - Parks and Rec
 - Planning & Zoning
 - PCS
 - Police
 - HR

CALENDARS FOR COUNCIL

- [15.](#) June Calendar

CLOSED SESSION

16. Closed Session pursuant to NCGS 143-318-1 (5) purchase of property for substation locations

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 REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS
TUESDAY, APRIL 11, 2022, AT 6:30 PM

MINUTES

CALL TO ORDER

Mayor Jack Edwards called the meeting to order @ 6:30 pm.

Mayor: Jack Edwards
 Mayor Pro Tem: Ed Samaha
 Council Members: Amelia Stinson-Wesley, Chris McDonough, Les Gladden
 Town Manager: Ryan Spitzer
 Town Clerk: Lisa Snyder
 Planning & Zoning Director: Travis Morgan

PLEDGE ALLEGIANCE TO THE FLAG

Council Member Amelia Stinson-Wesley led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Jack Edwards asked for a moment of silence for Debbie Fowler and her family. Debbie served 14 years on Town Council and worked for the Town. She had requested no funeral, but memorials can be made at McEwen Funeral Home in Pineville. Please remember her family, our first responders, firemen, police officers and the people who serve in Public Works who serve us each and every day.

ADOPTION OF AGENDA

Mayor Pro Tem Ed Samaha made a motion to accept the agenda as presented, with a second made by Council Member Les Gladden. All ayes. **(Approved 4-0)**.

APPROVAL OF MINUTES

The Minutes of the Town Council Meeting on March 14th, 2023, the Work Session on March 27th, 2023, were submitted for approval. Council Member Chris McDonough moved to approve the minutes with a second made by Mayor Pro Tem Ed Samaha. All Ayes. **(Approved 4-0)**

CONSENT AGENDA

Consent Agenda items, the Finance Report, Proclamations for National Telecommunicators Week and National Municipal Clerk's Week, and Resolution 2023-3 for a new response configuration for MEDIC were approved by a motion made by Council Member Les Gladden with a second made by Council Member McDonough. **(Approved 4-0)**

AWARDS & RECOGNITION

Mayor Edwards welcomed and presented a badge to our newest Police Officer Jakayla Kelley. Her family attended and her father pinned her new badge to her uniform, and photos were taken to celebrate her as a new police officer for the Town of Pineville. Chief Hudgins announced that he is very proud of her, and she will be a great addition to the department.

He also thanked the officers in the back of the room and noted that we are eleven officers down. While our crime is down 18% and they keep on bumping it and bumping it. He also thanked Council for all of their support.

Mayor Edwards presented a proclamation and plaque and key to Ms. Shutt and Council Member Stinson-Wesley read the proclamation to Jane Shutt, Pineville Neighbors Place, for what she has done (proclamation attached to the minutes for reference). Mayor Edwards said that she had a calling to serve the people who don't have a home, don't have food, don't have medical care. She has been absolutely phenomenal beyond anything he has ever seen. Ms. Shutt said that it has been a privilege and thanked the Town for all of their support.

Mayor Edward presented a plaque and key, and proclamation to the Pineville Library for National Library Week April 23rd through the 29th, and thanked the Library CEO, Marcellus "M.T." Turner for their joining the Town of Pineville. Council Member Stinson-Wesley read the proclamation to the attendees of the meeting (proclamation attached to the minutes for reference). Mayor Edwards added that Melissa Davis worked years, when she was on council, to get a library here. We are so happy to have them here.

BOARD REPORTS & PUBLIC COMMENT

James Polk Historic Site. Scott Warren, President and Site Manager, introduced Jim Ryder, President of Polk Friends Group, thanked everyone for their support of the site and gave a brief report of the upcoming events to be held at the James Polk site, including a Death & Dying Tour scheduled for April 15th, an evening program on April 22nd, including a tour of the cemetery site, and a big event is planned for April 29th in which the Catawba Nation representatives are coming to share their rich history at 10:00 am followed by dancing from 11:00 am until noon that day. They would love to see everyone there.

PCAA report. PCAA provided a written board report to Council but was not in attendance. Highlights from the report include Spring 2023 registration numbers, recently completed projects, upcoming projects, and upcoming fundraisers. The Annual Spring Fling Hit-a-Thon will be held on Saturday, April 29th at Jack Hughes park, throughout the day. Night out with the Charlotte Knights will be Friday, May 12th. PCAA has purchased tickets for this event at \$12 each and can sell the tickets at \$16 each to make \$4 from each ticket for the fundraiser. Mayor Edwards read their report (which is attached hereto for reference).

Staci McBride, Pineville Neighbors Place. Ms. McBride introduced herself as the incoming Executive Director of Pineville Neighbors Place. Jane was also there but is retiring at the end of the month. She has built an amazing organization and every person she has met since she came on board has told her that she has big shoes to fill!

They received a \$20,000 grant from Campbells Snacks which will help them grow their food program. They have partnered with The Bulb and are supporting about 30 families a month with a fresh box of produce. She continued to share a few stories about our Pineville neighbors. They are expecting a full house for their 5th Annual Fundraiser Dinner on April 20th. The event will be held at Pineville United Methodist Church at 6:30 pm.

Al Baskins. Mr. Baskins said that this is one of the most racist towns he has lived in, but he is happy to see this new officer, and it is getting better. He is concerned about parking spaces with the new construction coming up. Give the people somewhere to park. He cares about the town and isn't against new developments but does not like overdevelopment. He asked Council to slow down the building in Pineville.

PUBLIC HEARING

Council Member Gladden moved to go into Public Hearing with a second made by Mayor Pro Tem Samaha. All ayes.

Planning & Zoning Director Travis Morgan stated that there were some issues with the cell tower proposal, and the applicants could not be here tonight. He recommended to Council that this hearing be tabled to the May 9th council meeting to consider the proposal and allow them time to resolve the issues involved.

Mayor Pro Tem Samaha moved to leave the Public Hearing followed by a second made by Council Member Gladden. All ayes.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Budget Amendment 2023-12, for moving insurance and bonds from the Department budget to Administration budget, was presented by Finance Director, Chris Tucker. Council Member Gladden moved to approve with a second made by Council Member Stinson-Wesley. All ayes. (**Approved 4-0**)

Budget Amendment 2023-13, to create an IT function under General Government budget, was presented by Mr. Tucker. Mayor Pro Tem Samaha moved to approve with a second made by Council Member McDonough. All ayes. (**Approved 4-0**)

Budget Amendment 2023-14, for the purchase of a fire truck was also presented by Mr. Tucker. Council Member Gladden moved to approve with a second made by Council Member McDonough. All ayes. (**Approved 4-0**)

Cell Tower vote. Due to the technical difficulties, this vote will be moved to the May 9th council meeting if they can work out their problems. A motion to continue was made by Mayor Pro Tem Samaha and seconded by Council Member Stinson-Wesley. All ayes. (**Approved 4-0**)

Acceptance of the Lynnwood/Lakeview Contract. Town Manager Spitzer reviewed the contract with Council. Public Works Director, Chip Hill, also reviewed and said they're good. A vote was made to accept the low bidder, Efficient Developments, by Mayor Pro Tem Samaha and seconded by Council Member McDonough. All ayes. (**Approved 4-0**)

Award of the purchase of underground cable. David Lucore, Electricities Manager, reported that he solicited formal bids and received two bids. He recommended awarding the contract to the low bidder, which is Border States, for \$177,025.00. Council Member Gladden moved to award the contract to Border States with a second made by Council Member Stinson-Wesley. All ayes. (**Approved 4-0**)

LIV Downtown Development. Town Manager Spitzer distributed handouts to Council for review. This is a continuation since there were some questions regarding parking, and LIV has gone back and changed the parking and is now at 1.65 spaces per unit, which equates to 284 spaces. Our agreement had 1 space per unit for 74 units; now it's down to 65. In our zoning ordinance we have given an allowance for the mixed-use developments of one space per unit. No spaces are needed for commercial space.

Council Member Gladden discussed the desired parking for downtown businesses and requested a written agreement with the railroad for confirmation of what Mr. Rosenburgh stated. There was general discussion among council members and Mr. Rosenburgh.

Mr. Rosenburgh added that he has an email from the railway saying what they can use as long as it is 25 feet, which he is happy to share. He added that he thinks a lot of things have changed in terms of parking; there is ride-share, Uber, work from home, and they have made some changes with respect to their design and parking. He feels that the product they've worked for fits the community and will continue to work with staff to get these things accomplished.

Council Member McDonough wanted to hear more from Mr. Rosenburgh since he was not on council at the time this was set up. Mayor Pro Tem Samaha added that with the potential construction, couldn't we add a temporary parking lot for about 100

spaces. It could start out as temporary, then determine later if it's still needed as parking. He'd like to see a shovel in the ground.

Council Member Stinson-Wesley remains concerned about the parking, changing the site plan, and Council Member Gladden's comments. She is interested in Mayor Pro Tem Samaha's suggestion.

Council Member Gladden believes that Mr. Rosenburgh's numbers are short approximately 237 parking spaces and that Mr. Rosenburgh hasn't addressed several items, and people will have trouble finding places to park.

Council Member Gladden made a motion to deny the project at the current site. He continued to read a statement from US Developments' website that has been up for quite some time and says that we approved it. A second to Council Member Gladden's motion was not made.

Mayor Edwards stated that at that time, Council approved Building 1 and the other buildings would be built after that. The site plan that was attached to the PSA as part of the PSA was approved. Town Manager Spitzer added that Council has to make a decision by the April 24th Work Session, or the PSA stands.

Mr. Rosenburgh said that if the criteria is to gravel or pave to get Council's agreement, they are happy to do that. If that's the requirement they are happy to do it. The agreement for Building 1 has been approved.

Council Member Gladden moved to deny the current form and to give them 60 days to come back with improvement on the parking situation there with their property, and with our property, and work with staff, with a second made by Council Member Stinson-Wesley. Mayor Pro Tem Samaha = nay; Council Member McDonough = nay. **(2 – 2)**

Mayor Edwards that the issue has come up, through rumor, that he has a relationship he has with Mr. Rosenburgh, so he recused himself, because he does not want the question to come up that this was done illegally. The contract was written, and it was signed. He reminded Council that when they make decisions it can't be based on personalities, it needs to be based on what is best for Pineville. Mr. Rosenburgh wanted to clarify that they own this property as of today.

Mayor Pro Tem Samaha moved to go to the 30 days, maximum amount, to work with Travis Morgan, to work with Ryan on a definite parking plan, and to make a decision at the April 24th Work Session, with a second made by Council Member McDonough. Council Member Stinson-Wesley – Yes; Council Member McDonough – Yes; Council Member Gladden – No. **(Approved 3-1)**

Manager's Report. Mr. Spitzer reported that Mecklenburg County is having a meeting at the Library, which will allow residents to speak on corporate-owned rentals. The meeting is on April 27th and will begin at 6:30 pm.

The Sheltra Run is scheduled for Saturday, April 22nd beginning at 7:30 am, and will run through the Town of Pineville that morning.

The last two budget meetings are scheduled for April 27th and May 2nd. He anticipated that we will need both of those meetings in preparation for the May 9th council meeting.

The next quarterly Town Hall Meeting will be Thursday, April 20th beginning at 5:30 pm in the Town Hall Chambers. Chief Hudgins may be asked to attend, as well, to answer questions.

Two contracts that are going out are for PCS and Electric buildings probably the beginning of next week, and also an RFQ for the outdoor fitness equipment. It is moving forward.

He has been talking with DFI and noted that they haven't used them in the last year and a half. If Council is in agreement, he will terminate that agreement and not have any financial obligations moving forward.

Mayor Edwards announced a five-minute recess before going into Closed Session pursuant to NCGS 143-318-11(4) – economic development.

Mayor Pro Tem Samaha moved to go into Closed Session with a second made by Council Member McDonough. All ayes.

Council Member Stinson-Wesley made a motion to leave closed session with a second made by Mayor Pro Tem Samaha. All ayes.

ADJOURNMENT

Council Member Stinson-Wesley made a motion to adjourn followed by a second made by Council Member McDonough. (**Approved 4-0**) The meeting was adjourned at 8:55 pm.

Jack Edwards

ATTEST: _____
Lisa Snyder, Town Clerk



**WORK SESSION MINUTES
MONDAY APRIL 24, 2023 @ 6:00 PM
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, April 24, 2023 @ 6:00 p.m.

ATTENDANCE

Mayor: Jack Edwards
 Mayor Pro-Tem: Ed Samaha
 Council Members: Amelia Stinson Wesley, Les Gladden & Chris McDonough
 Town Manager: Ryan Spitzer
 Planning & Zoning Director: Travis Morgan
 Town Clerk: Lisa Snyder

CALL TO ORDER

Mayor Jack Edwards called the meeting to order at 6:10 p.m.

DISCUSSION ITEMS:

Carolina Logistics Park. Planning & Zoning Director Travis Morgan led the discussion on the request by Beacon Partners to amend the proposed conditional zoning plan off of Downs Road. Their request is to add a driveway access point along the northern section of the property along Downs Road. Only one access point was approved as part of the prior approved plans and traffic study. The new driveway access point is just north of Eagleton Downs and across from the Site One located at 11901 Downs Road. The proposal requires a conditional plan amendment because it alters the prior traffic study and single access point discussed and approved on earlier plans. Staff could support the proposal with certain requirements, which were listed on the packet. The purpose of this meeting is to familiarize council with the applicant's request, go over the updates, modifications, and recommendations. The process is legislative with the standard conditional zoning process.

Council Member Stinson-Wesley asked if there would be any impact to the residents or businesses on the other side of the road. Mr. Morgan replied that if a public hearing is needed, any adjacent owners will be notified.

Council Member Gladden said he'd like to see evergreen screening on the back of the property, like we did at Amazon. Mr. Morgan said that he could add that in there. Mayor Edwards added that screening is important. Mr. Morgan summarized that the next step will be to do ads and set a public hearing.

Towing Ordinance Update. Chief Hudgins shared a draft ordinance that he wanted council to consider regarding towing. Our town currently does not have an ordinance to regulate towing practices. The state code only regulates private parking spaces, which does not apply to this issue. Surrounding jurisdictions have towing ordinances on the books. Since the state and our Town lack regulatory authority over towing practices, the police department cannot change the behavior of Tip Towing, outside of persuasion. He would like to change the position. He proposed that we create a new title in the Town's ordinance called, "Title VII – Towing and Booting."

Chief Hudgins spoke with the property manager and said that the owner would have to post the proper language on their signs for it to be clean. Planning & Zoning would have to handle the noticing to the property owners.

LIV Design Proposal for College & Church Streets. Mayor Edwards reminded those in the audience that in the Work Session, there are no comments from the audience, only comments can be from LIV and Council. He stated that there are strong feelings on both sides, but only LIV and Council will be speaking.

Town Manager Spitzer stated that U S Developments has come back from the last council meeting with their updates to the plan for parking for the last two buildings. Blake Day with Kimley Horn, recently spoke with U S Developments, and spoke on his review of the downtown plan and potential parking locations that would be used by the downtown businesses. One of the plans is to facilitate downtown walkability. He noted four potential parking places within the downtown area, ranging from a 5-minute walk or 1,000 feet, to 1,300 feet, a slightly longer walk. In total, they came up with 743 total spaces. There are potentially 45 more spaces they could squeeze out of those public parking lots.

Council Member Les Gladden asked what LIV has done to lessen the number of units on “their” property to provide more spaces? Everything they have done has been on Town property. He added that none of this project meets the community development project. It does not qualify for it. We have to go through the normal procedure, present a concept, concept gets comment, it then goes to Travis, then it goes to the town, county, and state, then we look at it and it goes to public hearing, and then it goes to a vote. He wondered how they superseded this.

Mr. Spitzer said that the difference is the other two buildings, at one time, council requested that the road between these buildings to go back into that Grower’s Outlet property, as part of the master plan, that’s why they have three buildings now. Once we purchased the Grower’s Outlet, there was no way that the street could be put in, so then they consolidated their three buildings down to two and that’s what they brought back. The PSA outlines building one, but not buildings two and three. They would still have to bring that back to get approval from Council. Buildings 2 and 3, the PSA did not definitively outline. The PSA and community development are two different things. Town Manager Spitzer stated that the statute is vague, the attorneys are here to give their opinion on the statute.

Council Member Amelia Stinson-Wesley asked how we handled Chadwick Park, which is on the other side of Main Street and housing-based? Planning Director Travis Morgan stated that it came in as a site-specific rezoning, similar to Beacon in some ways. It came in as on-street parking and added an extra parking lot and part of it is shared with the church.

Council Member Chris McDonough asked if Buildings 2 and 3 are approved, what is the parking count needed? Mr. Morgan replied that he did not have a specific count, but it would be determined by the number of units. U S Developments did not have that specific number at that moment.

Council Member Gladden asked why we should allow this shortage of parking that will have a negative impact on everything that happens downtown after this goes in, and where is the “letter” from the railroad not an email? Mr. Spitzer replied that U S Developments did not get that to us. U S Developments answered that the railroad won’t send anything “stamped” with the approved site plan, because they need to know exactly what is going where. The email said 25 feet and they’re at 26 feet. LIV was under the impression that this was all agreed upon, and the site plan was approved, according to the LIV representative that was in attendance.

Stephen Rosenburgh added that when they entered into the agreement, they did it under economic development because the current bylaws for parking were developed to preclude apartments from coming here. They sat down with staff, under the downtown urban development, under the economic development agreement, which they had a public hearing and vote by council which approved that. They assured parking on the first building, their purchase and sale agreement clearly states and shows the plan for the back buildings, as three buildings then converted to two. The parking stands on the original plan were 1.5 and now are 1.6. We agreed to pave to allow more parking during construction. Their attorney is also present if they want to ask him. They had to get architectural and site plan approval. On site plan approval, they have not changed the original count or the parking since day one. He thinks that they’ve done everything that council has asked them to do.

Council Member Gladden said that he has not had a public hearing, and this is a concept plan for buildings two and three. They haven’t had a process like everyone else.

Attorney Chaplin Spencer, Jr. spoke and said that this was an economic development and the council at the time had a public hearing, made a finding that it qualified, then sold the property. They wouldn't have sold the property had they not had a vote hearing and made a finding. He has three letters stating there was a public hearing. It says the concept plan was approved it expressly has parking on there and the units. Follow up letters dated 8/22/22 states that the concept plan consists of and has all the parcels, a local development project following NCGS 158-7.1 per Pineville Zoning Ordinance Section 2.6 is not needed and will need standard review to go over the architectural. On 9/25/22 these parcels have been through the conditional zoning processes with a public hearing. These were letters from the Town.

Council Member Gladden added that they did not finish the whole process. Council Member Stinson-Wesley stated the proposal that was shared initially was supposed to be along the lines of a Baxter Village or a Birkdale Village, as per language that was shared with council. The housing component on buildings two and three do not have commercial on the bottom. She is curious about the economic development statute, is there not supposed to include commercial in a mixed-use building. U S Developments answered that there is no requirement that it has to be in each building. Mr. Rosenberg added that what was presented was the final plan. Council Member Stinson-Wesley said that she thought that we would see a building built before they agreed to more.

Attorney John Buben stated that the development is an economic development project, it is what the contract originally required. This is what council approved back in 2020. It approved the contract. It approved that this is an economic development and that it would qualify for prospective tax revenues, economic stimulus, and business promotions. In 2020, council determined that it would qualify for economic development. If anything changed in the plan, it would take it out of that realm. Council Member Gladden added that the buildings changed from three to two, took out a road, changed the number of buildings, but it was still a concept plan. Council Member Gladden reiterated that he's not against the buildings, he's against parking. We should not use the town money to benefit someone else. The rooftops aren't going to hurt us, but the parking is going to kill our downtown because their customers won't have a place to park.

One resident (no name given) stated that council needs to do their jobs and this is embarrassing.

Council Member Gladden: I don't understand why we should use property that we own.

Mayor Pro Tem Ed Samaha: so we can benefit from the development.

Council Member Gladden: why are we allowing them to go forward. They have not made one effort to cure this problem on their land. If they would've come back and said we can raise it up one floor and put a parking deck underneath, that's an effort on their side, but they have not done that. It makes no sense for us to do this right now.

Council Member McDonough: Is there any compromise. There's a standstill and we're not going anywhere.

Stephen Rosenburgh: We've come with a plan, two years, we've made 23 meetings, we've had 9 different plans, it's never changed the number of units and the amount of parking. If you look around the communities, almost everyone who has developments, they've put up a parking deck, not paid for by the developer, paid for by the community. They're willing to step up and pave it and they want to cooperate. After all this time, he doesn't see the rationale to start cutting their building. This is downtown urban renewal.

Council Member Gladden: You didn't do your homework on what concept meant and complete building plans met, which requires you to go through the process like everybody else does. The 23 meetings weren't with us, they were with other people. You have done no giving. Show us what you've given.

Mayor Edwards stated that we have to vote per state statute. Town Manager Spitzer clarified that per the PSA, a vote is needed (not state statute).

Council Member Gladden: I make a motion that we not, project, in the current format, with the shortage of parking that they have there on their property, on their property, that doesn't meet our ordinance, it's not about the building, it's not about anything

other than, it's going to be a horrendous mess out there and we can't give away that \$500,000 worth of property in order to have extra parking places, unless we have a study done for our downtown development and the commercial that happens to be in our first building. That would be my motion. It has to do with parking solely and the health, safety, and negativity that it would have on our town and our downtown. That's my reasoning for it. It's all about the parking.

Council Member Stinson-Wesley made a second to Council Member Gladden's motion.

The vote was: Les Gladden – Aye; Amelia Stinson-Wesley – Aye; Ed Samaha – Nay; Chris McDonough – Nay

Mayor Edwards: I recused myself at the last meeting because I wanted legal advice, which I got.

Resident: "you need to every meeting because of your relationship with this man."

Resident: "Jack stand up and do the right thing or I'm going to do something, and you're won't like it I guarantee it."

Mayor: "thank you very much, your threats are just invigorating."

Resident: You already said that you have a conflict of interest with this developer and another council member called you out.

Mayor: I'll end the meeting right now.

Resident: End it! I'm tired of seeing our town treated like this. We don't owe anybody anything. Let them be here because they wanna be here, not because we owe them something. Wake up guys!

Resident: If he's so interested in doing the right thing, buy the damn lots. Put the money in there.

Resident: and then go in the back room and vote on it when everyone leaves.

The Mayor added a comment that if residents don't like the way that council does their jobs, get up and get down to the Board of Elections in July and sign up for it.

Mayor Edwards: I'm gonna vote "yes."

Resident Melissa Davis: Can we ask a question about the general statute to the attorney for the town?

Resident: Because of a conflict of interest, you don't have a vote if it's not an affirmative vote.

Mayor Edwards: The law states that if I do not say anything, it is a "yes" vote.

Resident: That is the wrong statute. I can pull it up. You're an elected mayor. Elected mayor does not have to vote if he recuses himself, it does not come back as an affirmative vote.

Attorney Catherine Barr stated that pursuant to statutes that there are several situations under which the mayor can be reused, that council would have to decide, if it meets the criteria. He can tell the council why he thinks he can be recused and then it would be up to council to decide whether it meets the statutory criteria or not.

She further stated that if the mayor does not vote, and there's a tie vote, then that would not be considered a yes vote, it would be considered a tie. In that case, it would have to go back in front of council again and be voted on again with further presentation to get council to decide one way or the other. You cannot just have a tie and say it's going to stay a tie. There has to be a yay or nay response.

Mayor Edwards said that this seemed to be a good project when council voted on it a few years ago and suddenly became a firestorm of personalities and people. Mayor Edwards said that it's still a good project and there is a lot of work to be done on

buildings two and three. The problem with the parking lot is, its town property, but he feels the town has an obligation to also furnish parking for the downtown businesses. This conversation may still not be over.

Town Manager Spitzer added that the mayor has the obligation to vote unless he finds out in the statute that he has either has a financial stake in the project or a familial relationship with the developer.

Resident: My concern is, there is ethic violations here and everybody sitting on this council table knows it. That's what really upsets me. Every time somebody runs for office, they're automatically required to take two hours of training on ethics. Some of you had taken it numerous times. You're sitting there right now with ethics violations. You've chastised this man over here on the right a few months ago. There's no transparency in this town anymore. Everything you do is behind closed doors, one-on-one meetings, emails, and conversations with developments is not appropriate. This is not going away, I promise you, I will get an investigation started because I can prove what I've said. It won't be one or two people. Everybody on this council will have to answer. I'm tired of this. We're going to be stuck with infrastructure and traffic.

The Mayor adjourned the meeting at 7:40 pm.

Jack Edwards, Mayor

ATTEST:

Lisa Snyder



May 4, 2023

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

From: Christopher Tucker, Finance Director CMT

RE: Council Information – Finance Report and Notifications through March 2023

For the Council's information at the May 9, 2023 Council Meeting, please find attached the finance report and notifications through March 31, 2023.

Notifications:

Please also find attached a Contribution-Based Benefit Cap notification from the NC Retirement System as required by statute.

Town of Pineville
Revenue Report (Budget vs. Actual) - General Fund
For the Month Ending March 2023

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Property Tax	\$ 8,737,727	\$ 8,909,527	101.97%
Prepared Food Tax	692,188	898,918	129.87%
Room Occupancy	400,000	308,662	77.17%
Franchise Tax	1,000,000	558,966	55.90%
Sales Tax	2,416,049	1,909,434	79.03%
Storm Water	450,000	298,965	66.44%
Powell Bill	269,000	264,756	98.42%
Other	4,204,218	3,314,621	78.84%
Appropriated Fund Balance	2,535,695	-	0.00%
Transfers from Other Funds	983,061	790,000	80.36%
Total	<u>\$ 21,687,938</u>	<u>\$ 17,253,849</u>	<u>79.56%</u>
Expenditures			
Governing Board	\$ 293,545	\$ 253,362	86.31%
Administration	3,129,939	3,245,778	103.70%
Human Resources	310,181	161,793	52.16%
IT	189,755	95,947	50.56%
Zoning	872,348	212,603	24.37%
Police	6,728,923	4,515,281	67.10%
Fire	3,113,374	1,765,465	56.71%
Public Works	1,491,844	902,736	60.51%
Storm Water	504,601	169,499	33.59%
Powell Bill	725,145	284,311	39.21%
Cemetery	4,000	-	0.00%
Sanitation	692,160	415,378	60.01%
Recreation	789,203	447,098	56.65%
Cultural/Tourism	1,442,920	1,142,794	79.20%
Transfers to Other Funds	1,300,000	1,262,764	97.14%
Contingency	100,000	-	0.00%
OPEN ENCUMBRANCES @ 3/31/23	-	334,249	
Total	<u>\$ 21,687,938</u>	<u>\$ 15,209,058</u>	<u>70.13%</u>

Town of Pineville
Revenue Report (Budget vs. Actual) - Electric Fund
For the Month Ending March 2023

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Electric Charges	14,433,000	9,649,673	66.86%
Fund Balance Appropriated	1,783,000	-	0.00%
Total	16,216,000	9,649,673	59.51%
Expenditures			
Administration & Billing Support	1,051,739	339,835	32.31%
Purchased electricity	9,152,000	5,508,928	60.19%
Operations and Maintenance	6,012,261	3,056,160	50.83%
OPEN ENCUMBRANCES @ 3/31/23	-	1,275,316	
Total	16,216,000	10,180,239	62.78%

Town of Pineville
Revenue Report (Budget vs. Actual) - ILEC Fund
For the Month Ending March 2023

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Operating Revenues	1,282,700	1,304,189	101.68%
Fund Balance Appropriated	665,135	-	0.00%
Total Revenue	<u>1,947,835</u>	<u>1,304,189</u>	<u>66.96%</u>
Expenditures			
Operating Transfer Out	213,300	159,975	75.00%
Operating Expenses	1,266,535	845,978	66.79%
Plant under Construction	468,000	105,675	22.58%
Total	<u>1,947,835</u>	<u>1,111,629</u>	<u>57.07%</u>

Town of Pineville
Revenue Report (Budget vs. Actual) - CLEC Fund
For the Month Ending March 2023

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Operating Revenues	1,040,450	1,014,414	97.50%
Transfer from ILEC	213,300	159,975	75.00%
Fund Balance Appropriated	36,555	-	0.00%
Total Revenue	<u>1,290,305</u>	<u>1,174,389</u>	<u>91.02%</u>
Expenditures			
Operating Expenses	1,082,805	925,783	85.50%
Plant under Construction	207,500	80,392	38.74%
Total	<u>1,290,305</u>	<u>1,006,175</u>	<u>77.98%</u>



North Carolina
Total Retirement Plans



Dale R. Folwell, CPA
STATE TREASURER OF NORTH CAROLINA
DALE R. FOLWELL, CPA

4/13/2023

96021 - TOWN OF PINEVILLE
ATTN: CHIEF FINANCIAL OFFICER OR BUDGET ADMINISTRATOR
PO BOX 249
PINEVILLE, NC 28134

Dear 96021 - TOWN OF PINEVILLE:

During the 2014 General Assembly session, contribution-based benefit cap legislation was enacted effective January 1, 2015. This legislation was created to control the practice of “pension spiking,” in which a member’s compensation substantially increases, resulting in a monthly retirement benefit that is significantly greater than the member and employer contributions would fund. The Contribution-Based Benefit Cap (CBBC) approach was created to protect each system for current and future retirees and to prevent all employers in the Retirement Systems from absorbing the additional liabilities caused by compensation decisions made by other employers. This legislation applies to members who retire on and after January 1, 2015, with an average final compensation of \$100,000 or higher (adjusted annually for inflation), and will directly impact only a small number of those individuals. It requires the member’s last employer to pay the additional contribution required to fund the member’s benefit in excess of the cap. [G.S. 135-5(a3); 135-4(jj); 128-27(a3); and 128-26(y)]

In order to assist employing agencies with planning and budgeting to comply with the CBBC provisions, we are required to report monthly to each employer a list of those members for whom the employer made a contribution to the Retirement System in the preceding month that are most likely to require an additional employer contribution should they elect to retire in the following 12 months. This letter and the attached report serve as our required monthly notification to your agency under this provision. [G.S. 135-8(f)(2)(f) and G.S.128-30(g)(2)(b)]

The chief financial officer of your agency is required to provide a copy of the attached report to the chief executive of your agency, as well as to the governing body, including any board which exercises financial oversight. Additionally, the chief financial officer of a public school system is required to provide a copy of the report to the local board of education and notify the board of county commissioners of the county in which the local administrative unit is located that the report was received and how many employees were listed in the report. [G.S. 115C-436(c); 135-8(j); and 128-30(j)]

For the purpose of determining the employees of your agency that are likely to require an additional employer contribution should they elect to retire in the following 12 months, the Retirement System modified the criteria used in the CBBC calculation. This allows for a broad list of potential employees, including those whose compensation average may approach the threshold and attempts to provide your agency with prior notification of a potential cost. The attached report

lists employees of your agency who may be eligible to retire in the next 13 months (at either a reduced or unreduced benefit), whose salary is \$115,000.00 or greater, and whose estimated monthly retirement benefit exceeds the CBBC based on information in the employee's most recent annual benefits statement. In addition, a lower CBBC Factor (i.e., TSERS is 4.2 and LGERS is 4.4) is applied.

