



**MINUTES OF THE
TOWN COUNCIL MEETING OF THE
TOWN OF PINEVILLE, NORTH CAROLINA
TUESDAY, JUNE 10, 2014**

The Town Council of the Town of Pineville met in regular session on Tuesday, June 10, 2014 at 6:30 p.m. at the Hut Meeting Facility in Pineville.

ATTENDANCE

Mayor: Jack Edwards
Mayor Pro-Tem: Melissa Davis
Town Council Members: Les Gladden, Debbie Fowler and David Phillips
Town Administrator: Haynes Brigman
Planning Director: Travis Morgan
Town Clerk: Barbara Monticello

CALL TO ORDER

Mayor Edwards called the meeting to order at 6:28 p.m. and welcomed those in attendance. Those wishing to speak were invited to sign the speaker list.

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Council Member Les Gladden.

MOMENT OF SILENCE

Mayor Edwards called for a moment of silence for the following individuals: Jeff Bridges (passed); Tia Jacobs (3 year old, passed); and Margaret Downs (passed), along with veterans and their families left behind and those that were ill.

ORDER OF BUSINESS:

Adoption of the Agenda:

There being no changes to the agenda, Council Member Les Gladden moved to approve the agenda with Council Member Debbie Fowler seconding the motion. There were ayes by all and the agenda was adopted.

Approval of Minutes for the Regular and Closed Session Meetings of May 13, 2014: Mayor Edwards called for a motion on the Regular and Closed Session minutes of May 13, 2014. There being no corrections, Mayor Pro Tem Davis moved to approve both sets. Council Member David Phillips seconded the motion and there were ayes by all.

Consent Agenda: The following items were included: a) *Financial Report ending 5/31/14 (Richard Dixon)*; and b) *Approval of Tax Refunds (2 sets)*. Council Member Les Gladden moved to approve the Consent Agenda with Council Member Debbie Fowler seconding the motion. There were ayes by all to approve the Consent Agenda.

PUBLIC COMMENT: There were no questions or comments from the Public.

PUBLIC HEARING: Conditional Zoning Proposal for a Car Dealership on Polk Street (Travis Morgan). Council Member Debbie Fowler moved to open the Public Hearing at 6:32 p.m. with Council Member David Phillips seconding the motion. There were ayes by all and the Public Hearing for a new car dealership on Polk Street was

opened. Travis Morgan, Planning and Zoning Director, stated that a new car dealership was looking to go into the property located at 1026 Pineville Road where the Living Vine Church and Bobs Flags was located. There are actually 3 parcels of land that will be combined to form one parcel totaling 5.67 acres. The applicant was proposing to build a 33,000 square foot building. The site does not currently have any streetscape development now but will have once developed as new trees and sidewalks will be installed. Mr. Morgan continued, stating that there was a small street stub that was owned by the NC DOT that would act as a buffer from some of the parking in the lot. A nicely designed building would create a presence coming into town and the service entrance on the back side of the lot from Cadillac Street will make deliveries and drop-offs a lot easier. The applicant's plan appeared to go above and beyond with its landscaping and screening. All conditions from the overlay district will apply so that the architectural details will be reinforced.

Mr. Morgan noted that display vehicles would be limited to just five vehicles. Council Member David Phillips asked if the applicant was trying to purchase the parcel of land owned by the DOT but Mr. Morgan stated that it couldn't be used for a car lot. Council Member Les Gladden wanted it specified in the minutes that Council did not want the applicant to purchase the lot and use it as part of the dealership; he did not want the parking lot to be brought forward. Additionally, Council Member Gladden did not want trucks, boats, or used cars to be shown in the display area nor did he want any commercial vehicles parked in the customer parking area. He specified that passenger vehicles or light pickup trucks only could be displayed along the front. Mayor Pro Tem Melissa Davis commented that their proposed building looked much better than what was currently in the space.

