



**MINUTES OF THE
TOWN COUNCIL MEETING OF THE
TOWN OF PINEVILLE, NORTH CAROLINA
TUESDAY, JANUARY 9, 2018**

The Town Council of the Town of Pineville met in Regular Session and Closed Session on Tuesday, January 9, 2018 at 6:30 p.m. at the Hut Meeting Facility in Pineville.

ATTENDANCE

Mayor: Jack Edwards
Mayor Pro-Tem: David Phillips
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

Council Member Debbie Fowler led the group in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Edwards called for a moment of silence to remember Wayne Douglas McCarver (passed), Lloyd Reagan (passed) and Carolyn Osborne (passed). Additionally, he asked that everyone remember those that serve our country in both the military and on our streets.

ORDER OF BUSINESS:

Adoption of the Agenda:

Hearing no changes to 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 Session Meetings of December 12, 2017 and the Special Called Meeting of December 18, 2017

There was one change that needed to be made to the minutes of the regular session meeting of December 12th. They should read that Laura Yandell will be the new interim President for the Merchants Association. There were no other corrections to be made. Council Member Debbie Fowler moved to approve the minutes with the change with Council Member Melissa Davis seconding the motion. There were ayes by all and the minutes were approved.

Consent Agenda:

The following items were included: a) *Finance Report as of December 31, 2017*. Mayor Edwards asked that a change be made to include a Public Hearing for the February Meeting. Council Member Joe Maxim moved to approve the Consent Agenda with the addition of a Public Hearing, seconded by Mayor Pro Tem David Phillips. There were ayes by all and the Consent Agenda was approved.

PUBLIC COMMENT:

Jane Shutt – Ms. Shutt provided an update on what the Pineville Neighbor's Place was up to. In December they partnered with the Pineville Police Department for their Shop with a Cop Program. It was a huge success. With them being able to expand the program beyond the Pineville limits, they were able to serve 65 students at Sterling Elementary in addition to the 60 they served at Pineville Elementary. Additionally, they were able to adopt 8 adults at Pineville Rehab to help make their Christmas a little brighter, too. They also assisted with finding an apartment for a chronically homeless person of four years. She stated that over 20% of the residents in Pineville are at or below the poverty level so there was still a lot of work to be done.

OLD BUSINESS:

- A. PCAA Request for Ballfield Lights** – Town Manager, Ryan Spitzer, stated that PCAA had asked the county for a contribution to help with the installation of lights at the ballfields. Any request over \$25,000 needed to have a formal request coming from the town. They will only consider it if the town is behind the PCAA and supports the project. The town had contributed significantly toward the construction of the fields paying \$300,000 of the total \$460,000 for the project. The county paid the remaining \$160,000. The county and the school agreed that the county would construct the fields as long as CMS did not need the space for classrooms. The town and county agreed that even though the county constructed the fields, the town had control over the programming of the fields. The town also donated \$10,000 a year to PCAA to maintain the fields. Mr. Spitzer also stated that the reason why they were there was to determine if Council was behind the project and supported it and the PCAA.

There was a discussion and questions regarding the agreement between Pineville and the PCAA done in March of 2014. Council Member Davis pointed out that the agreement stated that with any capital projects, PCAA had to fund 50% of it. It also stated that PCAA needed to pursue obtaining more grants. PCAA had decided not to go with the Musco lighting grant. The question was asked why the old lights that were being stored for this purpose could not be utilized. Parks and Recreation Director, Kristy Detwiler, noted that the county had new wind codes that the old lights and poles didn't meet. The lights had since been surplussed.

The discussion continued with further questions and concerns as to whether the manager and finance director were really comfortable in committing to \$200,000 for the project, the possibility that the town could stand to lose the \$300,000 already invested if the school needed more room for classrooms and the likelihood that PCAA would be back again for more money to build concession stands. The town manager was not comfortable in committing more money unless there was a guarantee that the county would provide financial assistance as well. He also stated that if CMS were to need more space for classrooms, the county would have to give the town a year's worth of notice. Paul Boyd of the PCAA replied that it was their goal to have concession stands and that would be their next step. Council Member Davis did not like the idea of spending so much money on PCAA when our own fire department didn't even have heat in their building. And she was concerned that the town could stand to lose all that it invested in the ballfields. She did not think there was any effort on the part of PCAA to seek funding through grants and other sources.

