



**MINUTES OF THE  
TOWN COUNCIL MEETING OF THE  
TOWN OF PINEVILLE, NORTH CAROLINA  
TUESDAY, NOVEMBER 14, 2017**

The Town Council of the Town of Pineville met in Regular Session and Closed Session on Tuesday, November 14, 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  
Planning Director: Travis Morgan  
Planner: Brandon Hackney  
Town Clerk: Barbara Monticello

**CALL TO ORDER**

The meeting was called to order by Mayor Edwards at 6:27 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 present at the meeting to lead the group in the Pledge of Allegiance.

**MOMENT OF SILENCE**

Mayor Edwards asked for a moment of silence to remember our police, firefighters and service men and women that put their lives out on the line for us every day.

**ORDER OF BUSINESS:**

**Adoption of the Agenda:**

Hearing no changes to the agenda, a motion was made by Council Member Debbie Fowler and seconded by Mayor Pro Tem David Phillips 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 Session Meetings of October 17, 2017**

Hearing no comments regarding the minutes, Council Member Chris McDonough motioned to approve the minutes with Council Member Debbie Fowler seconding the motion. There were ayes by all to approve both the regular and closed session minutes of October 17, 2017 with no changes.

**Consent Agenda:**

The following items were included: a) *Finance Report for October, 2017*; b) *Tax Refund* and c) *Proclamation for GraceLife Church*. Mayor Pro Tem Phillips commented on the reason for the proclamation to which Mayor Edwards responded that he would be recognizing different churches periodically for their community involvement. Council Member Debbie Fowler moved to approve the Consent Agenda with Council Member Chris McDonough seconding the motion. There were ayes by all and the Consent Agenda was approved as is.

## **PUBLIC COMMENT:**

**Jane Shutt** – Ms. Shutt of Pineville's Neighbor's Place, provided an update on the Potato Drop that was held in October. Over 40,000 pounds of potatoes were collected with roughly 150 volunteers that helped bag and deliver them to 24 local agencies. She extended a big "thank you" to the Pineville Fire Department for all the help they provided. The next scheduled community event is a Prayer Breakfast to be held at Park Place Restaurant on December 7<sup>th</sup> at 7:00 a.m.

## **OLD BUSINESS:**

- A. Splash Pad Update** – (*Kristy Detwiler/Ryan Spitzer*). Both Park and Recreation Manager, Kristy Detwiler and Town Manager, Ryan Spitzer, provided an update on the splash pad design. Renderings were shown using the shape and water features that ranked the highest amongst those that voted on the project. The renderings that were presented were over budget but staff and management were working toward redesigning and eliminating elements so that the project would fall within the budgeted amount. For example, the company building the splash pad can install mechanisms that will spray water up from the ground until above-ground features can be installed at a later date. The process to attach the above-ground features is very simple.

The design and size of the bathroom was discussed with consensus being that it needed more work. Council Member Gladden was concerned that it wasn't large enough to accommodate a lot of kids. Mayor Pro Tem Phillips asked if using the pump at Shea Stage was an option until a new bathroom could be constructed if need be. Mr. Spitzer stated that they were checking into that option as well as possibly flipping the pad budget with the bathroom budget as it was higher and constructing the bathroom would cost more. Once they are closer to being within budget, they will come back to Council with another presentation.

- B. Resolution for Economic Development** – (*Ryan Spitzer*). Mr. Spitzer explained that declaring certain properties for Economic Development makes it easier for the town to have more control on who and what goes on the property. A public hearing was held at the last Council Meeting with no comments from the public. Approving the resolution finalizes the process. Mayor Pro Tem Phillips just wanted to be sure the town could still use one of those properties for a Town Hall if necessary and a resident from Ridgely Green asked if any zoning changes would be made. Mr. Spitzer indicated that zoning would remain in place and that, if needed, property could still be used for a Town Hall.

Hearing no further comments, Council Member Debbie Fowler moved to approve the resolution with Mayor Pro Tem Phillips seconding the motion. There were ayes by all and Resolution No. 2017-14 was approved.

## **NEW BUSINESS:**

- A. Audit Presentation** – (*Richard Dixon*). Finance Director, Richard Dixon, introduced Ko Tang Cha Moses and Derek Zealy-Wright, the audit team from Martin, Starnes & Associates that conducted the town's audit. They presented a snapshot of their findings from the audit they performed in August reflecting the financial standing of the town as of June 30, 2017.
- B. Acceptance of Roads in Carolina Village** (*Travis Morgan*) – Planning and Zoning Director, Travis Morgan, stated that originally there were some issues in the past with accepting the roads in Carolina Village but Phases I, II, and III have all be reworked and repaved, with the roads in much better condition than they were previously. He stated they were now ready to be accepted by the town. There were still a few minor corrections that needed to be made but Public Works Director, Chip Hill, indicated those repairs would not exceed \$1,000. Council Member Gladden's concern was that the town needed to do a better job of policing the builders to be sure they are constructing the sidewalks, roads and landscaping according to town standards.