This list is not exhaustive, and members included on this list may or may not exceed the CBBC upon retirement, depending on a number of factors such as the member's average final compensation, the member's age at retirement, and membership service. This is merely a notification of a potential cost that your agency may be required to pay, in the form of a lump-sum payment, due after the member retires.

For those employees hired on or after January 1, 2015, the employer is not required to pay the additional contribution to fund the member's benefit in excess of the Contribution-Based Benefit Cap. The employer has the option to pay all or part of the contribution required in excess of the CBBC; the employee also has the option to pay all or part of the contribution. However, should neither of you choose to pay this additional contribution, the employee's retirement benefit will be capped.

You can calculate the likelihood of whether the retirement benefit of a member listed on the attached report will exceed the CBBC with information available on our website at <https://www.myncretirement.com/employers/employer-training/pension-spiking>.

If you have any questions or need assistance in calculating the likelihood of a potential CBBC liability, please contact us at the address or telephone number listed below.

Sincerely,

Retirement Systems Division
N.C. Department of State Treasurer

623_PENSPK



North Carolina
Total Retirement Plans

North Carolina Department of State Treasurer
Retirement Systems Division

3200 Atlantic Ave, Raleigh, NC 27604
1-877-NCSECURE (1-877-627-3287) toll-free • Fax (919) 855-5800
www.myncretirement.com



Paul F. Folwell, CPA

STATE TREASURER OF NORTH CAROLINA
DALE R. FOLWELL, CPA

CONTRIBUTION-BASED BENEFIT CAP REPORT

Agency	Member ID	Name
96021-TOWN OF PINEVILLE	946241	MILLER, RICHARD W

Members
Hired Before
Jan 1, 2015

* PLEASE FORWARD TO YOUR CHIEF FINANCIAL OFFICER OR BUDGET ADMINISTRATOR

ORBIT - PensionSpikingReportbyAgency Version # 1

Page 1 of 1



May 4, 2023

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

From: Christopher Tucker, Finance Director CMT

RE: Council Action Request – Budget Amendment 2023-15

For Council's consideration at the May 9, 2023 Council Meeting, please find attached Budget Amendment 2023-15.

The purpose of the budget amendment is to increase **General Fund – Fund Balance Appropriated** appropriation and Increase **General Fund – General Government** appropriation in the amount of **\$3,650,000** for expenditures associated with **Land Purchase**.

Staff recommends approval as presented.

TOWN OF PINEVILLE NC
BUDGET AMENDMENT #2023-15
 May 9, 2023
 FISCAL YEAR 2022-2023

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
General Fund					
3990.0000.10	Revenue	Fund Balance Appropriated	2,535,695	3,650,000	6,185,695
		Total Fund Revenues	<u>21,687,938</u>	<u>3,650,000</u>	<u>25,337,938</u>
	Expenditure	General Government	2,785,112	3,650,000	6,435,112
		Total Fund Expenditures	<u>21,687,938</u>	<u>3,650,000</u>	<u>25,337,938</u>

DESCRIPTION: To increase Fund Balance Appropriated revenue and appropriate towards Land capital purchase

 Mayor

 Budget Officer



 Town Clerk

 Finance Director

Memorandum



To: Mayor and Town Council

From: Lisa Snyder

Date: 5/4/2023

Re: **Consent Agenda** – Declaring Surplus Property

Resolution No. 2023-05 has been prepared to declare Sergeant Richard Miller’s service weapon and badge as surplus due to his retirement.

***Action Requested:** Approving this resolution would allow us to give Sergeant Miller his service weapon and badge upon his retirement.*



RESOLUTION NO. 2023-05

**RESOLUTION OF THE TOWN OF PINEVILLE, NORTH CAROLINA
RECOGNIZING THE SERVICE OF CRIMINAL INVESTIGATIONS
SERGEANT AND U S MARSHAL’S TASKFORCE OFFICER, RICHARD
MILLER, DECLARING HIS SERVICE WEAPON AND BADGE AS SURPLUS
AND AWARDING THEM TO HIM UPON HIS RETIREMENT**

WHEREAS, N.C.G.S. 20-187.2 authorizes governing boards of law enforcement agencies to award retiring officers with their badge and service weapon; and

WHEREAS, Richard Miller served on the Pineville Police Force from 4/03/1998 until his retirement on 6/01/23 as a Criminal Investigations Sergeant and U S Marshal’s Taskforce Officer; and

WHEREAS, The Pineville Town Council has declared his service weapon, a Glock 9mm, model 17, Generation 5, Serial #BNH V524 and his Sergeant’s Badge as surplus and awarded these items to him on the occasion of his retirement;

NOW, BE IT FURTHER RESOLVED that Richard Miller be recognized for his dedicated service in protecting the rights and freedoms, as well as ensuring the safety of the residents of the Town of Pineville.

Adopted this _____ day of May 2023.

Jack Edwards, Mayor

ATTEST:

Lisa Snyder, Town Clerk

Memorandum



To: Mayor and Council
From: Lisa Snyder
Date: 5/04/2023
Re: National Public Works Week and National Police Week

Each year at this time, we like to recognize certain employees for the work that they do, including our Public Works Department and Police Department.

NATIONAL PUBLIC WORKS WEEK

Attached is a proclamation designating the week of May 21 -27, 2023 as National Public Works Week. As you know, the Pineville Public Works Department plays a vital role in keeping the Town running smoothly and efficiently. The Public Works Department is dedicated to serving the neighborhoods of Pineville by assisting in waste collection and keeping our water and sewer systems flowing and maintaining our streets, sidewalks and public areas.

NATIONAL POLICE WEEK

Attached is a proclamation designating the week of May 15 -21, 2023 as National Police Week and May 15th as Peace Officer's Day. It is important that our residents know and understand the duties, responsibilities, hazards, and sacrifices that the members of our law enforcement agency make each and every day to protect us against violence and disorder, deception, and oppression. The men and women of the Pineville Police Department provide a vital public service.



Department Update

PUBLIC WORKS

To: Town Council

From: Chip Hill

Date: May 1, 2023

Re: **Public Works Updates**

Lynnwood/Lakeview: Preconstruction meeting is scheduled for May 3rd, with the tentative start /Notice to Proceed date of May 10th. Contractor agrees with proposed start date; however, fully executed contract is needed prior to issuing the Notice to Proceed. The contract is currently being reviewed by the Town Attorney. Construction notification flyers were hand delivered to property owners during the week of April 17 informing residents of upcoming project work in mid-May.

Lowery: Prebid meeting held April 23rd. Bid opening is scheduled for May 5th. NCDOT encroachment application is currently under review.

Cone Mill Memorial: The property owner of 433 Cone Avenue has been notified and agreed to have fence and storage building relocated by June 30th.

Hwy 51 Speed Limit Reduction: Town Manager will meet with the local DOT representatives to discuss crosswalk parameters. After crosswalk parameters have been determined, plans for the speed reduction updated signage are ready to be submitted to the NCDOT encroachment portal for review and approval.

Johnston Road Realignment: Contractor has removed trees, RCP and ductile storm piping has been delivered. The contractor will start storm drain installation. Once installation is completed then grading for road will begin.

Spring Flowers: Spring flower baskets have arrived and will be installed the first week in May.

State Stormwater Inspection: Mecklenburg County did their yearly inspections of the Town. No infractions were found.

Mailbox on Cone Avenue: Area for Cone Avenue neighborhood mailbox has been dug out and formed. Concrete will be poured the first week in May, and it will take approximately 10 -14 days for concrete to cure, then the mailbox will be installed.

Sidewalk Replacement on Cone Avenue: Approximately 550 LF of sidewalk was replaced on the south side of Cone Avenue to alleviate any safety issues and improve walkability.

*see attached permits issued/pending Fiscal Year 2023

PERMITS ISSUED/PENDING

COMPANY Fiscal Year 2023	LOCATION	STATUS	PERMIT NO
Electricities/AJ Molnar Southeastern Consulting Engineers	813 Main/810 Main to 511 Main/516 Main	Cancelled	
Spectrum/Melissa Sherrill Telics/Angie Jewett Telics	10518 Cadillac Street/Pineville Road	Cancelled	
Charlotte Water/Zach Pellicone	632 Eagleton Down Drive/Downs Rd and cul de sac	Issued	PW20220801EAGLETON632
AT&T/Kara Rydill/Lee Sadler #A02BQ76	11925 Carolina Logistics Drive	Issued	PW20221026CAROLINALOGISTICS11925
Spectrum/Tracey Kendall/STS Cable Services	9132 Willow Ridge Road/Willow Bend Circle	Cancelled	
Southeastern Consulting/A.J. Molner/Dynetek for Electricities	517 Main Street/Jack Hughes Lane/813 Main Street	Issued	PW20221007MAINS17
Level 3 Communications/Cindy Crews/Outsource Inc	505 Main Street/Reid Lane	Issued	PW20220804MAINS505
Charlotte Water/Zach Pellicone/Geneva Montgomery	233 Eden Circle/Cone Ave	Issued	PW20220801EDENCIRCLE233
Charlotte Water/Horsepower Site Service/Angel Caudle	10320 Rodney St/Industrial Drive	Issued	PW20221014RODNEY10320
Tower Engineering Professionals/Gage Martin/Samatha Hall	10851 Park Road, Charlotte/Pineville Matthews Rd	Issued	PW20221014PARKRD10851
Spectrum/Telics Permitting/Melissa Sharriell/Metro-Tech/Torrance Countrymen	10320 Rodney St/Industrial Drive	Issued	PW20221215RODNEY10320
AT&T/Rosita Villavicencio/Sourceone	10810 Park Crossing Drive	Issued	PW202230112PARKCROSSING10810
Pineville Communications/Tammy Vachon/Frank Peay	Mallard Drive/Park Lake Drive	Issued	PW20220921MALLARD
AT&T/Sylvia Paschal/Sourceone	10625 to 10701 McMullen Creek Pkwy	Issued	PW20221007MCMULLENCREEK10625&10701
AT&T/Rosita Villavicencio/Sourceone	12115 Downs Rd	Issued	PW20221014DOWNS12115
Charlotte Water/Geneva Montgomery/Zack Pellicone	12031 Carolina Logistics Rd/Nations Ford Road	Issued	PW2012025CAROLINALOGISTICS12031
Charlotte Water/Geneva Montgomery/Zack Pellicone	9919 Industrial Drive	Issued	PW20221202INDUSTRIAL9919
PNG/Mears Group/Carl Hamlin	McIntyre Ridge Rd/Jacks Lane(McCullough)	Issued	PW20221215MCINTYRERIDGE
PNG/Mears Group/Carl Hamlin	12025 Carolina Logistics Drive/Nations Ford Rd	Issued	PW20230106CAROLINALOGISTICS12025
PNG/Lori Houck	307 Johnston Drive	Issued	PW20221209JOHNSTON307
AT&T/Rosita Villavicencio/Sourceone	10100 Park Cedar Drive	Issued	PW20230203PARKCEDAR10100
AT&T/Rosita Villavicencio/Sourceone	9120 Willow Ridge Rd	Issued	PW20230124WILLOWRIDGE9120
PNG/Mears Group/Carl Hamlin	Carolina Logistics Drive	Issued	PW20230214CAROLINALOGISTICS
AT&T/Ashley Northup	8700 Pineville Matthews Rd/Park Cedar Drive	Issued	PW20230306PINEVILLEMATTHEWS8700
Pineville Communications/Tammy Vachon/Frank Peay	10240 Industrial Drive	Issued	PW20230308INDUSTRIALDR10240
PNG/Mears Group/Carl Hamlin	12031 Carolina Logistics Dr	Issued	PW20230412CAROLINALOGISTICS12031
PNG/Tyler Fowler	10401 Cadillac St	Issued	PW20230320CADILLAC10401
AT&T/Christopher Gettys	S Lancaster Hwy(SR4982),Carolina Pkwy(SR4931)Sam Meeks Rd(SR3638)	Issued	PW20230425LANCASTERHWY

**A PROCLAMATION BY THE MAYOR OF PINEVILLE, N.C.
DECLARING THE WEEK OF MAY 15 – 21, 2023 AS
NATIONAL POLICE WEEK & MAY 15TH AS PEACE OFFICER’S DAY**

WHEREAS, The Congress and President of the United States have designated the week of May 15 – 21, 2023 as National Police week and May 15th as Peace Officers’ Memorial Day; and

WHEREAS, the members of the law enforcement agency of the Town of Pineville play an essential role in safeguarding the rights and freedoms of its citizens; and

WHEREAS, it is important that citizens know and understand the duties, responsibilities, hazards, and sacrifices that the members of our law enforcement agency make each day to protect us against violence and disorder, deception, and oppression; and

WHEREAS, the men and women of the Pineville Police Department unwaveringly provide a vital public service; and

NOW, THEREFORE, I, JACK EDWARDS, MAYOR OF THE TOWN OF PINEVILLE, NC call upon its citizens and upon all civic and educational organizations to observe the week of May 15 -21, 2023 as National Police Week by honoring those loyal and devoted law enforcement officers, past and present, who are dedicated to preserving the rights and security of all.

WE FURTHER CALL UPON the citizens of Pineville to observe May 15th as Peace Officers’ Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty and let us recognize and pay respect to the survivors of our fallen heroes.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the **GREAT SEAL OF PINEVILLE** to be affixed this _____ day of May in the year of our Lord two thousand and twenty-three.

Mayor Jack Edwards

Memorandum



To: Mayor and Town Council

From: Lisa Snyder

Date: 5/4/2023

Re: **Consent Agenda** – Declaring Surplus Property

Resolution No. 2023-04 has been prepared to declare unusable personal property as surplus. Exhibit A lists the specific equipment that is being declared surplus at this time.

***Action Requested:** Approving this resolution would allow us to move forward to post these items on the internet or dispose of them by any other means deemed to be in the best interest of the Town.*



RESOLUTION NO. 2023-04

RESOLUTION OF THE TOWN OF PINEVILLE, NORTH CAROLINA DECLARING SURPLUS ITEMS FOR SALE VIA ELECTRONIC AUCTION AND/OR DISPOSAL VIA DONATION OR RECYCLE

WHEREAS, G.S 160A-265 authorizes the Town Council to dispose of surplus property and G.S.160A-270 (c) authorizes the sale of surplus property by means of electronic auction; and

WHEREAS, the Town Manager, along with Department Heads, have declared surplus and unusable personal property as listed in “Exhibit A”;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Town Council hereby authorize the Town Manager to dispose of some of the listed items by utilizing the on-line internet auction services of Public Surplus and/or Gov Deals and the Town Clerk to dispose of other surplus items via donation or recycling of such items. The Town Manager and Town Clerk shall have the right to add or delete from the properties listed and any items not sold may be disposed of by any others means available, including sale at public auction, donation to non-profit organization, or destruction, whichever is deemed to be in the best interest of the Town.

Adopted this _____ day of May 2023.

ATTEST:

Jack Edwards, Mayor

Lisa Snyder, Town Clerk

EXHIBIT "A"

Surplus Property for Auction, Donation, Recycling, Destruction, Sale

Surplus Items

Dept.	Item/Desc/VIN#	Make/Model	Misc.	How Disposed	Eff. Date	Miles
PUBLIC WORKS	Frontier RB230 10' scraper rear attachment for tractor			Online Auction	5/09/23	
FIRE DEPT	1FDAW56P93EC90391	2003 Ford F550 Service Truck		Online Auction	5/09/23	
PARKS & REC	Toro Z Master Industrial Riding Mower	Model #74284	Hours 1996	Online Auction	5/09/23	



- Saturday, May 20th 10:00AM-6:00PM
- Parking Available on-site
- Food Trucks/Ice Cream Vendor/Italian Ice
- 60+ Handmade Arts and Craft Vendors
- Children’s Art Show
- Children’s Fun Zone
- Splash Pad will be open
- Entertainment Stage:
 - 10:00am: Piedmont Music Therapy (Interactive musical instruments)
 - 11:00am: Queens University Dance Team (Interactive Dance)
 - 12:30-2:30pm: JazzGroupProject
 - 3:00-5:30pm: Solo Acoustic Artist Garrett Huffman

2023 Arts in the Park Festival Map



Public Hearing

Pineville PLANNING & ZONING

To: Town Council

From: Travis Morgan

Date: 5/9/2023

Re: Carolina Logistics Park amendment (*Public Hearing/Action Item*)

REQUEST:

John Core on behalf of Beacon Partners requests an amendment to the prior Carolina Logistics Park conditional zoning plan. The request is to add a driveway access point along the Northern section of the property along Downs Road. Only one access point (Carolina Logistics Drive) on Downs was approved as part of the prior approved plans and traffic study.

DETAIL:

New driveway access point is just North of Eagleton Downs and across from the SiteOne located at 11901 Downs Road. New driveway is by Building 8D on the plans and has initial NCDOT approval with the improvements shown including center turn lane road widening with 150 feet of stacking plus 140 feet of deceleration lane for Northbound left turns. For Southbound Right turns 100 feet of stacking plus 183 feet of deceleration have been added. Updated traffic study states stacking length for lanes is adequate. There is no traffic light. Access point is shown to be level of service A except for peak period which is shown as LOS C. Level of service wait time would be for those turn lanes to utilize specifically the left Northbound turn lane into the driveway. See plans.

STAFF COMMENT:

The proposal requires a conditional plan amendment because it alters the prior traffic study and single access point discussed and approved on earlier plans. I find the proposal consistent with adopted plans and policies and support the proposal with the below requirements:

- 1) Traffic improvements as shown are completed with NCDOT approval and prior to Building 8D's completion.
- 2) Outdoor storage by Building 8D along Downs Rd frontage improved for evergreen screen hedge or similar solid fencing.
- 3) Any additional signage to meet zoning ordinance.
- 4) If the four buildings of Building 8 are subdivided they are not to create a land locked parcels and otherwise meet subdivision ordinance.
- 5) Buildings have clear address numbers on the walls and street addresses confirmed for the 4 adjacent buildings.
- 6) Any land needed for Town facilities or infrastructure to serve the development is considered.

PROCEDURE:

This is the Public Hearing for a conditional zoning plan amendment. This is the opportunity to receive additional public input and questions or clarifications. After the close of the Public Hearing Council may vote on the proposal following standard legislative simple majority vote process. Council may vote to approve, disapprove, or to approved with modifications as mutually agreed upon with the applicant. For any vote: a brief note or acknowledgement of consistency or inconsistency statement is needed per ordinance and state statute.

RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS

Item 7.

T 704 549 4260

8210 University Executive
Park Drive, Suite 220
Charlotte, NC 28262

April 13, 2023

Travis Morgan
Town of Pineville
505 Main Street
Pineville, NC 28134
P: 704-889-2202
E: tmorgan@pinevillenc.gov

Reference: Carolina Logistics Park - Pineville, NC

Subject: Transportation Technical Memorandum

Dear Mr. Morgan:

Carolina Logistics Park is a warehouse development located between Downs Road and Nations Ford Road in Pineville, North Carolina. Ramey Kemp Associates (RKA) prepared a Traffic Impact Analysis (TIA) for the site. The TIA was sealed on July 8, 2020 and approved by NCDOT on August 7, 2020. The study assumed 3,500,000 square feet of industrial warehouse with three access points. One full movement driveway was studied on Downs Road, and now a second driveway (Access D) is being proposed on Downs Road. This technical memorandum provides traffic analysis of Access D.

Proposed Access

The general location and concept design of the driveway has been coordinated with NCDOT. It is to be a full movement driveway located across from the existing SiteOne Landscape Supply (parcel ID 20506120) driveway on Downs Road. It includes a left turn lane and a right turn lane on Downs Road. The left turn lane will have 150 feet of storage, and the right turn lane will have 100 feet of storage. Starting from the south, Downs Road would begin to widen approximately 248 feet north of the taper for the Empire Distributers (parcel ID 20519102) southbound left turn lane widening. A three-lane section would be constructed between the fourth driveway (Access D) and the existing southbound left turn lane at the Charlotte-Mecklenburg Schools Bus Lot (parcel ID 20506136) driveway. NCDOT has given general acceptance of this design concept. A plan view of the concept design is attached.

Traffic Volumes

A new traffic count was performed at the intersection of Downs Road and the SiteOne Landscape Supply driveway. The peak hour volumes from the traffic count were projected to the year 2026 using a growth rate of 2 percent per year. The traffic count data is attached.

The trip generation of the site is not changing from what was studied in the approved TIA. Table 1 summarizes the trip generation of the site. Trip distribution percentages were adjusted as shown in Figure 1 to move approximately one fourth of the trips at Access A to Access D. The resulting trip assignment is shown in Figure 2. Combining the projected 2026 traffic volumes and the trip assignments results in the 2026 Full Build traffic volumes shown in Figure 3.

Table 1: Trip Generation Summary

Land Use (ITE Code)	Intensity	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
		Enter	Exit	Enter	Exit
Industrial Warehouse (Local Data)	3,500,000 SF	248	90	109	259

Traffic Analysis

Access D is proposed to form the fourth leg at the intersection of Downs Road and the SiteOne Landscape Supply driveway. Access is proposed to be full movement. Downs Road is maintained by NCDOT at this intersection. A 2026 Full Build scenario was analyzed. This scenario analyzes Access D with the site fully built out (3,500,000 square feet of industrial warehouse). No turn lanes were added at the intersection of Downs Road and Access D during this scenario. The 2026 Full Build Improvements scenario is the same as the 2026 Full Build scenario but adds turn lanes that NCDOT is requiring. Table 2 summarizes the capacity analysis results. The Synchro and SimTraffic reports are attached.

The intersection is expected to operate efficiently during all scenarios with no queue issues. All queues are expected to be no more than approximately 100 feet. Based on coordination with NCDOT, the following improvements are required to be done by the developer:

- Construct Access D with one ingress lane and one egress lane. Provide 100 feet of internal protected stem length.
- Construct a northbound Downs Road left turn lane with 150 feet of storage length and the appropriate taper.
- Construct a two-way left turn lane along Downs Road between Access D and the Charlotte-Mecklenburg Schools Bus Lot southernmost driveway.
- Construct a southbound Downs Road right turn lane with 100 feet of storage and the appropriate taper.

Table 2: Analysis Summary of Downs Road and Access D

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach LOS (Delay)	Overall LOS (Delay)	Approach LOS (Delay)	Overall LOS (Delay)
2026 Full Build	EB ¹	1 LT-TH-RT	C (15.7)	N/A ³	C (22.6)	N/A ³
	WB ¹	1 LT-TH-RT	C (15.2)		C (18.4)	
	NB ²	1 LT-TH-RT	A (8.0)		A (9.2)	
	SB ²	1 LT-TH-RT	A (8.8)		A (8.2)	
2026 Full Build Improvements	EB ¹	1 LT-TH-RT	C (15.5)	N/A ³	C (22.5)	N/A ³
	WB ¹	1 LT-TH-RT	C (15.1)		C (18.4)	
	NB ²	1 LT, 1 TH-RT	A (8.0)		A (9.2)	
	SB ²	1 LT, 1 TH, 1 RT	A (8.8)		A (8.2)	

1. Level of service for minor-street approach.
2. Level of service for major-street left-turn movement
3. Overall Intersection LOS is not provided for unsignalized intersections

Conclusion

Constructing a driveway across from the SiteOne Landscape Supply driveway on Downs Road is expected to result in acceptable traffic operations. The driveways are expected to operate at LOS C during both peak hours, while the left turn movements on Downs Road are expected to operate at LOS A. The maximum queues at the intersection are expected to be no more than approximately 100 feet. The turn lane improvements required by NCDOT are sufficient.

If you should have any questions please contact me at (704) 220-6847.

Sincerely,



J. Andrew Eagle, PE, PTOE
Senior Traffic Engineering Project Manager
INFRASTRUCTURE CONSULTING SERVICES, INC
dba
RAMEY KEMP ASSOCIATES, INC



Attachment

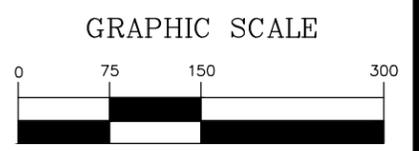
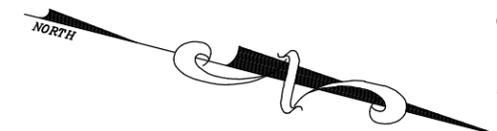
- Concept Design
- Traffic Count - Downs Road and SiteOne Landscape Supply Driveway
- Figure 1 - Proposed Site Full Build Trip Distribution Percentages
- Figure 2 - Proposed Site Full Build Trip Assignment
- Figure 3 - 2026 Full Build Peak Hour Traffic Volumes
- Synchro Reports
- SimTraffic Reports



605 LEXINGTON AVENUE, SUITE 301
 CHARLOTTE, NC 28203
 P) 704-749-1432
 www.orsborn-eng.com

CLP - SECONDARY DOWNS ROAD ENTRANCE
 PINEVILLE, NORTH CAROLINA

MARCH 16, 2022



(IN FEET)
 1 inch = 150 ft.



