



WORK SESSION
TOWN HALL COUNCIL CHAMBERS
MONDAY, FEBRUARY 02, 2026 AT 6:00 PM

AGENDA

CALL TO ORDER

DISCUSSION ITEMS

- [1.](#) Abandonment of Johnston Road (*Travis Morgan*)
- [2.](#) Board Attendance Policy Review (*Ryan Spitzer*)
- [3.](#) Update on Selling Pineville Communications (*Ryan Spitzer*)
- [4.](#) Finance Report and Update (*Chris Tucker*)

ADJOURN

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



TOWN COUNCIL AGENDA ITEM

MEETING DATE: FEBRUARY 3, 2026

Agenda Title/Category:	Portion of Johnston Drive Abandonment			
Staff Contact/Presenter:	Travis Morgan			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	P8 Upgrade select intersections to improve safety
	X			
Background:	Abandon approximately 185.63 linear feet of Johnston Drive in favor of the new road alignment.			
Discussion:	To formally abandon the section of roadway and approval of a resolution is needed. Following state process, half of the roadway goes to one side of the street and the other side goes to the other. Both are currently the same owner.			
Fiscal impact:				
Attachments:	See proposed survey			
Recommended Motion to be made by Council:	Recommend approval			

PUBLIC HEARING



To: Town Council

From: Travis Morgan

Date: 2/3/2026

Re: Resolution to Abandon a portion of Johnston Drive (*Action Item*)

REQUEST:

Abandon approximately 185.36 linear feet of Johnston Drive in favor of the new road alignment. A formal resolution is needed following state standards. Following these standards, the East half of the former roadway would go to the Eastern side property owner, and the same for the Western side. Both adjacent properties are currently owned by Goode properties.

STAFF COMMENT:

Procedural item in conformity with adopted plans for the new roadway alignment. Recommend approval. See attachment Exhibit A.

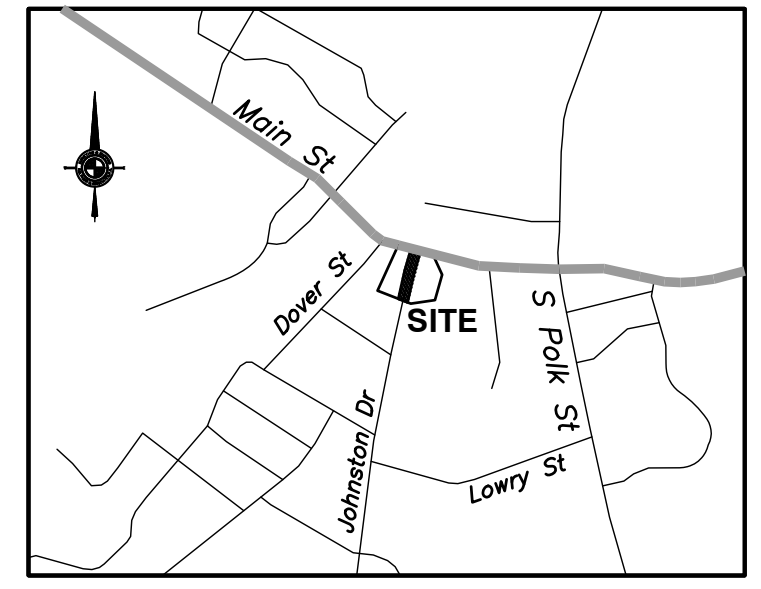
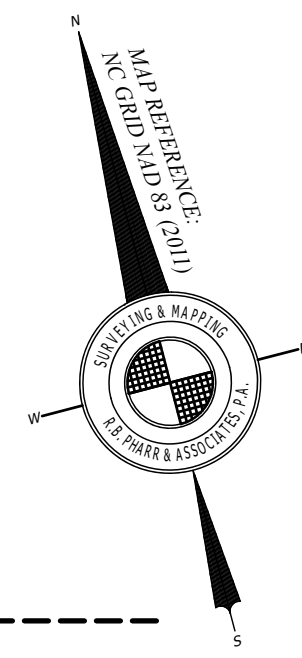
ACTION:

Seeking council vote to approve the resolution to abandon approximately 185.36 linear feet of Johnston Drive as shown in Exhibit A in conformity with adopted plans and policies.