The discussion turned to the bond money that is collected for such projects. Mr. Morgan indicated that Map 4 still had about \$200,000 worth of bond money attached to it but after a long while the construction bond changes over to a maintenance bond. The town was no longer going to allow any reductions in bond money.

Hearing no further questions or comments, Mayor Pro Tem Phillips moved to accept the roads in Carolina Village indicated on the map plan that are incorporated and are made a part of these minutes. Specifically, the following:

- Green Birch Drive – 4,090 feet
- Hidden Rock Road – 132 feet
- Single Oak – 310 feet
- Virginia Pine Lane – 787 feet
- Carolina Blossom Lane – 745 feet
- Red Knoll Lane - 762 feet
- Wilson Mill Lane – 520 feet

Council Member Chris McDonough seconded the motion and theirs the roads were formally accepted by the town. Motion passed unanimously.

- C. **Presentation on Police Radio System** (*Rob Merchant*) – Police Chief, Rob Merchant, stated that their current police radio system was purchased in 2005 but that the manufacturer, Motorola, was no longer supporting that system. He checked into four different radio options but liked the Harris Radio system the best. He and Tammy Watson made a trip to Johnston County where this system is installed to check out the system. They both agreed that they liked this one the best.

A representative from Communications International, Matthew St. Pier, was in attendance and did a short presentation about their company and the Harris Radio product. There were some questions from council members regarding repair locations, the possibility of losing communication and the effect this system might have on Mint Hill dispatch but concerns were addressed to the satisfaction of the council members. Chief Merchant expected to change over to the new system after the first of the year.

With no further questions or comments, Mayor Pro Tem Phillips moved to approve the new radio system. Council Member Gladden seconded the motion and there were ayes by all. Motion passed unanimously.

- D. **Leitner Drive Tributary Work** – (*Ryan Spitzer*) – Town Manager, Ryan Spitzer, explained to Council that he was approached by the County requesting that the town pay for some remediation work on a minor tributary along the greenway project. The work would be done to prevent potential flooding in the future. The town's share of the costs would be \$68,575 but the county would pay the cost upfront and allow the town to repay them by 2020 when the greenway is expected to be completed. Storm water fees would be used to pay for this work. Council Member Chris McDonough moved to approve the work to be done with Council Member Debbie Fowler seconding the motion. There were ayes by all and the work on the tributary was approved.

- E. **Staff Update:** Town Manager, Ryan Spitzer, provided an update on several items: The RFQ for the mill clean-up went out and was sent to about 12 interested parties. DK Griffin, the company doing the asbestos clean-up experienced delays in obtaining permits but should be starting work on November 20<sup>th</sup>. The town began talks with the county regarding policing the ETJ at a cost of \$524,000 per year. There will be further discussion regarding the possibility of providing fire protection as well. The town will have to meet with Charlotte regarding the renewal of the annexation agreement pertaining to this area. Mr. Spitzer also informed Council of the Johnston Road closure scheduled for the next day. GVEST hired two officers to detour the traffic to Dover St. Council Member Gladden asked if some of the non-asbestos debris piles at the mill could start being cleaned up by our own staff. Mr. Spitzer responded that he would be looking at that possibility next week.

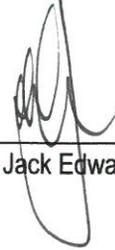
Mayor Edwards called for a break at 8:10 p.m. before entering Closed Session.

**Closed Session:** At 8:30 p.m. a motion was made and seconded to open the Closed Session Meeting. There were ayes by all and the Closed Session was opened. A real estate issue was discussed with consensus from Council provided on what the next step should be on this issue. A personnel issue was discussed and direction provided. A motion was made and seconded to exit Closed Session at 9:50 p.m.

**Open Session:** Once Council was back in open session, Council Member Les Gladden moved to approve a 5% increase for Town Manager, Ryan Spitzer. Mayor Pro Tem David Phillips seconded the motion and there were ayes by all to approve the 5% increase for Mr. Spitzer.

**ADJOURNMENT**

At 9:52 p.m. Council Member Debbie Fowler moved to adjourn the meeting, seconded by Council Member Chris McDonough. There were ayes by all and the meeting adjourned.



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Jack Edwards, Mayor



ATTEST:

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Barbara Monticello, Town Clerk