8210 University Executive Park
Charlotte, NC 28262

File Name : Downs Road & SiteOne Landscape Driveway
Site Code : 00000001
Start Date : 3/30/2023
Page No : 1

Groups Printed- Cars - Trucks - Semis

Start Time	Downs Road From North					Site One Landscape Driveway From East					Downs Road From South					From West					Exclu. Total	Inclu. Total	Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total			
07:00 AM	0	51	3	0	54	0	0	0	0	0	3	76	0	0	79	0	0	0	0	0	0	133	133
07:15 AM	0	51	4	0	55	1	0	0	0	1	0	83	0	0	83	0	0	0	0	0	0	139	139
07:30 AM	0	55	0	0	55	4	0	0	0	4	1	86	0	0	87	0	0	0	0	0	0	146	146
07:45 AM	0	51	3	0	54	2	0	2	0	4	1	89	0	0	90	0	0	0	0	0	0	148	148
Total	0	208	10	0	218	7	0	2	0	9	5	334	0	0	339	0	0	0	0	0	0	566	566
08:00 AM	0	54	2	0	56	1	0	1	0	2	2	85	0	0	87	0	0	0	0	0	0	145	145
08:15 AM	0	48	3	0	51	1	0	3	0	4	0	67	0	0	67	0	0	0	0	0	0	122	122
08:30 AM	0	38	2	0	40	2	0	2	0	4	0	63	0	0	63	0	0	0	0	0	0	107	107
08:45 AM	0	47	0	0	47	2	0	0	0	2	2	92	0	0	94	0	0	0	0	0	0	143	143
Total	0	187	7	0	194	6	0	6	0	12	4	307	0	0	311	0	0	0	0	0	0	517	517
*** BREAK ***																							
04:00 PM	0	101	1	0	102	1	0	0	0	1	0	54	0	0	54	0	0	0	0	0	0	157	157
04:15 PM	0	75	0	0	75	0	0	1	0	1	0	59	0	0	59	0	0	0	0	0	0	135	135
04:30 PM	0	82	1	0	83	1	0	2	0	3	1	81	0	0	82	0	0	0	0	0	0	168	168
04:45 PM	0	87	0	0	87	0	0	0	0	0	0	64	0	0	64	0	0	0	0	0	0	151	151
Total	0	345	2	0	347	2	0	3	0	5	1	258	0	0	259	0	0	0	0	0	0	611	611
05:00 PM	0	122	0	0	122	0	0	0	0	0	0	79	0	0	79	0	0	0	0	0	0	201	201
05:15 PM	0	113	0	0	113	0	0	0	0	0	0	95	0	0	95	0	0	0	0	0	0	208	208
05:30 PM	0	100	0	0	100	0	0	0	0	0	0	72	0	0	72	0	0	0	0	0	0	172	172
05:45 PM	0	90	0	0	90	0	0	0	0	0	0	76	0	0	76	0	0	0	0	0	0	166	166
Total	0	425	0	0	425	0	0	0	0	0	0	322	0	0	322	0	0	0	0	0	0	747	747
Grand Total	0	1165	19	0	1184	15	0	11	0	26	10	1221	0	0	1231	0	0	0	0	0	0	2441	2441
Apprch %	0	98.4	1.6			57.7	0	42.3			0.8	99.2	0			0	0	0					
Total %	0	47.7	0.8		48.5	0.6	0	0.5		1.1	0.4	50	0		50.4	0	0	0		0	0	100	
Cars	0	1037	13		1050	10	0	7		17	5	1071	0		1076	0	0	0		0	0	0	2143
% Cars	0	89	68.4		88.7	66.7	0	63.6		65.4	50	87.7	0		87.4	0	0	0		0	0	0	87.8
Trucks	0	104	6		110	5	0	4		9	5	139	0		144	0	0	0		0	0	0	263
% Trucks	0	8.9	31.6		9.3	33.3	0	36.4		34.6	50	11.4	0		11.7	0	0	0		0	0	0	10.8
Semis	0	24	0		24	0	0	0		0	0	11	0		11	0	0	0		0	0	0	35
% Semis	0	2.1	0		2	0	0	0		0	0	0.9	0		0.9	0	0	0		0	0	0	1.4



8210 University Executive Park
Charlotte, NC 28262

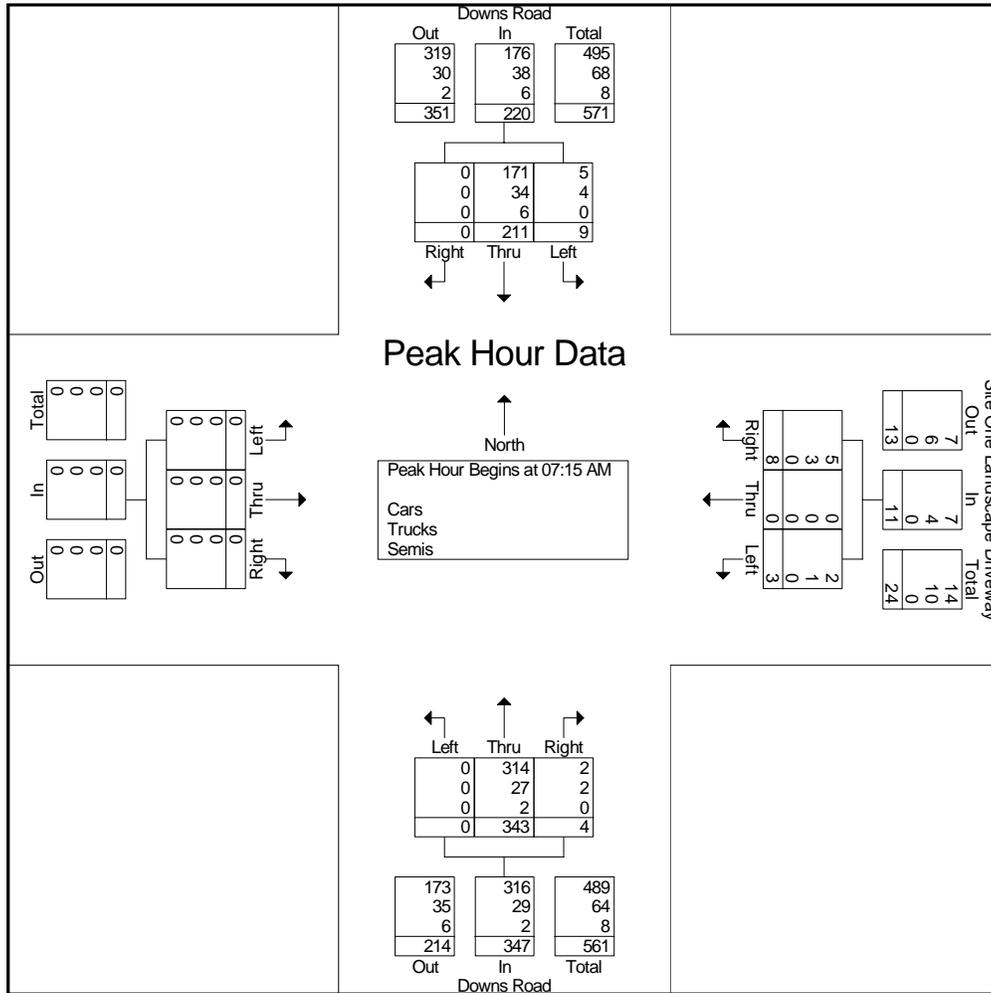
File Name : Downs Road & SiteOne Landscape Driveway
Site Code : 00000001
Start Date : 3/30/2023
Page No : 2

Start Time	Downs Road From North				Site One Landscape Driveway From East				Downs Road From South				From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	51	4	55	1	0	0	1	0	83	0	83	0	0	0	0	139
07:30 AM	0	55	0	55	4	0	0	4	1	86	0	87	0	0	0	0	146
07:45 AM	0	51	3	54	2	0	2	4	1	89	0	90	0	0	0	0	148
08:00 AM	0	54	2	56	1	0	1	2	2	85	0	87	0	0	0	0	145
Total Volume	0	211	9	220	8	0	3	11	4	343	0	347	0	0	0	0	578
% App. Total	0	95.9	4.1		72.7	0	27.3		1.2	98.8	0		0	0	0		
PHF	.000	.959	.563	.982	.500	.000	.375	.688	.500	.963	.000	.964	.000	.000	.000	.000	.976
Cars	0	171	5	176	5	0	2	7	2	314	0	316	0	0	0	0	499
% Cars	0	81.0	55.6	80.0	62.5	0	66.7	63.6	50.0	91.5	0	91.1	0	0	0	0	86.3
Trucks	0	34	4	38	3	0	1	4	2	27	0	29	0	0	0	0	71
% Trucks	0	16.1	44.4	17.3	37.5	0	33.3	36.4	50.0	7.9	0	8.4	0	0	0	0	12.3
Semis	0	6	0	6	0	0	0	0	0	2	0	2	0	0	0	0	8
% Semis	0	2.8	0	2.7	0	0	0	0	0	0.6	0	0.6	0	0	0	0	1.4



8210 University Executive Park
Charlotte, NC 28262

File Name : Downs Road & SiteOne Landscape Driveway
Site Code : 00000001
Start Date : 3/30/2023
Page No : 3

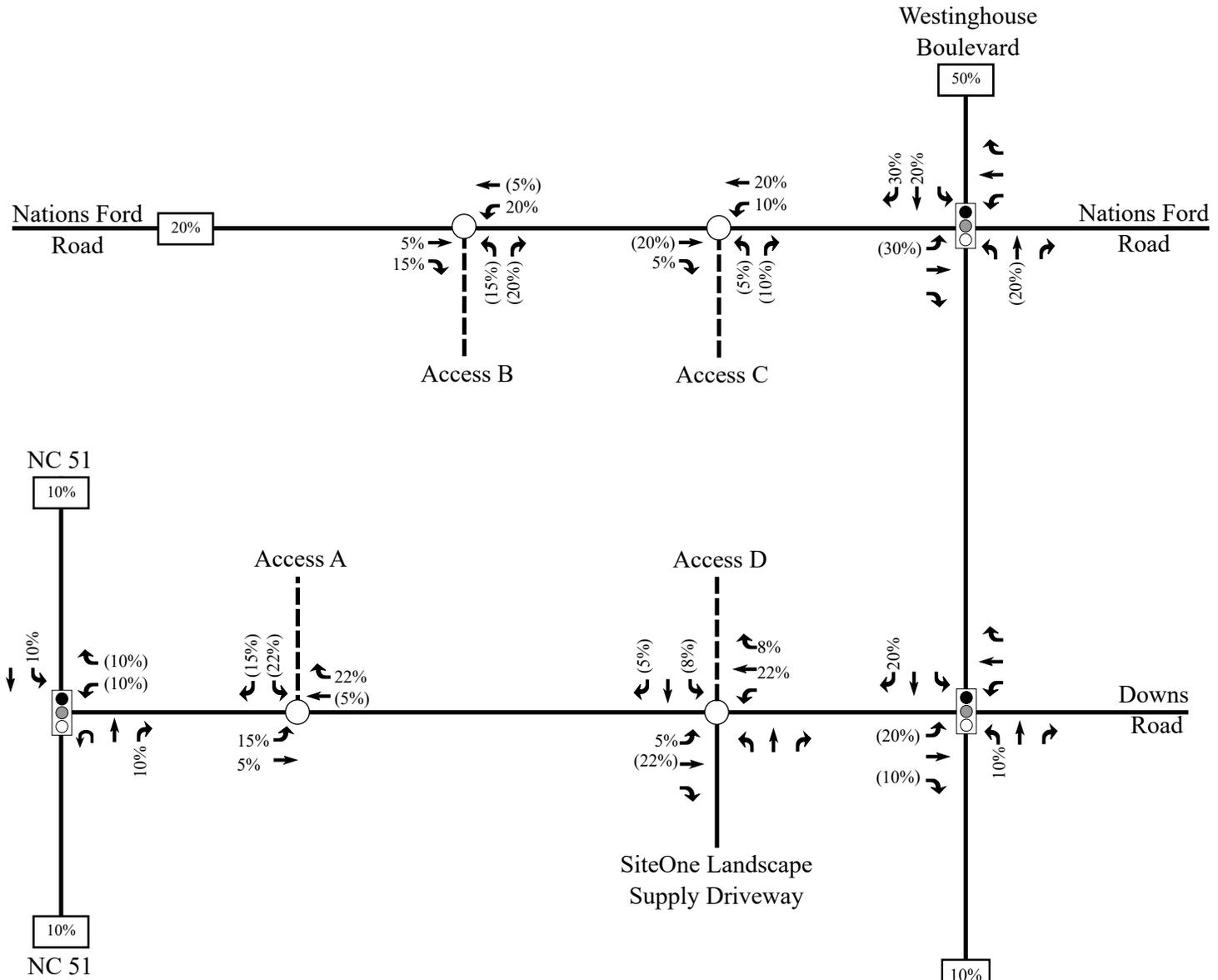




8210 University Executive Park
Charlotte, NC 28262

File Name : Downs Road & SiteOne Landscape Driveway
Site Code : 00000001
Start Date : 3/30/2023
Page No : 4

Start Time	Downs Road From North				Site One Landscape Driveway From East				Downs Road From South				From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	0	122	0	122	0	0	0	0	0	79	0	79	0	0	0	0	201
05:15 PM	0	113	0	113	0	0	0	0	0	95	0	95	0	0	0	0	208
05:30 PM	0	100	0	100	0	0	0	0	0	72	0	72	0	0	0	0	172
05:45 PM	0	90	0	90	0	0	0	0	0	76	0	76	0	0	0	0	166
Total Volume	0	425	0	425	0	0	0	0	0	322	0	322	0	0	0	0	747
% App. Total	0	100	0		0	0	0		0	100	0		0	0	0		
PHF	.000	.871	.000	.871	.000	.000	.000	.000	.000	.847	.000	.847	.000	.000	.000	.000	.898
Cars	0	394	0	394	0	0	0	0	0	263	0	263	0	0	0	0	657
% Cars	0	92.7	0	92.7	0	0	0	0	0	81.7	0	81.7	0	0	0	0	88.0
Trucks	0	27	0	27	0	0	0	0	0	58	0	58	0	0	0	0	85
% Trucks	0	6.4	0	6.4	0	0	0	0	0	18.0	0	18.0	0	0	0	0	11.4
Semis	0	4	0	4	0	0	0	0	0	1	0	1	0	0	0	0	5
% Semis	0	0.9	0	0.9	0	0	0	0	0	0.3	0	0.3	0	0	0	0	0.7



LEGEND

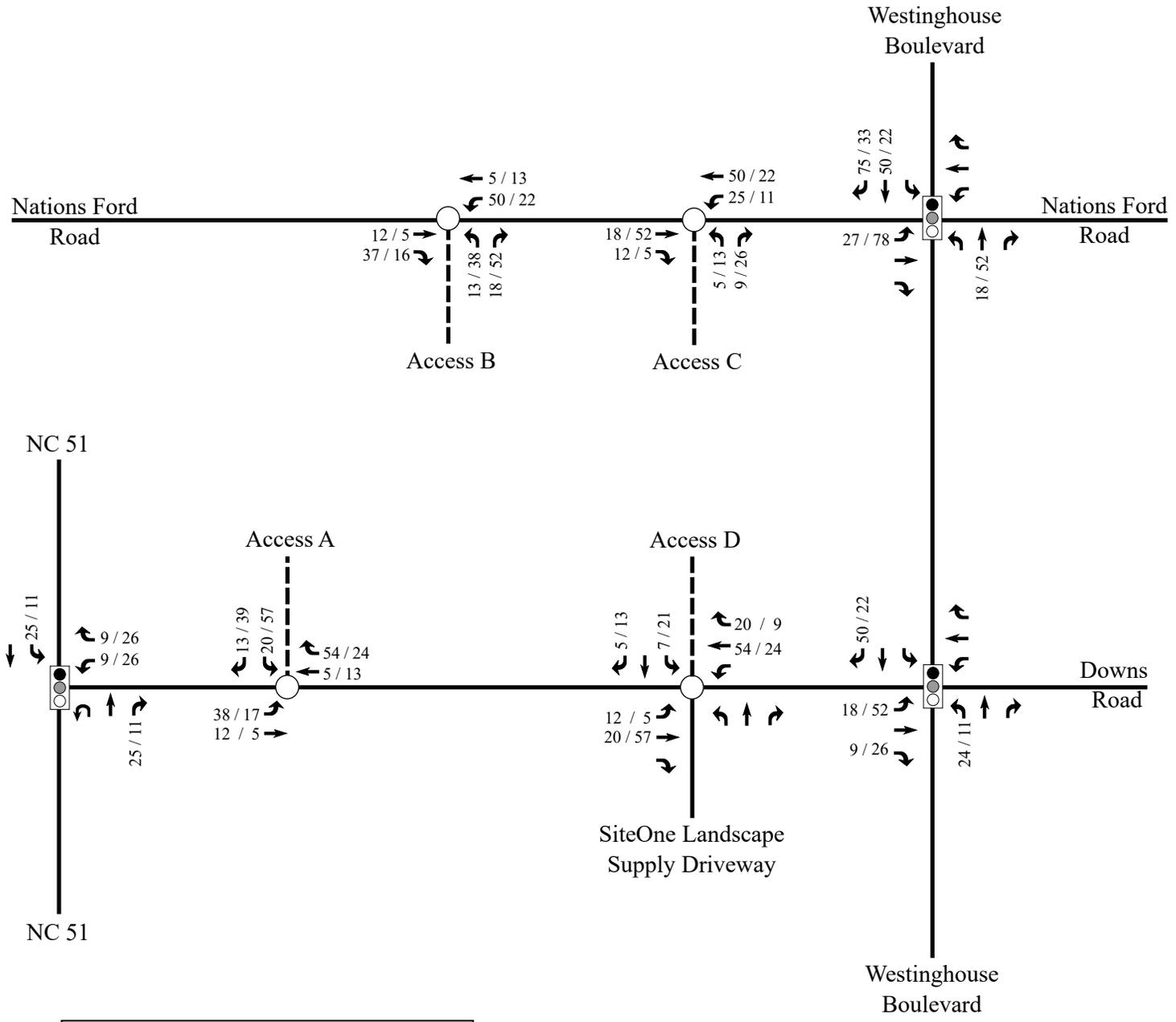
- Unsignalized Intersection
- Signalized Intersection
- $x\% \rightarrow$ Entering Trip Distributions
- $(y\%) \rightarrow$ Exiting Trip Distributions
- XX% Regional Trip Distribution



Carolina Logistics Park
Pineville, NC

Proposed Site
Full Build
Trip Distribution Percentages

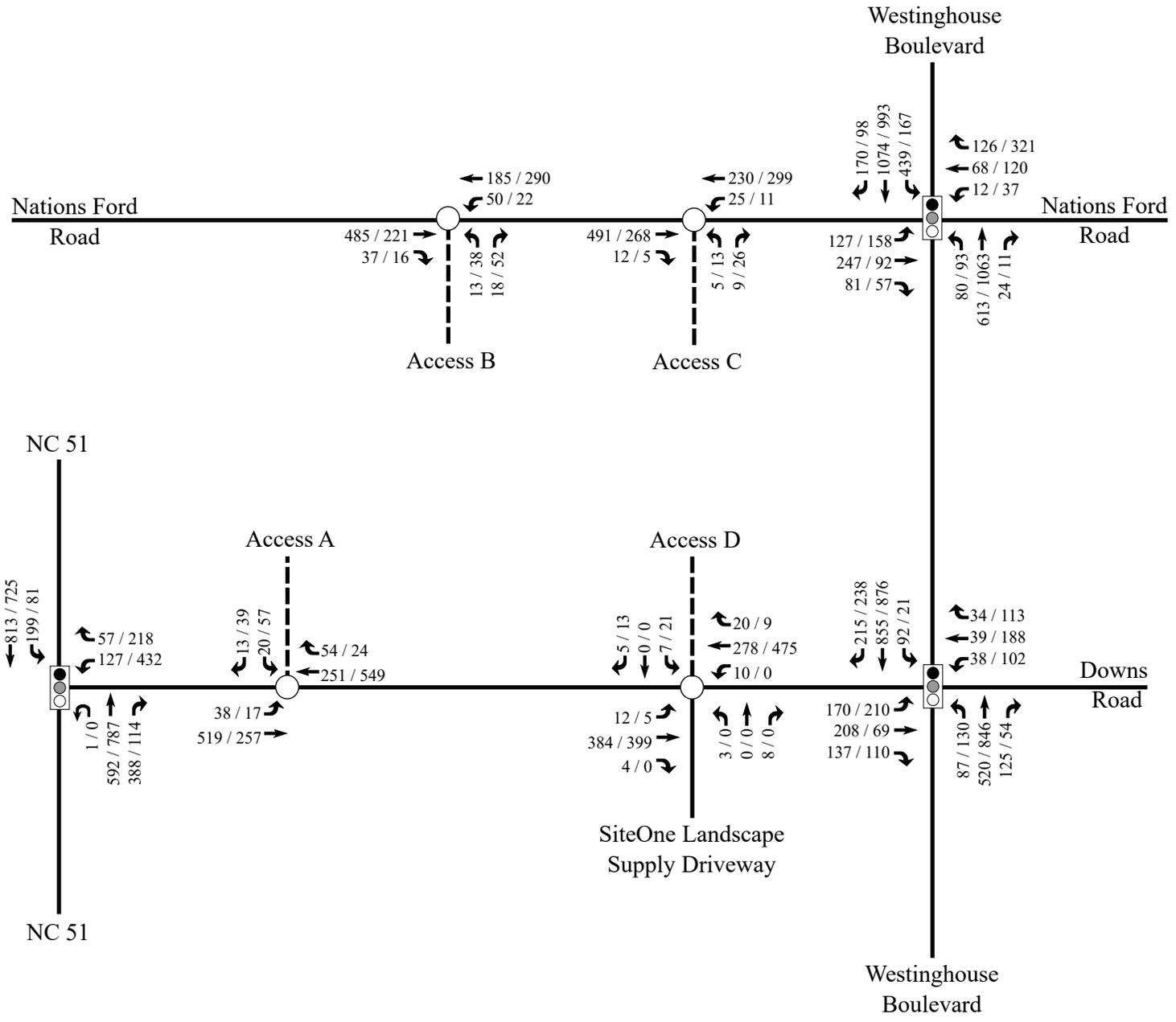
Scale: Not to Scale Figure 1



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- X / Y → AM / PM Peak Hour Site Trips

	<p>Carolina Logistics Park Pineville, NC</p>	<p>Proposed Site Full Build Trip Assignment</p>	
		<p>Scale: Not to Scale</p>	<p>Figure 2</p>



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- X/Y → AM / PM Peak Hour Traffic Volumes

	Carolina Logistics Park Pineville, NC		2026 Full Build Peak Hour Traffic Volumes	
			Scale: Not to Scale	Figure 3

Carolina Logistics Park
7: Downs Road & Access D/SiteOne Landscape Supply

2026 Full Bu
Timing Plan: AM Peak Hour

Item 7.

Intersection												
Int Delay, s/veh	0.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	7	4	5	4	4	8	12	384	4	10	278	20
Future Vol, veh/h	7	4	5	4	4	8	12	384	4	10	278	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	14	2	2	33	2	38	8	8	50	40	14	5
Mvmt Flow	8	4	6	4	4	9	13	427	4	11	309	22

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	804	799	320	802	808	429	331	0	0	431	0	0
Stage 1	342	342	-	455	455	-	-	-	-	-	-	-
Stage 2	462	457	-	347	353	-	-	-	-	-	-	-
Critical Hdwy	7.24	6.52	6.22	7.43	6.52	6.58	4.18	-	-	4.5	-	-
Critical Hdwy Stg 1	6.24	5.52	-	6.43	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.24	5.52	-	6.43	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.626	4.018	3.318	3.797	4.018	3.642	2.272	-	-	2.56	-	-
Pot Cap-1 Maneuver	288	319	721	268	315	556	1196	-	-	953	-	-
Stage 1	649	638	-	530	569	-	-	-	-	-	-	-
Stage 2	557	568	-	609	631	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	274	310	721	258	306	556	1196	-	-	953	-	-
Mov Cap-2 Maneuver	274	310	-	258	306	-	-	-	-	-	-	-
Stage 1	640	629	-	523	561	-	-	-	-	-	-	-
Stage 2	536	560	-	592	622	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	15.7		15.2		0.2		0.3	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1196	-	-	353	372	953	-	-
HCM Lane V/C Ratio	0.011	-	-	0.05	0.048	0.012	-	-
HCM Control Delay (s)	8	0	-	15.7	15.2	8.8	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.1	0	-	-

Carolina Logistics Park
7: Downs Road & Access D/SiteOne Landscape Supply

2026 Full Bu
Timing Plan: PM Peak Hour

Item 7.