OWNER:
MONTGOMERY MANAGEMENT, LLC
1300 BAXTER STREET, SUITE 370
CHARLOTTE, NC

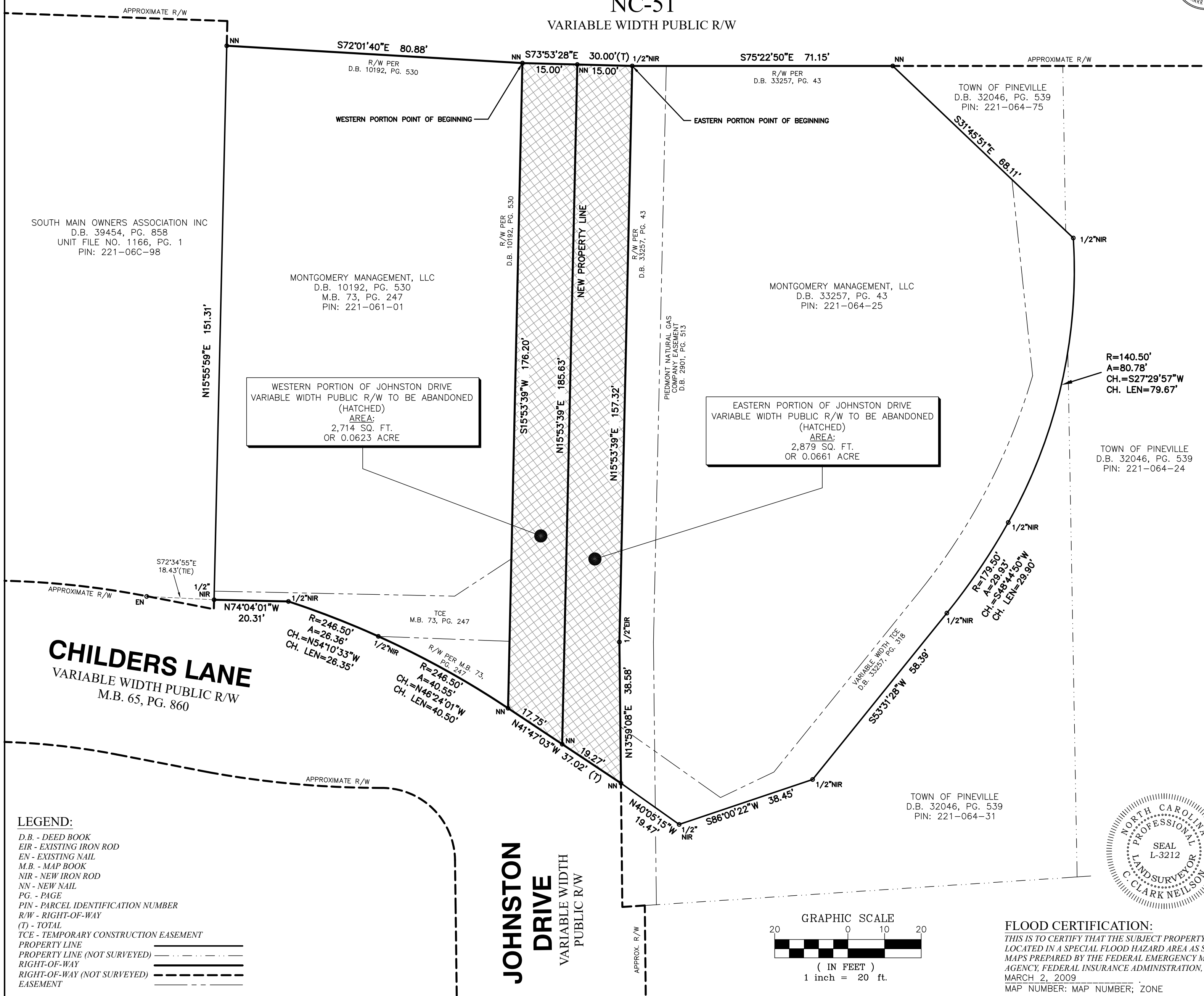
JOHNSTON DRIVE RIGHT-OF-WAY ABANDONMENT

237 & 315 MAIN STREET
TOWN OF PINEVILLE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 10192-530, 33257-43
MAP REFERENCE: 73-247
TAX PARCEL NO: 221-061-01 & 221-064-25
TOTAL R/W AREA TO BE ABANDONED:
5,593 SQ. FT. OR 0.1284 ACRE



VICINITY MAP
NOT TO SCALE

MAIN STREET NC-51 VARIABLE WIDTH PUBLIC R/W



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ABANDON A PORTION OF JOHNSTON DRIVE AS SHOWN HEREON. ALL BOUNDARY INFORMATION IS TAKEN FROM AN R.B. PHARR & ASSOCIATES MAP DATED 11/6/2025 (JOB NO. 96981).
2. PHYSICAL IMPROVEMENTS EXIST ON SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS MAP WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
4. AREAS CALCULATED BY COORDINATE COMPUTATION.
5. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
6. IN ACCORDANCE WITH N.C.G.S. § 47-30(m): THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

CERTIFICATE OF OWNERSHIP & DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF PINEVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES, AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER(S) _____ DATE _____

EXEMPTION CERTIFICATE:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO BE EXEMPT FROM THE SUBDIVISION REGULATIONS OF THE TOWN OF PINEVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF PINEVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY. THE PLAT SHALL BE RECORDED WITHIN NINETY (90) CALENDAR DAYS OF THIS DATE.

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

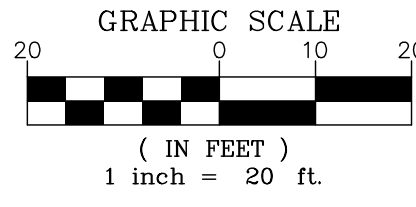
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED BOOK 10192, PAGE 530 & DEED BOOK 33257, PAGE 43); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1: 10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 16TH DAY OF DECEMBER, A.D., 2025.

