



**MINUTES OF THE  
TOWN COUNCIL MEETING OF THE  
TOWN OF PINEVILLE, NORTH CAROLINA  
TUESDAY, JANUARY 12, 2016**

The Town Council of the Town of Pineville met in Regular Session on Tuesday, January 12, 2016 at 6:30 p.m. at the Hut Meeting Facility in Pineville.

**ATTENDANCE**

Mayor: Jack Edwards

Mayor Pro-Tem: David Phillips

Town Council Members: Les Gladden, Debbie Fowler and Christopher McDonough

Town Manager: Haynes Brigman

Planning Director: Travis Morgan was absent

Town Clerk: Barbara Monticello

**CALL TO ORDER**

The start of the meeting was delayed slightly but was called to order by Mayor Edwards at 6:38 p.m. He welcomed those in attendance and asked those that wished to speak to sign the speaker list.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Council Member, Les Gladden.

**MOMENT OF SILENCE**

Mayor Edwards called for a moment of silence for Fred "Buck" Thrower and Otie Dellinger (passed), two individuals mentioned by Melissa Davis. He also asked that everyone remember those in the military and their families.

**ORDER OF BUSINESS:**

**Adoption of the Agenda:**

Hearing no changes to the agenda, Council Member Chris McDonough moved to adopt the agenda as is. Council Member Debbie Fowler seconded the motion and there were ayes by all.

**Approval of Minutes for the Regular Session Meeting of December 8, 2015:** Council Member Les Gladden clarified that in the minutes for November he requested the manager check with the City of Charlotte to see if they would supply the man-hole covers on the roads they'll be paving once the sewer replacement project is complete. Council Member David Phillips moved to approve the minutes with the change. Council Member Les Gladden seconded the motion and there were ayes by all to approve the minutes with the change.

**Consent Agenda:** The following items were included: a) *Financial Report ending 12/31/15 (provided by Richard Dixon)*; b) *Approval of Tax Refunds (Cyndi Hunnicutt)*; and c) *Resolution No. 2016-01 for Surplus Items (Barbara Monticello)*. Council Member Les Gladden moved to approve the Consent Agenda with Council Member Debbie Fowler seconding the motion. There were ayes by all and the Consent Agenda was approved.

Mayor Edwards turned the floor over to Chief Rob Merchant who spoke about the recent success of the "Shop with a Cop" program. Several of his officers started the program for the holidays to help underprivileged kids in town enjoy a Christmas

with gifts that they otherwise would not have had. They raised \$27,000 in this first year. He thanked everyone for their support and participation in the program.

**PUBLIC COMMENT:**

Resident, Melissa Davis, spoke on the recent increase in break-ins in the older section of Pineville and the need for additional policing in that area. She also inquired about the latest efforts to apply for another Part F park grant. Town Manager, Haynes Brigman, stated that Woolpert had agreed to assist the town with their latest effort but that he would get back to Ms. Davis with more information at a later date.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**A. Appointment of Mayor Pro Tem:** Town Manager, Haynes Brigman, stated that Council needed to appoint a Mayor Pro Tem. Council Member Debbie Fowler moved to nominate David Phillips as Mayor Pro Tem. Council Member Les Gladden seconded the motion and there were ayes by all. All were in favor of David Phillips becoming the new Mayor Pro Tem.

**B. Board Appointments:** the following appointments were made:

1. **Planning Board** – Mr. Brigman stated that the town had received several applications for the Planning Board. Two seats on the Planning Board had expired at the end of December and one seat was vacated by Chris McDonough who won a seat on the Town Council. The two current Planning Board Members, Paul Sullivan and Thomas White, had both indicated they were still interested in continuing on the board so that left the one seat vacated by Mr. McDonough open. Council Member Les Gladden recommended and motioned that the current alternate on this board, Jerome Bell, step up to the permanent seat. Council Member David Phillips seconded the motion and Mr. Jerome Bell was made a permanent member of the Planning Board to fill the unexpired term of Chris McDonough. His term will go through December 2017. Ms. Judianna Tinklenberg and Mr. William Chaney were both recommended as alternates for this board.
2. **Board of Adjustment** – Mr. Brigman stated once again that both Paul Sullivan and Thomas White's seats on the Board of Adjustment had expired in December and both were still interested in continuing on this board. The seat held by Chris McDonough was vacant due to him winning a seat on Town Council. Mr. Chris McDonough recommended and motioned that the current alternate, Jennifer Braganza, be moved up to his old seat on this board. Mayor Pro Tem David Phillips seconded the motion and there were ayes by all. There are currently no alternates for this board.
3. **Telephone Board** – The Telephone Board will consist solely of the Town Council Members, the Town Manager and Telecommunications Director.
4. **Citizens Transit Advisory Group** – recommended reappointment of Jennifer Braganza
5. **Arts and Science Council** – recommended reappointment of Kristy Detwiler
6. **CRTPO Representative (formerly MUMPO)** – recommended reappointment of Mayor Jack Edwards
7. **MTC Representative** – recommended reappointment of Mayor Jack Edwards
8. **Centralina Council of Governments (COG) Delegate** – it was recommended that Manager Haynes Brigman be appointed as the town's delegate for this board. However, COG has indicated it must be an elected official so Chris McDonough was recommended as the Pineville's delegate for COG.
9. **Mecklenburg County Planning Committee** – recommended David Phillips be reappointed as representative for Pineville.
10. **Electricities** – it was recommended that Jack Edwards be reappointed with Haynes Brigman as the alternate.
11. **Tax Collector** – it was recommended that Mecklenburg County continue to act on our behalf as Tax Collector.
12. **Town Attorney** – it was recommended that Janell Lyons of Cranfill, Sumner & Hartzog, LLP be reappointed as the town's attorney.

