



**MINUTES OF THE
TOWN COUNCIL MEETING OF THE
TOWN OF PINEVILLE, NORTH CAROLINA
TUESDAY, JANUARY 14, 2020**

The Town Council of the Town of Pineville met in Regular Session on Tuesday, January 14, 2020 at 6:30 p.m. at the Hut Meeting Facility in Pineville.

ATTENDANCE

Mayor: Jack Edwards
Mayor Pro-Tem: Melissa Rogers Davis
Council Members: Joe Maxim, Les Gladden, Amelia Stinson-Wesley
Town Manager: Ryan Spitzer
Planning & Zoning Director: Travis Morgan
Finance Director: Richard Dixon
Town Clerk: Barbara Monticello

CALL TO ORDER

Mayor Jack Edwards called the meeting to order at 6:31 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG (MD)

Mayor Pro Tem Melissa Davis led the group in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Edwards asked for a moment of silence for residents, Don Blankenship and Kenny Furr, who recently passed. He also asked that we remember our troops, first responders, police, fire and our military men and women.

Mayor Edwards asked Lt. Calhoun to introduce our newest police officers. Officers Austin Moore, Jamal Griffin and Randy Down were welcomed by all.

ORDER OF BUSINESS:

Adoption of the Agenda:

Mayor Pro Tem Melissa Davis made a motion to adopt the agenda as is. Council Member Les Gladden seconded the motion and there were ayes by all. Motion passed 4-0.

Approval of the Minutes from the Regular Council Meeting and Closed Session Meetings of December 4, 2019 and the Regular Council Meeting of December 10, 2019.

Council Member Joe Maxim moved to approve the minutes, seconded by Mayor Pro Tem Melissa Davis. There were ayes by all and the minutes were approved.

Consent Agenda:

The Consent Agenda consisted of the following items: a) *Finance Report as of 12/31/19.* b) *Proclamation for School Choice Week.* Council Member Les Gladden made a motion to adopt the agenda with Council Member Amelia Stinson Wesley seconding the motion. There were ayes by all and the motion passed 4-0.

PUBLIC COMMENT:

Jane Shutt of Pineville Neighbors Place, spoke regarding 2019 and the number of people they offered assistance to during the year. They helped 998 people with \$84,000 in rent and utility bills. They helped 948 people with 9300 lbs. of food from their food pantry.

The Pineville Elementary School Food Drive delivered six cars worth of food. She was amazed and extremely overwhelmed with the outpouring of donations from the Pineville community. Shop with a Cop served 150 children and 10 rehab patients with Christmas gifts they otherwise would not have received. A Pineville police officer came to the office seeking help for four children who were given diapers and food at Pineville Neighbors Place while the parents were doing drugs in their car. The Pineville Neighbors Friends are having a dinner that is scheduled for Thursday, March 5, 2020. Tickets are \$20 and the dinner will be held at the Pineville United Methodist Church.

PUBLIC HEARING:

A. **IPEX USA, LLC** (*Travis Morgan*) A motion was made and seconded to open the Public Hearing. There were ayes by all and the Public Hearing opened. Planning Director, Travis Morgan, explained that IPEX was seeking to expand their business, an amendment to their conditional zoning permit, requiring approval from the board. The company owns property behind their current building of approximately 10.7 acres. They want to use the space for storage of pipes because they lost the lease on the building they were using for this purpose. They have agreed to improve frontage on Rodney Street but more engineering is needed to make it doable. They have also agreed to improve street frontage on Industrial Drive. Planning and Zoning, as well as Public Works, must approve the plans first.

IPEX is proposing to use 5.4 acres surface storage for the pipes. They still need to resolve ROW/road dedication issues before approval is granted and all improvements must be included on their plans before the final approval is granted. Council Member Les Gladden asked the representative from IPEX, Shawn White, if he heard and understood all the requirements that were being asked of him. Mr. White responded that they did understand all that was being asked of them. Mayor Pro Tem Melissa Davis added that she would like the screening and all improvements completed before storing anything.

Having no further questions, Council Member Joe Maxim moved to close the Public Hearing, seconded by Council Member Les Gladden. There were ayes by all and the public hearing was closed.

