



**MINUTES OF THE
TOWN COUNCIL MEETING OF THE
TOWN OF PINEVILLE, NORTH CAROLINA
TUESDAY, AUGUST 11, 2015**

The Town Council of the Town of Pineville met in Regular Session on Tuesday, August 11, 2015 at 6:30 p.m. at the Hut Meeting Facility in Pineville.

ATTENDANCE

Mayor: Jack Edwards
Mayor Pro-Tem: Melissa Davis
Town Council Members: Les Gladden, Debbie Fowler and David Phillips
Town Administrator: Haynes Brigman
Planning Director: Travis Morgan
Town Clerk: Barbara Monticello
Members of the Pineville Planning Board

CALL TO ORDER

The start of the meeting was delayed due to mechanical issues with the laptop. Mayor Edwards called the meeting to order at 6:36 p.m. and welcomed those in attendance. Those wishing to speak were asked to sign the speaker list.

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Mayor Jack Edwards.

MOMENT OF SILENCE

Mayor Edwards called for a moment of silence. There was no one specifically mentioned but Mayor Edwards asked everyone to remember the public safety workers as well as the military and their families left behind.

ORDER OF BUSINESS:

Adoption of the Agenda:

Council Member Les Gladden moved to adopt the agenda with Council Member Debbie Fowler seconding the motion. There were ayes by all and the agenda was adopted as is.

Approval of Minutes for the Regular and Closed Session Meetings of July 14, 2015: Mayor Edwards called for a motion on the Regular and Closed Session Meeting minutes of July 14, 2015. No corrections were needed; Mayor Pro Tem Melissa Davis moved to approve them with no changes. Council Member Debbie Fowler seconded the motion and there were ayes by all to approve the minutes as is.

Consent Agenda: The following items were included: a) *Financial Report ending 7/31/15 (provided by Richard Dixon)* and b) *Approval of Tax Refunds (Karen Bennett)*. Council Member David Phillips moved to approve the consent agenda with Council Member Les Gladden seconding the motion. There were ayes by all and the Consent Agenda was adopted as is.

PUBLIC COMMENT: Resident Lorraine Haynes asked when the grand opening of the soccer complex was scheduled for. Mayor Edwards responded that they had their grand opening two weeks prior.

PUBLIC HEARINGS:

- A. **Joint Public Hearing with the Pineville Planning Board to Hear a Re-zoning** (*Travis Morgan*). Council Member Les Gladden moved to open the Public Hearing with Council Member David Phillips seconding the motion. There were ayes by all and the Public Hearing was opened at 6:40 p.m. Planning Director, Travis Morgan stated this was a Joint Public Hearing with the Planning Board members regarding two parcels of land (#20509205 and #20708301) to be combined and re-zoned as B-4. These parcels were located at the town limit just before 485 and where Polk Street turns into South Blvd. by the abandoned Right-of-Way. The zoning is currently divided between G1 and B4 but being that it is at the entrance to town, the property is better suited for commercial use rather than industrial. Staff was in favor of the re-zoning. Council Member Gladden suggested that the remaining two or three parcels that were still zoned as G1 be changed and re-zoned to B4 as well.

There being no further questions or comments, Council Member Debbie Fowler moved to close the public hearing with Council Member David Phillips seconding the motion. There were ayes by all and the public hearing was closed at 6:44 p.m.

The Pineville Planning Board – members in attendance at the Joint Public Hearing included: Amelia Stinson-Wesley; Paul Sullivan; and Chris McDonough. Chairman Jim Knowles and Thomas White were both absent. Vice Chair Paul Sullivan called for a motion to open the meeting. Planning Board Member Chris McDonough moved to open the Planning Board Meeting at 6:45 p.m. Member Amelia Stinson-Wesley seconded the motion and there were ayes by all to open the meeting. There were no questions or concerns from any of the Planning Board members and all had indicated they were ready to make a recommendation. Ms. Stinson-Wesley moved to recommend combining and re-zoning the properties to B4 which was seconded by Mr. McDonough. There were ayes by all and the motion passed. Amelia Stinson-Wesley moved to close the meeting with Chris McDonough seconding the motion. There were ayes by all and the Planning Board Meeting was adjourned at 6:47 p.m.

