



**MINUTES OF THE
TOWN COUNCIL MEETING OF THE
TOWN OF PINEVILLE, NORTH CAROLINA
AUGUST 9, 2011**

The Town Council of the Town of Pineville met in regular session on Tuesday, August 9, 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 6:31 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 Council Member Debbie Fowler.

MOMENT OF SILENCE

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

Council Member Jim Eschert's mother's cousin, Frank Larkin (passed), co-worker, Ron Sadler (passed), his niece, Nicole Barrett (surgery for thyroid cancer), his sister, Lorraine (back surgery) and his friend, Robert Byrum (heart surgery). Others that were asked to be remembered were: Prissy Satterfield (by-pass surgery), Knoxie Hoover who was chief of the Steele Creek Fire Dept. and had been with them for 63 years (fell and in rehab), former employee, Cliff Hunt (additional tumors and treatment), the Moore Family, soldiers killed in the helicopter crash and the fireman killed in Nashville.

ORDER OF BUSINESS

Adoption of the Consent Agenda: *The following items are included: a) Railroad Crossing Signals – Industrial Drive; b) Order for the Collection of Taxes; c) Set Public Hearing – Park Avenue Historic Designation; d) Proclamation for Lyme Disease Awareness Month; e) New Vehicle Purchase; f) Acceptance of Sam Meeks Road; g) JSI Agreement.* Mayor Fowler noted that Town Administrator, Mike Rose, asked to delete the "Acceptance of Sam Meeks Road"

from the consent agenda and add an additional request for three more vehicles not listed on the original consent agenda. One of the vehicles was for the police department and was ordered by another agency that never purchased it. It was available for purchase by state contract but would not be available for much longer now that it was back on the market so it would need to be approved quickly. Approval for the other vehicles was not as critical and could wait if Council chose to do so. Mayor Pro Tem David Phillips asked why two fords were being purchased from different places. Mr. Rose responded that it was two different departments seeking two different proposals for vehicles. Council Member Libby Boatwright moved to “approve the consent agenda with the exception of the new vehicle purchase excluding the one for the police department – leave that one in for approval on the consent agenda.” Council Member Jim Eschert seconded the motion and there were ayes by all to adopt the agenda with the changes.

ADOPTION OF THE AGENDA

Mayor Fowler stated that the only other change to the agenda was the addition of an Executive Session but the amended agenda that was distributed earlier showed the addition. There being no other comments, Mayor Pro Tem Phillips moved to adopt the agenda with Council Member Debbie Fowler seconding the motion. There were ayes by all to approve the agenda.

Approval of Minutes for the Regular Meeting of June 21, 2011: Mayor Fowler called for a motion on the minutes from the last Regular Council Meeting of June 21st. Council Member Debbie Fowler moved to approve the minutes as is, with Council Member Boatwright seconding the motion. There were ayes by all to adopt the minutes as is.

Mayor Fowler noted that Town Administrator, Mike Rose, had an introduction to make. He introduced and welcomed Michaela Epperson, a rising senior at South Meck High School who was in attendance. She has been doing intern work throughout the town visiting with each department. The town was working with Representative Kelly Alexander and Electricities on the internship to give her an opportunity to see all aspects of government including the Police Department, the Telephone and Electric Departments and Parks and Rec.

Mayor Fowler recognized Jason Andrico from Boy Scout Troop 447. He stated that he lived close to Pineville and enjoyed using the park but was concerned if there were going to be any cuts to the Parks and Recreation Department because his troop would volunteer its services if needed. Mayor Fowler stated that if the troop wanted to be involved in some way that there were areas they could assist with. Mr. Rose added that the budget had already been done and no material cuts were made but the town would still be interested in the troop doing volunteer work for them. Mayor Fowler thanked the young man for coming to the council meeting.

OLD BUSINESS:

None.

NEW BUSINESS:

- A. **Update on CMC-Pineville** – *Chris Hummer, President, will discuss the current status of development on the CMC-Pineville campus.*

Mayor Fowler introduced Chris Hummer and Cheryl Atkinson from CMC Pineville who

were in attendance to give an update on the status of projects at the hospital. Mr. Hummer thanked council and identified himself as Vice President of Operations at CMC-Pineville. He stated that CMC was a large part of the Pineville community and with the rapid growth of the area in the last several years, the organization wanted to better communicate updates of the services it offers the community at least on an annual basis. CMC was no longer a hospital just for South Charlotte; it was now providing services to a large part of South Carolina. They were there to convey CMC's role and strategy in developing into a regional tertiary medical center. With that stated he introduced Cheryl Atkinson who was in charge of the construction operations at the hospital.