There was some discussion about additional regulations to prevent car dealerships from encroaching too closely to the downtown area. A suggestion had been made to use the 485 interchange off of Polk Street as a basis to determine a radius that car dealerships could not go beyond so as to prevent them from going further down Polk and closer to the downtown area. Mr. Morgan had been directed by council to explore that option more and to bring it back before them for further consideration.

Applicant, Kent Jones thanked Council for the time they all spent on the architectural and streetscape details in creating more of a landmark building. Architect, Danny Priest, also thanked them for all their hard work in coming up with a nice looking building and plan. Mayor Pro Tem Davis agreed that they had done a nice job and that the building design looked great.

Council Member Phillips asked the group what type of signage they planned on having. Mr. Priest stated that they had planned on vertical signage attached to the side of the building or possibly a monument sign. Additionally, the maximum height for a light pole would be 25 feet and to have a full cut off of lights with only foot candles so there wouldn't be any shining of lights. Mr. Jones added that they did not anticipate adding a fence but if they decided to, they would do a nice wrought iron one.

Pineville resident, Hegla Hess, asked the applicants if they would consider using "Pineville" when advertising as another car dealership in town had promised to use it in their advertising but never did. The applicant responded that it wasn't an issue. The owner of Coastal Carolina Pumping asked what street improvements were planned for Cadillac Street. Mr. Morgan replied that drainage was an issue so new curbing and gutters were planned, as were new sidewalks and a curb-cut for a rear entrance into the dealership for deliveries of new cars. Resident, Carolyn Torrance, asked if any tax incentives or abatements were being offered to the applicant to which Town Administrator, Haynes Brigman, responded that they were not.

There being no further questions or comments, Council Member David Phillips moved to close the public hearing at 7:05 p.m. Council Member Debbie Fowler seconded the motion and there were ayes by all. Council Member Les Gladden then moved to approve the Conditional Zoning Approval with three changes: passenger cars and passenger trucks only allowed to be parked in front, five display vehicles allowed but only in the areas as shown on the plan and no additional properties to be acquired for the purposes of displaying or selling vehicles. Mayor Pro Tem Melissa Davis seconded the motion and there were ayes by all to approve it with conditions.

OLD BUSINESS: None

NEW BUSINESS:

A. Public Hearing for FY2014-15 Budget (*Haynes Brigman*). Council Member Debbie Fowler moved to open the Public Hearing on the budget. Council Member David Phillips seconded the motion and the public hearing on the budget was opened at 7:10 p.m. Town Administrator, Haynes Brigman, presented the budget for FY2014-15 utilizing a Power Point presentation he created. He stated there would be no tax increase for new fiscal year. Resident Carolyn Torrance asked several questions of Mr. Brigman regarding the revenues that the police department brought in, why there was such a large increase in insurance premiums and the reason for the drop in fees for Professional Services. Mr. Brigman explained that the police department brought in funds from fines and traffic tickets mostly, health insurance premiums rose because the town was hit with heavy claims this past year and Professional Services were made up mostly of legal fees which dropped due to a change in attorneys.

Another resident asked about the Park Master Plan and how it fit into the budget plans for the coming year. Mr. Brigman explained that there was nothing specifically designated for this coming year but the capital plan did account for future expansion of the Belle Johnston Community Center, as well as remodeling of the restrooms. Each part of the Master Plan would need to be scheduled one step at a time.

Council Member Debbie Fowler noted that the budget did not include the proposed new ball fields. Mr. Brigman stated that Council had approved the use of reserve funds for the construction of the ball fields and that a budget amendment would be done at the time when they knew exactly how much to do it for. If an amount was budgeted, he would lose any leverage in negotiating funds from the county. There being no further comments, Council Member Debbie Fowler moved to close the Public Hearing on the budget. Council Member David Phillips seconded the motion and there were ayes by all to close the Public Hearing at 7:37 p.m.

B. Budget Amendments -- (*Haynes Brigman*) – Town Administrator, Haynes Brigman, stated that each year a budget amendment for the current fiscal year was needed to clean up any differences so that the new fiscal year started out clean. It was required by law to have any amendments finalized and adopted by June 30th of the current year. There were no questions or comments. Council Member, Debbie Fowler moved to approve the final budget amendment for FY2013-14 with Council Member Les Gladden seconding the motion. There were ayes by all.