Council Vote -- Council Member Debbie Fowler moved to change the zoning from G1 to B4 on the two parcels located at 10,200 Pineville Road. Council Member Les Gladden seconded the motion and there were ayes by all. Motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS:

- A. **Resolution No. 2015-13** - (*Travis Morgan*). Mr. Morgan explained that the resolution was a request for support from the town to turn a portion of Carolina Place Parkway, Muskerry Drive and the round-a-bout over to the NCDOT. It stemmed back to the initial development of the Parkway Crossing subdivision; it was never intended to be a town road. The NCDOT was looking for our support in turning it over to them as part of the state road system so there would be no confusion over who was to maintain it. The portions of road specifically include 720 feet of Carolina Place Parkway, 500 feet of Dorman Road and 400 feet of Muskerry Drive as shown on the map marked Exhibit A which is included as part of these minutes. Even though the DOT can adopt the road without the town's consent, it is customary for them to communicate and confirm the request by way of resolution.

Council asked questions of Mr. Morgan including if there was still outstanding bond money for those roads and if the other portion of Muskerry Drive would remain private. Additionally, there was concern over the bond money possibly being turned over to the developer prematurely as had been done in the past. Mr. Morgan responded that there was still one million dollars of outstanding bond money but that the county was much more diligent now because they were having monthly meetings as well as requiring the Bond Agent to get sign-off from Pineville before releasing any money. He also confirmed that the other portion of Muskerry Drive through the development would remain private. Mr. Morgan concluded that the original plan to align Dorman Road with the Carolina Place Extension would not be impacted and was still showing to eventually connect on all adopted local and NCDOT plans.

Council Member David Phillips moved to adopt Resolution No. 2015-13 to allow NCDOT to accept 400 feet of Muskerry Drive and 60 feet of right-of-way, the remaining 720 feet of Carolina Place Parkway and 500 feet of Dorman Road and 60 feet of right-of-way and that no bond money be released. Mayor Pro Tem Melissa Davis seconded the motion and there were ayes by all to adopt Resolution No. 2015-13.

- B. Tax Collector's Settlement for FY2015** (*Richard Dixon*) – Town Manager, Haynes Brigman, stated that each year we must do a resolution to continue to have Mecklenburg County act on our behalf to collect taxes for the town. He also read into the record, the Tax Collector's Settlement for FY2015, stating that we had a combined (real estate and motor vehicle taxes) collection rate of 99.47% which was very good. Council Member Debbie Fowler moved to approve the Order to Collect Taxes seconded by Council Member Les Gladden. There were ayes by all and the motion passed unanimously.
- C. Staff Updates: 1) Manager's Report** – Mr. Brigman provided an update on the Cone Mill property informing the public that the judge did not rule in the town's favor but the town would not give up on getting the property mitigated. He also gave an update on the roadwork that was taking place in the Carolina Village subdivision. Not all of the deficiencies would be getting fixed but about ¾ of the subdivision would be done and completed by the end of August.

At 7:06 p.m. Mayor Edwards called for a five minute recess before moving into closed session.

Closed Session: At 7:29 p.m. Council Member David Phillips moved to enter closed session with Mayor Pro Tem Melissa Davis seconding the motion. There were ayes by all and Council entered closed session. A real estate matter was discussed, along with various options that Council could direct the Manager to take regarding this property. There was consensus to continue to move forward putting as much pressure on the property owner as possible.

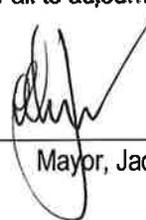
Open Session: Council Member Debbie Fowler moved to end the closed session and move back into open session. Council Member David Phillips seconded the motion and there were ayes by all to re-enter open session. A discussion took place regarding the accounting system the town is currently using, Innovations. Mr. Brigman stated that even though the town had put out a bid for a new accounting software system, the decision was made to stay with the current vendor because they were improving their services to the town by developing a Human Resources component to their software. By doing this, it will save the town a lot of money by not having to search again for a totally new vendor. Innovations is also partnering with Electricities which should also help the town save money.

ADJOURNMENT

With no further business to discuss, a motion was made by Council Member David Phillips to adjourn the meeting at 9:06 p.m. Council Member Les Gladden seconded the motion and there were ayes by all to adjourn the meeting.

ATTEST:


Barbara Monticello, Town Clerk



Mayor, Jack Edwards