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	21	4	13	4	4	4	5	399	4	4	475	9
Future Vol, veh/h	21	4	13	4	4	4	5	399	4	4	475	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	33	2	31	2	2	2	40	20	2	2	7	33
Mvmt Flow	23	4	14	4	4	4	6	443	4	4	528	10

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1002	1000	533	1007	1003	445	538	0	0	447	0	0
Stage 1	541	541	-	457	457	-	-	-	-	-	-	-
Stage 2	461	459	-	550	546	-	-	-	-	-	-	-
Critical Hdwy	7.43	6.52	6.51	7.12	6.52	6.22	4.5	-	-	4.12	-	-
Critical Hdwy Stg 1	6.43	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.43	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.797	4.018	3.579	3.518	4.018	3.318	2.56	-	-	2.218	-	-
Pot Cap-1 Maneuver	194	243	494	219	242	613	864	-	-	1113	-	-
Stage 1	473	521	-	583	568	-	-	-	-	-	-	-
Stage 2	526	566	-	519	518	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	188	240	494	207	239	613	864	-	-	1113	-	-
Mov Cap-2 Maneuver	188	240	-	207	239	-	-	-	-	-	-	-
Stage 1	469	518	-	578	563	-	-	-	-	-	-	-
Stage 2	513	561	-	497	515	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	22.6		18.4		0.1		0.1	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	864	-	-	246	282	1113	-	-
HCM Lane V/C Ratio	0.006	-	-	0.172	0.047	0.004	-	-
HCM Control Delay (s)	9.2	0	-	22.6	18.4	8.2	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.6	0.1	0	-	-

Intersection												
Int Delay, s/veh	0.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	↕
Traffic Vol, veh/h	7	4	5	4	4	8	12	384	4	10	278	20
Future Vol, veh/h	7	4	5	4	4	8	12	384	4	10	278	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	150	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	14	2	2	33	2	38	8	8	50	40	14	5
Mvmt Flow	8	4	6	4	4	9	13	427	4	11	309	22

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	793	788	309	802	808	429	331	0	0	431	0	0
Stage 1	331	331	-	455	455	-	-	-	-	-	-	-
Stage 2	462	457	-	347	353	-	-	-	-	-	-	-
Critical Hdwy	7.24	6.52	6.22	7.43	6.52	6.58	4.18	-	-	4.5	-	-
Critical Hdwy Stg 1	6.24	5.52	-	6.43	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.24	5.52	-	6.43	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.626	4.018	3.318	3.797	4.018	3.642	2.272	-	-	2.56	-	-
Pot Cap-1 Maneuver	293	323	731	268	315	556	1196	-	-	953	-	-
Stage 1	658	645	-	530	569	-	-	-	-	-	-	-
Stage 2	557	568	-	609	631	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	280	316	731	259	308	556	1196	-	-	953	-	-
Mov Cap-2 Maneuver	280	316	-	259	308	-	-	-	-	-	-	-
Stage 1	651	637	-	524	563	-	-	-	-	-	-	-
Stage 2	538	562	-	593	623	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	15.5		15.1		0.2		0.3	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1196	-	-	360	374	953	-	-
HCM Lane V/C Ratio	0.011	-	-	0.049	0.048	0.012	-	-
HCM Control Delay (s)	8	-	-	15.5	15.1	8.8	-	-
HCM Lane LOS	A	-	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.1	0	-	-

Carolina Logistics Park
7: Downs Road & Access D/SiteOne Landscape Supply

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	↕
Traffic Vol, veh/h	21	4	13	4	4	4	5	399	4	4	475	9
Future Vol, veh/h	21	4	13	4	4	4	5	399	4	4	475	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	150	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	33	2	31	2	2	2	40	20	2	2	7	33
Mvmt Flow	23	4	14	4	4	4	6	443	4	4	528	10

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	997	995	528	1007	1003	445	538	0	0	447	0	0
Stage 1	536	536	-	457	457	-	-	-	-	-	-	-
Stage 2	461	459	-	550	546	-	-	-	-	-	-	-
Critical Hdwy	7.43	6.52	6.51	7.12	6.52	6.22	4.5	-	-	4.12	-	-
Critical Hdwy Stg 1	6.43	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.43	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.797	4.018	3.579	3.518	4.018	3.318	2.56	-	-	2.218	-	-
Pot Cap-1 Maneuver	196	245	498	219	242	613	864	-	-	1113	-	-
Stage 1	477	523	-	583	568	-	-	-	-	-	-	-
Stage 2	526	566	-	519	518	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	190	242	498	208	239	613	864	-	-	1113	-	-
Mov Cap-2 Maneuver	190	242	-	208	239	-	-	-	-	-	-	-
Stage 1	474	521	-	579	564	-	-	-	-	-	-	-
Stage 2	514	562	-	498	516	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	22.5		18.4		0.1		0.1	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	864	-	-	248	282	1113	-	-
HCM Lane V/C Ratio	0.006	-	-	0.17	0.047	0.004	-	-
HCM Control Delay (s)	9.2	-	-	22.5	18.4	8.2	-	-
HCM Lane LOS	A	-	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.6	0.1	0	-	-

Intersection: 7: Downs Road & Access D/SiteOne Landscape Supply

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	43	63	56	63
Average Queue (ft)	11	12	5	6
95th Queue (ft)	36	45	27	35
Link Distance (ft)	709	728	817	344
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: Downs Road & Access D/SiteOne Landscape Supply

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	88	31	68	21
Average Queue (ft)	34	10	4	1
95th Queue (ft)	74	33	32	9
Link Distance (ft)	709	728	817	344
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: Downs Road & Access D/SiteOne Landscape Supply

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	46	65	22	52
Average Queue (ft)	9	18	3	4
95th Queue (ft)	32	53	16	25
Link Distance (ft)	689	722		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			150	100
Storage Blk Time (%)				
Queuing Penalty (veh)				

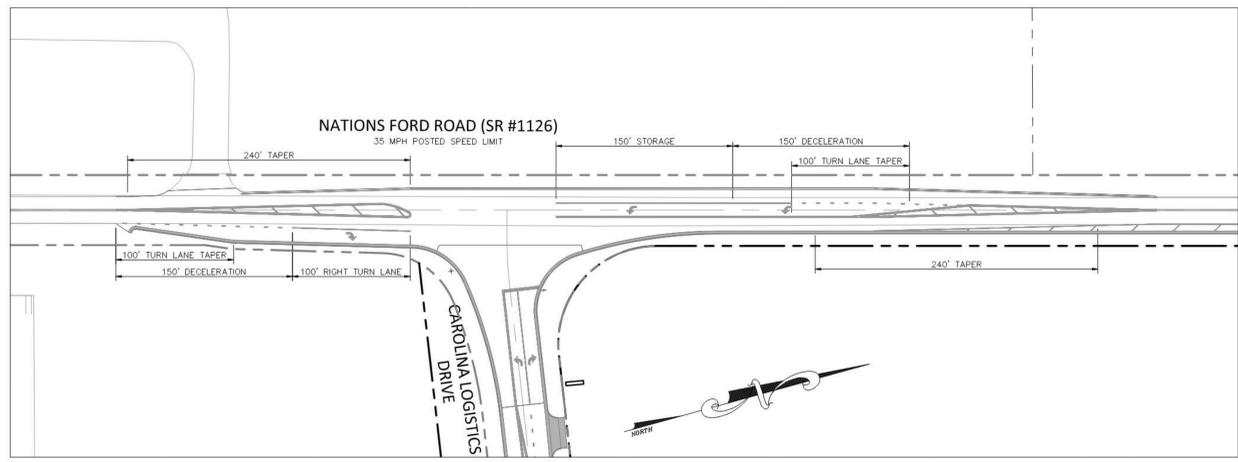
Intersection: 7: Downs Road & Access D/SiteOne Landscape Supply

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	88	35	16	20
Average Queue (ft)	28	9	1	1
95th Queue (ft)	67	33	11	7
Link Distance (ft)	689	722		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			150	100
Storage Blk Time (%)				
Queuing Penalty (veh)				

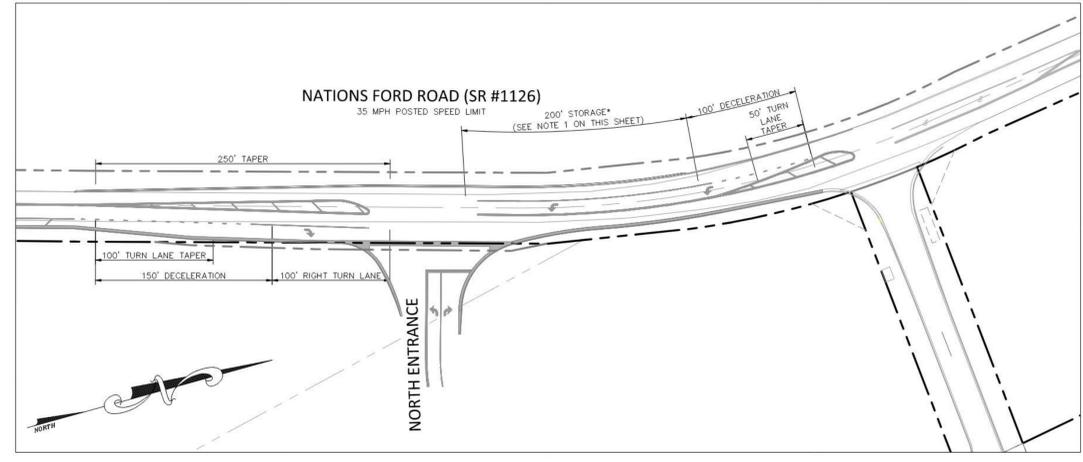


NO.	DATE	REVISIONS
1	04/05/23	REVISION TO APPROVED PLAN
2	07/08/23	PER TOWN COORDINATION

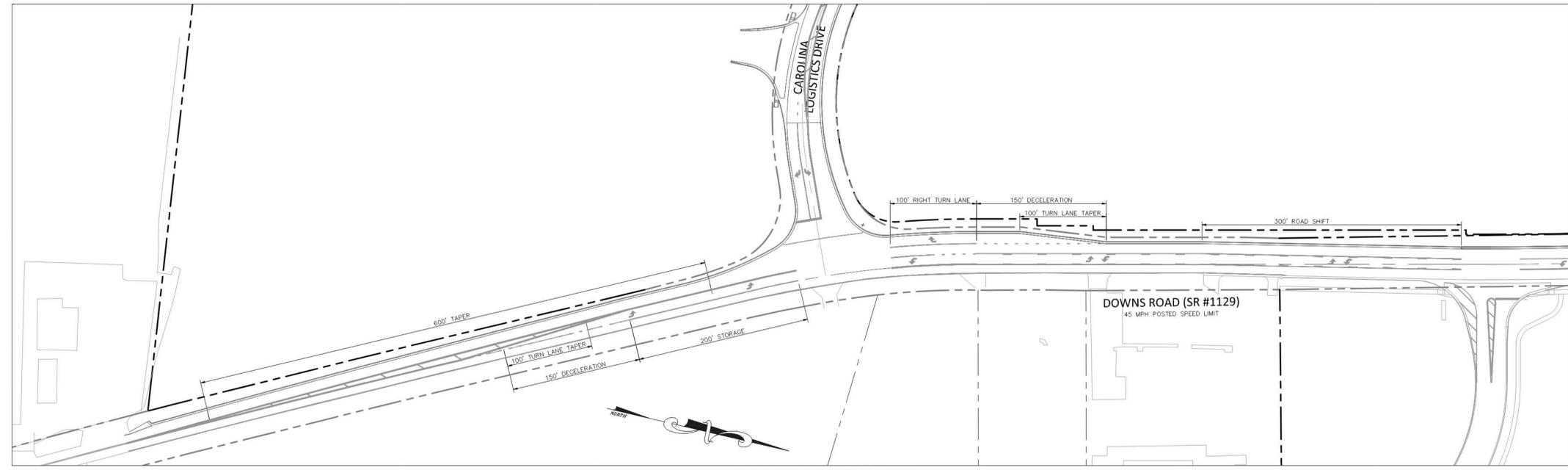
JOB # 20007
 DATE 05/20/20
 SCALE 1" = 60'
 DRAWN BY: JAW
 APPROVED BY: JCO



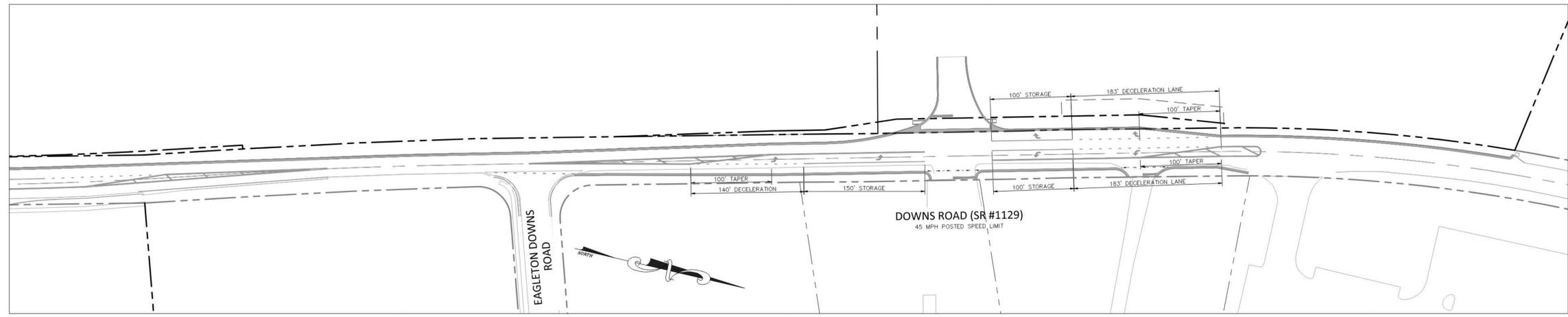
CAROLINA LOGISTICS DRIVE @ NATIONS FORD ROAD
 SCALE 1" = 60'



NORTH ENTRANCE @ NATIONS FORD ROAD
 SCALE 1" = 60'



CAROLINA LOGISTICS DRIVE @ DOWNS ROAD
 SCALE 1" = 60'

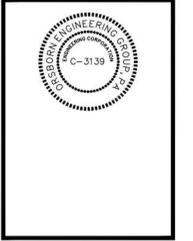


PROPOSED DRIVEWAY @ DOWNS ROAD
 SCALE 1" = 60'

- NOTES:**
- * 100' STORAGE MAY BE USED FOR NOTED LEFT TURN LANE ON NATIONS FORD ROAD IF THE TURN LANE IS NOT USED FOR A TRUCK ENTRANCE.
 - ROADWAY IMPROVEMENTS, INTERSECTION LOCATIONS, ETC. ARE SUBJECT TO APPROVAL BY PERMITTING AUTHORITIES.

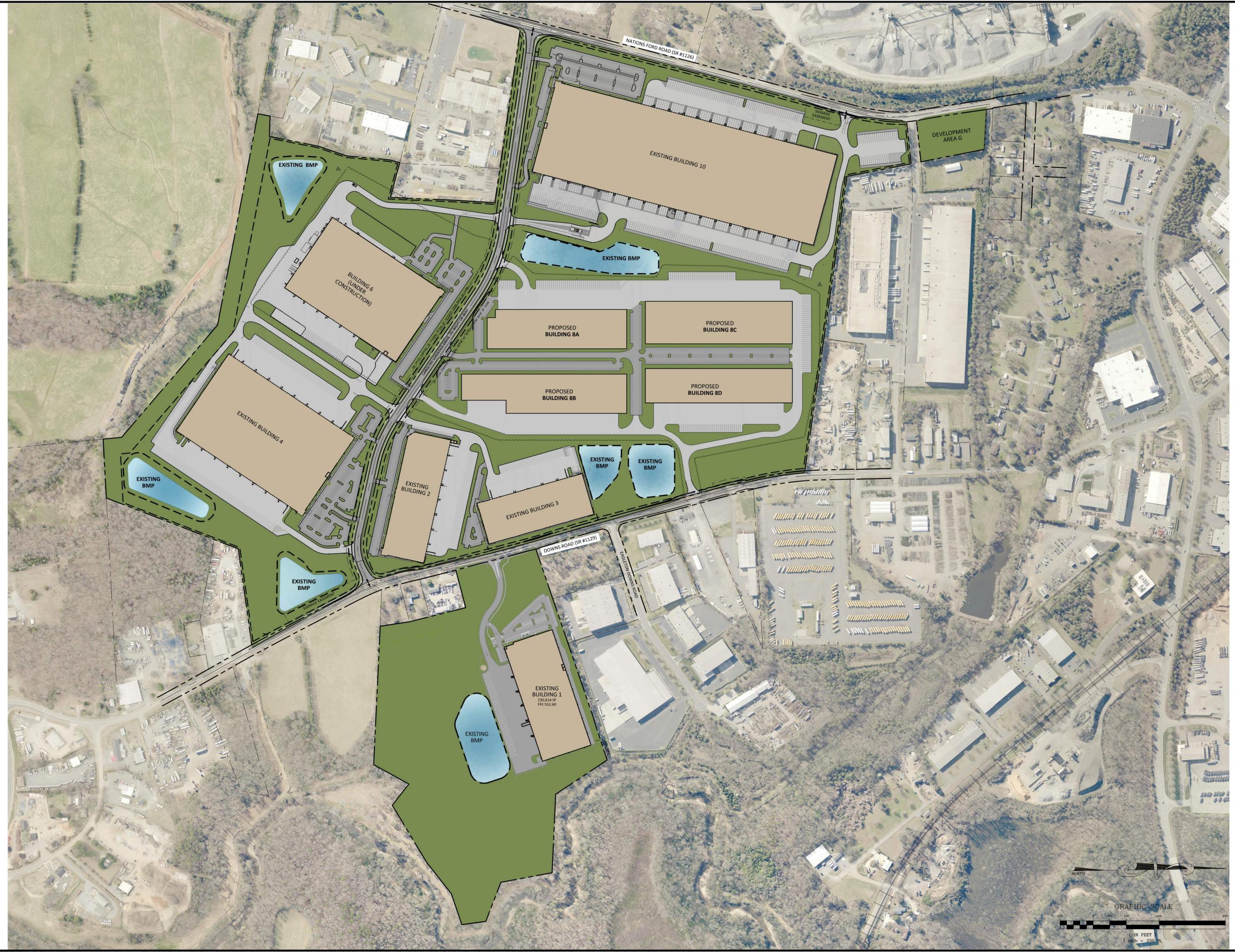
CONCEPTUAL SITE PLAN
FOR
CAROLINA LOGISTICS PARK
500 EAST MOREHEAD STREET, SUITE 200
CHARLOTTE, NC 28202

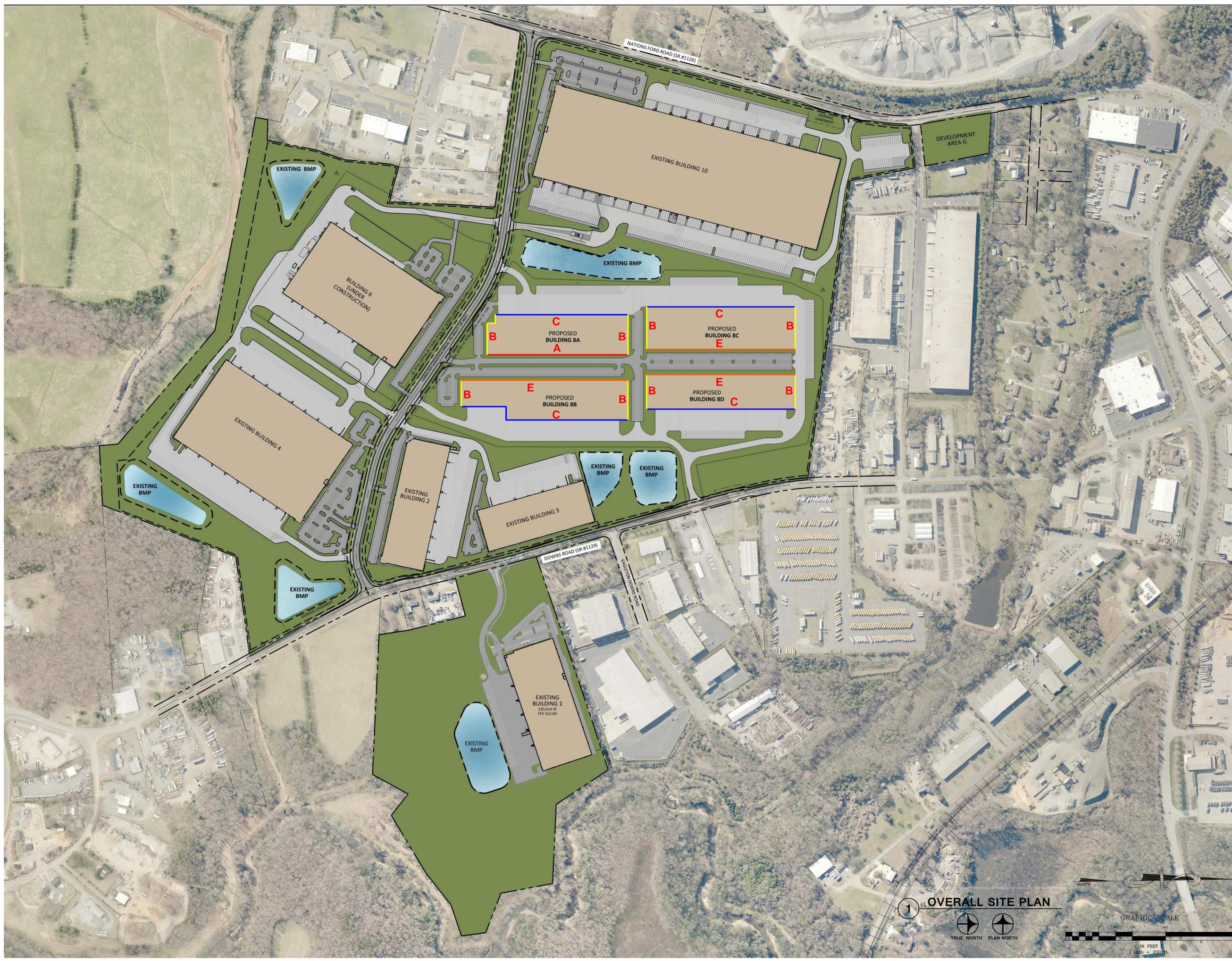
CAROLINA LOGISTICS PARK
500 EAST MOREHEAD STREET, SUITE 200
CHARLOTTE, NC 28202



NO.	DATE	REVISIONS
1	03/20/23	PER TOWN COORDINATION
2	03/20/23	PER OWNER PLAN REVISIONS
3	03/20/23	PER TOWN COORDINATION
4	03/20/23	PER OWNER PLAN REVISIONS
5	03/20/23	PER TOWN COORDINATION
6	03/20/23	PER OWNER PLAN REVISIONS
7	03/20/23	PER TOWN COORDINATION
8	03/20/23	PER OWNER PLAN REVISIONS
9	03/20/23	PER TOWN COORDINATION
10	03/20/23	PER OWNER PLAN REVISIONS

JOB # 20007
DATE: 03/20/23
SCALE: 1" = 200'
DRAWN BY: BY
APPROVED BY: JCO
RZ2.0





SCALE :

FOR REFERENCE
 ONLY

**CAROLINA LOGISTICS
 PARK**
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA

DRAWING STATUS :

- PRELIMINARY
 NOT FOR CONSTRUCTION
- ISSUED FOR
 BIDDING
- ISSUED FOR
 CONSTRUCTION

OWNER / CLIENT SIGNATURE :

DATE :

NO.	DATE	DESCRIPTION
3	04/11/2023	SITE PLAN UPDATES
2	05/05/2023	PER TOWN COORDINATION
1	07/20/2023	ISSUES
		REVISION

FILE NAME :

PROJECT NO. :
 C15109

SHEET TITLE :
 SITE PLAN

SHEET :

A100

1 OVERALL SITE PLAN





**Pineville Police
Department**



Memo

To: Ryan Spitzer, Town Manager
From: Michael Hudgins, Chief of Police
CC: Roxy McMahon, Senior Administrative Assistant
Date: 5/4/2023
Re: Towing Ordinance

Mr. Spitzer, if you recall, a gentleman spoke to Town Council at the February Town Council meeting about the unethical business practices of Tip Towing Company. His comments were corroborated in an email from Corporal Kimel to Sergeant Cook on February 14, 2023. Within her email, Corporal Kimel noted the following issues surrounding the business practices of Tip Towing Company:

Within the past few months, we have been dealing with this company (Tip Towing) practicing “shady” business to say the least. They began trying to tow vehicles that were occupied, which we were able to put a stop to based upon state law; however, recently they have been placing “boots” on occupied vehicles and charging a fee to the occupants to remove the boots (ranging upwards of \$200 to have the boot removed). The parking lot has no visible signage within the parking lot to warn subjects that they cannot be parked for more than a certain period or repercussions would occur. I believe there is only one entrance that has a sign in general, but another issue is that there are at least three other access points/ entrances to the parking lot that have no signs. I have spoken with two (2) tow truck drivers requesting that their company place more signs out as subjects have no warning or knowledge that if they park in the parking lot they are subject to tow/booting after a period of time. Another issue that has also been common with this is that most of the individuals who are being booted have a gym membership to Planet Fitness and thought that since they are a customer and pay dues that they could use the parking lot to nap during truck hauls or traveling trips.

In her email, Corporal Kimel also pointed out our Town does not have an ordinance to regulate towing practices, and based on my research, the state code only regulates private parking spaces, which does not apply to this issue. Moreover, Corporal Kimel also noted that other surrounding jurisdictions have towing ordinances on the books. Since the state and our Town lack regulatory authority over towing practices, the police department cannot change the behavior of the Tip Towing, outside of persuasion. I would like to change this position.

Respectfully, to address this issue, I would like to propose new towing and booting ordinances to our Town Council. Additionally, I recommend creating a new title in the Town’s ordinance called Title VIII – “Towing and Booting”.

We have reviewed Charlotte's ordinances, and we believe their ordinances substantially address the issues our officers have witnessed. Therefore, we respectfully submit the following ordinances for consideration by Town Council:

TITLE VIII. TOWING AND BOOTING

Sec. 80. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context indicates a different meaning:

Boot means any device attached to a vehicle that prevents the vehicle from being driven.

Booting service means any person or entity that engages in or who owns or operates a business that engages in whole or in part in the booting of vehicles.

Class A vehicle means any vehicle with a gross weight up to and including 9,000 pounds.

A private parking lot means any parking lot or area owned by a private entity that provides parking spaces for a fee or requires the permission of the owner, lessee, or agent before a person may park at that location. A private parking lot includes vehicle parking spaces in an apartment complex or shopping center.

Tow means to haul, carry, pull along, or otherwise transport or remove a motor vehicle by means of another vehicle.

Towing service includes any person or other entity, whether licensed or not, that engages in or who owns or operates a business that engages, in whole or in part, in the towing or removal of motor vehicles for compensation.

Trespass towing means the towing or removal of a vehicle, without the consent of the vehicle's owner or operator, that is parked on a private parking lot without the property owner or agent's consent.

Sec. 80 -1. Towing of vehicles for compensation.

No towing service shall conduct a trespass tow of a class A vehicle from a private parking lot for compensation when the point of origin of the tow is within the jurisdictional limits of the city without complying with the provisions of this article.

Sec. 80-2. Trespass towing of vehicles from private parking lots; signs required.

It shall be unlawful to tow or remove or immobilize by use of any wheel lock or other method, a motor vehicle that is parked on private property or private parking lot without the permission of the owner or lessee of the motor vehicle unless notice is posted in accordance with the provisions of this section on the private property from which the towing, removal, or immobilization occurs. The notice shall meet the following requirements:

(1) The notice must be in the form of a sign structure and not less than 24 inches by 24 inches and not larger than six square feet and constructed of metal, plastic or other type of material that is enduring in nature. The notice shall be prominently posted on the private property at each access or curb cut allowing vehicle access to the property and within five feet of the street right of way line. If there are no curb or access barriers, notices shall be posted not less than every 50 feet facing the frontage of the public street and facing the private parking lot. In addition, a sign not less than 12 inches by 18 inches in size may be posted with lettering on both sides at each parking space from which an unauthorized vehicle could be towed, removed, or immobilized.

(2) The notice shall clearly display the following:

a. In not less than one and one-half inch high letters red in color on a contrasting white background, the words “tow-away-zone” or “towing enforced.”

b. In not less than one inch high letters red in color on a contrasting white background, a statement that parking is never authorized by stating “private property – no parking” or where parking is permitted under limited circumstances, by stating “authorized parking only” or “leased parking only”, or “parking for _____ customers only”, or “parking for residents only”, or a similar phrase that specifically identifies the conditions under which someone may park on the property. If parking is only allowed for a specified time, then the sign shall specifically state the days and hours when parking is permitted.

c. In not less than one inch high letters red in color on a contrasting white background, the phone number that a person can call to retrieve the towed vehicle and the name and address of the storage facility where the vehicle is stored.

(3) The sign displaying the required notices shall be permanently installed with the bottom of the sign not less than three feet above ground level and the top of the sign not more than eight feet above ground level.

Sec. 80-3. Trespass towing of vehicles from private parking lots; practices

(c) Any towing service that engages in a trespass tow or any storage facility that receives motor vehicles that have been towed as a result of a non-consensual tow from private property shall accept cash and at least two major credit cards and any debit card for any fee established by this article. Upon request, the employee for the towing service or storage facility will provide a receipt to the owner or operator of the towed motor vehicle.

(d) Any towing service that engages in a trespass tow or any storage yard that receives motor vehicles that have been towed as a result of a non-consensual tow from private property shall have a person on call 24 hours every day who acknowledges requests to retrieve a towed motor vehicle within 15 minutes of receiving an inquiry from the owner or operator of the towed motor vehicle. If the owner or operator wishes to retrieve the motor vehicle, then the towing service or storage facility must make the vehicle available within 45 minutes of the request.

(e) The lot or facility to which a trespass towed vehicle is removed shall be located within 20 miles of the Town limits.

(f) No towing service shall remove a motor vehicle from a private lot from the hours of 7:00 a.m. to 7:00 p.m. unless the owner or agent of the private lot signs a contemporaneous specific written authorization for such removal which is presented to the wrecker driver of the towing service. The agent must be someone other than an employee of the towing service. The written authorization shall contain the reason for the tow, the make, model, year, color, vehicle identification number (VIN) and license plate number. The wrecker driver shall contact the non-emergency number for the Pineville Police Department and provide the above information. The motor vehicle will not be removed from the private lot until the driver has been advised of a complaint number.

Sec. 80-4. Return of class A vehicle to owner after a trespass tow.

The owner of a towing service shall have someone on call from 7:00 a.m. to 7:00 p.m. for the return of a class A vehicle to the owner trespass tow.

Sec. 80-5. Trespass towing notice to police required.

Any towing service operating within the city shall, within 30 minutes of the removal of the vehicle from a private parking lot, notify the nonemergency police service bureau of the Pineville Police Department of the towing; the storage site; the time the vehicle was towed or removed; and the make, model, year, color, vehicle identification number (VIN), and license plate number of the vehicle; and shall obtain and retain the Pineville Police Department's case number assigned to the call.

Sec. 80-6. Penalty.

A violation of §§ 80-1 through 80-5 shall not constitute a misdemeanor or infraction punishable under G.S. § 14-4, but instead shall be subject to the civil penalties fixed by § 10.99.