C. Tax Rate/Electric Rates for FY2014-15 – (*Haynes Brigman*) – Mr. Brigman again stated that the tax rate would remain the same as the previous year at \$0.32. He added that there was a 2% rate increase across the board for electric rates as well as the renewable energy rates. There being no questions or comments, Council Member Les Gladden moved to approve the rates set for FY2014-15. Council Member Debbie Fowler seconded the motion and there were ayes by all to adopt the tax and electric rates as proposed.

D. Budget Ordinance – (*Haynes Brigman*). Mr. Brigman stated he needed to present the formal Budget Ordinance for Council to adopt. There were no questions or comments. Council Member David Phillips moved to approve the ordinance with Mayor Pro Tem Melissa Davis seconding the motion. There were ayes by all to adopt the budget as is for FY2014-15.

E. CCAC Proposal -- (*Haynes Brigman*) – Mr. Brigman explained that he had met with members and board members of the CCAC to identify a plan to move forward. The town agreed to continue funding their rental space through June 30, 2014. The CCAC submitted a proposal which each council member had a copy of. Both Denise Torrance and Gaye List of the CCAC were present to answer any questions from council. Ms. Torrance explained that she was appointed the new Director of the CCAC.

A lengthy discussion took place between the CCAC representatives and council members. A number of topics were discussed ranging from the decrease in sponsorships to the CCAC to the CCAC's need for more money, space, and resources to the CCAC's hours of operation. The bottom line was that the CCAC was looking for a much larger

donation from the town than it had donated in the past in order to sustain itself. They were asking for a total of \$143,500 for FY2014-15 compared to the \$20,000 the town had given them in the past. Mayor Edwards had pointed out that sponsorships, particularly to the arts, were down considerably. Mr. Brigman noted that there were only two other towns in Mecklenburg county – Matthews and Cornelius – that donated more than Pineville did to support the arts.

The CCAC's argument was that they couldn't offer more programs unless they had more money to pay artists and teachers and, up to this point, they relied mostly on volunteers. They argued that volunteers aren't committed enough to be relied upon. Either they don't show up or can't donate enough of their time for the CCAC's doors to stay open all the time. Pineville resident, Hegla Hess, stated that she volunteered every first and third Saturday which she calculated to be anywhere from \$168 to \$336 worth of her time she donated. She added that the town had to put themselves into it and that no one from the town had attended their events or showed their support for the CCAC.

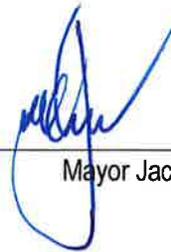
After much discussion, it was decided that Mr. Brigman would talk to John Allen and Bill McConnell to arrange for the CCAC to stay an additional two months in the space they were current at on Main Street until something more permanent could be worked out. Mr. John Allen agreed that they could stay but that the rent would need to increase by \$300 per month. Council Member David Phillips moved to agree to fund the rent for the CCAC for two additional months even if there was an increase in rent. Motion was seconded by Mayor Pro Tem Melissa Davis. There were ayes by all.

F. Staff Updates – (a) Manager's Report (Haynes Brigman); (b) Calendar of Events. Mr. Brigman acknowledged the hard work that Human Resources Director, Tihisha Sharif, put into the Health and Wellness program for town employees in an effort to keep employees healthy. A 30-Day Challenge was set up to encourage some friendly competition amongst employees who seemed to have embraced it.

Town Clerk, Barbara Monticello, noted that the newest webinar for ethics training was now available to view and would continue to be available until October.

ADJOURNMENT

At 9:19 p.m. Council Member Les Gladden moved to adjourn the meeting with Mayor Pro Tem Melissa Davis seconding the motion. There were ayes by all and the meeting adjourned.



Mayor Jack Edwards

ATTEST:



Barbara Monticello, Town Clerk