OLD BUSINESS:

A. **Fleet Monitoring System** – (*Ryan Spitzer*) Town Manager, Ryan Spitzer, provided additional information on the GPS system from Verizon, noting that tracking is in real time. The contract with Verizon would be month-to-month with a one-time fee of \$2386 for equipment. The monthly fee would be \$1534, a recurring charge each month. The first year would cost \$20,806.05 with the second year at \$18,419.90. Public Works is able to install the devices since they just snap into the vehicles. Council Member Les Gladden asked about diagnostics. Mr. Spitzer stated that it would track oil changes, engine problems, etc. Council Member Joe Maxim asked what the timeline for implementation looked like. Manager Spitzer said Public Works has to coordinate with the Police Department's night shift schedule. Council Member Les Gladden then asked how we were going to monitor that. Manager Spitzer stated there would be one big television on the wall but we may want additional televisions.

Council Member Amelia Stinson Wesley asked if there were any other purchases, equipment or charges related to the service. Manager Spitzer replied there were not. Mayor Edwards asked for a motion to approve the proposal. Council Member Les Gladden made the motion with Mayor Pro Tem Melissa Davis seconding the motion to approve the installation and contract for GPS service through Verizon. There were ayes by all and the motion passed 4-0. Manager Spitzer indicated that money could be used from the contingency fund to pay for the system.

B. **Johnston Road Realignment** – (*Travis Morgan*) Planning Director, Travis Morgan, provided an update on the Johnston Road realignment project. The project will be broken into two different zones/projects for grant allocations

and funding purposes. Not all the areas were eligible for grant funds so those areas had to be backed out so the rest would be eligible for funding. Information regarding the full agreement was included in the Council packet. Council Member Joe Maxim asked about the approximate lead time for the project? Mr. Morgan stated that the State was currently at a freeze for construction projects but it should be cleared by the time we received bids for the project. Council Member Les Gladden wanted to be sure we were locked in on the amount of funds available to complete the project. Anything you can do to protect that number from going up would be appreciated. Council Member Amelia Stinson- Wesley asked if the project could get pushed back since no budget was in place at the state level. Mr. Morgan replied that the project was more directly related to the NCDOT than the state. Manager Spitzer added that the money for this project has already been set aside.

Council Member Les Gladden reiterated that he'd like to see the funding amount solidified to ensure the town gets the full amount promised from the NCDOT. Manager Spitzer stated we would sign the contract immediately and in about 30 days we would go out to bid. Mayor Edwards stated that two votes needed to be taken: one on the agreement itself and one for a budget amendment to make adjustments to the portion of the project not eligible for funding.

Mayor Pro Tem Melissa Davis moved in favor of signing the agreement. Council Member Amelia Stinson Wesley seconded the motion and there were ayes by all.

Mayor Pro Tem Melissa Davis moved to approve the budget amendment with Council Member Les Gladden seconding it. There were ayes by all and the budget amendment passed 4-0.

NEW BUSINESS:

A. IPEX Expansion – Once the public hearing for IPEX was closed, Mayor Edwards called for a vote on the issue. Council Member Les Gladden moved to approve the expansion, seconded by Mayor Pro Tem Melissa Davis. There were ayes by all and the motion passed 4-0.

B. Chamber of Commerce – John Holobinko, founder of the Pineville Chamber of Commerce, gave a presentation to Council regarding the benefits of having a Chamber of Commerce in town. After the presentation, Mr. Holobinko answered questions from council including what areas he was targeting, how the Board of Directors is structured, how his salary is determined and why he started a chamber in Pineville.

Mr. Holobinko explained that there were at least 8,000 businesses in a five-mile radius that they were targeting in the areas of Pineville, South Charlotte and Indian Land. He became interested in the endeavor, after retiring from years in the high-tech business, when an employee from a company he was doing business with suggested he start a Chamber because the area was lacking one. In the state of North Carolina, a chamber is considered a non-profit organization and he operated under a 7-member Board of Directors that voted on what his salary would be. Mayor Edwards thanked Mr. Holobinko for coming in to do his presentation.

C. PCAA Fee Waiver – Town Manager Ryan Spitzer, stated that Council had discussed waiving the fee for use of the Jack Hughes Park fields by PCAA several months ago but it was never voted. Council now need to decide if this was something they still wanted to do. Council Member Les Gladden asked Parks and Recreation Director, Kristy Detwiler, if there would be any negative impact to the Parks and Recreation budget if the fees were waived. Ms. Detwiler explained that the fees just rolled into the general fund so it did not impact her budget.

Mayor Pro Tem Melissa Davis asked if the town was still paying for field prep and lights at the JHP fields, which Manager Spitzer confirmed that we were. Council Member Gladden wanted to be sure it was just the rental fee for use of the fields that would be waived to which Ms. Detwiler responded that was correct. Council Member Amelia Stinson-Wesley asked Finance Director, Richard Dixon, if granting a waiver for this fee would be a "clean accounting practice". Mr. Dixon replied that it was. Mr. Paul Boyd of the PCAA was present and thanked council for considering this waiver as it was greatly appreciated by the association.