Sec. 81-1. Booting of a vehicle on a private lot.

No booting service shall boot a vehicle within the Town limits without complying with the provisions of this article. However, this section does not apply to any company that is acting on behalf of a governmental agency.

Sec. 81-2. Booting of vehicles on private parking lots; signs required.

(a) No booting service shall boot a vehicle, of any size or weight, on a private parking lot unless a sign is conspicuously posted and clearly visible from all vehicle and pedestrian entrances to the property. The sign must clearly provide the following information:

(1) The property is a private lot and a vehicle not authorized to park on the property will be booted at the owner's expense;

(2) The name, telephone number, and address of the person or company that is authorized to remove the boot;

(3) A statement that the boot may be removed at anytime, day or night, upon payment not to exceed the amount specified in section 81-3.

(b) When the booting service is contacted to remove the boot, a designated employee of the company will respond within one hour.

(c) An occupied vehicle may not be booted.

Sec. 81-3. Fee charged for removing boot.

(a) The fee to remove a boot shall not exceed \$50.00.

(b) It is unlawful for a private booting company, unless it is acting on behalf of a governmental agency, to place a boot on a motor vehicle parked on the public right-of-way.

Sec. 81-4. Penalty.

A violation of §§ 81-1 through 81-3 shall not constitute a misdemeanor or infraction punishable under G.S. § 14-4, but instead shall be subject to the civil penalties fixed by § 10.99.

I look forward to your feedback and direction concerning this matter.

- 2) Downtown Core (DC) Zoning District shall be permitted to count directly adjacent approved on-street parking towards off street parking requirements.
- 3) Minimum parking requirements shall be waived for historically designated properties so long as historic designation is maintained on the property and upheld by Charlotte-Mecklenburg Historic Landmark Commission or similar.

Attachments:

Site Plan
Elevations for Building 1
Elevations for Building 2
Original Concept Plan



McADAMS

The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704.527.0800
fax 919.361.2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MR. ROBERT ADAMS
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 250
BIRMINGHAM, ALABAMA 35209

MAIN & COLLEGE STREET
CONSTRUCTION DRAWINGS
PINEVILLE, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

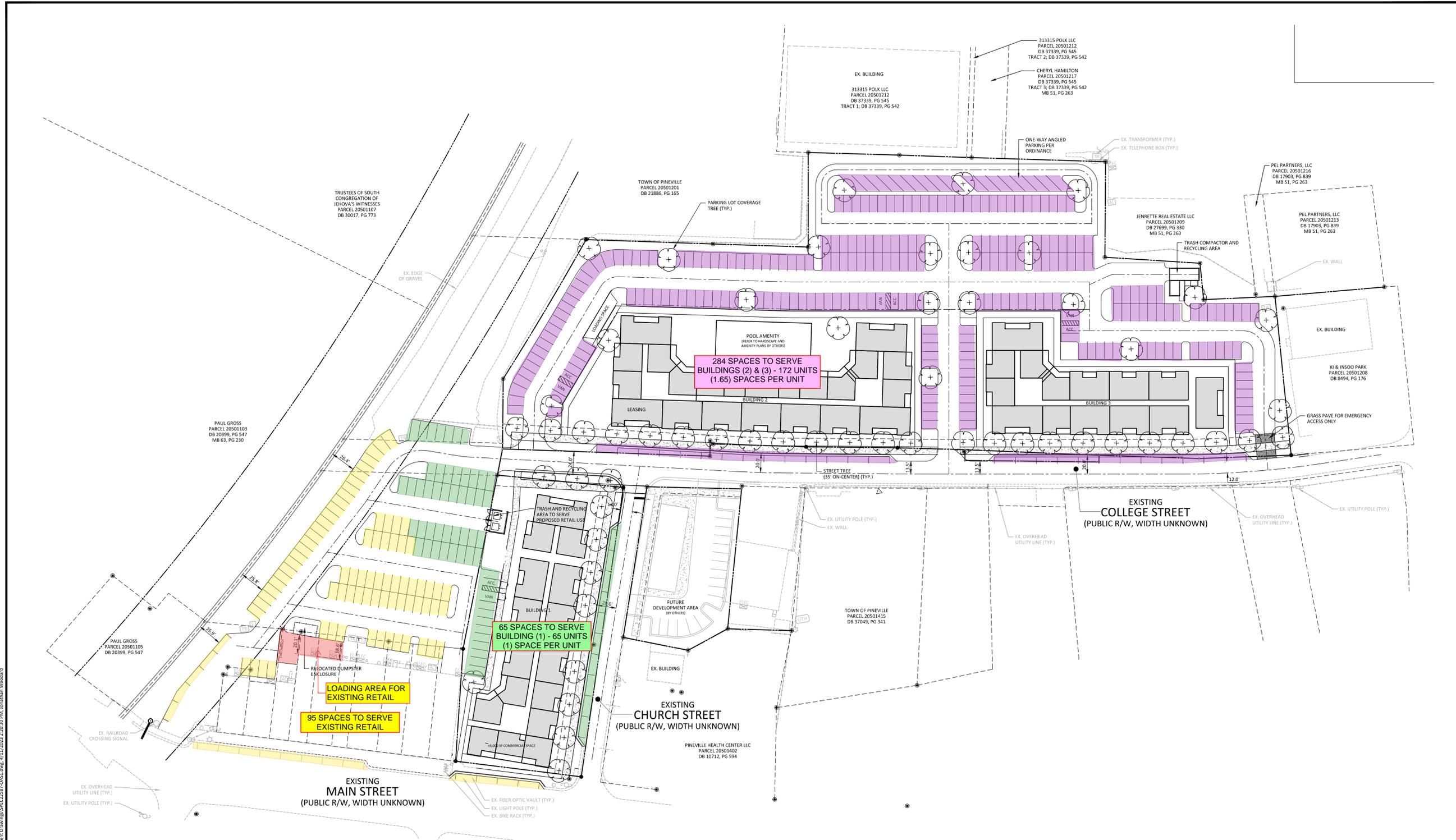
PROJECT NO. SPEC22587
FILENAME SPEC22587-OAS1
CHECKED BY JBW
DRAWN BY SRM
SCALE 1"=50'
DATE 08.04.2022

SHEET

OVERALL SITE PLAN

C2.00

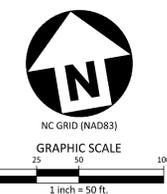
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



284 SPACES TO SERVE
BUILDINGS (2) & (3) - 172 UNITS
(1.65 SPACES PER UNIT)

65 SPACES TO SERVE
BUILDING (1) - 65 UNITS
(1) SPACE PER UNIT

LOADING AREA FOR
EXISTING RETAIL
95 SPACES TO SERVE
EXISTING RETAIL



EXISTING LEGEND

- EXISTING IRON PIPE/REBAR
IRON PIPE SET
EXISTING CONCRETE MONUMENT
CONCRETE MONUMENT SET
CALCULATED POINT
CALCULATED POINT
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
WATER VAULT
BACKFLOW PREVENTER
FIRE HYDRANT
TELEPHONE BOX
TELEPHONE MANHOLE
GAS METER
GAS VALVE
ELECTRIC METER
ELECTRIC BOX
AIR CONDITIONING UNIT
TRANSFORMER
LIGHT POLE
POWER POLE WITH GUY ANCHOR
CATCH BASIN
STORM DRAINAGE MANHOLE
DROP INLET
FLARED END SECTION
BOLLARD
SIGN
MAILBOX

SITE LEGEND

- SIGNAGE
ACCESSIBLE PARKING STALL
PARKING SPACE COUNT
STANDARD CURB AND GUTTER (SEE PLAN FOR SIZE)
SPILL CURB AND GUTTER (SEE PLAN FOR SIZE)
PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
CENTERLINE
TREE PROTECTION
RAILROAD TRACKS
GUARD RAIL
STORM DRAIN
OVERHEAD UTILITY LINE
UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATIONS LINE
WATER LINE
SANITARY SEWER LINE
GAS LINE
FENCE LINE
SURVEYED PROPERTY LINE
PROPERTY LINE NOT SURVEYED
CONCRETE SIDEWALK OR HEAVY DUTY CONCRETE (WHERE SPECIFIED)
NEW FULL DEPTH PAVEMENT WITHIN BUILDING SETBACK WHERE SPECIFIED FOR UTILITY INSTALLATION
EX. PAVEMENT TO BE MILLED AND OVERLAVED (1.5') & GRADE ADJUSTED W/ WEDGING (WHERE SPECIFIED) (SEE CROSS-SECTIONS IN C7.00 SHEET SERIES FOR AREAS OF WEDGING)

SITE DATA

Table with site data including developer, prepared by, tax ID numbers, acreage, zoning, and unit counts.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, DEMOLITION, GRADING, STORM DRAINAGE, UTILITY, AND EROSION CONTROL NOTES

811 Know what's below. Call before you dig.

Vertical text on the left edge of the drawing.



McADAMS

The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MR. ROBERT ADAMS
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2204 LAKESHORE DRIVE, SUITE 250
BIRMINGHAM, ALABAMA 35209

MAIN & COLLEGE STREET
CONSTRUCTION DRAWINGS
PINEVILLE, NORTH CAROLINA



REVISIONS

NO. DATE

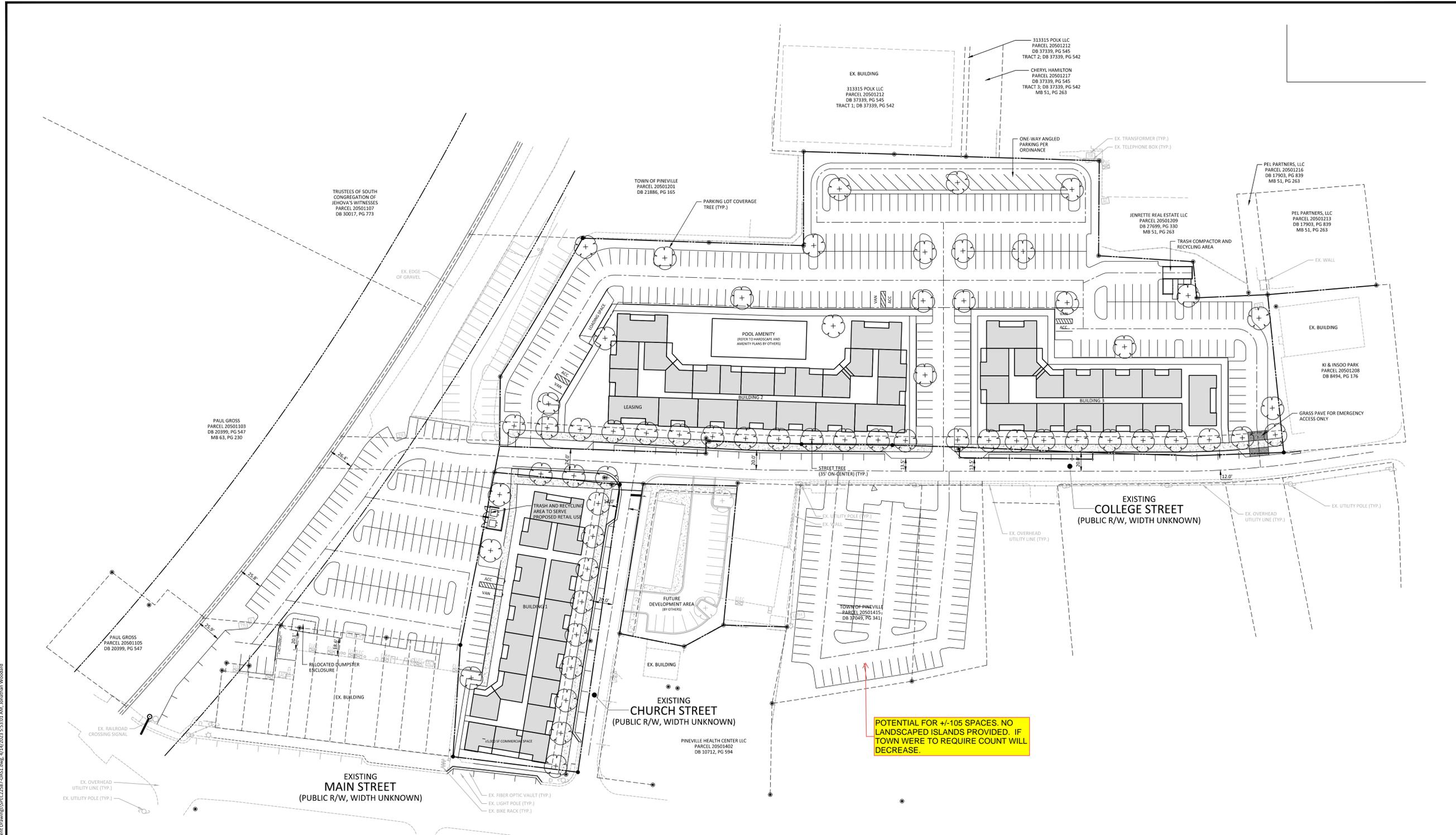
PLAN INFORMATION

PROJECT NO. SPEC22587
FILENAME SPEC22587-OAS1
CHECKED BY JBW
DRAWN BY SRM
SCALE 1"=50'
DATE 08.04.2022

OVERALL SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



POTENTIAL FOR +/-105 SPACES. NO LANDSCAPED ISLANDS PROVIDED. IF TOWN WERE TO REQUIRE COUNT WILL DECREASE.

EXISTING LEGEND

- EXISTING IRON PIPE/REBAR
IRON PIPE SET
EXISTING CONCRETE MONUMENT
CONCRETE MONUMENT SET
CALCULATED POINT
CALCULATED POINT
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
WATER VAULT
BACKFLOW PREVENTER
FIRE HYDRANT
TELEPHONE BOX
TELEPHONE MANHOLE
GAS METER
GAS VALVE
ELECTRIC METER
ELECTRIC BOX
AIR CONDITIONING UNIT
TRANSFORMER
LIGHT POLE
POWER POLE WITH GUY ANCHOR
CATCH BASIN
STORM DRAINAGE MANHOLE
DROP INLET
FLARED END SECTION
BOLLARD
SIGN
MAILBOX

SITE LEGEND

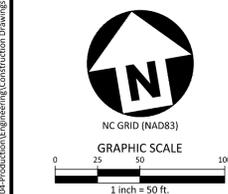
- SIGNAGE
ACCESSIBLE PARKING STALL
PARKING SPACE COUNT
STANDARD CURB AND GUTTER (SEE PLAN FOR SIZE)
SPILL CURB AND GUTTER (SEE PLAN FOR SIZE)
PROPERTY LINE
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STORM DRAIN
OVERHEAD UTILITY LINE
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EX. PAVEMENT TO BE MILLED AND OVERLAYED (1.5") & GRADE ADJUSTED W/ WEDGING (WHERE SPECIFIED) (SEE CROSS-SECTIONS IN C7.00 SHEET SERIES FOR AREAS OF WEDGING)

SITE DATA

Table with site data including developer (LIV DEVELOPMENT), prepared by (McAdams Company), tax ID numbers, total site acreage (7.6 AC), zoning (Downtown Core (DC) District), and proposed use (Multi-Family Residential).

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, DEMOLITION, GRADING, STORM DRAINAGE, UTILITY, AND EROSION CONTROL NOTES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL



Know what's below. Call before you dig.

\\Projects\SPEC\SPEC 2022\SPEC22587 - Main & College Street\04 Production\Engineering\Construction Drawings\SPEC22587-001.dwg, 4/14/2023 5:33:01 AM, Jonathan Woodard



02 MAIN STREET
1/8" = 1'-0"



01 CHURCH STREET
1/8" = 1'-0"



LIVANO PINEVILLE

Main & Church, Pineville, NC

4/4/2023 | 1/8" = 1'-0"





02 BLDG 3 COLLEGE STREET
1/8" = 1'-0"



01 BLDG 2 COLLEGE STREET
1/8" = 1'-0"

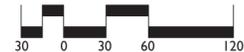


LIVANO PINEVILLE

Main & Church, Pineville, NC

4/4/2023 | 1/8" = 1'-0"

DEVELOPMENT SUMMARY	
BUILDING 1 - MIXED USE	
MULTI-FAMILY (15 UNITS/ 5 FL)	± 74 UNITS
COMMERCIAL SPACE (GROUND FLOOR GF)	± 5000 SF
TOTAL PARKING PROVIDED FOR BUILDING 1 (INCLUDING ON STREET)	± 165 SPACES
BUILDING 2	
MULTI-FAMILY (14 UNITS/ 6 FL)	± 70 UNITS
BUILDING 3	
MULTI-FAMILY (12 UNITS/ 4 FL)	± 48 UNITS
BUILDING 4	
MULTI-FAMILY (12 UNITS/ 4 FL)	± 48 UNITS
TOTAL MULTI-FAMILY UNITS FOR BUILDINGS 2-4	± 240 UNITS
TOTAL PARKING PROVIDED FOR BUILDINGS 2-4 (1.6 PER UNIT, INCLUDING ON STREET)	± 274 SPACES
BUILDING 5 - MIXED USE	
(2 STORY) (OFFICE / FOOD AND BEVERAGE)	± 6190 SF
TOTAL PARKING PROVIDED FOR BUILDING 5 (4.2 PER 1000SF INCLUDING ON STREET)	± 26 SPACES



Memorandum

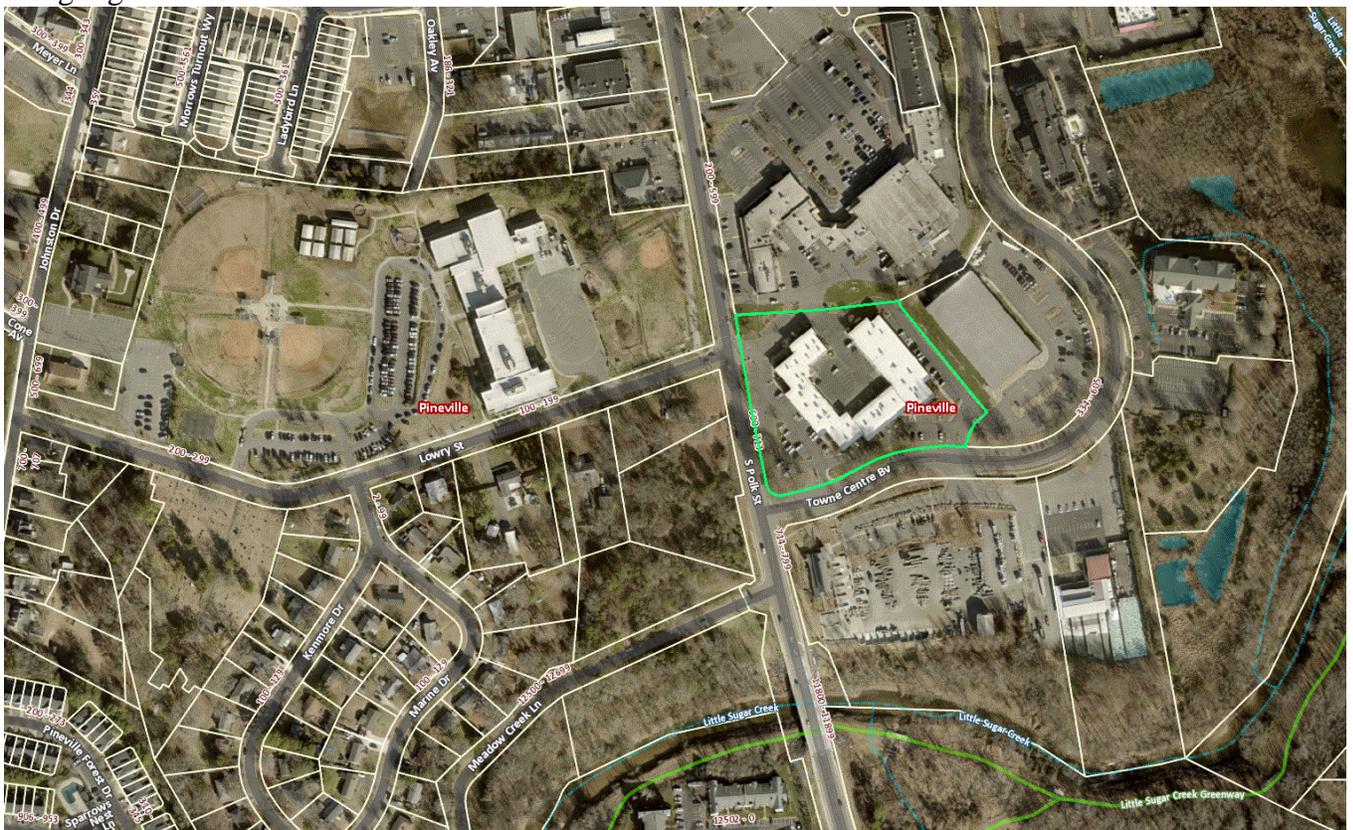


To: Mayor and Town Council
From: Ryan Spitzer
Date: 5/4/2023
Re: Right-of-Way Purchase – Lowry Street Project

Overview:

The Town had the bid opening for the Lowry Street Turn Lane Project on May 5, 2023. This project is scheduled to get started after school lets out and finished prior to school being back in session.

The Town has gotten right-of-way easement agreements from two property owners; however, one is holding out for money. The property owner wants \$7,500 for the easement. The property is highlighted below:



The reason for needing to purchase the easement on the opposite side of the road where the town is doing work is the traffic division at NCDOT is requiring all signals to include the crosswalks to have work done to them. There are currently signal loops in the ground that work the traffic light that NCDOT never purchased right-of-way for. The traffic division is now requiring the town to purchase the right-of-way. I am working with the district engineer to see if the town needs to purchase the right-of-way because nothing is being disturbed on this side of the road. I am awaiting his decision.

Staff is asking for authorization to execute the purchase documents if an agreement cannot be negotiated through NCDOT. Due to the strict timeline on this project staff does not have time to come back in June to ask for the appropriation or to go through the condemnation process if necessary.

Attachments:

Utility Easement Plat

Recommendation:

Authorize the Town Manager to execute the documents to purchase the right-of-way easement if an alternative agreement can't be secured from NCDOT.

THIS IS TO CERTIFY THAT THIS EXHIBIT WAS PREPARED UNDER MY SUPERVISION AND THAT THE EXHIBIT WAS PREPARED FOR THE PURPOSE OF ACQUISITION OF EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

Item 10.

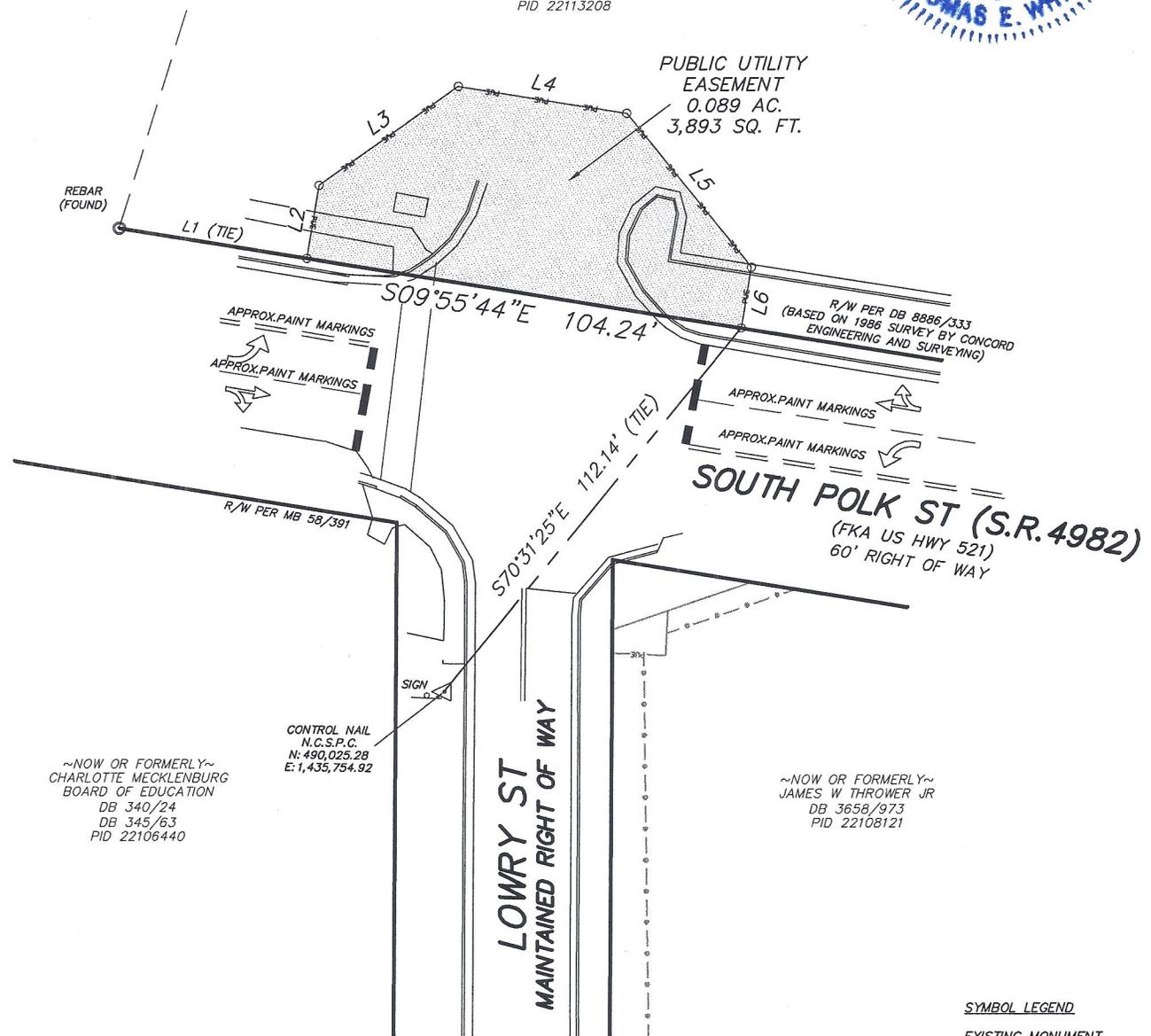
DATE OF EXHIBIT 2/9/2023

SIGNED Thomas E. White
PROFESSIONAL LAND SURVEYOR



~NOW OR FORMERLY~
YFP, LLC
DB 8886/333
PID 22113208

PUBLIC UTILITY
EASEMENT
0.089 AC.
3,893 SQ. FT.



~NOW OR FORMERLY~
CHARLOTTE MECKLENBURG
BOARD OF EDUCATION
DB 340/24
DB 345/63
PID 22106440

~NOW OR FORMERLY~
JAMES W THROWER JR
DB 3658/973
PID 22108121

NOTES:

- PID 22113208
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS, BUFFERS, RIGHTS-OF-WAY, IMPERVIOUS AREAS RESTRICTIONS AND/OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
- SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
- NO MONUMENTS SET AT EASEMENT CORNERS

SYMBOL LEGEND

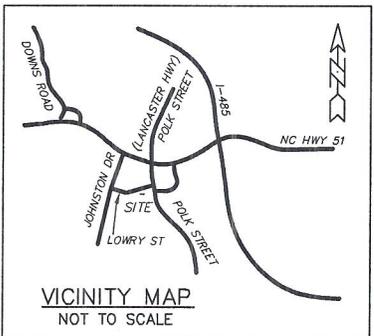
- EXISTING MONUMENT (TYPE INDICATED)
- CP ⊗ CALCULATED POINT

LINE TYPE LEGEND

- RIGHT OF WAY
- ADJOINING LINE (NOT SURVEYED)
- PUBLIC UTILITY EASEMENT

LINE	BEARING	LENGTH
L1	N09°55'44"W	44.99'
L2	N79°57'52"E	17.90'
L3	N55°05'39"W	40.50'
L4	N10°02'08"W	40.52'
L5	N32°15'59"E	47.47'
L6	S79°57'52"W	14.82'

THIS MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND REDEVELOPMENT REGULATIONS & HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR MAPS



EASEMENT EXHIBIT
OF

600 TOWNE CENTRE BLVD
(PID 22113208)

TOWN OF PINEVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

THE TOWN OF PINEVILLE

CARLSON\2021\Pineville-Matthews Rd & Towne Centre
2021\F\Pineville-Matthews Rd & Towne Centre
PROJECT: 22-0155

CAROLINA SURVEYORS, INC
P.O. BOX 267
PINEVILLE, N.C. 28134
(704) 889-7601
FAX: (704) 889-7614
CERTIFICATE OF AUTHORIZATION
NC-C-1242 SC:886

SURVEYED FOR _____
MAP RECORDED IN BOOK _____ AT PAGE _____ DEED RECORDED BOOK 8886 PAGE 333
DRAWN BY _____ FIELD WORK _____ FIELD BOOK # _____



ORDINANCE NO. 2023-01

CREATING TITLE VIII TOWING & BOOTING MOTOR VEHICLES ON PRIVATE PROPERTY & CHAPTERS 80 AND 81 OF THE TOWN OF PINEVILLE CODE OF ORDINANCES

WHEREAS, public health, safety, and welfare are best served by creating ordinances regulating towing and booting of motor vehicles; and

WHEREAS, citizens living and visiting the Town of Pineville are not properly notified of towing and booting regulations on private property, and

WHEREAS, it is acknowledged that tow truck operators performing business in the Town of Pineville have towed and booted occupied vehicles; and

WHEREAS, the Town of Pineville and the Pineville Police Department lack the authority to hold property owners and tow truck operators accountable for fair and impartial towing practices; and

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE TOWN COUNCIL OF PINEVILLE that the Code of Ordinances be amended by creating Title 8, Chapters 80 and 81 as follows in Attachment A.