Manager Brigman reviewed all of the above recommendations and asked for questions, comments or a motion.

Council Member Les Gladden moved to go with all of the recommendations listed above. Council Member Debbie Fowler seconded the motion and there were ayes by all to go with all recommendations noted above.

- C. Property Redevelopment:** Mr. Brigman explained that now that the town recently acquired the mill property, there were a lot of questions on what will happen next. He had done some research and reached out to the UNC School of Government as they have a Development Finance Initiative (DFI) department that assists towns with redevelopment efforts. They have been very successful with local government projects including old mill properties. He introduced Mr. Michael Lamanski of DFI, who gave a presentation on the services they provide.

Mr. Lamanski noted that DFI has been involved with 55 different communities since 2011 and since they are associated with the School of Government, they provide professional, cost-effective assistance based upon what the town would like to see developed for a particular area. They work hard to partner with local governments, spend a lot of time with local stakeholders and take their direction from local government.

After the presentation, Council Members asked questions of Mr. Lamanski including what the expected timeframe was for a project like this, how they get plans out to developers and what type of broker/real estate fees they charge. Mr. Lamanski explained that the entire process takes about a year but that there is communication from them throughout the project. They take the same approach as a developer would – they analyze the best uses for the property, what will fit on the property and what the town would like to see developed on the property and then seek out developers that are interested in those types of projects. Mr. Brigman added that DFI charges a one-time fee and handles the process from beginning to end. Broker/real estate fees are cut out so essentially you are getting more for your money.

The consensus of council was that it seemed like a very good deal but no council members were ready to commit and needed more time to think it over. They requested that Mr. Brigman bring the item back for the February meeting.

- D. Police Presentation: Active Shooter/Terrorism Response** – Chief Merchant introduced Mr. Karl de la Guerra, who he heard speak a few weeks ago on terrorism and mass shootings. Mr. de la Guerra thanked Council for allowing him the opportunity to speak. He did a presentation on terrorism and active shootings in the US stating that there have been 253 instances of mass killings (defined as shooting 4 or more people), the majority of which occurred in small to medium-sized towns east of the Mississippi River. The purpose of the presentation was to demonstrate the real possibility of something like this occurring here, especially with largely-populated areas such as the Carolina Place Mall or the hospital. He stated that Pineville, Matthews and Mint Hill had a combined SWAT team and that he was working with them to assist in additional training for these type scenarios. Council thanked him for his informative presentation.
- E. Update from Downtown Merchants Association (Bill McConnell)**—Mr. Bill McConnell, representing the Downtown Merchants Association gave a quick update of their activities: the Global Restaurant opening has been delayed due to some contractor issues but is back on track; Michelle Whitmore had to give up her space on main street due to a family matter, and Teresa Godshalk will be taking over the space that My Favorite Things used to occupy in addition to keeping Kiki's Kottage.
- F. Job Reclassification for Public Works Administrative Assistant (Haynes Brigman)** – Mr. Brigman stated that a part-time administrative assistant had been approved for the Public Works Department for the 2015-2016 fiscal year. At that time, it was understood there may come a time when the position would develop into a full-time one. Chip Hill, Public Works Director, has indicated the need for this position to become full-time and was seeking Council approval to do so. Council Member Les Gladden acknowledged that Council had agreed to look at the position down the road and recommended they approve the request especially if stormwater activity was expected to increase. Mayor Pro Tem Phillips agreed and was in favor of changing her status to full-time. Stormwater and Powell Bill funds can be used to pay her salary. Council Member Les Gladden moved to reclassify the position to full-time. Mayor Pro Tem David Phillips seconded the motion and there were ayes by all. Said change to become effective February 1, 2016.
- G. Schedule Planning/Budget Retreat (Haynes Brigman)** – Mr. Brigman stated that he would like to have a planning retreat prior to the start of budget preparations. He proposed Thursday, January 21<sup>st</sup> at 1:00 p.m. at the Hut. All of Council was in agreement with this date. Council Member Chris McDonough moved to set the date for the planning

retreat to January 21, 2016 at 1:00 p.m. at the Hut. Mayor Pro Tem Phillips seconded the motion and there were ayes by all.

- H. **Staff Update:** (*Haynes Brigman*)—Mr. Brigman provided an update on the Cone Mill stating that the EPA is responsible for determining which hazardous materials need to be removed first. He was in the process of obtaining quotes for the cleanup of the property which would be an on-going process taking place in steps. He wanted residents to know that it would take time but that the town was moving on it.

Mayor Edwards asked for a ten minute recess at 8:34 p.m. before moving into Closed Session.

**Closed Session:** at 9:03 p.m. Mayor Pro Tem Phillips moved to enter Closed Session pursuant to NCGS 143-318.11 (4)&(6) which was seconded by Council Member Les Gladden. Both economic development and employee personnel issues were discussed in the Closed Session. A motion was made and seconded to end the Closed Session at 10:07 p.m.

**ADJOURNMENT**

Once back in open session, Mayor Pro Tem Phillips stated he would like to see screen fencing on the Dover side of the Mill. Mayor Edwards asked Town Manager, Haynes Brigman, to check into getting a second dog for the canine unit. There being no further business to discuss, Council Member Debbie Fowler moved to adjourn the meeting, seconded by Mayor Pro Tem David Phillips. There were ayes by all and the meeting adjourned at 10:21 p.m.



\_\_\_\_\_  
Mayor, Jack Edwards

ATTEST:



\_\_\_\_\_  
Barbara Monticello, Town Clerk