Ms. Atkinson gave an update of the construction progress over the last couple of years noting the need for more space. Phase I of the expansion project added a new medical plaza and 50,000 additional square feet to the hospital. Phase II of the project added another 280,000 square feet that included almost 100 new beds with additional rooms in the ER and maternity, two more operating rooms and a new cafeteria. Additionally, CMC planned to move Carolinas Specialty Hospital from Mercy to Pineville to provide acute care nursing and ventilator care, making CMC Pineville a full-bodied, full-service medical facility.

Mr. Hummer's presentation centered on the quality of care provided and employee/patient satisfaction. PRC, an outside company, was used to survey employees and patients to determine the results. CMC-Pineville ranked high in both categories. He also provided slides showing an increase in the number of employees over the years with the current total being 931 employees. This number was expected to grow by another 150-200 by next year. Additionally, Mr. Hummer covered some of the community outreach programs CMC has been involved with including Carolina Place Mall, Fall Fest, the Civic and Cultural Arts Center of Pineville, blood pressure screenings and a host of other activities in an effort to do more in the community. He thanked Council once again for allowing him the time to speak.

Mayor Fowler stated that it was a nice report and an annual update would be very appropriate. Council Member Libby Boatwright asked if CMC won the bid for a hospital in Ft. Mill, how it would impact Pineville. Mr. Hummer stated that CMC is one of three major healthcare systems being considered and if they won the bid, people south of the Catawba River would most likely utilize the hospital most. It may impact Pineville somewhat but because CMC-Pineville provides a much more complex level of care, it would be minimal.

Council Member Jim Eschert asked if anything negative came out of the survey. Mr. Hummer stated that with the location of the hospital by the Carolina Place Mall, the entrance and exit ramps of 485 and the intersection of NC51 and Park Road, it makes ingress and egress difficult. Council Member Eschert suggested the possibility of MUMPO getting involved to help alleviate some of the congestion in that spot.

B. Property Purchase – *Consideration of a joint purchase of property located at 1610 Lakeview Drive with Mecklenburg County and Catawba Lands Conservancy.* Town Administrator, Mike Rose, stated that the town was approached by the Catawba Lands Conservancy in reference to the old Netherby property. Since the land has a difficult

topography to build on and has limited access as well as water and sewer issues, they were proposing a low-impact recreational use for the vacant land.

A \$350,000 offer is proposed for the property that is currently bank-owned with a tax value of \$1.2 million. Pineville's share would be about \$160,000, Mecklenburg County's share would be about \$167,000 and the Catawba Lands Conservancy would be about \$66,000 which covers the \$350,000 offer and any additional items such as title search, survey, etc. that may need to be done. Mecklenburg County would show as the owners but they would lease the property back to Pineville at no cost and Pineville would have the right and authority to approve use of the property, but would also have to maintain it. Mecklenburg County had already met and approved the deal as an Agreement of Intent was already in place. Mr. Rose was seeking approval from Council to approve the agreement. If they decided to move forward with the deal, the offer would not exceed \$160,000 and the funds would come from Cultural and Tourism monies. However, a developer stepped in at the last minute with an offer -- the bank is giving them until October 1st to decide if it will make an offer.

Mayor Pro Tem Phillips wondered if there was a house on the property. Mr. Rose indicated that there was and that the land would be sub-divided so the house could stay as long as a minimum 60 foot access point remained because creating a land-locked piece of property was prohibited. Hearing no further questions or comments, Council Member Boatwright moved to proceed with the joint property purchase of 1610 Lakeview Drive with Mecklenburg County and the Catawba Lands Conservancy. Council Member Debbie Fowler seconded the motion and there were ayes by all.

C. Street Survey – *Consideration of proposal by US Infrastructure of Carolina, Inc. to complete a detailed Pavement Condition Survey for all town-maintained streets.* Mr. Rose stated that Pineville maintains about 15 miles of streets. To best utilize Powell Bill funds, he was recommending the services of US Infrastructure of Carolina, Inc. to perform a street survey which includes a detailed review of town roads, a report of proposed repairs needed and projected costs to make the repairs. They can also provide a mapping form to prioritize the work accordingly. The cost of the survey and report is \$5,700 which can be paid for with Powell Bill money and would be a worthwhile investment. Mr. Rose added that several communities have approached him about the conditions of their roads which are private but if included in the report, could help determine if the town would eventually take them over.

