



**MINUTES OF THE  
TOWN COUNCIL MEETING OF THE  
TOWN OF PINEVILLE, NORTH CAROLINA  
TUESDAY, DECEMBER 12, 2017**

The Town Council of the Town of Pineville met in Regular Session and Closed Session on Tuesday, December 12, 2017 at 6:30 p.m. at the Hut Meeting Facility in Pineville.

**ATTENDANCE**

Mayor: Jack Edwards

Mayor Pro-Tem: David Phillips

Outgoing Town Council Members: Les Gladden and Christopher McDonough

Incoming Town Council Members: Debbie Fowler, Melissa Davis and Joe Maxim

Town Manager: Ryan Spitzer

Planning Director: Travis Morgan

Planner: Brandon Hackney was absent

Town Clerk: Barbara Monticello

**CALL TO ORDER**

The meeting was called to order by Mayor Edwards at 6:30 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 lead the group in the Pledge of Allegiance.

**MOMENT OF SILENCE**

Mayor Edwards asked for a moment of silence to remember anyone ill or needy especially at this time of year, and 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 Council Member Chris McDonough 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 November 14, 2017**

Hearing no comments regarding the minutes, Council Member Debbie Fowler motioned to approve the minutes with Mayor Pro Tem David Phillips seconding the motion. There were ayes by all to approve both the regular and closed session minutes of November 14, 2017 with no changes.

**Consent Agenda:**

The following items were included: a) *Finance Report as of November 30, 2017*; and b) *Accept Municipal General Election Results*. 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:**

**Richard Carbonara** – Mr. Carbonara, representing *The Cottages* at Carolina Place, thanked the Mayor and Council for understanding their concern for having two subdivisions in town with similar names. The townhome project being built across from Town Hall was being advertised as *The Cottages at Downtown Pineville*. Mr. Carbonara sent an email to one of the top executives at David Weekley Homes with their concerns and received an answer that the name would be reconsidered and that the sign and website would be changed within 30 days. He was grateful to the Mayor for supplying him with the name and email address of the person who he emailed.

**Bill McConnell** – Mr. Bill McConnell gave a quick update on the Downtown Merchants. He thanked Town Manager, Ryan Spitzer for having holiday lights put up in the downtown area. At their last meeting they had decided to go to an every other month format rather than meeting every month. Additionally, beginning with their February meeting, Laura Yandell will be the interim president of their group.

**OLD BUSINESS: None**

**Recognition of Outgoing Board Members** – Mayor Edwards recognized both Les Gladden and Chris McDonough for their years of service on the board and presented them both with a bronze eagle with an etched glass inscription thanking them for their service.

**Swearing in Ceremony:**

- A. **Oath of Office for Mayor** – *The Honorable Ann Marie Calabria, North Carolina Court of Appeals* had the honor of swearing in Mr. Jack Edwards as Mayor.
- B. **Oath of Office for New Council Members** - *The Honorable Ann Marie Calabria, North Carolina Court of Appeals* had the honor of swearing in two new council members, Joseph Maxim and Melissa Davis.

**NEW BUSINESS:**

- A. **PCAA Request for Fee Increases** – Mr. Paul Boyd was in attendance to represent the PCAA. He presented some history about the PCAA and noted that participation had grown 38% since the new fields were built in Pineville. He explained that the PCAA hadn't had a fee increase in ten years. They were before the board to request a nominal increase in their fees. The agreement between the town and the PCAA requires them to come before the Pineville Town Council should they want to raise their fees. Out of the 600 registrants that they have, only 40 are actually from Pineville so the impact to residents would be small and residents would still be entitled to a discount. He continued, explaining that the league really wanted to install lights on the fields so that practice and games could be held later in the evening. Also, like any organization, if they didn't increase fees, at some point they wouldn't be able to continue to operate.

There was a lengthy discussion and several questions from Council Members ranging from what the new rates would be to what the town contributes to them each year, from who the sponsors are to the need for more sponsorships, as well as what the cost of new lighting would be. Council Members Fowler and Davis were particularly upset because no information was provided in their packets for them to review and consider. Mr. Boyd apologized for the lack of information but stated sheets with the proposed increases on them should have been included in their packets. He then distributed the rate increase sheet to each of them but when compared to copies of minutes from previous council meetings regarding the PCAA agreement and the approved rates, nothing seemed to match.

Council Member Melissa Davis stated that due to the lack of information provided and all the confusion surrounding the request that she was not prepared to vote on the issue, but Mr. Boyd explained that if a rate adjustment wasn't approved at the December meeting, they would have to go with old rates for the start of the 2018 season because they needed to open the registration as soon as possible. Mayor Edwards suggested that if council wasn't comfortable on what the rates would be for Pineville residents, then to just vote on the non-resident rates so that they could at least open their registration.

Mayor Pro Tem David Phillips motioned to move forward with the request as it was presented with the proposed rates supplied at the meeting by Mr. Boyd. Council Member Joe Maxim seconded the motion. Council Members Debbie Fowler and Melissa Davis dissented. The vote was two in favor of increasing the rates and two not in favor of the rate increases. Mayor Edwards cast his vote in favor of the rate increases. Motion passed 3-2 in favor of increasing the rates for PCAA registrations as was presented at the meeting. Council Member Fowler was clear that her reason for voting "no" on the rate increases was because no information regarding the rates was included in the packet.

The PCAA requested to come back before Council in January to discuss a proposal for a partnership with the town, county and PCAA to help with the cost of the lighting for the fields. The estimated cost for lighting the three fields was \$200,000. At this point two quotes for lighting had been received by the PCAA. Council requested that PCAA have a sponsorship plan to present in January, along with registration targets specifically for Pineville children for a five-year timeframe. Mayor Edwards suggested that any other questions or requests should be filtered through the Town Manager.

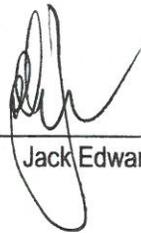
Mayor Edwards called for a 30-minute break at 7:35 p.m. before entering Closed Session.

**Closed Session:** At 8:45 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. Mr. Andrew Trump of DFI was in attendance, along with a firm familiar with historic tax credits, and Town Attorney, Janelle Lyons. Mr. Trump brought the group up-to-date on the progress of the mill property. Another presentation was made by the firm in attendance and a legal matter in connection with the mill property was discussed at length with all in attendance. There was general consensus to move forward and direction was provided to the Town Manager. A Special Meeting will be called for Monday, December 18, 2017 at 5:30 p.m. at the Town Hall. A motion was made and seconded to exit Closed Session.

**Open Session:** Once Council was back in open session, Council Member Joe Maxim moved to have Town Manager, Ryan Spitzer work with the town attorney to form an LLC with the firm that was present. Mayor Pro Tem David Phillips seconded the motion and there were ayes by all.

#### **ADJOURNMENT**

At 10:38 p.m. Mayor Pro Tem Phillips moved to adjourn the meeting with Council Member Debbie Fowler seconding the motion. There were ayes by all and the meeting adjourned.



Jack Edwards, Mayor

ATTEST:   
Barbara Monticello, Town Clerk

