



**MINUTES OF THE
TOWN COUNCIL MEETING OF THE
TOWN OF PINEVILLE, NORTH CAROLINA
TUESDAY, MAY 9, 2017**

The Town Council of the Town of Pineville met in Regular Session on Tuesday, May 9, 2017 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: Ryan Spitzer
Interim Town Manager: Leamon Brice
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 6:32 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 Chris McDonough.

MOMENT OF SILENCE

Mayor Edwards stated that he and Council Member McDonough had gone to Raleigh to attend a tribute to fallen fire fighters, including our own, Richard Sheltra. He asked everyone to remember him, along with the nine other firefighters that lost their lives fighting fires during 2016. A short news story that had aired on TV about Richard was shown to the public. Mayor Edwards also mentioned that the 5K run that was sponsored by Anytime Fitness drew almost 500 participants.

ORDER OF BUSINESS:

Adoption of the Agenda:

Hearing no comments regarding the agenda, a motion was made and seconded to adopt the agenda as is. There were ayes by all and the agenda was adopted as is.

Approval of the Minutes from the Regular and Closed Meetings of April 11, 2017: Council Member Les Gladden moved to approve both sets of minutes 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 as of 04/30/17;* b) *Request to set Public Hearing for June for the Blanchard Institute;* and c) *Tax Refund:* Mayor Pro Tem David Phillips moved to approve the Consent Agenda as is. Council Member Debbie Fowler seconded the motion and there were ayes by all.

Lt. Corey Copely introduced the newest police officer to join their department, Heather Kimel, and Mayor Edwards introduced the town's new manager, Ryan Spitzer to all. Additionally, he thanked Mr. Leamon Brice for all his help in transitioning the town from one manager to another.

PUBLIC COMMENT:

Dan Haggarty – Dan Haggarty of the International Minute Press spoke on the need for a Chamber of Commerce in Pineville especially since there is so much commercial business in Pineville. He introduced Heath Wiggins who was helping to spearhead this project. They've met with some business owners to gauge the interest in starting one up and provided flyers and business cards to be distributed around town for anyone with an interest. Their group's next meeting will be at the Pineville United Methodist Church on May 31st at 7:00 p.m.

PUBLIC HEARINGS:

A. Public Hearing for FY2018 Budget – (*Leamon Brice*) at 6:50 p.m. a motion was made and seconded to open the public hearing. There were ayes by all and the hearing was opened. Interim Town Manager, Mr. Leamon Brice, presented the budget for FY2018 stating there was an increase in revenues of 4%, a 2.5% increase in salaries and insurance but a decrease in operating expenses of 8%. He and Council developed a Contingency Fund for emergencies for all departments. One of the biggest problems that many towns are currently facing, including Pineville, was getting new police officers. Our beginning pay for new recruits was the second lowest in the county so in order to get them to a more attractive starting salary, it is going to cost \$51,000.

Capital projects that were identified for 2018 included: new police radios, Brian Circle road repairs, sewer repairs to Belle Johnston, asbestos removal from the mill and the Johnston Road realignment project.

Three options to raise revenues were researched and discussed by Council:

1. Institute a solid waste fee that would generate approximately \$430,000
2. Institute an annual vehicle fee that would generate about \$125,000
3. Raise taxes by \$.03 which would generate \$501,000 at an average cost of \$50.25 per household

Mr. Brice noted that taxes had been raised about two or three years ago but it wasn't enough to make up for all the revenue actually needed. Council Member Les Gladden added that Pineville was the only town that did not have a vehicle fee and that the majority of towns also had a solid waste fee. Council could implement those fees but revenues would still be short and the burden of those fees only fell on residents, not commercial establishments. Since commercial business was so high in Pineville, the fairest way to share the burden of fees was to raise property taxes as the commercial sector were the biggest users of Public Safety benefits so they need to contribute their share. Mr. Gladden also stated that Council had investigated ways of creating tax districts in certain areas but state laws would not allow it when they wanted to do it.

Mayor Pro Tem Phillips added that Council had 4 or 5 budget workshops and there were no increases in any departments other than Public Safety. They had cut everything they possibly could cut in the other departments. Council Member Gladden added that our fund balance was basically the town's savings account and we had used it too much in the past and the town just couldn't continue to operate in that way by continually dipping into the savings account.

Conversation regarding taxes continued with residents having questions and comments. Someone asked how much of the tax revenue was generated by businesses vs. residents with the response being about 75% was from the commercial side and 25% from the residential side. Comments about spending so much money on the Lake Park project and buying the Cone Mill were brought up. Council admitted that the Lake Park project had gone awry and there were a lot of things that could have been done better. Regarding Cone Mill, however, they explained it was money spent wisely because if the property remained in the owner's hands, it would continue to sit in the condition it was in because the laws weren't strong enough to make him do something with it. The only way any

progress would be made on it is if the town owned it. It just takes a long time to clean up a big mess and to find the right use and developer for the project. Another resident expressed how much she liked Pineville and that there is never enough money for towns to do all the things they'd like to do but appreciated all the effort the Council put into creating a budget. Hearing no additional comments, a motion was made by Council Member Les Gladden to close the public hearing at 7:36 p.m. The motion was seconded by Council Member Chris McDonough and the public hearing was closed.

OLD BUSINESS: None

NEW BUSINESS:

- A. Introduction of New Electric Manager – (Tim Kopacz)** Mr. Kopacz introduced himself as the new Electric Manager taking Kathy Moyer's spot who was promoted. He is a licensed professional with an engineering degree and came from a northern mid-western state, hired to manage the electric systems of the several towns that Kathy was overseeing. He provided a brief update on the JHP substation project stating that because a stormwater retention pond was needed, the start of construction would be delayed but would begin sometime from mid to late summer. As for the Mall project, Phase I was completed over the last weekend and Phase II will be driven by the additional need for power, or, in other words, when Dave and Buster's is ready to open for business.
- B. Budget Amendment—(Richard Dixon)** – Finance Director, Richard Dixon, explained that the Budget Amendment was simply a housekeeping item to transfer funds from the ILEC to the CLEC account – just cleaning up some loose ends. Council Member Les Gladden Moved to approve the budget amendment with Council Member Debbie Fowler seconding the motion. There were ayes by all and the amendment was approved.
- C. Staff Update: 1) Manager's Report:** Mr. Brice provided his Manager's Report to Council highlighting the following items: the probability of getting a grant to help out with the Johnston Road re-alignment were very good; the dog park is not farther along because of weather issues; and he was still being harassed by the contractor that had done the Lake Park project.

Additionally, Mr. Brice reported that the asbestos report had come back on the mill. There was some stuff in the roofing material but it will not be removed. However, the piles of debris outside that contain loose fibers, tiles and other items will be removed. He'll be developing an RFP for the removal of that asbestos and once it's gone, Public Works can get in there to do some other things. DFI needs Council's input in order to move forward. Once the board approves a plan, they will solicit proposals.

Lastly, proposals for IT services were received and will be reviewed by staff then decided upon. That concluded his report.

Mayor Edwards wished the mothers in attendance a "Happy Mother's Day" and reminded everyone about the Memorial Service for veterans on the 21st at 2:00 p.m.

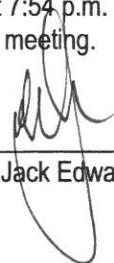
ADJOURNMENT

Mayor Pro Tem David Phillips moved to adjourn the meeting at 7:54 p.m. Council Member Debbie Fowler seconded the motion and there were ayes by all to adjourn the meeting.

ATTEST:



Barbara Monticello, Town Clerk



Jack Edwards, Mayor

