



TOWN COUNCIL REGULAR MEETING
PINEVILLE HUT MEETING FACILITY
MONDAY, NOVEMBER 22, 2021 AT 6:00 PM

MINUTES

CALL TO ORDER

Mayor Jack Edwards called the meeting to order @ 6:00 pm.

Mayor Edwards
Mayor Pro Tem Melissa Davis
Council Members: Les Gladden, Amelia Stinson-Wesley, Joe Maxim
Town Manager: Ryan Spitzer
Town Clerk: Lisa Snyder

PLEDGE ALLEGIANCE TO THE FLAG

Benjamin Doyen, from Troop 502, working on his Citizen Community Badge, led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Jack Edwards requested we remember the families of the recent fire at The Park at Caterina in Pineville, Travis Jenkins, our first responders, police and fire departments, EMS, and remember them during the holidays and please, be involved in your community.

APPROVAL OF MINUTES

Council Member Amelia Stinson-Wesley had an addition on page 2 of the October 25th Council Minutes and a correction of the word, legislatures, to legislators and the addition to the savings of trees. Mayor Pro Tem Melissa Davis requested a correction on page 2 under New Business, Fire Department Vehicle and that the cost to replace the vehicle, not repair. On page 3, the LWCF Grant to add clarity that the property is the Smith property. Also, under Monthly Staff Reports, on page 3, should read Holt instead of Polk School of Fire Art. Council Member Amelia Stinson-Wesley moved and Les Gladden seconded to approve the Minutes with the stated adjustments and addition stated. The Minutes were adopted (*Approved 4-0*).

ADOPTION OF AGENDA

Council member Joe Maxim moved to accept the consent agenda with the financial report with a second made by Council member Amelia Stinson-Wesley. (*Approved 4-0*)

CONSENT AGENDA

Council member Joe Maxim moved to accept the Finance Report and project standings and a second was made by Council member Amelia Stinson-Wesley (*Approved 4-0*)

PUBLIC COMMENT

Jane Shutt with Pineville Neighbors Place thanked everyone in the Town who is supporting the holiday food drive. As we are stuffing ourselves this Thursday, it's a great opportunity to remember to give back to those who have so little. Shop with a Cop drive donations will conclude on December 6th. People have been very generous and she expects the program to be

successful again this year. She stated that she has never been prouder to be a member of the Pineville community as she has this past week. In the aftermath of the tragic fire at The Park at Caterina apartments, she has seen our Fire and Police departments, and Atrium Health Pineville, pull together to help people when they most need us. She added that she is currently working with 20 residents who have truly lost everything. Pineville Neighbor's Place has already given each household a check for \$100 from the Assistance Fund that they established. Checks will be written regularly as more money is received. Since the fund was initially set up, they have received donations totaling \$3,700. In addition, they have provided residents with donated Thanksgiving meals, clothes, and household items and food. Beds for Kids is donating beds for those affected. In partnership with Jewish Family Services, they are offering mental health counseling. The need is staggering, the victims are in shock and dealing with a whole spectrum of emotions, however, this community is offering them hope and love when they need it most.

PUBLIC HEARING

Mayor Pro Tem Melissa Davis moved to open the public hearing with a second made by Council member Les Gladden. All ayes. Town Manager Ryan Spitzer discussed the purchase of two pieces of property on College Street (.98 acres). We are working with a potential developer on securing the property that the metal building is on. As part of this, the purchase price for the .98 acres is \$539,000. We estimate another \$272,00 for site improvements if we were to relocate the Fire department. The particulars of the contract are that we have to put \$5,000 of earnest money down, the closing date would be by December 31, 2021. We are currently wrapping up Phase One of the site. The engineer does not see any hazards on the site. There could be some potential infiltration from the gas station up the hill rolling down on the site, but that would not mitigate or limit what we put there since it will be for a Fire Department. The Fire Department would like another six spots for parking. We are in conversations with the chiropractor to see how much he would sell us for another six spots of parking on the site. It's a pretty clean contract. We'd have to build some type of temporary building to keep the fire truck. He said that the money is in this year's budget. Mayor Pro Tem Davis moved to close the public hearing with a second made by Council Member Maxim. *(Approved 4-0)*

OLD BUSINESS

Fire Department Vehicle (ACTION ITEM). Chief Gerin discussed replacing truck #13. Truck #12 was repaired so we're just solely discussing truck #13. He is looking at replacing the 2005 vehicle without the slide trays. He spoke to the GM representative over special vehicles and the sale will open back up in March. The total cost of replacement is right at \$50,000, without the slide trays. The purchase will take place in March, 2022. The money will not be spent until the bank opens back up. Mayor Pro Tem Davis said it is something that they need and is in favor of it. Council member Maxim added that we should have the funds for it as we budgeted conservatively again this year. Town Manager Spitzer agreed and advised that some CP's came in, so far, have come in under budget. Council member Maxim asked Mr. Spitzer to please pass along his thanks to Richard for his help on this. Council member Gladden moved to purchase the Chevy Silverado some time in March, 2022 followed by a second made by Council member Stinson-Wesley. *(Approved 4-0)*

In addition, Chief Gerin wanted to note that Jane is a huge help to Pineville and often does not get enough credit for her work. He is super proud of Pineville and they have really helped those people of the fire and they wouldn't be able to do what they do without her.