This Ordinance shall be effective upon its date of adoption by the Town Council of Pineville this _____ day of May, 2023.

Jack Edwards, Mayor

Attest:

Lisa Snyder, Town Clerk

TITLE VIII. TOWING AND BOOTING MOTOR VEHICLES ON PRIVATE PROPERTY

80. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context indicates a different meaning:

Boot means any device attached to a vehicle that prevents the vehicle from being driven.

Booting service means any person or entity that engages in or who owns or operates a business that engages in whole or in part in the booting of vehicles.

Class A vehicle means any vehicle with a gross weight up to and including 9,000 pounds.

A private parking lot means any parking lot or area owned by a private entity that provides parking spaces for a fee or requires the permission of the owner, lessee, or agent before a person may park at that location. A private parking lot includes vehicle parking spaces in an apartment complex or shopping center.

Tow means to haul, carry, pull along, or otherwise transport or remove a motor vehicle by means of another vehicle.

Towing service includes any person or other entity, whether licensed or not, that engages in or who owns or operates a business that engages, in whole or in part, in the towing or removal of motor vehicles for compensation.

Trespass towing means the towing or removal of a vehicle, without the consent of the vehicle's owner or operator, that is parked on a private parking lot without the property owner or agent's consent.

80.1 Towing of vehicles for compensation.

No towing service shall conduct a trespass tow of a class A vehicle from a private parking lot for compensation when the point of origin of the tow is within the jurisdictional limits of the city without complying with the provisions of this article.

80.2 Trespass towing of vehicles from private parking lots; signs required.

It shall be unlawful to tow or remove or immobilize by use of any wheel lock or other method, a motor vehicle that is parked on private property or private parking lot without the permission of the owner or lessee of the motor vehicle unless notice is posted in accordance with the provisions of this section on the private property from which the towing, removal, or immobilization occurs. The notice shall meet the following requirements:

(1) The notice must be in the form of a sign structure and not less than 24 inches by 24 inches and not larger than six square feet and constructed of metal, plastic or other type of material that is enduring in nature. The notice shall be prominently posted on the private property at each access or curb cut allowing vehicle access to the property and within five feet of the street right of way line. If there are no curb or access barriers, notices shall be posted not less than every 50 feet facing the frontage of the public street and facing the private parking lot. In addition, a sign not less than 12 inches by 18 inches in

size may be posted with lettering on both sides at each parking space from which an unauthorized vehicle could be towed, removed, or immobilized.

(2) The notice shall clearly display the following:

- a. In not less than one and one-half inch high letters red in color on a contrasting white background, the words “tow-away-zone” or “towing enforced.”
- b. In not less than one inch high letters red in color on a contrasting white background, a statement that parking is never authorized by stating “private property – no parking” or where parking is permitted under limited circumstances, by stating “authorized parking only” or “leased parking only”, or “parking for _____ customers only”, or “parking for residents only”, or a similar phrase that specifically identifies the conditions under which someone may park on the property. If parking is only allowed for a specified time, then the sign shall specifically state the days and hours when parking is permitted.
- c. In not less than one-inch-high letters red in color on a contrasting white background, the phone number that a person can call to retrieve the towed vehicle and the name and address of the storage facility where the vehicle is stored.

(3) The sign displaying the required notices shall be permanently installed with the bottom of the sign not less than three feet foot above ground level and the top of the sign not more than eight feet above ground level.

.80.3 Trespass towing of vehicles from private parking lots; practices

(c) Any towing service that engages in a trespass tow or any storage facility that receives motor vehicles that have been towed as a result of a non-consensual tow from private property shall accept cash and at least two major credit cards and any debit card for any fee established by this article. Upon request, the employee for the towing service or storage facility will provide a receipt to the owner or operator of the towed motor vehicle.

(d) Any towing service that engages in a trespass tow or any storage yard that receives motor vehicles that have been towed as a result of a non-consensual tow from private property shall have a person on call 24 hours every day who acknowledges requests to retrieve a towed motor vehicle within 15 minutes of receiving an inquiry from the owner or operator of the towed motor vehicle. If the owner or operator wishes to retrieve the motor vehicle, then the towing service or storage facility must make the vehicle available within 45 minutes of the request.

(e) The lot or facility to which a trespass towed vehicle is removed shall be located within 20 miles of the Town limits.

(f) No towing service shall remove a motor vehicle from a private lot from the hours of 7:00 a.m. to 7:00 p.m. unless the owner or agent of the private lot signs a contemporaneous specific written authorization for such removal which is presented to the wrecker driver of the towing service. The agent must be someone other than an employee of the towing service. The written authorization shall contain the reason for the tow, the make, model, year, color, vehicle identification number (VIN) and license plate number. The wrecker driver shall contact the non-emergency number for the Pineville Police Department and provide the above information. The motor vehicle will not be removed from the private lot until the driver has been advised of a complaint number.

. 80.4 Return of class A vehicle to owner after a trespass tow.

The owner of a towing service shall have someone on call from 7:00 a.m. to 7:00 p.m. for the return of a class A vehicle to the owner trespass tow.

. 80.5 Trespass towing notice to police required.

Any towing service operating within the city shall, within 30 minutes of the removal of the vehicle from a private parking lot, notify the nonemergency police service bureau of the Pineville Police Department of the towing; the storage site; the time the vehicle was towed or removed; and the make, model, year, color, vehicle identification number (VIN), and license plate number of the vehicle; and shall obtain and retain the Pineville Police Department’s case number assigned to the call.

. 80.6 Penalty.

A violation of §§ 80-1 through 80-5 shall not constitute a misdemeanor or infraction punishable under G.S. § 14-4, but instead shall be subject to the civil penalties fixed by § 10.99.

Sec. 81-1. Booting of a vehicle on a private lot.

No booting service shall boot a vehicle within the Town limits without complying with the provisions of this article. However, this section does not apply to any company that is acting on behalf of a governmental agency.

81. Booting of vehicles on private parking lots; signs required.

(a) No booting service shall boot a vehicle, of any size or weight, on a private parking lot unless a sign is conspicuously posted and clearly visible from all vehicle and pedestrian entrances to the property. The sign must clearly provide the following information:

- (1) The property is a private lot and a vehicle not authorized to park on the property will be booted at the owner’s expense;
 - (2) The name, telephone number, and address of the person or company that is authorized to remove the boot;
 - (3) A statement that the boot may be removed at anytime, day or night, upon payment not to exceed the amount specified in section 81-3.
- (b) When the booting service is contacted to remove the boot, a designated employee of the company will respond within one hour.
- (c) An occupied vehicle may not be booted.

. 81.2 Fee charged for removing boot.

- (a) The fee to remove a boot shall not exceed \$75.00.
- (b) It is unlawful for a private booting company, unless it is acting on behalf of a governmental agency, to place a boot on a motor vehicle parked on the public right-of-way.

. 81.3 Penalty.

Attachment A

Item 11.

A violation of §§ 81-1 through 81-3 shall not constitute a misdemeanor or infraction punishable under G.S. § 14-4, but instead shall be subject to the civil penalties fixed by § 10.99.

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 5/4/2023

Re: Mecklenburg County Community Development Block Grant Entitlement Consortium Renewal

Overview:

Mecklenburg County would like to invite your community to renew participation in the Mecklenburg County Community Development Block Grant (CDBG) Entitlement Consortium. The CDBG Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

Every three years it is necessary to requalify our CDBG program with HUD. To accomplish this, each municipality within Mecklenburg County may continue its association with Mecklenburg County's CDBG program for the next three years, beginning 2024, or elect to opt-out—or exclude—your jurisdiction for the three-year period. Please understand that if you decide to continue your participation in the County's CDBG program, you may not withdraw for three years, and you will not be eligible for funding under the State of North Carolina's CDBG program. By remaining active in our CDBG program, however, your community will continue to have access to the annual CDBG funding. If your municipality decided to opt-out of the County's program, your municipality and residents would not have access to CDBG funds from Mecklenburg County unless you specifically elect to be included in the future.

If your community would like to remain a member of the CDBG Consortium, Mecklenburg County must receive written notice of intent to participate no later than June 1, 2023.

Attachments:

Renewal Letter
Response Letter to remain a participant.

Recommendation:

Agree to remain a participant.



MECKLENBURG COUNTY
COUNTY MANAGERS OFFICE

April 25, 2023

Mr. Ryan Spitzer
 Town Manager
 Town of Pineville
 200 Dover Street
 Pineville, NC 28134

Re: Mecklenburg County CDBG Cooperative Agreement Renewal

Dear Mr. Spitzer,

Mecklenburg County would like to invite your community to renew participation in the Mecklenburg County Community Development Block Grant Entitlement Consortium.

The CDBG Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. All activities must meet **one** of the following national objectives for the program and no less than 70% of CDBG funds must be used for activities that benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; and meet an urgent need.

To date Mecklenburg County has received approximately \$10 million in CDBG funds to assist with community development needs throughout member governments located within Mecklenburg County. The purpose of this letter is to thank you for your past participation in the County's CDBG program, and to encourage you to remain involved in our successful municipal-county partnership in the future.

Every three years it is necessary to requalify our CDBG program with HUD. To accomplish this, each municipality within Mecklenburg County may continue its association with Mecklenburg County's CDBG program for the next three years, beginning 2024, or elect to opt-out—or exclude—your jurisdiction for the three-year period. Please understand that if you decide to continue your participation in the County's CDBG program, you may not withdraw for three years, and you will not be eligible for funding under the State of North Carolina's CDBG program. By remaining active in our CDBG program, however, your community will continue to have access to the annual CDBG funding. If your municipality decides to opt-out of the County's program, your municipality and residents would not have access to CDBG funds from Mecklenburg County unless you specifically elect to be included in the future.



**MECKLENBURG COUNTY
COUNTY MANAGERS OFFICE**

If your community would like to remain a member of the CDBG Consortium, Mecklenburg County must receive written notice of intent to participate **no later than June 1, 2023**. A letter expressing interest in joining should be signed and returned to me via email with a hard copy sent to the following address:

Timmothy M. Tibbs
Sr. Assistant to the Deputy County Manager
Mecklenburg County Manager’s Office
600 E. 4th Street, 11th Floor
Charlotte, NC 28202
Timmothy.Tibbs@MecklenburgCountyNC.Gov

Timeline for Cooperative Agreement Process	
Action Needed	Due Date
Notification to non-participating municipalities about the ability to join	May 1, 2023
Notification to participating municipalities about renewal	May 1, 2023
Notification of municipalities intent to participate or not-participate	June 1, 2023
Execution of Cooperative Agreements by municipalities	June 30, 2023
Submission of all Cooperative Agreements to HUD	July 30, 2023

We look forward to our continued collaboration in support of all Mecklenburg County residents. Let me know if you have any questions or need assistance.

Sincerely,

Timmothy M. Tibbs



TOWN OF PINEVILLE

200 Dover Street, P.O. Box 249
Pineville, North Carolina 28134
(704) 889-2291
Fax (704) 889-2293

May 9, 2023

Timothy M. Tibbs
Sr. Assistant to the Deputy County Manager
Mecklenburg County Manager's Office
600 E. 4th Street, 11th Floor
Charlotte, NC 28202

Re: Mecklenburg County CDBG Cooperative Agreement Renewal-Notice of Intent to Participate

Dear Mr. Tibbs,

This letter hereby serves as Pineville's official notice of intent to participate in the Mecklenburg County CDBG program. Pineville will exercise the renewal option in the Cooperative Agreement with the Mecklenburg County Community Development Block Grant (CDBG) program through Fiscal Years 2024-2026.

Thank you for your assistance and we look forward to a continued successful working partnership.

Sincerely,

Ryan Spitzer
Town Manager



Department Update

PUBLIC WORKS

To: Town Council

From: Chip Hill

Date: May 1, 2023

Re: **Public Works Updates**

Lynnwood/Lakeview: Preconstruction meeting is scheduled for May 3rd, with the tentative start /Notice to Proceed date of May 10th. Contractor agrees with proposed start date; however, fully executed contract is needed prior to issuing the Notice to Proceed. The contract is currently being reviewed by the Town Attorney. Construction notification flyers were hand delivered to property owners during the week of April 17 informing residents of upcoming project work in mid-May.

Lowery: Prebid meeting held April 23rd. Bid opening is scheduled for May 5th. NCDOT encroachment application is currently under review.

Cone Mill Memorial: The property owner of 433 Cone Avenue has been notified and agreed to have fence and storage building relocated by June 30th.

Hwy 51 Speed Limit Reduction: Town Manager will meet with the local DOT representatives to discuss crosswalk parameters. After crosswalk parameters have been determined, plans for the speed reduction updated signage are ready to be submitted to the NCDOT encroachment portal for review and approval.

Johnston Road Realignment: Contractor has removed trees, RCP and ductile storm piping has been delivered. The contractor will start storm drain installation. Once installation is completed then grading for road will begin.

Spring Flowers: Spring flower baskets have arrived and will be installed the first week in May.

State Stormwater Inspection: Mecklenburg County did their yearly inspections of the Town. No infractions were found.

Mailbox on Cone Avenue: Area for Cone Avenue neighborhood mailbox has been dug out and formed. Concrete will be poured the first week in May, and it will take approximately 10 -14 days for concrete to cure, then the mailbox will be installed.

Sidewalk Replacement on Cone Avenue: Approximately 550 LF of sidewalk was replaced on the south side of Cone Avenue to alleviate any safety issues and improve walkability.

*see attached permits issued/pending Fiscal Year 2023

PERMITS ISSUED/PENDING

COMPANY Fiscal Year 2023	LOCATION	STATUS	PERMIT NO
Electricities/AJ Molnar Southeastern Consulting Engineers	813 Main/810 Main to 511 Main/516 Main	Cancelled	
Spectrum/Melissa Sherrill Telics/Angie Jewett Telics	10518 Cadillac Street/Pineville Road	Cancelled	
Charlotte Water/Zach Pellicone	632 Eagleton Down Drive/Downs Rd and cul de sac	Issued	PW20220801EAGLETON632
AT&T/Kara Rydill/Lee Sadler #A02BQ76	11925 Carolina Logistics Drive	Issued	PW20221026CAROLINALOGISTICS11925
Spectrum/Tracey Kendall/STS Cable Services	9132 Willow Ridge Road/Willow Bend Circle	Cancelled	
Southeastern Consulting/A.J. Molner/Dynetek for Electricities	517 Main Street/Jack Hughes Lane/813 Main Street	Issued	PW20221007MAINS17
Level 3 Communications/Cindy Crews/Outsource Inc	505 Main Street/Reid Lane	Issued	PW20220804MAINS505
Charlotte Water/Zach Pellicone/Geneva Montgomery	233 Eden Circle/Cone Ave	Issued	PW20220801EDENCIRCLE233
Charlotte Water/Horsepower Site Service/Angel Caudle	10320 Rodney St/Industrial Drive	Issued	PW20221014RODNEY10320
Tower Engineering Professionals/Gage Martin/Samatha Hall	10851 Park Road, Charlotte/Pineville Matthews Rd	Issued	PW20221014PARKRD10851
Spectrum/Telics Permitting/Melissa Sharriell/Metro-Tech/Torrance Countrymen	10320 Rodney St/Industrial Drive	Issued	PW20221215RODNEY10320
AT&T/Rosita Villavicencio/Sourceone	10810 Park Crossing Drive	Issued	PW202230112PARKCROSSING10810
Pineville Communications/Tammy Vachon/Frank Peay	Mallard Drive/Park Lake Drive	Issued	PW20220921MALLARD
AT&T/Sylvia Paschal/Sourceone	10625 to 10701 McMullen Creek Pkwy	Issued	PW20221007MCMULLENCREEK10625&10701
AT&T/Rosita Villavicencio/Sourceone	12115 Downs Rd	Issued	PW20221014DOWNS12115
Charlotte Water/Geneva Montgomery/Zack Pellicone	12031 Carolina Logistics Rd/Nations Ford Road	Issued	PW2012025CAROLINALOGISTICS12031
Charlotte Water/Geneva Montgomery/Zack Pellicone	9919 Industrial Drive	Issued	PW20221202INDUSTRIAL9919
PNG/Mears Group/Carl Hamlin	McIntyre Ridge Rd/Jacks Lane(McCullough)	Issued	PW20221215MCINTYRERIDGE
PNG/Mears Group/Carl Hamlin	12025 Carolina Logistics Drive/Nations Ford Rd	Issued	PW20230106CAROLINALOGISTICS12025
PNG/Lori Houck	307 Johnston Drive	Issued	PW20221209JOHNSTON307
AT&T/Rosita Villavicencio/Sourceone	10100 Park Cedar Drive	Issued	PW20230203PARKCEDAR10100
AT&T/Rosita Villavicencio/Sourceone	9120 Willow Ridge Rd	Issued	PW20230124WILLOWRIDGE9120
PNG/Mears Group/Carl Hamlin	Carolina Logistics Drive	Issued	PW20230214CAROLINALOGISTICS
AT&T/Ashley Northup	8700 Pineville Matthews Rd/Park Cedar Drive	Issued	PW20230306PINEVILLEMATTHEWS8700
Pineville Communications/Tammy Vachon/Frank Peay	10240 Industrial Drive	Issued	PW20230308INDUSTRIALDR10240
PNG/Mears Group/Carl Hamlin	12031 Carolina Logistics Dr	Issued	PW20230412CAROLINALOGISTICS12031
PNG/Tyler Fowler	10401 Cadillac St	Issued	PW20230320CADILLAC10401
AT&T/Christopher Gettys	S Lancaster Hwy(SR4982),Carolina Pkwy(SR4931)Sam Meeks Rd(SR3638)	Issued	PW20230425LANCASTERHWY

April

2023

Proud of our maintenance team, as they have kept our playing fields and greenspace at Elite levels. Kudos to them as they work tirelessly in all weather conditions. We continued our season in youth soccer and Adult basketball and will wrap both seasons up in May. I was fortunate enough to join 11 seniors and Heather Creech to a trip to the National Steeplechase Museum in Camden, SC on April 26. It was neat spending time with wonderful seniors and learning something new. Around 400 participants signed up for the Sheltra Race on Saturday, April 22. Spotty weather didn't deter the runners, volunteers and race event. Big thanks to the Fire, Police and Public Works for their assistance.



April

2023

General Programming – Belle Johnston

Pickleball: Open Pickleball times are Mondays and Friday from 9am-12pm and Wednesdays from 1:30pm-4:30pm. 132 participants

Karate: Wednesdays. 53 participants

Pre School Open Gym – Wednesday morning from 9a – 12p – 40 participants

Game Day with Senior Nutrition – April 19 – 22 participants, April 25 – 20 participants

Cookie Decorating – April 27 –9 participants

National Devil Dog Day – April 27 - 32 participants

Fitness Dance – April 3 – 14 participants, April 10 – 9 participants, April 17 – 17 participants, April 24 – 11 participants

Sound Bath Meditation Class – April 7 – 5 participants, April 20 – 10 participants

Paint Class– April 25 – 9 participants

Family Game Night - Bingo – March 10 – 42 participants

Field Trip – National Steeplechase Museum – April 26 – 11 participants

Adapted Pickleball – Mondays – 21 participants

Arts Delivered Free Workshop – April 23 – 18 participants

Easter Grab and Go – April 3 – 96 participants

Family Game Night – Bingo – April 28 – 35 participants

April

2023

Lake Park

Tai Chi: Hold classes T/Th/Sat under the large shelter/stage. 168 participated

Storytime in the Park – Every Wednesday morning – 156 kids and 132 adults

The Hut

Senior Fit – Senior Fit Monday – Thursday. 293 participants

Yoga – Monday and Thursday - 20 participants

Cardio Funk: Lem holds class on Tuesdays at 6:30pm. 33 participants

Mom and Me: April 7 - 4 participants

Jack D. Hughes

Youth Soccer – Practices and Games continued through April.

Adult Basketball – Games continued in April on Mondays and Thursdays.

Baseball Field Usage

Charlotte Catholic continues their baseball and softball seasons throughout April.

PCAA continued using Fields 1, 2, and 4 during April.

On Deck started their seasons on Fields 1 and 4 in April.

Multipurpose Field Usage

Pineville Soccer continued use of Field 3 in April.

Hope Soccer continued their spring season in April with practices and games.

Red Wolves Hurling Club continued using field 3 for hurling practice in April.

Facility Rentals

The Hut: 3 Rentals

The BJCC Dining Room: 4 Rentals

The BJCC Gym: 0 Rentals

Large Shelter: 7 Rentals

Medium Shelter: 9 Rentals

April

2023

Tot Lot at Lake Park: 6 Rentals

***Shelter 1 at JH:** 0 Rentals

***Shelter 2 at JH:** 0 Rentals

***Shelter 3 at JH:** 0 Rental

Park Maintenance Update

Belle Johnston/ Lake Park

Cut weekly

Daily park check

Cleaned graffiti off stage doors

Sprayed weed killer in common areas

Monthly building inspections

The Hut

Cut as needed

Weed Control and fertilized

Trash removal weekly

Monthly building inspections

Cemetery

Met with funeral director regarding plots in question

Cut as needed

Dog Park

Worked on drainage

Checked daily and picked up limbs

Jack Hughes

Cut as needed

Daily field prep

Weekly Tournament prep

Monthly building inspections

Poured 3 concrete pads for added trash cans around walking track

Sprayed weeds common areas

Building Inspections

Town Hall/PD

Cut as needed

Trimmed Shrubs around front and rear of PD

April

2023

Splashpad

- Helped company with startup
- Put up sunshades
- Cleaned pump room
- Inventoried parts
- Resecured benches to new concrete

Social Media

Facebook

- Post Reach: 7,126
- Post Engagements: 1,591
- New Page Likes: +8 Total Page Likes: 4,339 Total Page Followers: 4,738

Instagram

- New Followers: +24 Total Followers: 1,400

Administration

- Daily Park Walks by all Full-Time staff
- Monthly Building Inspection by all Full Time Staff
- Hut rental showings provided monthly by all staff
- Weekly field trips with Summer Camp by all Full Time Staff
- Weekly staff meetings with staff
- Weekly Facility Rentals/ Pull all rentals for the week/Make Kiosk Signs/ Make Check in/out sheet for Park Aides/ Check Request (Refunds/Deposits) after rentals are complete
- Erin met with Mecklenburg County Pool Inspector to do the yearly splash pad inspection.
- Scott worked with Tell to get Splashpad ready for opening
- Scott/Matt met with Insurance adjuster regarding accident damage at Town Hall
- Jordan and Chuck attend the Safety Awards Banquet
- Heather cleans BJCC daily
- Erin and Heather audit shelter rentals weekly
- Heather updates large kiosk monthly
- Erin updates Jack D. Hughes kiosk monthly

April

2023

Erin creates and sends out new social media posts each week.

Erin/Heather order office supplies and cleaning supplies both weekly and monthly

Matt/Heather do weekly Cash Register Deposits – weekly on Fridays

All staff - answer phones – give rental info, take payments for different programs, general questions about center and programs we offer, etc.

All staff - make resident cards / Show new residents around center

Heather schedules community service workers/ show them what to do when they arrive/ Weekly- email their time sheet to the Community Service Program office

All staff - Mon. /Wed. /Fri – Check in Pickleball players/ take payment

Heather sets up, sanitize, break down, and do sign- ups for Pre-School Open Gym every Wed.

Heather/Erin/Jordan create flyers for all programs

Matthew and other Sheltra Race board members met to discuss April Sheltra Race

Matthew worked Sheltra Race on April 22

Heather met with Kayla (Town Hall) at the Hut to show her around and help her plan the employee picnic in May April 13th

Heather played games with the seniors on April 19th –18 participants

Heather met with Shelia Douglas on April 19th to set May Calendar for P&R to do activities with seniors.

Heather conducted family Game night on April 28th

Heather and Matt took 11 seniors on a Field Trip to the National Steeplechase Museum

Conducted monthly playground safety inspections

Spoke with multiple vendors and food trucks for Arts in the Park currently at 59 vendors for the festival

Jordan met with and partnered Hanna Feith of HandCraftedMarketCLT to boost vendor participation for Arts in the Park

Jordan attended a virtual webinar on updates for Playground Safety Inspections

Jordan attended monthly Boy Scout Committee Meeting

Jordan attended a meeting with Larry Parker and Brady Drummond Ryan of the Boy Scouts Council.

April

2023

Jordan hosted 14 Girl Scouts to assist with earning badges for Earth Day to discuss the importance of keeping parks and greenways clean and provided materials for a trash pickup hike

Jordan attended the Downtown Merchants Association meeting held on April 3rd at AR Workshop on Main Street to discuss P&R Special Events at Lake Park, Jack Hughes and Music on Main

Department Update



To: Town Council

From: Travis Morgan

Date: 5/9/2023

Re: Town Planning Updates

PLANNING:

Goodsell Court: Residential townhome interest on the vacant lot.

Dorman Road: Renewed interest in a possible apartment proposal on the vacant lot North of Carolina Village and South of The Pines.