THIS SURVEY IS OF ANOTHER CATEGORY OF SUBDIVISION SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION FOUND IN THE TOWN OF PINEVILLE SUBDIVISION ORDINANCE.

C. CLARK NEILSON, PLS L-3212 _____ DATE _____



- LEGEND:**
- D.B. - DEED BOOK
 - EIR - EXISTING IRON ROD
 - EN - EXISTING NAIL
 - M.B. - MAP BOOK
 - NIR - NEW IRON ROD
 - NN - NEW NAIL
 - PG. - PAGE
 - PIN - PARCEL IDENTIFICATION NUMBER
 - R/W - RIGHT-OF-WAY
 - (T) - TOTAL
 - TCE - TEMPORARY CONSTRUCTION EASEMENT
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - EASEMENT



FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.
MAP NUMBER: MAP NUMBER; ZONE

CREW:	DRAWN:	REVISED:
RBP	BJS	
R.B. PHARR & ASSOCIATES, P.A.		
SURVEYING & MAPPING		
LICENSURE NO: C-1471		
969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL. (704) 376-2186		
SCALE:	DATE:	JOB NO.
1" = 20'	DEC 16, 2025	97073



TOWN COUNCIL AGENDA ITEM

MEETING DATE: February 2, 2026

Agenda Title/Category:	Board Attendance Policy		
Staff Contact/Presenter:	Ryan Spitzer		
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:
		x	
Background:	Currently the Town of Pineville does not have a Board attendance policy for the appointed boards (e.g. Planning Board, Board of Adjustments, PTAC, etc.).		
Discussion:	Does Town Council want to implement a policy for board attendance. This will pertain to all appointed boards voted on by Town Council. This will not include Town Council members.		
Fiscal impact:			
Attachments:			
Recommended Motion to be made by Council:			

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 1/28/2026

Re: Board Attendance Policy

Overview:

Most localities have an attendance policy for members to boards they appoint. There are two major decision points when discussing this.

