



**MINUTES OF THE  
TOWN COUNCIL MEETING OF THE  
TOWN OF PINEVILLE, NORTH CAROLINA  
MAY 10, 2011**

The Town Council of the Town of Pineville met in regular session on Tuesday, May 10, 2011 at 6:30 p.m. at The Hut Meeting Facility in Pineville.

**ATTENDANCE**

Mayor: George C. Fowler  
Mayor Pro-Tem: David Phillips  
Town Council Members: Libby Boatwright, Debbie Fowler and Jim Eschert  
Town Administrator: Mike Rose  
Zoning Administrator: Kevin Icard was absent  
Town Planner: Travis Morgan was absent  
Town Clerk: Barbara Monticello

**CALL TO ORDER**

Mayor Fowler called the meeting to order at 6:27 p.m. and welcomed those in attendance. Town Administrator Mike Rose invited anyone wishing to speak on an agenda item to sign the speaker list.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was lead by Mayor Pro Tem David Phillips.

**MOMENT OF SILENCE**

Mayor Fowler called for a moment of silence for the following individuals:

Friend of Council Member Boatwright's husband, Ron Helms, (golf cart accident); Bobbie Dull (passed); A.B. Tillman (passed); Bill Hildendorf, Assistant City Manager for Charlotte (passed); former employee, Cliff Hunt (condition worsening); Floyd Elkins (hospitalized); Mayor Fowler's client and friend's son, Doug Reynolds (passed); Steve Shackelford (hospitalized); and the families of the victims of the 9/11 tragedy.

**ORDER OF BUSINESS**

**Adoption of the Agenda:** There being no changes to the agenda, a motion was made by Council Member Libby Boatwright and seconded by Mayor Pro Tem Phillips to adopt the agenda as is. There were ayes by all.

**Approval of Minutes for the Regular Meeting of April 12, 2011:** Mayor Fowler called for a motion on the minutes from the last Regular Council Meeting of April 12th. Council Member Boatwright noted two changes that needed to be made to spellings of names in the "Moment of

Silence” section of the minutes. Council Member Boatwright moved to approve the minutes with corrections with Council Member Debbie Fowler seconding the motion. There were ayes by all to adopt the minutes with changes.

**SPECIAL RECOGNITION:** Proclamations were presented before Council for: *Pineville Heritage Day, National Police Officers Week and National Public Works Week.* Mayor Pro Tem Phillips moved to approve all three proclamations with Council Member Boatwright seconding the motion. There were ayes by all to approve all proclamations.

**CONSENT AGENDA**

**The following items are included:** a) *Set Budget Public Hearing Date;* b) *Property and Liability Insurance – Fire Department;* c) *Election Filing Fees.* Town Administrator, Mike Rose noted that because of a scheduling conflict, the next Town Council Meeting would be held on the third Tuesday in June (June 21<sup>st</sup>) as opposed to the second Tuesday (June 14<sup>th</sup>) and requested a Public Hearing be set for the budget that same evening. Council Member Boatwright moved to set the Budget Public Hearing for Tuesday, June 21<sup>st</sup> and approve the Consent Agenda as is. Council Member Fowler seconded the motion and there were ayes by all to approve the Consent Agenda as is.

**PUBLIC INFORMATIONAL MEETING;** *Presentation by the Charlotte-Mecklenburg Historic Landmarks Commission Regarding Historical Designation of Park Avenue Homes.*

Mayor Fowler introduced Dr. Dan Morrill, Stewart Gray and Mary Dominick of the Historic Landmarks Commission. They were in attendance to present their findings regarding the historical significance of the homes along Park Avenue. Dr. Morrill presented findings as a result of the town’s request to look into the possibility of designating homes along Park Avenue as historic. Dr. Morrill noted that the North Carolina Department of Cultural Resources must agree with the HLC findings in order to be declared historic and that they did, indeed, agree with the Commission’s findings. He continued his report by stating that Pineville had one of the best preserved mill villages in the county and that the streetscape along Park Avenue was the single most significant historical element because it was developed by the noted Charlotte planner, Earle Sumner Draper.

The frame T-plan mill homes as well as the hip-roofed cottages have retained a high degree of integrity. This, coupled with the significant landscape elements, make these the most distinctive features of Pineville’s mill village. Having an historical designation does have some consequences attached to it. Unlike the National Register of Historic Places which protects designated properties from federal undertakings, the Historic Landmarks Commission does have regulations to protect historic resources. Owners of a historic landmark must obtain a Certificate of Appropriateness prior to making any material alterations generally requiring a permit. Additionally, the Commission can delay the demolition of a historic landmark for up to 365 days. However, homeowners with a Historic Landmark designation can apply for an automatic deferral of 50% of the local property taxes.

