



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

The Town Council of the Town of Pineville met in Regular and Closed Session on Tuesday, July 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
Planner: Brandon Hackney was absent
Town Clerk: Barbara Monticello

CALL TO ORDER

The meeting was called to order by Mayor Edwards at 6:31 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

Mayor Edwards asked two Boy Scouts that were in attendance to lead the group in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Edwards called for a moment of silence for the police officers recently killed in Dallas, a resident also recently killed, and the many police, fire and military troops serving our country.

ORDER OF BUSINESS:

Adoption of the Agenda:

Motion made by Council Member Les Gladden and seconded by Council Member Chris McDonough to adopt the agenda as is. There were ayes by all and the agenda was passed.

Approval of the Minutes from the Regular Meeting of June 14, 2016:

Council Member Chris McDonough pointed out a change that was needed on page 3 of the minutes. He stated that half way down the page, the words "homeowner's association", should simply read, "homeowners". He then made a motion which was seconded by Council Member Les Gladden to approve the minutes with the noted change. There were ayes by all and the minutes were approved with the change.

Consent Agenda:

The following items were included: a) *Financial Report as of 06/30/16 (provided by Richard Dixon)*; b) *Resolution No. 2016-07 for Surplus Items (Barbara Monticello)*; and c) *Tax refunds (Cyndi Hunnicutt)*. Mayor Pro Tem David Phillips moved to approve the Consent Agenda with no changes. Council Member Debbie Fowler seconded the motion and there were ayes by all to adopt the Consent Agenda as is.

PUBLIC COMMENT: None.

OLD BUSINESS: *None.*

NEW BUSINESS:

A. Order of Collection – (Haynes Brigman) Mr. Brigman noted that each year it was necessary to designate Mecklenburg County as our Tax Collector. In doing so, an Order of Collection is drawn up, signed by the Mayor and then returned to the Tax Collector's Office of Mecklenburg County as proof that the town has authorized the county to act on our behalf. Council Member Les Gladden moved to approve the order, seconded by Council Member Debbie Fowler. There were ayes by all and the Order of Collection was approved unanimously.

B. Discussion of Security Cameras on Main St. – (Haynes Brigman) Mr. Brigman stated that the downtown area had been experiencing a lot of property damage in the last few months including window breaking and building defacing. With the influx of new businesses on Main St., Mr. Brigman was asked to investigate the possibility of installing cameras along Main Street to help identify the individual(s) responsible for such damage. A quote was included in the Council Packet of information for \$8,000 to install the cameras but others would be obtained before moving forward with the request.

Discussion took place regarding the number of cameras to be installed, the actual placement of the cameras and the specific area they would cover. The placement of the cameras is crucial because of the interference of trees, light poles and other structures that might obstruct the camera's view. Mayor Pro-Tem Phillips wanted to clarify that the cameras would not necessarily be "monitored" around the clock but they would be recording constantly so that if an issue arose, they could refer back to the tapes as needed. The consensus from Council was that they wanted more details on the placement of the cameras and what areas they would actually cover. It was suggested that Chief Merchant and Chip Hill provide input as to the best placement of the cameras. Mr. Brigman will bring additional information back to Council at the August Council Meeting.

C. Mecklenburg County Lease Agreement – (Haynes Brigman) Mr. Brigman stated that the town had an agreement with Mecklenburg County to lease 91 acres of land off of Lakeview Drive. The agreement had actually been in place since 2002 and had expired in 2012. The county did their part and signed the agreement back then, but due to circumstances at the time, the town neglected to re-sign the agreement. The county has since brought it to our attention that we did not sign the agreement. Some of the details in the agreement have been updated to reflect current issues but do not materially affect the contract. The length of the contract has been extended to run 50 years, additional property was added to the area and the conservatory easement on the property was eliminated. Mr. Brigman added that it would be in the town's best interest to sign and maintain the agreement.

Council Member Les Gladden asked if we could be sure to post the property as he had concerns about kids four-wheeling on it and hunters hunting on it. With that stated, Council Member Debbie Fowler moved to approve signing the lease. Mayor Pro Tem Phillips seconded the motion and there were ayes by all to continue the lease.

D. Budget Amendment – (Haynes Brigman) Mr. Brigman stated that one last budget amendment was necessary to clean up the 2015-16FY. The funds were budgeted for but needed to be allocated from ILEC TO CLEC as part of the fiber-to-home project. Council Member Debbie Fowler noted a change needed in the second budget amendment for the Electric Fund Balance. Where it read "Telephone", it should read "Electric". She moved to approve the budget amendment with that change. Council Member Les Gladden seconded the motion and there were ayes by all to approve it.

E. Update from DFI on Cone Mill Property (Haynes Brigman) – Mr. Brigman introduced Michael Amansky from the University of North Carolina's School of Government, who was part of the DFI team hired to assist with the economic development of the downtown area. He and his team were in attendance to give a Power Point presentation on their preliminary findings.

Andrew Trump, the Project Manager, actually presented the information, stating that the Mill played a very important part in the future development of the downtown area. Some of the public interests that they identified included:

- increasing the diversity of the retail and office uses
- have more evening activities
- there is a need for multi-family development
- using private investment by leveraging public investment

Council Members understood these interests but wanted the DFI consultants to recognize that traffic was a big concern and because of it, the town may be limited in what it can actually do. Mayor Pro Tem Phillips would like to see Pineville more of a destination than a town to pass through on the way home from work. He would like to see mixed use in the downtown area with more retail and residential units but had concerns about multi-family units starting as condos and turning into rental units.

Mr. Trump explained that their findings indicated a healthy/strong demand for residential, multi-family dwellings but based on trends in Pineville, the group did not think there would be a lot of new, retail building growth even though the demand was there. There was, however, a lot of potential to capture the demand for office space in Pineville. Based on their research they calculated that downtown growth could accommodate about:

- 300 new housing units
- 10,000 square feet of additional retail
- 20,000 square feet of office space

All agreed that traffic would be the biggest hindrance to growth in the downtown area, coupled by the fact that it is also a state road.

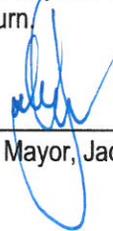
F. Staff Update: No update was provided.

At 8:02 p.m. Mayor Edwards called for a five minute recess before heading into closed session. Mayor Pro Tem David Phillips moved to enter Closed Session at 8:25 p.m. Council Member Les Gladden seconded the motion and there were ayes by all to enter Closed Session.

Closed Session: Once in Closed Session, discussion continued with the DFI consultants regarding strategies to improve the downtown development. Council Member Gladden moved to end the Closed Session with Mayor Pro Tem Phillips seconding the motion. There were ayes by all and the Closed Session ended.

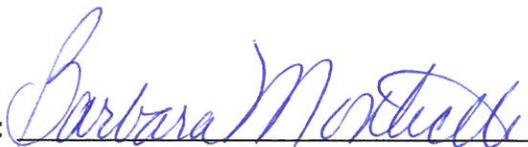
ADJOURNMENT

A motion was made by Council Member Chris McDonough to adjourn the meeting at 9:20 p.m. Mayor Pro Tem Phillips seconded the motion and there were ayes by all to adjourn.



 Mayor, Jack Edwards

ATTEST:



 Barbara Monticello, Town Clerk