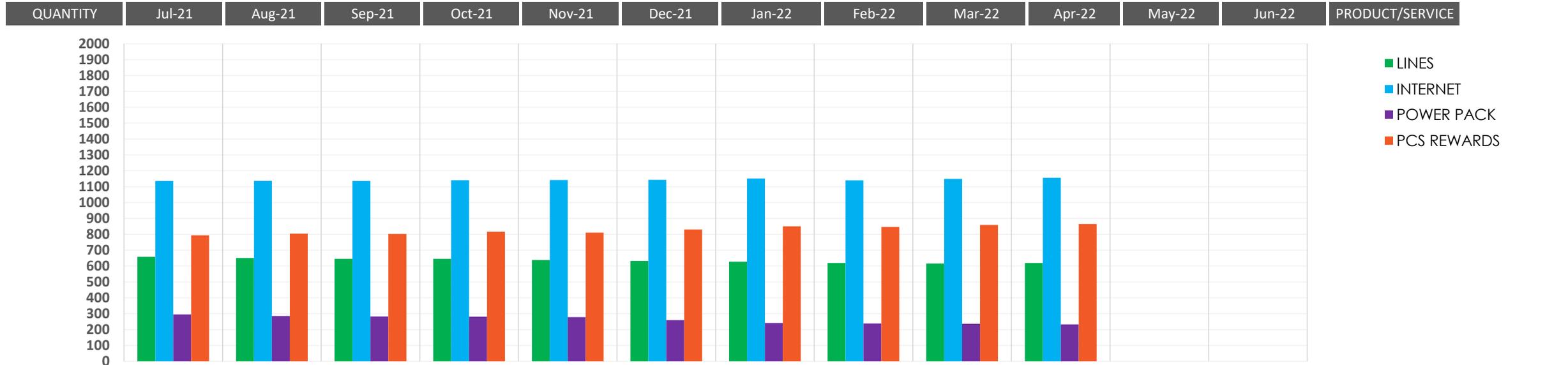
404 Main: Possible development plans at upcoming meetings

601 N. Polk: Golden State Silk flowers relocated in to Pineville at the 601 address.

CODE ENFORCEMENT:

<p>High Weeds and Grass/debris: 711 lakeview Dr 1108 lakeview Dr 111 Marine Dr 123 Marine Dr 113 Kenmore Dr 114 Kenmore Dr 235 Eden Cr 237 Eden Cr 1115 Cone Av 2614 Overlook Ridge Rd</p>	<p>Dumpster: 10548 McMullen Creek Pkwy</p> <p>Community Appearance/Junk Vehicle: IHOP</p> <p>Signs: 316 N Polk 413 N Polk St</p> <p>Parking on Sidewalk: Stratfield Atwell Glen Stockdale Graceview Green Birch</p>	<p>Parking on the lawn:</p> <p>Commercial vehicles: BJ's</p> <p>Temp Permit: 200 N Polk St 13501 Dorman Rd Lowe's</p>
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Lines, Internet, Power Pack and PCS Rewards FISCAL YEAR FY 23 (JULY 1, 2022 THRU JUNE 30, 2023)



PRODUCT	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	Total For FY22	Trend
LINES	658	651	645	645	638	632	628	619	616	619			-34	
INTERNET	1,135	1,137	1,135	1,141	1,142	1,143	1,151	1,140	1,149	1,155			114	
POWER PACK	295	286	283	282	278	259	242	238	236	232			-88	
PCS REWARDS	793	804	802	817	810	830	850	846	858	865			189	

The above totals are month ending reporting. For instance July totals are for month ending July 31st, August 31st, September 30th, October 31st & November 30th etc

PINEVILLE COMMUNICATION SYSTEMS

INTERNET RESULTS FOR MONTH ENDING 04-30-2023



REVENUE AREA	TOTAL FOR MONTH ENDING 02-28-2023	INSTALLS SOLD IN & COMPLETED IN MAR.	DISCONNECTS TAKEN & EXECUTED IN MAR.	TOTAL INTERNET FOR MONTH ENDING 03-31-2023	INSTALLS SOLD AND COMPLETED IN APR.	DISCONNECTS TAKEN AND EXECUTED IN APR.	MONTH ENDING 04-30-2023	SOLD IN APR. ON SCHEDULE FOR INSTALLATION IN MAY.	TOTAL INTERNET FOR MONTH ENDING 04-30-2023
ILEC	512	9	4	517	8	6	519	0	519
CLEC	628	11	7	632	8	4	636	0	636
TOTAL	1140	20	11	1149	16	10	1155	0	1155

****10-DISC7-Moving out of area, 1-DISC to go to competitor, 0-DISC non pay, 2 -Removing Service****

REVENUE AREA	PENDING INSTALLS ON SCHEDULE SOLD IN MAR. INSTALLING IN APR.	SOLD WAITING FOR SIGNED CONTRACT SO THEY CAN BE SCHEDULED	UPGRADES IN SPEED COMPLETED IN APR. WILL INCREASE REV	UPGRADES SOLD AFTER BILLING WILL INCREASE REV APR.	EXISTING COPPER CUSTOMER CONVERTING TO FIBER ON SCHEDULE FOR APR. OR COMPLETED IN MAY.	PENDING DISCONNECTS ON SCHEDULE FOR APR/MAY.
ILEC	0	0	0	0	0	0
CLEC	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0

****THE PENDING DISCONNECTION OF SERVICE ORDERS ****

**** THESE CUSTOMERS SOLD IN APR. BUT INSTALLATION SCHEDULED FOR MAY.****

****WE HAD EXISTING ACCOUNTS THAT UPGRADE SPEED IN MAR.****

**** EXISTING COPPER CUSTOMERS CONVERTING TO FIBER IN APR OR COMPLETED IN MAY. ****

100M TO 1 GIG SPEED OFFERING TAKE RATE TO DATE

INTERNET RESULTS FOR MONTH ENDING 04-30-2023	Mar-23	Apr-23	SERVICE AREA	RES OR BUS	SPEED	NET GROWTH/LOSS FROM PREVIOUS MONTH
1155	195	198	CLEC	RES	100M	3
	65	63	CLEC	RES	200M	-2
	25	25	CLEC	RES	400M	0
	208	210	CLEC	RES	1GIG	2
	1	1	CLEC	BUS	100M	0
	6	6	CLEC	BUS	GIG	0
	21	24	ILEC	BUS	100M	3
	5	7	ILEC	BUS	200M	2
	11	7	ILEC	BUS	400M	-4
	21	21	ILEC	BUS	1 GIG	0
	137	137	ILEC	RES	1 GIG	0
	149	152	ILEC	RES	100M	3
	23	24	ILEC	RES	200M	1
	11	12	ILEC	RES	400M	1
	878	887				9
0.76017316						

77% of our Internet subscribers now subscriber to 100M or higher (decrease by from previous month)



RESIDENTIAL AND BUSINESS LINE COUNT MONTH ENDING 04-30-2023

	TOTAL FOR MONTH ENDING 03-31-2023	TOTAL FOR MONTH ENDING 04-30-2023	
CLEC LINE COUNT			
BUS	45	49	4
RES	101	102	1
SUB TOTAL	146	151	5
	TOTAL FOR MONTH ENDING 03-31-2023	TOTAL FOR MONTH ENDING 04-30-2023	NET LOSS/GAIN AS OF 04-30-2023
ILEC LINE COUNT			
BUS	343	342	-1
RES	127	126	-1
SUB TOTAL	470	468	
TOTAL	616	619	-3

0



PCS REWARDS MONTH ENDING 04-30-2023

NET DECREASE OF POWER PACK DISCOUNTS -6

NET INCREASE OF PCS REWARDS DISCOUNTS 7

PCS REWARDS	Count as of 03-31-2023	Count as of 04-30-2023	NET Gain/Loss
RES	858	865	
SUB TOTAL	858	865	7
POWERPACK DISCOUNT	Count as of 03-31-2023	Count as of 04-30-2023	NET Gain/Loss
RES	236	232	
SUB TOTAL	238	232	-6
TOTAL CUSTOMERS RECEIVING REWARDS	1096	1097	1



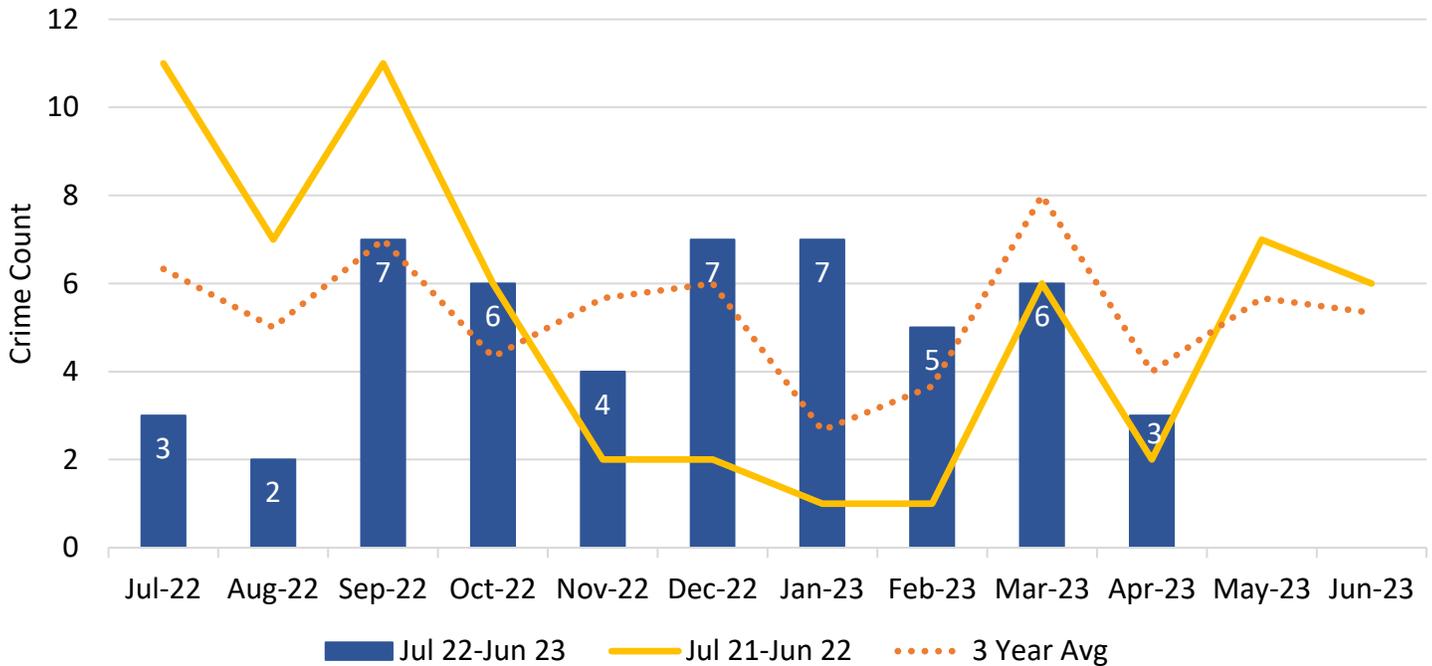
PINEVILLE POLICE DEPARTMENT

MONTHLY REPORT April 2023

Crime Goals

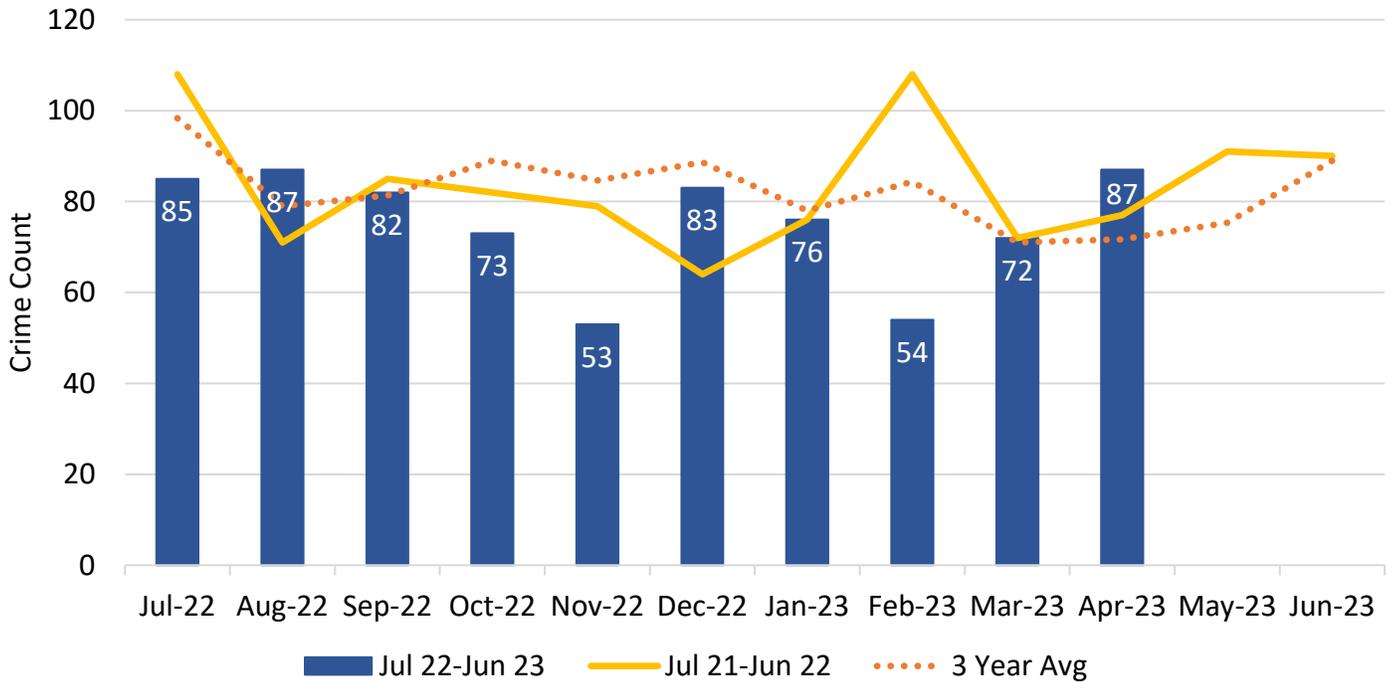
Below is the evaluation of the department’s crime goals. Goals are measured for 12 months based on the fiscal year. For the year of July 2022 – June 2023, the goals are to reduce violent crime by 5% and reduce property crime by 7%.

Part 1 Offenses: Violent Crime



Goal: -5%
 Baseline Jul 21 – Jun 22: 62
 Target Jul 22 – Jun 23: 58
 Jul 22 – Apr 23: 50
 Comparison to Jul 21 – Apr 22: 2.04%
 Comparison to Jul – Apr 3 Year Avg: **-5.66%**

Part 1 Offenses:
Property Crime



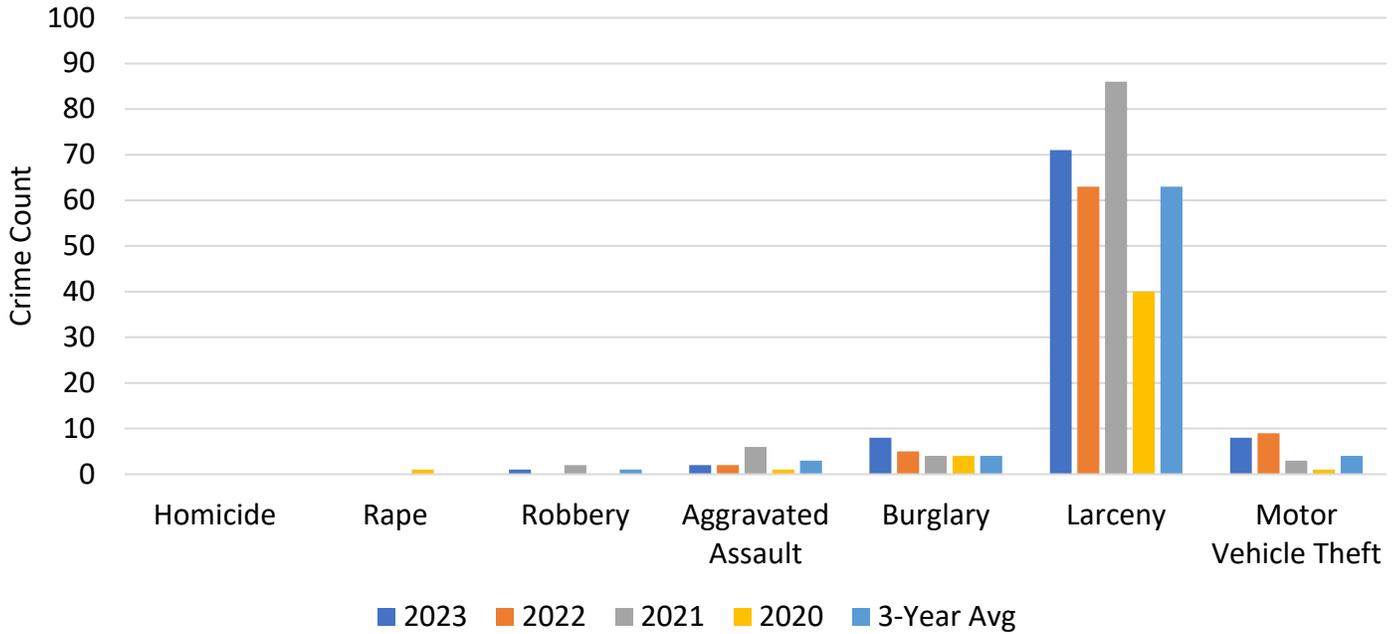
Goal: -7%
 Baseline Jul 21 – Jun 22: 1,003
 Target Jul 22 – Jun 23: 932
 Jul 22 – Apr 23: 752
 Comparison to Jul 21 – Apr 22: -8.63%
 Comparison to Jul – Apr 3 Year Avg: **-8.96%**

Monthly Crime Statistics

Below is a table and bar graph of the counts for Part 1 Offenses in April. For comparison, the same is shown for the past 3 years. The average of the 3 years was calculated.

April Crime Statistics					
Part 1 Offenses					
	2023	2022	2021	2020	3-year average (2020-2022)
Homicide	0	0	0	0	0
Rape	0	0	0	1	0
Robbery	1	0	2	0	1
Aggravated Assault	2	2	6	1	3
Burglary	8	5	4	4	4
Larceny	71	63	86	40	63
Motor Vehicle Theft	8	9	3	1	4

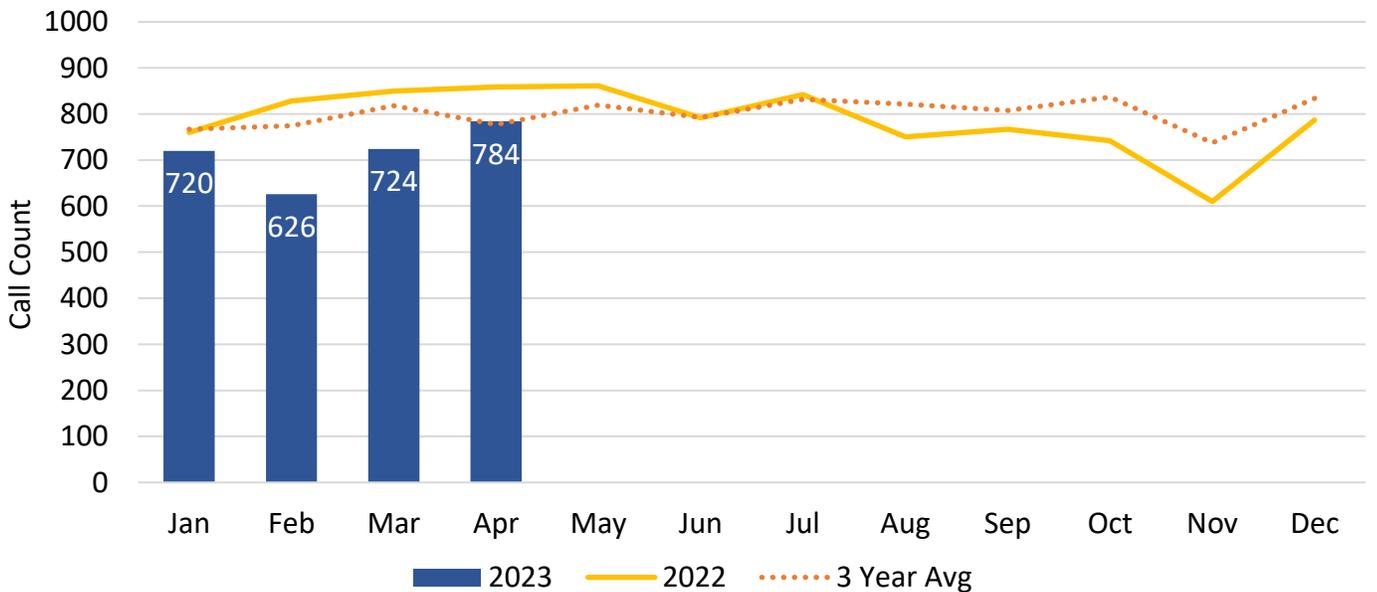
April Part 1 Offenses



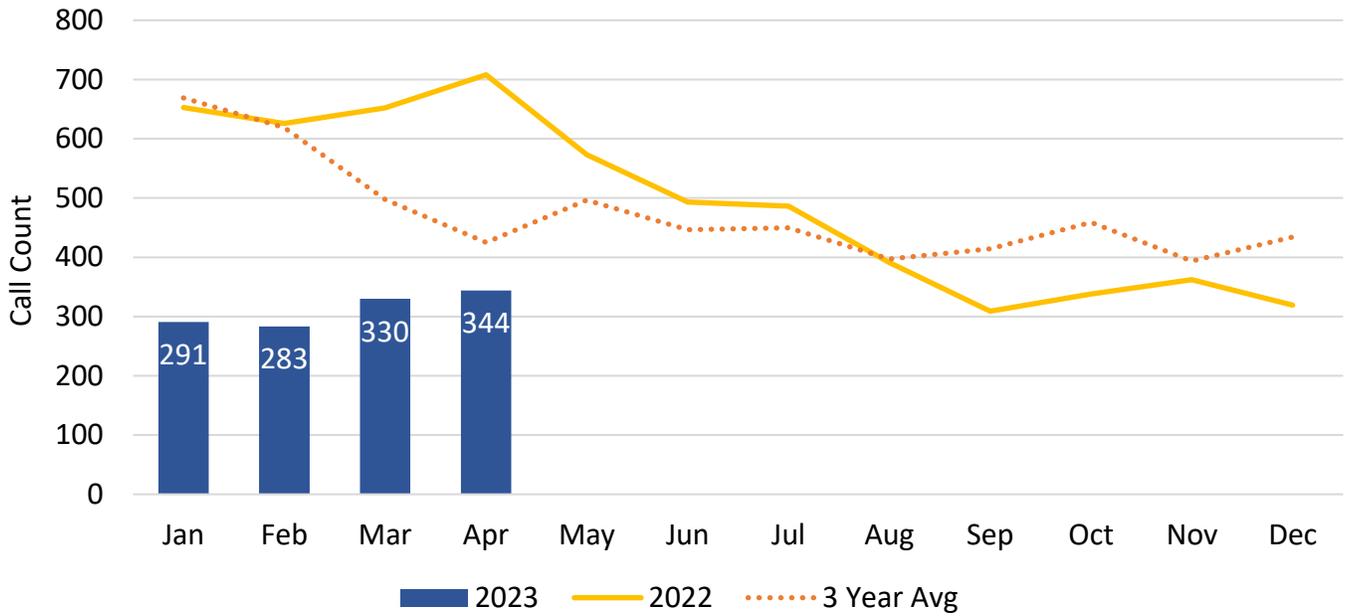
Calls for Service

The graphs below display the number of calls for service in comparison to previous months and the previous 2 years. The first graph is citizen-generated calls. The second graph is officer-generated calls (zone checks and foot patrols excluded).

Citizen-Generated Calls for Service



Officer-Generated Calls for Service



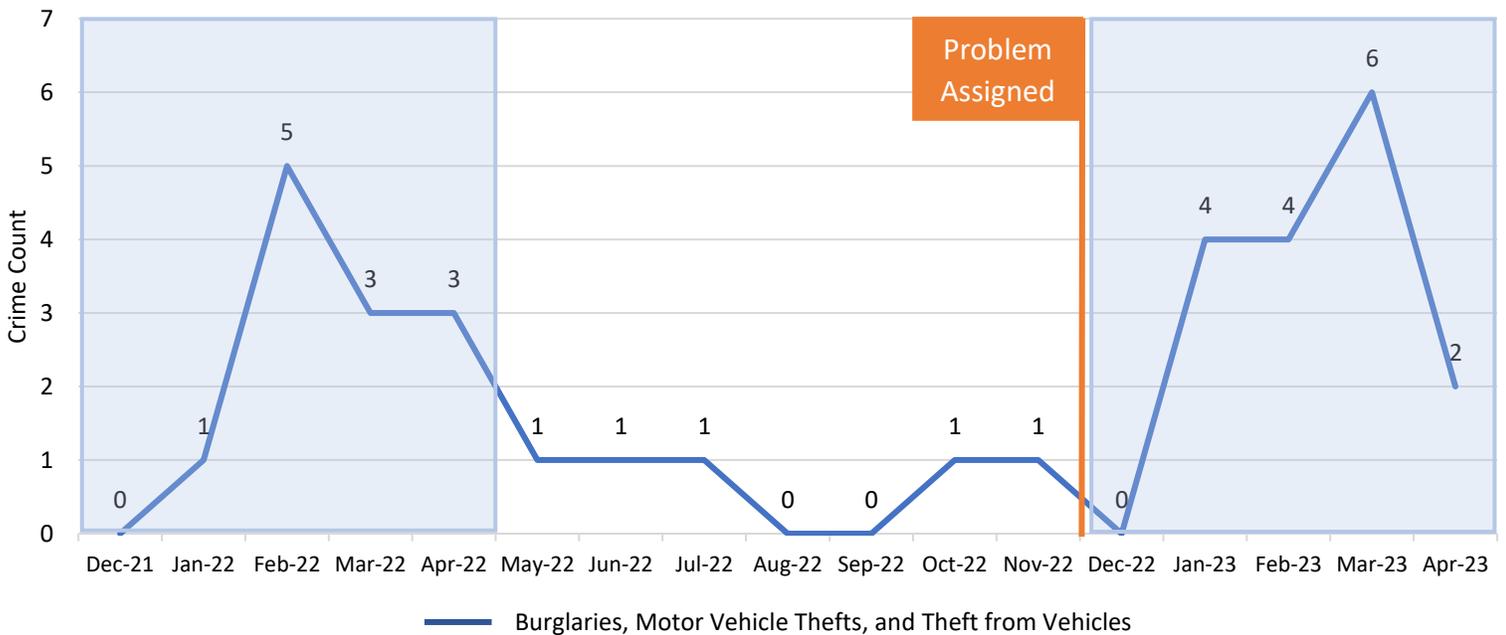
*zone checks and foot patrols removed

Problem Locations

The following problem locations have been identified using 12 months of calls for service and crime data, showing a consistent crime problem. Each month, these locations are evaluated based off the crime and disorder the assignee was tasked to handle. Problem locations are evaluated until deemed successful.