Mayor Fowler asked Dr. Morrill to comment on purchasing the property. Dr. Morrill stated that it would be like any other real estate transaction – it would be a negotiated and agreed upon price that the Commission would pay an owner of a landmark to purchase it. Mayor Pro Tem Phillips asked if property taxes would be affected in any way to which Dr. Morrill replied that they would not and the tax deferral credit would be good on both the town and county taxes. In

response to a question from a homeowner in attendance, Dr. Morrill stated that if windows needed replacing, a Design Review Committee would determine if something could be changed or if a substitution material could be used to make the windows look original since original materials may be difficult to obtain now. Councilman Eschert wanted to be sure the designation would be for the exterior of the property and not the interior. Dr. Morrill confirmed that the designation would only apply to the exterior of the home.

Town Administrator, Mike Rose, stated that the next step would be to give residents an opportunity to be heard at a designated meeting and be sure they fully understand the impact of the designation. Mayor Fowler noted that the public meeting would possibly be held in August but that ample notification would be given to each homeowner. Mayor Pro Tem Phillips agreed that the town must be careful to ensure that every property owner gets notification.

Mr. Morris Howard of 427 Park Avenue addressed Council with concerns that he understood none of what was presented at the meeting and did not want to sell, demolish or leave his home. Council Members assured him that he would not have to do any of that but wanted to make sure he understood that the designation would be to preserve the integrity of the homes. Mayor Fowler added that many historical markers such as the Depot and Gin Mill have gone by the wayside and that is why the Council was trying to preserve what was left. He also wanted to be sure that residents were satisfied with the information that was presented to them. Council Member Boatwright asked Dr. Morrill if he had noticed any trends with regards to property taxes once they have been declared a landmark. Dr. Morrill responded that there was no difference and that taxes were market driven.

**Special Announcement:** Before moving on to any Old Business, Chief Rob Merchant had an announcement he wanted to make. He recognized Bill Connell, who he said, was just promoted to Captain of the Pineville Police force. Mayor Fowler and Council Members thanked Captain Connell and congratulated him on his promotion.

### **OLD BUSINESS:**

- A. Small Town Main Street Resolution of Support** – Consideration to adopt Resolution No. 2011-03 by the Town Council declaring its support of the Small Town Main Street Program.

Town Clerk Barbara Monticello stated that as part of the application package for the Small Town Main Street Program that was discussed at May's Council Meeting, she would need a Resolution of Support from the Pineville Town Council. The resolution states that the technical assistance and expenses of the staff would be provided by the Department of Commerce with the exception of travel related expenses estimated at \$3,000-\$5,000 annually and the cost of an economic data report, generally about \$150-\$200. There being no questions or comments, Council Member Debbie Fowler moved to adopt Resolution No. 2011-03. Council Member James Eschert seconded the motion and there were ayes by all.

### **NEW BUSINESS:**

- A. Staff Updates** – a) *Budget Workshop*; b) *Memorial Dedication Service*; c) *May 21<sup>st</sup>*

*Events; d) ElectriCities Annual Conference.* Mr. Rose reviewed the calendar of events remaining in May. He noted that the annual tribute to veterans would be held on Sunday, May 29<sup>th</sup> from 1:30 p.m. until 3:30 p.m. at the Hut. The Grand Opening of Jack Hughes Park was scheduled for May 21<sup>st</sup>, along with the new Farmer's Market. Merchants along Main Street also planned some of their own activities in conjunction with the openings. He asked Kristy Detwiler, Pineville Parks and Recreation Director, to give Council an update on the events planned for Jack Hughes Park. Ms. Detwiler said that the festivities would run from 10:00 a.m. until 2:00 p.m. and would include the dedication ceremony, a bounce house for the kids, free hot dogs and Cracker Jacks, speed pitch, clinics for both boys and girls, a lacrosse demonstration on the multi-purpose field, a meet and greet with Tony Wolmack and a visit from Homer. She added that some of the sponsors from the Wall of Fame would also be there.

Mr. Rose concluded the meeting with a reminder to Council of the upcoming ElectriCities Conference to be held in Asheville in August. He asked anyone that planned to attend to let him or the clerk know so that hotel reservations could be made. Council Member Boatwright added that the Pineville Fire Department was sponsoring a celebration on June 5<sup>th</sup> to dedicate the new fire truck. The Dedication was being held at 6:00 p.m. and would feature hamburgers, hot dogs and rides on the new truck. All were welcome to attend.

**ADJOURNMENT:**

There being no further business, Council Member Debbie Fowler moved to adjourn the meeting, seconded by Council Member Libby Boatwright. There were ayes by all and the meeting adjourned at 7:18p.m.

  
George C. Fowler, Mayor

Attest:

  
Barbara Monticello, Town Clerk