1. Are there a specific number of meetings that someone must attend:
 - a. A percentage of meetings in a year
 - i. Most localities in the area use either 65% or 75%
 - b. A number of meetings withing a year
 - i. Consecutive meetings
 - ii. Based on total number of meetings
2. Does Town Council want the ability to remove someone during their term or not allow them to be reappointed?



TOWN COUNCIL AGENDA ITEM

MEETING DATE: February 2, 2026

Agenda Title/Category:	Update on PCS Sale		
Staff Contact/Presenter:	Ryan Spitzer		
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:
		x	
Background:	Town Staff had been working with a potential purchaser of PCS. This company has not responded to staff since just before Thanksgiving. Does Town Council want to proceed by expanding the market for potential buyers?		
Discussion:	Town Council needs to determine how they would like to proceed.		
Fiscal impact:	Depends on method \$65,000 - \$300,000		
Attachments:			
Recommended Motion to be made by Council:			

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 1/28/2026

Re: Update on PCS Sale

Background

Town Staff will give an update on where the process stands for the sale of PCS.

Historical Context from 4/8/2025

At the March 2025 Town Council Meeting, Town Council voted to proceed with the potential sale of PCS. The first step is to decide which formal method of procurement Town Council would like to use to receive bids. There are two processes that the Town can go down, each with their pros and cons which staff will provide during a presentation at the April Town Council Meeting. The two methods are 1. Seals Bids and 2. Upset Bids.

Sealed Bids are what the town typically uses. This is where we produce an RFQ with all of the specifics that we would like companies to competitively bid on.

Upset Bids are where the Town has received an unsolicited offer and negotiate with that company or firm. Once negotiations have taken place the Town must advertise for any “upset bids” for 10 days. If an upset bid that is 5% more than the unsolicited bid is received, then the Town must advertise for another 10 days. This process is repeated until no more bids are received, which are 5% greater than the previous one.

Town Staff have been discussing the paths forward with our telecommunications attorney and JSI as we will need them for the reporting and the negotiation aspect of the deal.



**Complete
Broadband
Solutions.**

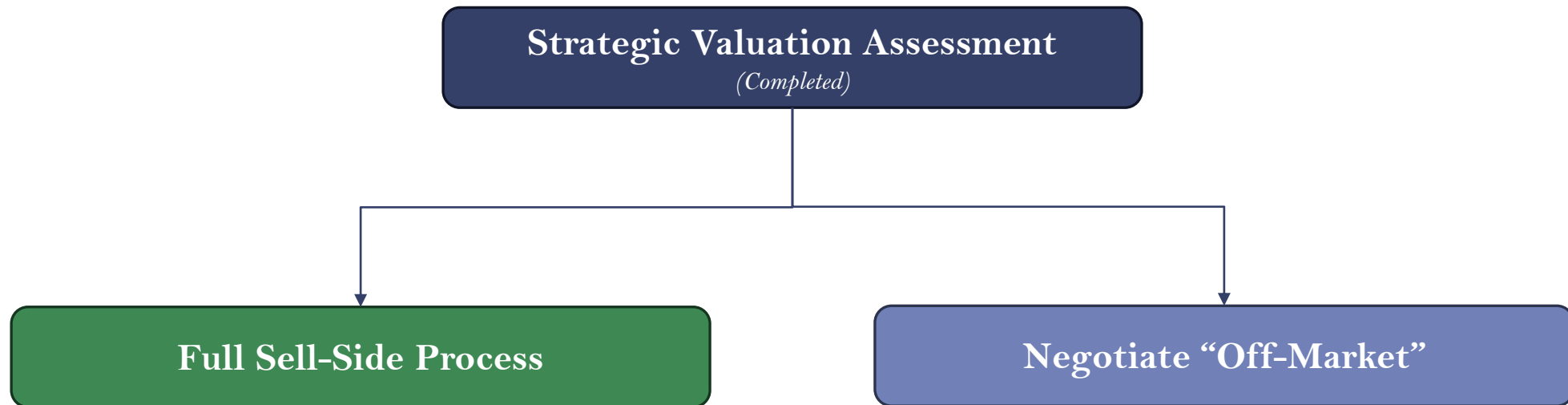


Seller Advisory Services

Pineville Communications

April 2025

Having completed a Strategic Valuation Assessment, Pineville (the “Company” or the “Seller”) now has the option to choose whether to pursue a full sell-side process or negotiate an “off-market” transaction with a potential buyer that has already expressed interest.