Mayor Pro Tem Melissa Davis motioned to waive the fees to PCAA for field rentals at JHP. She added that usage of the fields was not to exceed their current usage of the fields. Council Member Les Gladden seconded the motion, there were ayes by all, and the motion passed 4-0.

D. Approval of Bids for Electric (*Don Mitchell*) – Electric Manager for Pineville Electric, Don Mitchell of Electricities, explained the two bids that were recently advertised – the first one being for materials for the Polk Sub Station and the second bid was for electrical cables to finish the project at Carolina Place Mall. The funds are in the budget for both of these improvements. Council Member Amelia Stinson-Wesley asked about the expected completion date of the 2nd phase of the Carolina Place Mall project. Mr. Mitchell responded that most likely it would be completed by early summer.

Council Member Les Gladden made a motion to approve the first bid for circuit breakers for the Polk sub-station. Mayor Pro Tem Melissa Davis seconded the motion. There were ayes by all and the motion passed 4-0.

Mayor Pro Tem Melissa Davis made a motion to approve the second bid for electrical cables to complete the Carolina Place Mall project. Council Member Amelia Stinson-Wesley seconded the motion. There were ayes by all and the motion passed 4-0.

E. Presentation by Chief Gerin – (*Mike Gerin*) – Fire Chief, Mike Gerin, gave a presentation on understanding the town's ISO Rating. A fire department inspection was recently conducted on 9/30/2019 to assess staffing levels, equipment, maintenance, communication ability and water resource availability, etc. The ratings were based on a 10 to 1 scale with ten being the worst and one being the best. The higher the points, the better the score.

The last inspection was done in 2015 with a minimum level of fire protection and a rating score of 9S. In 2007, the score was a split 5/9S. We dropped the rural 9S rating and went to a straight ISO Rating of 3. Both homeowners and businesses should see lower insurance premiums due to this better score.

Council Member Les Gladden stated that getting the lower points would be difficult. He advised homeowners to call insurance companies to be sure they know our current rating. Mayor Pro Tem Melissa Davis noted the positive comments on social media for responding so quickly to the house fire cause by a lightning strike last week.

F. Meeting schedule for 2020 – (*Ryan Spitzer*) Town Manager, Ryan Spitzer, explained to Council that each year it was necessary to adopt a schedule of Council Meetings for the coming year. The schedule showed a request for a date change for the August meeting from 8/11/20 to 8/18/20 but after some discussion, it was decided to leave that date as is for 8/11/20. The Work Session normally scheduled for the 4th Monday of the month had already been rescheduled from 1/27/20 to 1/21/20. There were notations made on the calendar on two dates that coincide with holidays, both Work Sessions on Monday, May 25, 2020 and Monday, December 28, 2020. When it gets closer to those dates, those two meetings will be rescheduled. The rest of the calendar of proposed council meeting dates was fine. Council Member Les Gladden made a motion to approve the 2020 dates. Mayor Pro Tem Melissa Davis seconded the motion. There were ayes by all and the 2020 Council Meeting Date Schedule passed 4-0.

G. Board Appointments – Each year it is necessary to make appointments or reappointments to the various town/county boards, committees, etc. The following appointments/reappointments were made:

Telephone Board – the Telephone Board consists solely of the Town Council Members (*Jack Edwards, Melissa Davis, Joe Maxim, Les Gladden and Amelia Stinson-Wesley*), Town Manger (*Ryan Spitzer*), and Telecommunications Director (*Tammy Vachon*). These represent the board members for 2020.

THE PLANNING BOARD CURRENTLY CONSISTS OF THE FOLLOWING MEMBERS:

Jim Knowles (3 year term expires 12/19)
 Amelia Stinson-Wesley (3 years term expires 12/19- seat on Planning Board to be vacated due to winning a seat on town council)
 Thomas White (3 year term expires 12/21)
 Eric Fransen (3 year term expires 12/19)
 William Chaney (3 year term expires 12/21)

Bolyn McClung is the alternate for this board. He has been offered the regular spot on this board but has declined and asked to be removed as the alternate as well. That leaves two alternate spots open, two seats up for reappointment and one seat expired and vacated due to winning a seat on town council.