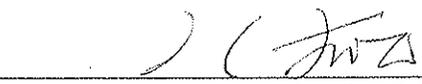
Council Member Fowler asked if they could do the town's roads first before the private ones. Council Member Eschert then asked if state maintained roads could also be included because N. Polk St. has problems with the curbs and sidewalks which are crumbling. Mayor Pro Tem Phillips added that when the state resurfaced NC51, they paved over the curbs which now contributes to the flooding in the downtown area. Mr. Rose stated that it would all add to the cost of the survey but if Council chose to cap the project at a particular amount, the agreement would state that as such and whatever services could be performed up to that amount would be included. Council Member Boatwright moved to approve the project with a cap on the cost not to exceed \$6,000. Mayor Pro Tem Phillips seconded the motion and there were ayes by all.

D. Staff Goals FY 2012 – Review of proposed goals for each department for current fiscal year. Mayor Fowler stated that there was no need to go into detail on the goals since they were listed on the handout. He asked if there were any questions pertaining to the departmental goals. Mayor Pro Tem Phillips asked if the date was correct for implementation of a Management Appraisal System for 2013. Mr. Rose indicated that it was an error and the implementation date was actually meant to be 2012. He explained that there were actually two categories: one being responsibilities that are not measurable but are part of the duties of each position such as punctuality, attendance, providing good customer service, etc. and those that are measurable that can be looked at on a regular basis to determine the progress of the goal. Mayor Fowler stated that these were guidelines of what each department is looking to accomplish and that some new goals may be added or changed along the way. He suggested that they be reviewed again in December. There was no further discussion.

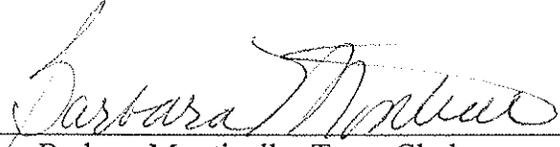
E. Staff Updates – 1) Electricities Annual Meeting; 2) Small Town Main Street Program Update. Mayor Fowler reminded Council of the upcoming Electricities Conference in Asheville and Council Member Libby Boatwright announced that every year the department that she works in has a family celebration with about 400 people attending. This year they chose to have the event at Lake Park on November 5th and she wanted to express how happy and proud she was that they chose Pineville for this occasion. Town Clerk, Barbara Monticello, gave a brief update on the Small Town Main Street Program noting that the town was not chosen to participate in the program but that there were other options available to pursue.

BREAK BEFORE EXECUTIVE SESSION:

Mayor Fowler announced that there would be a break at 7:45 p.m. before the Executive Session began. At 7:50 p.m. Council Member Fowler moved to exit the Regular Session and move into Executive Session. Council Member Boatwright seconded the motion and there were ayes by all.


George C. Fowler, Mayor

Attest:


Barbara Monticello, Town Clerk



**PINEVILLE, NC TOWN COUNCIL MEETING
OF AUGUST 9, 2011**

The Town Council of the Town of Pineville met in executive session on Tuesday, August 9, 2011, at The Hut Meeting Facility in Pineville.

ATTENDEES:

Mayor George Fowler
Mayor Pro Tem David Phillips
Town Council Members Libby Boatwright, Jim Eschert, and Debbie Fowler
Town Administrator, Mike Rose – Only in attendance for half of the Executive Session
Town Clerk, Barbara Monticello – Only in attendance for half of the Executive Session

CALL TO ORDER

Mayor Fowler called the Executive Session to order.

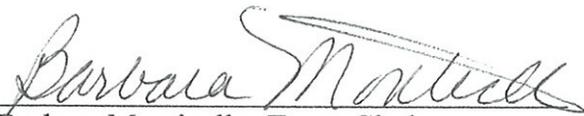
EXECUTIVE SESSION

At 7:50 p.m. Council Member Debbie Fowler moved to enter into Executive Session under North Carolina statute NCGS143-318.11(5)(6). Council Member Boatwright seconded the motion and there were ayes by all.

A real estate matter regarding a parcel of land near the cemetery was discussed. At 8:15 p.m. both the Town Clerk and Town Administrator were dismissed as a discussion involving the performance evaluation of the Town Administrator then took place.

ADJOURNMENT

At 9:35 p.m. Council Member Boatwright moved to adjourn the Executive Session. Council Member Fowler seconded the motion and there were ayes by all.


Barbara Monticello, Town Clerk


George C. Fowler, Mayor