Sell-Side Process vs Off-Market Comparison

Like with most things, the decision between running full sell-side process or negotiating off-market with a specific buyer has tradeoffs.

Full Sell-Side Process

Running a full sell-side process would mean opening the opportunity up to the other potential buyers in a highly structured, auction-like process

Pros:

- + Typically maximizes the value received

Cons:

- Longer and more work intensive to complete process

Negotiate “Off-Market” Deal

Negotiating a deal “off-market” would mean opting to exclusively engage with the current interested party to close a transaction without opening the opportunity up to other potential buyers

Pros:

- + Faster and less work intensive to complete process

Cons:

- Unlikely to maximize value received

Sell-Side Process vs Off-Market Comparison

JSI can help to advise Pineville in whichever route they chose to take.

Full Sell-Side Process

JSI Role:

- Fully manage all components of the sell-side process for Pineville

Key functions performed:

- Prepare marketing materials & data room
- Identify & conduct outreach to pool of qualified buyers
- Advise on LOI negotiations & deal structuring
- Assist with handling buyer advanced due diligence (“DD”)
- Advise on Legal Counsel Assessment & Selection
- Assist with Legals, Regulatory Approvals, & Closing

Timing / Cost:

- 6-9 months
- Est. billables of \$60-100k + 3-5% Success Fee

Negotiate “Off-Market” Deal

JSI Role:

- Assist in helping to consummate a transaction with the existing interested party

Key functions performed:

- Advise on LOI negotiations & deal structuring
- Assist with handling buyer advanced due diligence (“DD”)
- Advise on Legal Counsel Assessment & Selection
- Assist with Legals, Regulatory Approvals, & Closing

Timing / Cost:

- 1-3 months
- Est. billables of \$35-50k

Prepare Marketing Materials & Data Room

Item 3.

	Overview	JSI's Role
Prepare Marketing Materials & Data Room	<p>Marketing materials, including a Teaser and Confidential Information Memorandum (“CIM”) will need to be developed before going to market.</p> <p>The teaser will provide a brief overview of the opportunity on an anonymous basis and the CIM will provide an in-depth overview of the Company’s operations.</p> <p>Additionally, a virtual data room (“VDR”) that contains key due diligence materials needed by prospective buyers will need to be created and maintained.</p>	<p>JSI can develop high quality marketing materials to help present the Company and the opportunity in as attractive as light as possible.</p> <p>JSI can provide a list of key items needed to construct the VDR and also fully manage / host the VDR on behalf of the Company.</p>

Identify & Conduct Outreach to Pool of Qualified Buyers

	Overview	JSI's Role
Identify & Conduct Outreach to Pool of Qualified Buyers	<p>After a preliminary list of buyers is identified, initial outreach will begin by sending out the Teaser. Interested parties will be asked to sign a Non-Disclosure Agreement (“NDA”) to progress further.</p> <p>After the execution of an NDA, buyers will be sent the CIM so they can further gauge their interest in the opportunity.</p> <p>Highly interested buyers will be qualified and then be granted access to the data room before being asked to submit an LOI.</p>	<p>JSI has a vast network and set of resources that help in curating extensive lists of well-suited strategic buyers.</p> <p>JSI can also fully manage the work-intensive process of outreach and ongoing communications with prospective buyers.</p>