Lynnwood/Lakewood Design (ACTION ITEM)

Town Manager Spitzer said that we went through several reiterations of this stormwater and road improvement design process since it began. What we brought to you last month was the concept of going limited stormwater improvements as well as a complete FDR on the road so we wouldn't have to go outside of our current easement to do repairs and upgrades except for on those parcels where we've gotten approval to go on the property so far. The cost from the engineer for the redesign for Lynnwood and Lakeview, is \$1.8 million because we had originally looked at a complete redesign of it. We had budgeted \$2.4 million to do it, so we have the money to do it; however, he expects, as we get closer to bidding, that the cost to come down close to \$1.5 million. Mayor Pro Tem Davis asked that it will take care of all the parcels and large flooding issues and not be piecemeal kind of thing. Town Manager Spitzer replied that it will help out the majority of it. There will be some that comes

down a couple of properties on the right side of the area, but people would not give permission to go through their yards but the majority, where we get a lot of the flooding, down the left side at the turn, it will help that because we do have infrastructure going down through there. The residents who approached the Town four years ago, about flooding issues, this will help out where they had the flooding issues. We are also putting in some storm water pipe and this will carry the water to the storm drain system. Council member Stinson-Wesley asked if we're doing a mass communication about this project? Town Manager Spitzer said that we have communicated with individual property owners and we will put this in the Newsletter, and will probably send out a letter indicating what Council has decided and post the map on-line.

Council Member Maxim made a motion to accept the plan of stormwater design concept as presented tonight with a second made by Mayor Pro Tem Davis. *(Approved 4-0)*

Airport Roundtable Applicant (ACTION ITEM).

Charles Soussou introduced himself to Council and thanked Council for inviting him and to help the community for noise coming from planes that fly over us, particularly where Pineville is and south of the airport. His background is a mechanical engineer and has done quite a bit for the airport. He was in charge on simulation. He came from Canada three years ago. He now works for a subsidiary of Siemens which does something similar. Mayor Edwards thanked him for volunteering and expressed his appreciation for helping the whole Town. Council Member Stinson-Wesley shared her appreciation for his willingness to serve on the committee as it's a large area to cover geographically and pay attention to. Council member Maxim moved to accept Mr. Soussou's application for the Airport Roundtable followed by a second made by Council member Gladden. *(Approved 4-0)*

NEW BUSINESS

Purchase of 119-120 College Street for the Fire Station. Mayor Pro Tem Melissa Davis made a motion to accept the purchase of the lot and work that needs to be done on the site for the Fire Department. Council member Amelia Stinson-Wesley seconded. *(Approved 4-0)*

Deceased Memorials *(Ryan Spitzer)* Town Manager Spitzer said that the Town Hall has received a couple questions on whether we allow memorials in the parks. Currently, we do not have a policy for putting up trees, benches, or plaques for loved ones. He shared that Mecklenburg County wants to get out of the trees and benches due to the maintenance of those. They are going to engraving of bricks. Council member Gladden added that at one time, we had wooden benches in the parks; however, over time, they became an uphill battle to maintain these. He feels it would be hard to justify. Mayor Edwards asked if we can incorporate an area where bricks can be placed such as a plaza or park? Mayor Pro Tem Davis asked where would we place the bricks, and what would the cost be for the bricks? She feels that the Mill should be specifically for the Mill people. Town Manager Spitzer responded that he did not know at this time, but estimated a cost of \$50 or \$60 per brick. Mayor Pro Tem is in favor of the bricks. Jack Hughes Park was suggested by Council member Stinson-Wesley, in addition to the elementary school, which has sold bricks as an ongoing fundraiser.

Town Manager Spitzer will look into the cost of the bricks and report back to Council.

Manager's Report. Town Manager Spitzer reported on the McCullough neighborhood now has access to See, Click, Fix. Preston Park and Huntley Glen have been added to this site, as well. This will help the residents be the eyes and ears from the residents on things that need to be fixed such as potholes, cracks in the street, etc.

The Council Retreat has been scheduled for Thursday, January 20th. Location to be determined.

The new Town Hall is still on schedule to be open the month of August, 2022. Some Council members and some staff recently took a tour of the new building. The Library will move in three months after. Everything will be completed but the Library won't have their furniture in there yet.

Two surveys are going out this week. One is for Town staff to give their input on how the Town is working and their view of Council and suggest any improvements that need to be made. We'll look at the results in December and sit down with the Department Heads in January. We also decided to do surveys for Department Heads, to see how the culture is, with the new

department heads, one for the police department, parks and rec as well as the finance group. Town Manager Spitzer will report back to Mayor Pro Tem Davis and Council member Maxim as they requested to see the results, as well.

Mayor Pro Tem Davis asked the Town Manager if there were any bids for the Polk sidewalk? With the CDBG Grant, they require three bids. Typically, with other projects, that aren't federally funded, you can have two. Federal law mandates that we receive at least three bids. Travis is working on calling construction companies.

Council member Maxim asked for any update on the engineering bid for the Greenway Bridge project. Town Manager Spitzer replied that he needed to check with Lisa to see what we've received. What we're seeing on most of these federally funded projects, there is so much construction work going on now, companies don't want to bid on them because there is so much paper work that needs to be done and companies don't want to deal with the headache of a federal grant.

Mayor Edwards announced at 6:50 pm that a five-minute break will begin until the Closed Session begins.

CLOSED SESSION PER NCGS 143.318.11 (4) economic development and 143.318.11 (6) personnel matter

Council member Joe Maxim moved to close the Closed Session followed by a second made by Council member Amelia Stinson-Wesley.

ADJOURN

Mayor Pro Tem Melissa Davis moved to adjourn followed by a second made by Council member Amelia Stinson-Wesley. The meeting was adjourned at 9:28 pm.



Mayor Jack Edwards

ATTEST:



Lisa Snyder, Town Clerk