THE BOARD OF ADJUSTMENT (BOA) CURRENT CONSISTS OF THE FOLLOWING MEMBERS:

Mark Matthews (3 year term expires 12/20)
 Joseph Yarber (3 year term expires 12/20)
 Thomas White (3 year term expires 12/21)
 William Chaney (3 year term expires 12/21)

There are currently four members on this board with one open seat available in addition to two alternate seats that are also open. No reappointments are necessary at this time.

Resident, Randy Smith, is currently the town's representative on the CharMeck Storm Water Action Committee and has expressed interest in participating on either or both of these boards. He had submitted an application which was included in Council's packet.

Terms for other boards/committees are as follows:

<u>Committee</u>	<u>Current</u>	<u>Proposed</u>
CITIZENS TRANSIT ADVISORY GROUP:	Tommy Fellers (term expires 6/30/20)	Keep as is
ARTS and SCIENCE COUNCIL: ADVISORY COMMITTEE	Kristy Detwiler, 2-year term expiring 6/30/20 Greg Record, (resident) 2 year term expiring 6/30/20	Keep as is Keep as is
CRTPO (MUMPO) REPRESENTATIVE:	Jack Edwards, term expired 12/19	Mayor Jack Edwards (s/b Elected Official)
MTC REPRESENTATIVE:	Jack Edwards, term expired 12/19	Mayor Jack Edwards
CENTRALINA COG DELEGATE:	Jack Edwards, term expired 12/19 Ryan Spitzer, <i>Alternate</i>	Open for discussion Open for discussion
MECKLENBURG COUNTY PLANNING COMMITTEE:	David Phillips, term expired 12/19	Mayor Jack Edwards
ELECTRICITES:	Jack Edwards, term expired 12/19 Ryan Spitzer, <i>Alternate</i>	Jack Edwards (main) Ryan Spitzer (alternate)
TAX COLLECTOR:	Mecklenburg County, term expired 12/19	Mecklenburg County
TOWN ATTORNEY:	Janelle Lyons, term expired 12/19	Janelle Lyons

MUNICIPAL EDUCATION: ADVISORY COMMITTEE	Joe Maxim, 2-year term expired 12/19	Joe Maxim	
THE CHARLOTTE-MECKLENBURG STORM WATER ADVISORY COMMITTEE:	Randy Smith (Resident) term expires 6/30/21	Keep as is	
CENSUS 2020 COMMITTEE:	Troy Fultz (Resident) No term expiration provided	Keep as is	
AIRPORT ROUNDTABLE:	Theresa Brunner (Resident) (no term provided)	Keep as is	
HAZARD MITIGATION COMMITTEE:	Gerelyn Garcia (Resident) (no term provided) Libby Boatwright (Alt Resident) Brian Elgort (Town Rep) Mayor Edwards (Alt. Town Rep)	Keep as is Keep as is Keep as is Keep as is	
PINEVILLE PARKS & RECREATION BOARD:	Megan Bailey Sue Bankston Randy Brantley Tad Hardy	Lorraine Haynes Yvette Issacs Barbara Manning Clay Perry (Chair)	Keep all as is

Items in red are those that have been recommended for appointment, reappointment or being kept as is in their current spots. Council chose to delay appointments to open seats on the Planning Board & Board of Adjustment to give others that were interested an opportunity to fill out an application. Membership/delegate to COG will also be discussed at a later date. No appointments were made to the items highlighted in yellow.


Council Member Amelia Stinson Wesley made a motion to approve the appointments/reappointments to items above in red and Council Member Joe Maxim seconded the motion. There were ayes by all and the motion passed 4-0. Items highlighted in yellow will be discussed at the February Council Meeting.

H. Staff Update – Town Manager Ryan Sptizer provided an update to Council on the following items:

- Demonstration of new voting equipment being held on 1/29/20 at the Belle Johnston Center
- Reviewed demolition costs for the mill which should begin February 1st, 2020 and expected to be about a twelve-week project.
- Pot holes on Main Street – NCDOT has been called out to fix the pot holes on Main Street.
- Website – we are in the final stages of developing a new website - just need department specific information loaded. Should be up and running by the end of the fiscal year.
- Shred Event – Same date as the Sheltra Run – may need to move the date or have it later in the day.
- An informational meeting regarding the development on Lynwood/Lakeview is scheduled for Thursday at the Hut. This is a builder-sponsored event, not a town-sponsored one.

ADJOURNMENT: Council Member Joe Maxim made a motion to adjourn and Council Member Amelia Stinson Wesley seconded the motion. There were ayes by all and the meeting adjourned at 8:02 p.m.

ATTEST: 
Barbara Monticello, Town Clerk


Mayor Jack Edwards