Although there were still concerns and uncertainty, the town did want to show its support of PCAA. Mayor Pro Tem Phillips moved to send a letter to Mecklenburg County stating the town's support for the project. Council Member Maxim seconded the motion and there were ayes by all to send the letter. Motion passed 4-0. Once the county responds, it will all come back to Council.

NEW BUSINESS:

- A. Presentation by Ken Joyner** – County Tax Assessor, Ken Joyner, was in attendance to give an update on another revaluation that will be taking place as of 1/1/19. It had been three years since he had been to Pineville last and noted that a lot had changed since the last revaluation in 2011 which saw its share of problems. He explained that there had not been a revaluation done in 17 or 18 years when, in reality, they should be done about once every six years. Some of the biggest changes for the next revaluation will include an increased and better-

trained staff for improved customer service, establishing a Schedule of Values which will be the framework for how properties will be revalued and instituting an online dispute resolution program called Modia.

Citizens will be able to initiate an inquiry online regarding their property values which will streamline the communication process between homeowners and the assessor's office. This is a way for citizens to communicate with the assessor's office without going through multiple steps and having to wait long periods of time for answers. The system has actually been up and running since August, 2017. Mr. Joyner also had a brief power point presentation which showed that property values in general in Mecklenburg County and specifically in the Pineville area, have increased steadily over the last several years.

B. Board Appointments: Information in Council's packets showed a breakdown of those terms that were expiring on both the Planning Board and Board of Adjustment. Two board members on the Planning Board had moved out of town leaving two seats vacant. It was recommended to fill these seats with residents, Scott Goldsmith and Eric Fransen. Additionally, both alternate spots were vacant with the recommendation to fill the two openings with Dick Chaney and Bolyn McClung. Council Member Debbie Fowler moved to approve the appointments with Mayor Pro Tem David Phillips seconding the motion. There were ayes by all and Scott Goldsmith and Eric Fransen were appointed regular seats on the Planning Board with Dick Chaney and Bolyn McClung appointed as alternates.

On the Board of Adjustment, the seats of Joe Yarber and Mark Matthews were expiring with the recommendation to reappoint both. Council Member Debbie Fowler moved to approve the reappointments of both Joe Yarber and Mark Matthews. Council Member Melissa Davis seconded the motion and there were ayes by all. It was decided that since that board met so infrequently, no alternates would be appointed to the board.

Council Member Debbie Fowler moved to appoint all of the recommendations for the rest of the expiring terms of various boards. Council Member Melissa Davis seconded the motion and there were ayes by all. The following individuals were (re)appointed as follows:

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| • Citizens Transit Advisory Group | Jennifer Braganza |
| • Arts and Science Council | Kristy Detwiler |
| • CRTPO Representative | Jack Edwards |
| • MTC Representative | Jack Edwards |
| • Centralina COG Delegate | Jack Edwards |
| • Mecklenburg County Planning Committee | David Phillips |
| • Electricities | Jack Edwards/Ryan Spitzer (Alt.) |
| • Tax Collector | Mecklenburg County |
| • Town Attorney | Janelle Lyons |

C. Budget Amendment – Finance Director, Richard Dixon, stated that in order to purchase the recently approved new police radio system, a budget amendment would be necessary to offset the difference between what was budgeted and the actual cost of the radios. Council Member Debbie Fowler moved to approve the budget amendment with Council Member Joe Maxim seconding the motion. There were ayes by all and the budget amendment passed unanimously.

D. Approval of Contract for IT Services – Mr. Spitzer stated that a committee made up of Richard Dixon (Finance), Corey Copley (PD), Tammy Vachon (Telecommunications), Buster Allen (Telecommunications) and himself got together to review proposals for IT services for the town. After reviewing them they recommended NuCentric to provide those services. Davenport Lawrence, a consulting firm, had conducted an evaluation and recommended the town utilize the services of one firm for its IT needs, rather than using multiple firms. It also suggested that we meet with whatever firm we choose on a regular basis for strategic planning of IT services.

