



**MINUTES OF THE  
TOWN COUNCIL WORK SESSION OF  
MONDAY, AUGUST 27, 2018 · 6:00 P.M.  
PINEVILLE COMMUNICATIONS, 118 COLLEGE ST.**

The Town Council of the Town of Pineville met in a Work Session on Monday, August 27, 2018 at 6:00 p.m. at the Pineville Communications Bldg. at 118 College St. in Pineville.

**ATTENDANCE**

Mayor: Jack Edwards  
Mayor Pro-Tem: David Phillips  
Council Members: Melissa Davis, Joe Maxim and Debbie Fowler  
Town Manager: Ryan Spitzer  
Town Clerk: Barbara Monticello

**CALL TO ORDER**

Mayor Edwards called for a motion to open the Work Session. Mayor Pro Tem David Phillips moved to open the meeting at 5:59 p.m., seconded by Council Member Melissa Davis. There were ayes by all and the meeting was opened.

**DISCUSSION ITEMS:**

- A. Relocation of Electric department Storage Space** – The floor was turned over to Stuart Britt, Interim System Manager for the Electric Department. Mr. Britt informed Council that with the sale of town property and multiple construction sites in Pineville, Pineville Electric has lost the space where they currently store their poles, vehicles and other equipment. They were losing about two acres of land and were in search of property big enough to accommodate all of their items. Three potential properties had been identified:
- There was approximately ½ acre of town-owned land adjacent to the electric warehouse/Pineville Telephone Bldg.
  - There was property located on Hill Street which had good space but large trucks making deliveries of poles and other equipment would have a very difficult time maneuvering the trucks at that site.
  - There is a 70-acre parcel of land by the cell tower behind the mill that has plenty of room. The terrain slopes enough to drain well and away from the equipment. They would like to occupy five acres out of that site along the railroad R-O-W to store equipment and then plan, in stages, for future indoor storage and eventually an operations center.

Mr. Britt stated that five acres would be enough room to grow and the project could be done in phases, with the immediate need being a metal building to store the sensitive materials in. Brief discussion ensued regarding the possibility of moving the current building to the new site but it was decided that erecting a new metal building probably wouldn't be too much more than the cost to move it. Council Member Melissa Davis stated that she would just like to know how much it would cost to upfit the land for the Electric Department's use before any decision was made on it. All agreed that option #3 was the way to go and all agreed to move forward with it getting estimates on what it would cost to develop the site. Council Member Debbie Fowler asked if the road leading into the area would be adequate for the delivery trucks to come back and forth on without causing damage to the road. Some thought that the town had paid extra for a thicker base of asphalt but Town Manager, Ryan Spitzer, would check on that to be sure.

**B. Franklin Street Turn Lane** – Mr. Spitzer provided a hand-out to Council regarding the installation of a right-hand turning lane from Franklin St. onto Main St. Renderings were provided as well as a quote from Red Clay Industries, Inc. Three options were presented showing various widths of the right and left turning lanes. Town Manager Spitzer favored option #3 the most with each of the lanes being 10 ft. wide. He reminded the group that Meritage Homes was putting \$75K toward road improvements and \$25K toward the quiet zone project. This money could be used to pay for the additional turning lane. The townhome developer going in on the corner of Cranford and Main was doing some side walk improvements but no road improvements.

Mr. Spitzer stated that one quote had already been obtained but that two more needed to be gotten. He confirmed again that we would not be using any town money for this project – strictly the money that comes from Meritage Homes. The quote that was received from Red Clay was less than the \$75,000 the town would get from Meritage.

**C. Space Needs Analysis** – Mr. Spitzer received two proposals for a Space Needs Analysis for a new Town Hall. Fryday and Doyne provided one proposal for \$21,500 and Stewart, Cooper, Newell provided one at a cost of \$12,200. He was looking to put everything, including Pineville Telecommunications and Electric under one roof and that DFI was going to help by looking into properties where a new town hall could be built should one not be built on the old mill site. Mr. Spitzer added that this was just for a space analysis and not for architectural renderings. Council was in agreement to move forward using Stewart, Cooper, Newell.

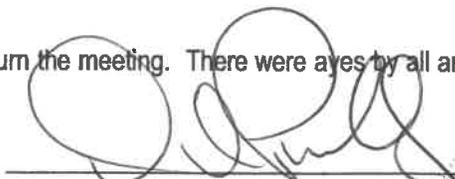
**D. Staff Updates:** Mr. Spitzer stated that DEQ would be in town in September to do a site assessment for the Brownfields program. Council was pleased they were expediting the process. Lending Tree's CEO will be touring the mill on Tuesday, August 28<sup>th</sup> at 8:00 a.m. The Salary Study project was going to be kicked off on the 28<sup>th</sup> as well. This will be approximately a three month process to complete. Mr. Spitzer was hopeful that the findings of the study would be presented at the November Work Session. Susan Manning was currently working on one for Huntersville and Cornelius and had recently completed one for Matthews. He added that Council had approved a Salary Plan for employees in 2014.

Mr. Spitzer reminded Council about the off-site strategic planning retreat planned for October 25<sup>th</sup> and also asked them to think about where the best place would be to put the Christmas tree and hold the lighting ceremony. Mr. Spitzer polled Council on what type of device they wanted to move to – iPads, laptops or Surface Pros? After a brief discussion Council agreed that Surface Pros would be the best way to go. He was going to order them for all to use for Council Meetings, emails, etc.

Mayor Pro Tem David Phillips asked if Tasers and air cards were purchased for the police department. Mr. Spitzer stated that they were. Council Member Melissa Davis asked if GPS could be installed on the police vehicles but Mr. Spitzer stated that it was very expensive to do that. She then asked if they could be tracked by their phones which was certainly a possibility.

Council Member Joe Maxim asked Council to be mindful of the tax revaluation and any subsequent tax increases and the effect it would have on the elderly and Pineville communities in general. A brief discussion took place regarding tax exemption for the elderly. Council Member Davis pointed out that there was a tax exemption for the elderly that few people knew about.

**ADJOURNMENT:** A motion was made and seconded to adjourn the meeting. There were ayes by all and the meeting adjourned at 7:57 p.m.

  
\_\_\_\_\_  
David Phillips, Mayor Pro Tem



**ATTEST:**   
\_\_\_\_\_  
Barbara Monticello, Town Clerk