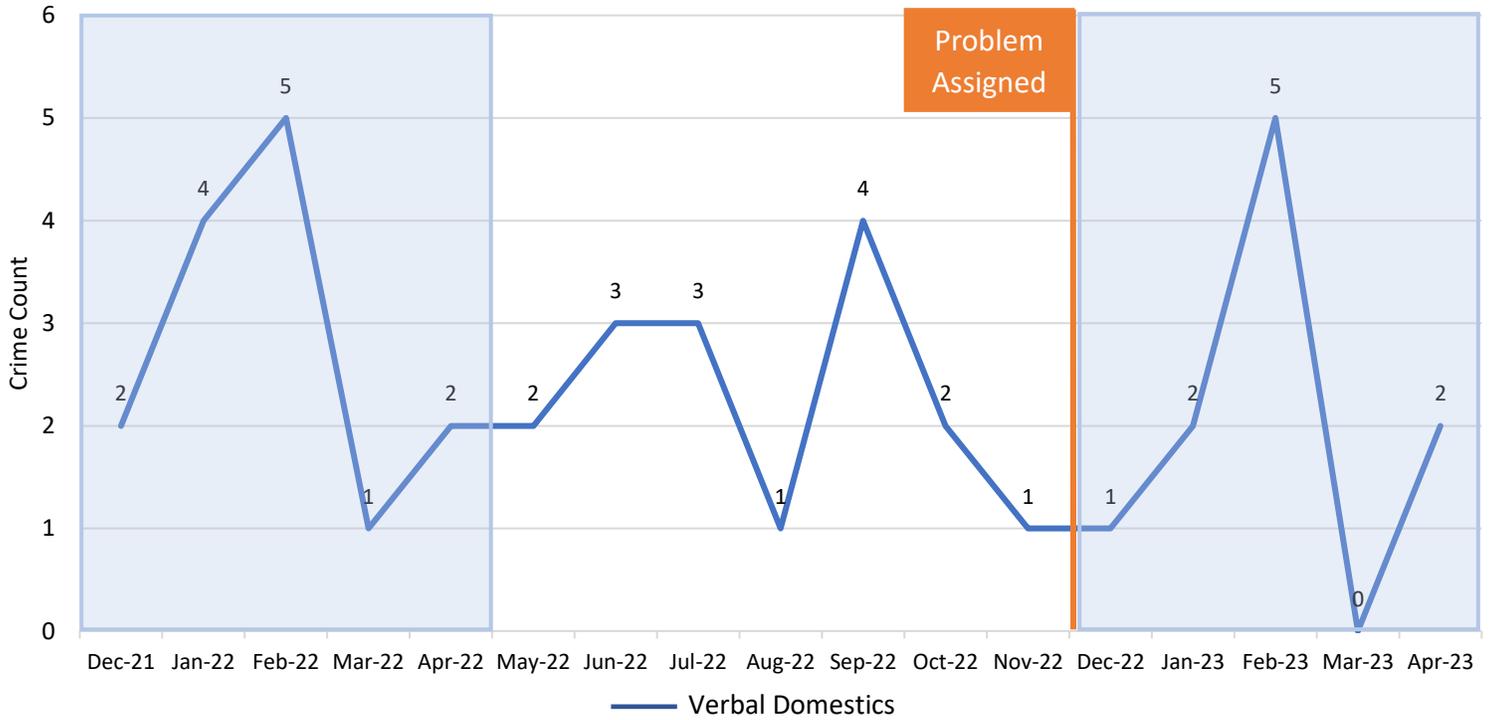
1. Sabal Point Apartments

% Change: 33.33%



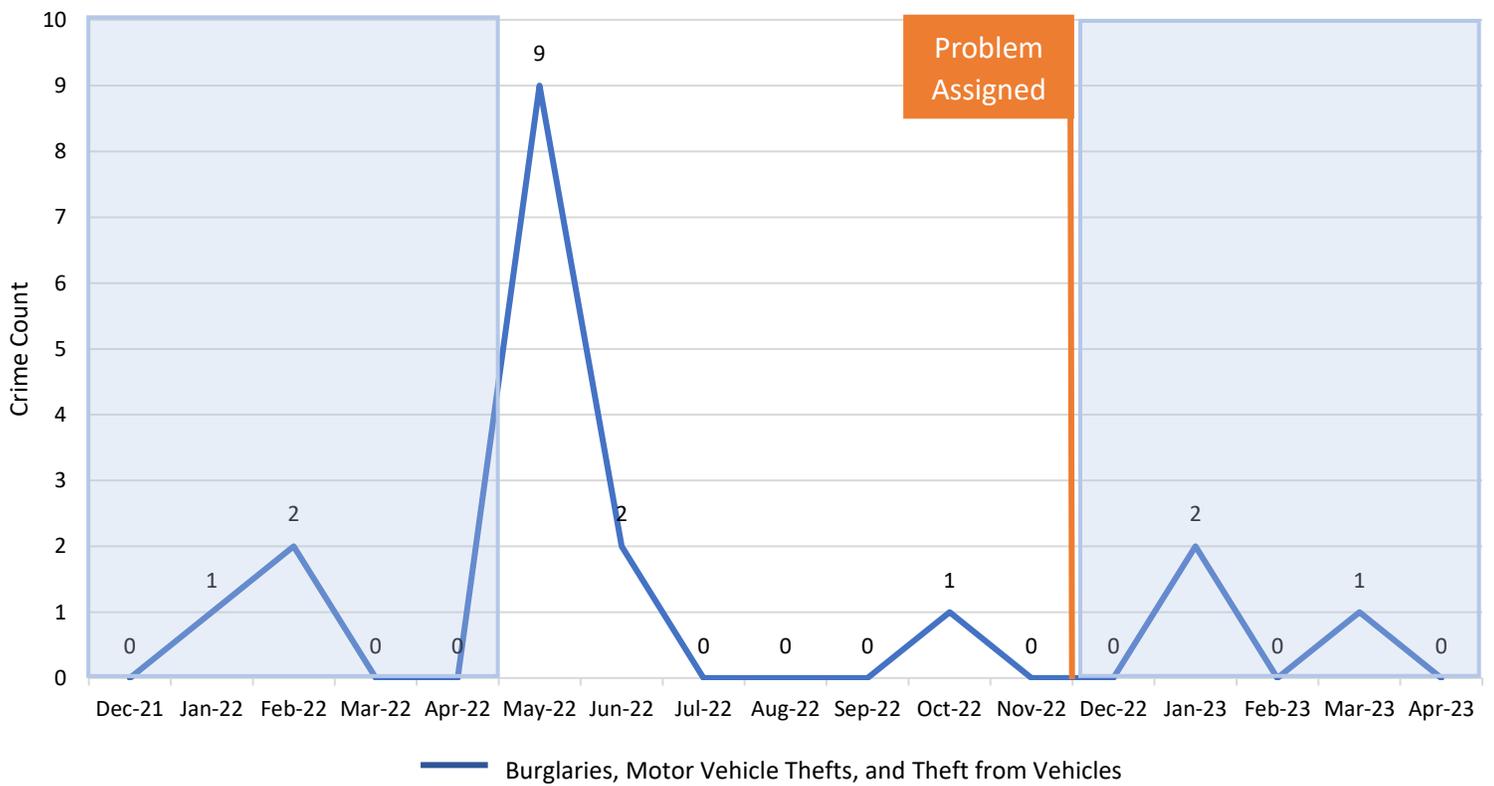
* data pulled from RMS by locations containing "sabal"; offense code equal to 220, 240, or 23F; unfounded removed

% Change: **-28.58%**



2. Willow Ridge Apartments - **MONITORING**

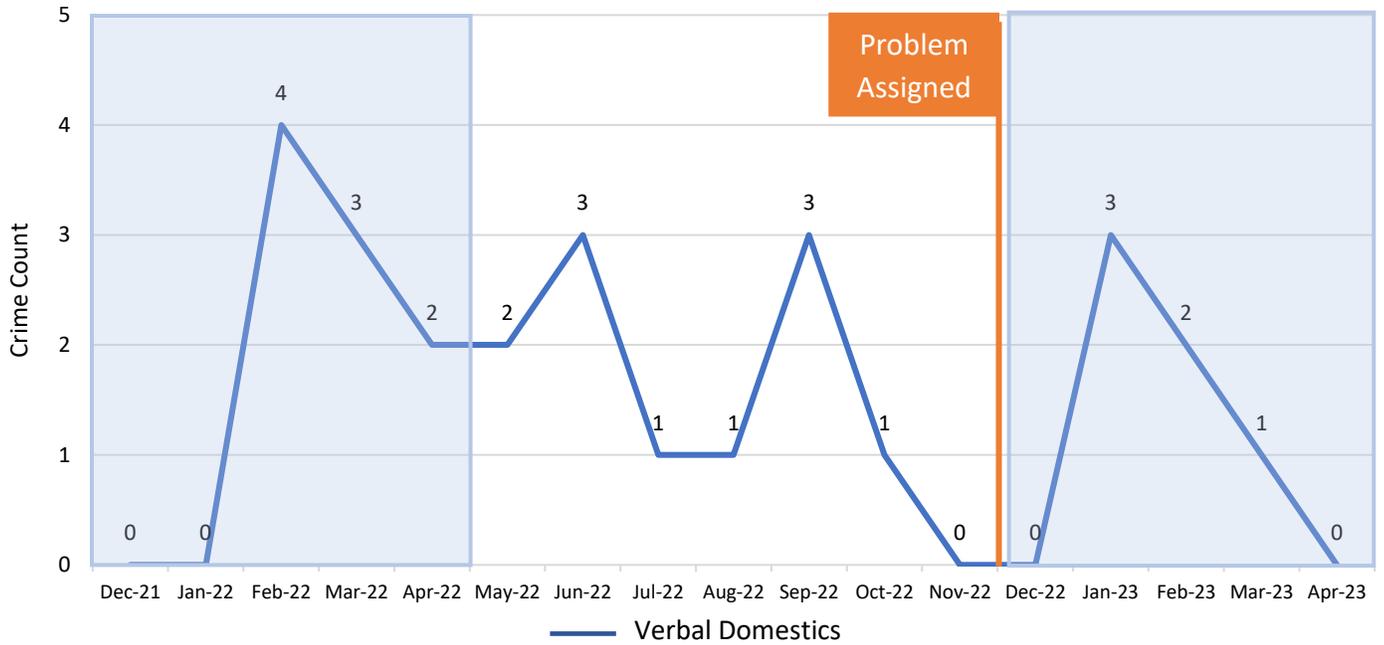
% Change: **0.0%**



*top chart disclaimer: data pulled from RMS by locations containing "sabal"; offense description containing "domestic"; unfounded removed

*bottom chart disclaimer: data pulled from RMS by locations containing "willow"; addresses not in Willow Ridge removed; offense code equal to 220, 240, or 23F; unfounded removed

% Change: **-33.33%**



*data pulled from RMS by locations containing "willow"; addresses not in Willow Ridge removed; offense description containing "domestic"; unfounded removed

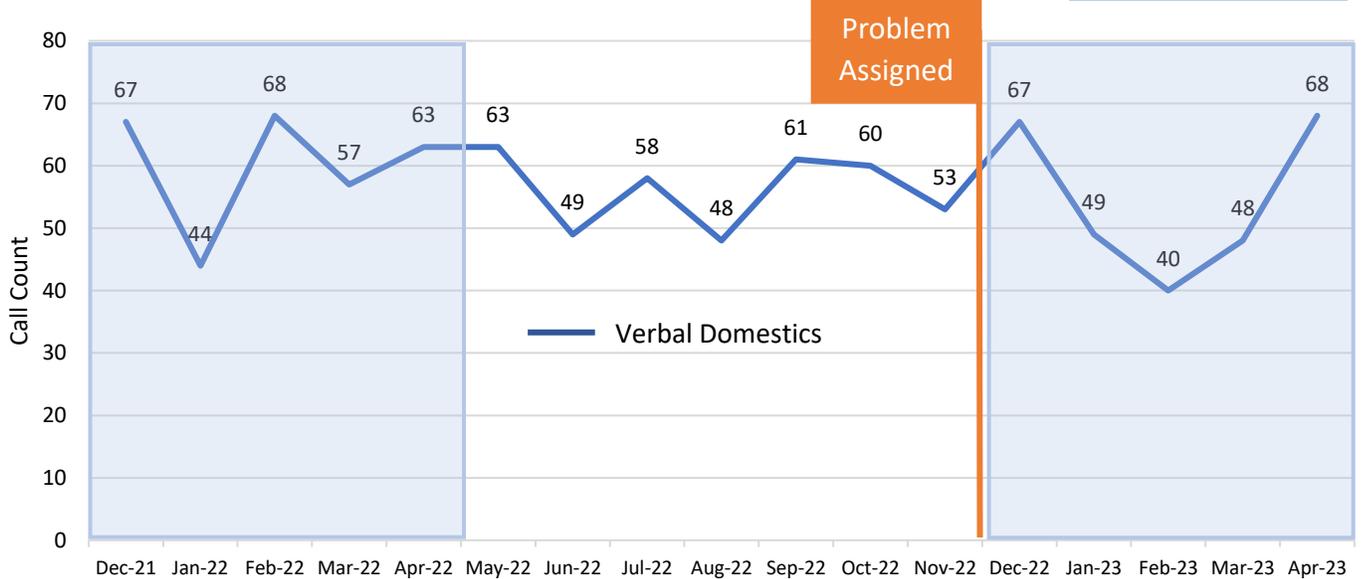
Problem Area

The problem area is Carolina Place Mall. It was identified using 12 months of calls for service and crime data, showing a consistent crime problem. Each month, the evaluation is based off the crime and disorder the assignee was tasked to handle. Since a problem area has more crime and disorder than a problem location, the evaluation is broken down into several charts. Problem areas are evaluated until deemed successful.

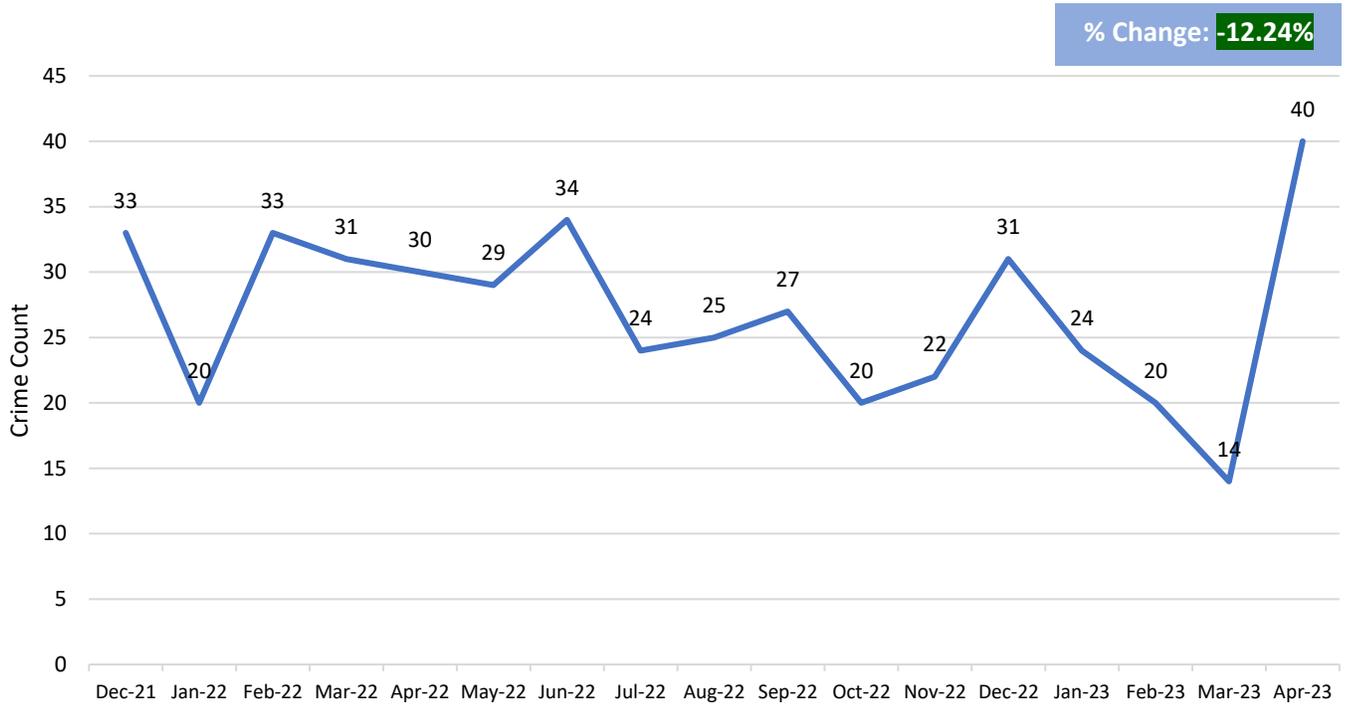
Carolina Place Mall

1. Citizen-Generated Calls for Service

% Change: **-9.03%**

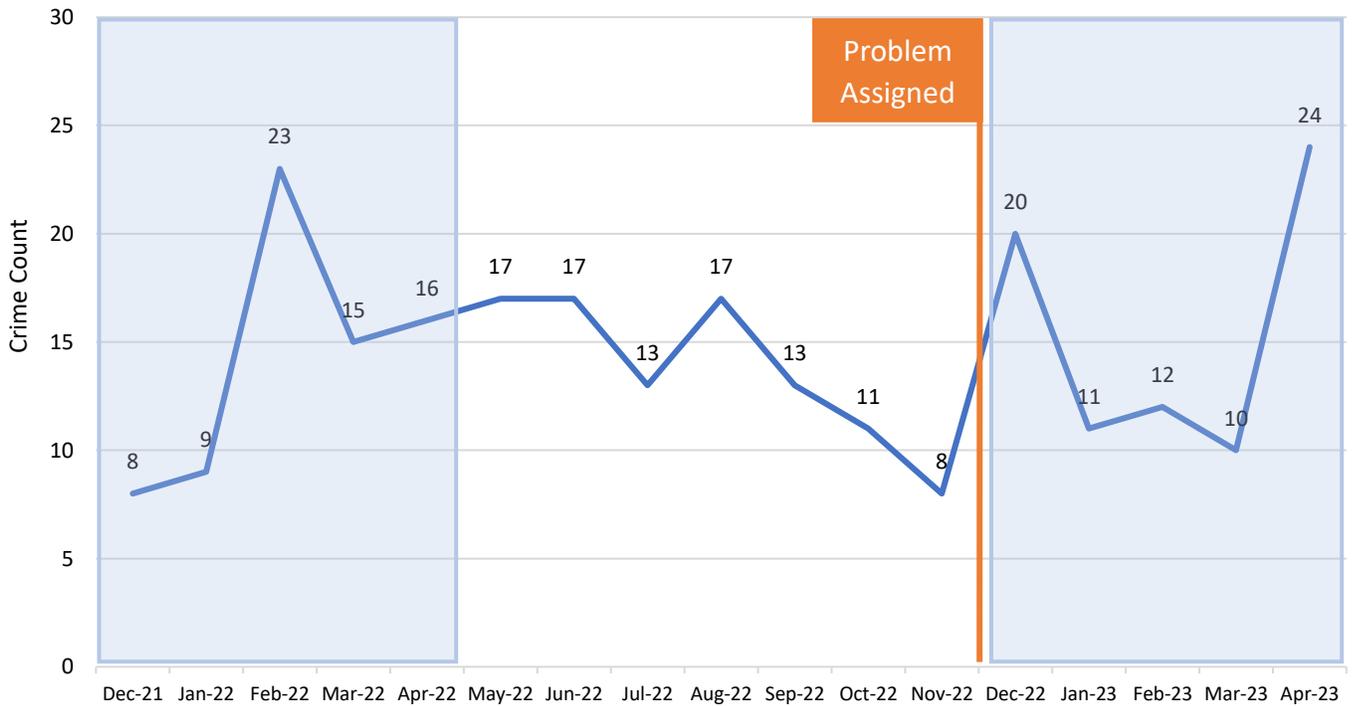


2. Group A Offenses: NIBRS Group A offenses are the more serious crimes such as Murder, Rape, Robbery, etc. There are 71 Group A Offenses. Group B offenses tend to be minor in nature, such as curfew/loitering/vagrancy violations, disorderly conduct, driving under the influence, etc.



3. Shoplifting

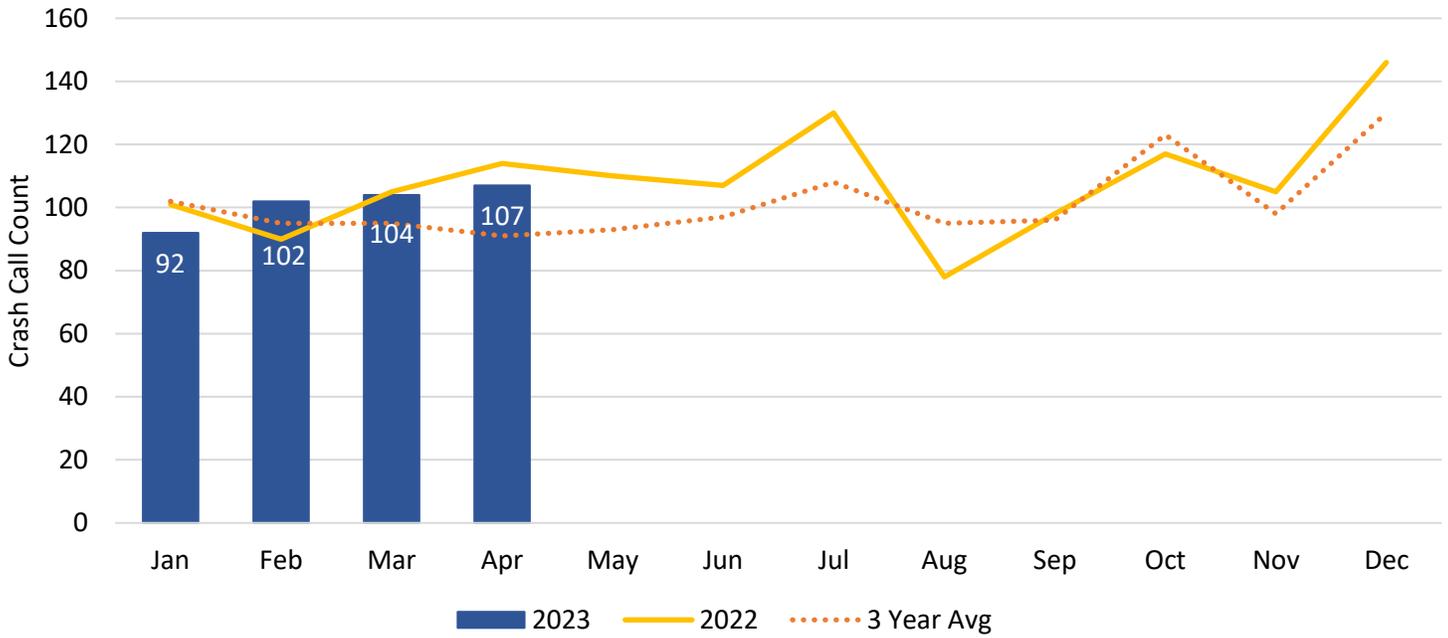
% Change: 8.45%



*Chart 2 disclaimer: data pulled from RMS by locations containing "11001, 11009, 11017, 11033, 11025, 11041, 11049, 11055, 11059, 11067"; offense not containing "90" in code; unfounded removed
 *Chart 3 disclaimer: data pulled from RMS by locations containing "11001, 11009, 11017, 11033, 11025, 11041, 11049, 11055, 11059, 11067"; offense code equal to 23C; unfounded removed

Traffic Crash Data

Calls for Traffic Crashes



*Counts are all traffic accident and hit and run calls with a disposition of report taken or rendered assistance MI

April Community Engagement

- Hyundai lock event for cars
- Police memorial meeting
- Blood Drive at Town Hall
- Monthly Chamber of Commerce Meeting
- Attended Pineville Elementary Play
- Event at Oak Grove Baptist Church where we spoke to the youth of the church
- Girl Scout tour at the PD
- Pineville Neighbors Place fund raising event
- Richard Sheltra Race
- Meeting with Meritage Homes in reference to larceny of appliances
- Spring Fest at Dorchester
- Monthly OSHA meeting and inspections

Weekly meetings with Chief on progress for projects. Daily duties of school traffic and sitting in with students at lunchtime. Manage Twitter, Instagram and Facebook apps for the PD. Officer Down and myself have students that we are mentoring outside of the normal going to see the students at lunch. We have been requested to do this by the school and the parents.

April Traffic Enforcement

Traffic Enforcement Type and Dispositions

Enforcement	Count
10-61 Traffic Stop	172
10-31 Project Police Presence	3
Citation Issued	27
Warning	133
Report Taken	4

*Officer-generated traffic stops and project police presence; unfounded removed

Locations of Traffic Enforcement

Street Name	Count
PINEVILLE-MATTHEWS RD	32
MAIN ST	28
CRANFORD DR	24
CAROLINA PLACE PKY	19
PARK RD	13
POLK ST	11
TOWNE CENTRE BLVD	5
ROCK HILL-PINEVILLE RD	4
CENTRUM PKY	3
LANCASTER HWY	3
SABAL POINT DR	2
REID LN	2
SOUTH BLVD	2
I-485 INNER HWY	2
FRANKLIN ST	2
I-485 OUTER HWY	2
BLANK/NO STREET LISTED	2
INDUSTRIAL DR	2
LEE ST	2
LEITNER DR	2
FELDFARM LN	1
LYNDON STATION DR	1
COMMERCE DR	1
OAKLEY AVE	1
MATTHEWS-MINT HILL RD	1
PARK CEDAR DR	1
RING RD	1
KETTERING DR	1
LOWRY ST	1
PARK RD	1
JOHNSTON DR	1

LAKEVIEW DR	1
COLLEGE ST	1
Grand Total	175

*based on location of stop in CAD



Human Resources

Linda Gaddy, PHR SHRM-CP MSHR
lgaddy@pinevillenc.gov
(704) 889-2362

To: Ryan Spitzer, Town Manager
Members of the Town Council

From: Linda Gaddy

Date: 5/4/2023

Re: Human Resources Monthly Report

Ryan,

Enclosed is the Human Resources Department Monthly Report for the month of April 2023.

New Hires:

Landon Parker, B.L.E.T. sponsored Police Officer trainee
Charles Miller, B.L.E.T. sponsored Police Officer trainee
Devin Buckson, B.L.E.T. sponsored Police Officer trainee
Kameron Smith, B.L.E.T. sponsored Police Officer trainee

Resignation/Termination:

Brendan Coates, Police Officer

Retirements:

None

Transfers:

None

Promotions:

Jakayla Kelley, Police Officer newly certified and sworn in

Current Openings:

Police Officer, 4 B.L.E.T. trainees for August 2023, 7 certified Police Officers, 2 laterals in background check process

PCS Telecommunications, Systems Technician Apprentice, accepting applications

Departmental Update:

Recruiting:

All departments, except the Police Department sworn officers, are now fully staffed with the exception of one Systems Technician apprentice position open at PCS. Human Resources continues to give

assistance to the Police Recruiting committee to support and accelerate their efforts to hire sworn officers and officer trainees. There are now 6 recruits in B.L.E.T. classes, one of which will finish this month. Referral and signing bonuses have been implemented.

All summer camp counselor positions have been filled.

Projects in progress:

Employee Handbook:

Work is underway on the update to the entire Handbook of personnel policies. Over the coming months, policies that are outdated, unclear or need to be added due to the changing Town operations and employee expectations will be examined with the assistance of a professional consultant, and will be reviewed by our Town attorney. The expected timeframe to present the proposed update is in August or September.

Recognition, rewards, appreciation, wellness:

Human Resources has been conducting research in order to create plans for increasing Employee Recognition, Employee Appreciation, and Wellness programs. This will be informed by a newly formed employee resource group (think tank) of members from different departments, as well as other resources knowledgeable about the most successful and popular programs.

Employee Appreciation:

The Spring Picnic was May 5th at the HUT including the annual cornhole tournament, other games, prizes, food and Kona Ice. A Softball Game is planned in August 19th in cooperation with Parks & Rec and the public. For info on how to sign up to participate in the Softball Game see the attached Newsletter or flyer.

Annual benefit renewal and enrollment:

H.R. and our broker are in the later stages of any changes needed to benefit plans or providers in order to continue to offer a valuable benefit package for employees and control rising costs. On average, most municipalities and smaller companies are experiencing a 7% increase in medical coverage costs. This is primarily a “rebound effect” from COVID. Factor in our individual group claims experience last year which was on the high side, and we believe that we will keep increases this year under 10%, but not nearly the 0% to 3% of the last few years. It is still early and there remains more negotiating work to be done over the next week.

Annual budget process:

We continue the final stages of the plan to implement the proposed 8% COLA increase planned for the first of the new fiscal year. Our compensation consultant is assisting H.R. and Finance with the details of the new plan.

Audit of retirement plans:

H.R. supplied the auditors with information on retirees and retiree benefits as part of the annual retirement audit.

Improvements:

We continue to move forms and processes from paper-based to more digital and online accessible forms and information. We have launched a single Public HR Drive where both supervisors and employees will go to get the tools and information that they need to interact with human resources and payroll, and to get answers to FAQs. Forms that require multiple signatures are now using digital signatures for a much faster process. We still have a few more forms or departments to convert from paper to digital.

Safety Highlights:

We are once again NC Safety Awards recipients! The following Departments received a Gold Award: Administration, Public Works, Parks & Recreation, and PCS, based on days of work missed and their incident reports in 2022 compared to others in the same category throughout the State. Safety Committee members who serve faithfully throughout the year, were treated to a lunch and awards ceremony with the Honorable Josh Dobson, NC DOL Commissioner of Labor sponsored by the NC Health and Safety Council and the NC Department of Labor.

Training:

Human Resources has conducted online anti-harassment training with all staff this month, as well as begun conducting live training on our policies for handling Workplace Romance and Harassment. This will become part of a new hire's initial training and will be required to be taken no less than every two years by all staff and supervisors.

Saturday August 19th, 2023

Item 14.



Pineville

SOFTBALL

TOURNAMENT

10AM-12PM

More details to be shared soon.



Registration Opens

June 5th, 2023

Link:

<https://www.signupgenius.com/go/30e0a4baea62aa0fb6-town#/>

Email: Kpatone@pinevillenc.gov



Scan me!



June

2023



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13 Council Mtg 6:30	14	15	16	17
18 Fathers Day	19	20	21	22	23	24
25 (Mayor vacation this week)	26 Work Session 6:00	27	28	29 Telephone Board Mtg 3:30	30	