With that stated, Mr. Spitzer introduced John Allred, owner of NuCentric who gave a brief presentation of his company regarding their background and experience. He also provided an outline of what services they will provide to Pineville including a disaster recovery plan, a dedicated engineer who will make three full-day visits a

month and a live, human to call or email with computer-related issues or problems. There were a few questions from Council Members regarding the number of other clients they serve, concerns over our financial software and if the Police Department would be utilizing their services as well. Mr. Allred responded that they currently had ten other clients they serviced and that he planned to send a couple of his engineers to Southern Pines to get additional certifications. His company would be handling the front-end computers for all of staff but Mike Kendall would continue to do the radio installs for the Police Department.

Council Member Joe Maxim moved to approve the contract with NuCentric for IT services. Mayor Pro Tem David Phillips seconded the motion and there were ayes by all.

- E. Approval for JHP Substation Feeder Bids** – Electric Systems Manager, Tim Kopacz, stated that bids had been received for the electric circuit feeder equipment for the new substation at Jack Hughes Park, as well as bids for the construction of this part of the project. He was looking for Council approval to move forward with this part of the project. Two companies were being awarded contracts to provide the needed materials: **Anixter** out of Columbia, SC, for Schedule I, Conductors and Schedule II for Connectors & Terminators. **WESCO**, out of Raleigh, NC was being awarded for Schedule III, Circuit Junction Boxes and Schedule IV for Miscellaneous Items.

Three options for the construction portion of the project had been presented with Option 3 chosen because of the aesthetics to the downtown area utilizing underground feeders. Four companies bid on this portion with T&D Solutions, LLC out of Kinston, NC, winning the bid at \$426,225.00. He noted that Southeastern Consultants were comfortable awarding the bid to them. He stated that applications with the railroad were in and that the contractors were ready to begin the project which he estimated would be completed by the end of June.

Manager Spitzer added that both Spectrum and GVEST would have to dig their own ditches as no one else can go in our trenches. Mayor Pro Tem Phillips moved to award the contracts as recommended with Council Member Maxim seconding the motion. There were ayes by all and the s were approved.

- F. Discussion Regarding Ordinances** – Planning and Zoning Director, Travis Morgan, stated that he gathered a group of the most common ordinances together at the request of Council for a discussion on possibly updating some of them. He pulled some from the Zoning Ordinance such as parking of recreational vehicles and community appearance and he pulled some from the Town Code such as parking on the lawn, parking of trailers, high weeds and grass and junk motor vehicles. If changes are needed, they would also go through the Planning Board for review and recommendation. He was looking for feedback from Council regarding any changes they'd like to see.

Mr. Spitzer wanted to be sure these ordinances were what Council wanted staff to look at and make changes to. Council agreed those were the major ones but added a few others they would like staff to look into: more than one house being constructed on a single family lot and multiple families living in one single family home. Mr. Morgan asked Council to meet with him individually to let him know what changes they wanted to see. Council will meet with Mr. Morgan within the next month so that he can bring the preliminary changes to Council in February.

- G. Staff Update:** Mr. Spitzer provided Council with an update on the mill clean-up which he stated should be completed the next day when he'll do a final walk-through. The total cost of the clean-up was \$200,000-210,000, about \$90,000 less than what was budgeted.

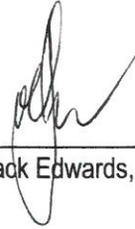
There was a meeting about the restrooms at the splash pad. The male bathroom will have two stalls and one sink and the female bathroom will have two stalls and two sinks. The design of the building will mimic the stone of the Belle Johnston Center. The next Telephone Board Meeting will be held on January 30, 2018 at 3:30 p.m. CMC Pineville was named a five-star hospital and January 9th was National Law Enforcement Appreciate Day.

Mayor Edwards called for a 10 minute break before moving into Closed Session.

Closed Session: At 9:10 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. Two items were discussed – both pertaining to real estate matters in conjunction with economic redevelopment. Andrew Trump of DFI was in attendance for the first item and provided direction to the group on what the next steps would be. After discussion on the second item and no decision made, it was decided that a face-to-face meeting was needed for further discussion. A motion was made and seconded to close the Closed Session portion of the meeting. There were ayes by all.

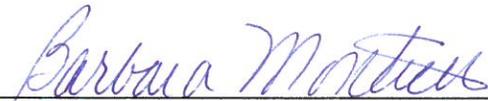
ADJOURNMENT

At 10:50 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