	Overview	JSI's Role
LOI Negotiation & Deal Structuring	<p>Properly negotiating and agreeing upon the correct deal structure and terms up-front in an LOI paves the way for the rest of the transaction process to go smoothly.</p> <p>Any missteps made here in the negotiation process will be very difficult to recover from down the road.</p>	<p>JSI can assist in identifying all the key components of a transaction and help to negotiate the best possible deal for a Seller.</p> <p>Key items to consider in negotiating LOIs are:</p> <ul style="list-style-type: none">• Purchase price & forms of consideration• Transaction type (stock vs asset)• Working capital pegs & other purchase price adjustments• Due diligence periods & exclusivity• Escrow amounts and holding periods• Confidentiality• Contingencies

Advanced Due Diligence (“DD”) Assistance

	Overview	JSI’s Role
Advanced Due Diligence (“DD”) Assistance	<p>After executing an LOI, the Buyer will have a period to perform more in-depth assessment of the Seller before moving forward to finalize the transaction.</p> <p>The DD process will involve an extensive number of questions and document requests related to the Seller’s financial position, operational processes, plant & network, etc.</p> <p>The DD process typically includes an on-site visit by the Buyer to the Seller’s headquarters, plant sites, and discussion with Management.</p>	<p>JSI can facilitate the process for Sellers by serving as an intermediary between the Buyer and the Seller to help ensure all inquiries are properly responded to.</p> <p>JSI will also create, organize, and maintain a secure data room (hosted at JSI’s expense) to house all information requests.</p> <p>Last, and if needed, JSI can be on-site to assist with the Buyer’s onsite visit.</p>

	Overview	JSI's Role
Legal Counsel Assessment & Selection	Selecting a well-qualified legal counsel with both experience in conducting M&A transactions as well as industry specific experience (in the telecom & broadband industry) is critical to mitigating any potential liabilities down the road for a Seller and helping to control legal costs.	JSI can help evaluate any legal counsel currently being considered as well as provide recommendations or introductions to other potential legal firms to consider.

	Overview	JSI's Role
<p>Legals, Regulatory Approvals, & Closing</p>	<p>Closing the transaction primarily entails the drafting & execution of a Purchase Agreement (“PA”) and other key legal documents (employment contracts, loan agreements, leases, etc.).</p> <p>Legal counsel will lead in the drafting and reviewing of these agreements, however, there likely will be instances in which decisions from the Seller will be required, as either new or existing commercial terms may need to be altered, agreed upon or renegotiated in the final versions of the agreements.</p> <p>After legals are finalized and executed, the transaction is then submitted to the FCC for regulatory approval.</p>	<p>JSI can assist Sellers in this process by managing the process with legal counsel and advising on any key last-minute decisions a Seller may have to make to finalize the legal documents.</p> <p>JSI also has internal regulatory resources that can assist with the Regulatory Approval process (214 applications) as well as transitioning of any regulatory support programs (USAC, NECA, etc.)</p>



TOWN COUNCIL AGENDA ITEM

MEETING DATE: January 26, 2026

Agenda Title/Category:	Q2-Dec25 Finance Report			
Staff Contact/Presenter:	Christopher Tucker, ATM / Finance Director			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	N/A
Background:	Finance Report and Notifications through FY26 Q2			
Discussion:				
Fiscal impact:				
Attachments:	Finance Report and Notifications through FY26Q2			
Recommended Motion to be made by Council:	Receive as Presented			



January 23, 2026

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

From: Christopher Tucker, Asst. Town Mgr / Finance Director CMT

RE: Council Information – Finance Report and Notifications through December 2025

For the Council's information at the January 26, 2026 Council Work Session, please find attached the finance report and notifications through December 2025.

I will be in attendance at the Work Session to walk the new Council through the Quarterly Finance report, provide an update on the capital project funds, and soft launch budget season.

Looking forward to really getting started with you all!

Notifications: None

Town of Pineville
Revenue Report (Budget vs. Actual) - General Fund
For the Month Ending December 2025

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Ad Valorem Taxes	\$ 11,800,000	\$ 7,486,535	63.45%
Powell Bill	290,000	324,761	111.99%
Franchise Taxes	1,200,000	365,555	30.46%
Sales Taxes	3,200,000	1,237,038	38.66%
Storm Water Fees	450,000	252,167	56.04%
Tourism Revenues	1,600,000	917,255	57.33%
ETJ / Library from Meck County	1,385,000	760,684	54.92%
Miscellaneous Revenue	475,000	770,850	162.28%
Transfers from Other Funds	-	-	
Investment Earnings	750,000	302,295	40.31%
Appropriated Fund Balance	2,573,000	-	0.00%
Total	<u>\$ 23,723,000</u>	<u>\$ 12,417,139</u>	<u>52.34%</u>
Expenditures			
General Government	\$ 3,473,000	\$ 1,627,806	46.87%
Public Safety	10,902,000	5,324,199	48.84%
Public Works - Transportation	2,029,000	1,102,837	54.35%
Public Works - Environmental Protection	1,263,000	524,770	41.55%
Recreation - Admin / Parks	884,000	566,479	64.08%
Recreation Tourism	1,605,000	950,605	59.23%
Debt Service	3,414,000	1,470,535	43.07%
Transfers to Other Funds	53,000	-	0.00%
Contingency	100,000	-	0.00%
OPEN ENCUMBRANCES @ 12/31/25	-	415,216	
Total	<u>\$ 23,723,000</u>	<u>\$ 11,982,445</u>	<u>50.51%</u>

Town of Pineville
Revenue Report (Budget vs. Actual) - 911 Fund
For the Month Ending December 2025

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
PSAP Revenue	-	34,768	
Interest Earnings	-	7,861	
Fund Balance Appropriated	200,000	-	
Total Revenue	<u>200,000</u>	<u>42,628</u>	<u>21.31%</u>
Expenditures			
Restricted Expenditures	200,000	42,347	21.17%
OPEN ENCUMBRANCES @ 12/31/25	-	-	
Total Expenditures	<u>200,000</u>	<u>42,347</u>	<u>21.17%</u>

Town of Pineville
Revenue Report (Budget vs. Actual) - Electric Fund
For the Month Ending December 2025

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Electric Charges	13,850,000	7,859,201	56.75%
Interest Earnings	100,000	63,703	63.70%
Misc Revenues	50,000	478,949	957.90%
Fund Balance Appropriated	-	-	
Total	14,000,000	8,401,853	60.01%
Expenditures			
Administration	1,160,000	356,441	30.73%
Wholesale Power Purchased	8,300,000	4,528,651	54.56%
Operations and Maintenance	2,365,000	693,457	29.32%
Capital Outlay	1,825,000	1,090,549	59.76%
PILOT	50,000	-	0.00%
Contingency	300,000	-	0.00%
OPEN ENCUMBRANCES @ 12/31/25	-	410,307	
Total	14,000,000	7,079,405	50.57%

**Town of Pineville
 Revenue Report (Budget vs. Actual) - ILEC Fund
 For the Month Ending December 2025**

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Operating Revenues	1,200,000	579,138	48.26%
Interest Earnings	-	40,732	
Fund Balance Appropriated	400,000	-	0.00%
Total Revenue	1,600,000	619,870	38.74%
Expenditures			
Operating Transfer Out	300,000	-	0.00%
Operating Expenses	1,000,000	457,146	45.71%
Plant under Construction	300,000	153,160	51.05%
OPEN ENCUMBRANCES @ 12/31/25	-	-	
Total	1,600,000	610,307	38.14%

Town of Pineville
Revenue Report (Budget vs. Actual) - CLEC Fund
For the Month Ending December 2025

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Operating Revenues	1,300,000	754,909	58.07%
Transfer from ILEC	300,000	-	0.00%
Fund Balance Appropriated	-	-	
Total Revenue	<u>1,600,000</u>	<u>754,909</u>	<u>47.18%</u>
Expenditures			
Operating Expenses	1,300,000	676,283	52.02%
Plant under Construction	300,000	54,715	18.24%
OPEN ENCUMBRANCES @ 12/31/25	-	-	
Total	<u>1,600,000</u>	<u>730,998</u>	<u>45.69%</u>