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| Pineville, NC Logo |  |
| **Town Council Regular Meeting** |
| **Pineville Hut Meeting Facility** |
| **tuesday, JUNE 14, 2022 AT** **6:30 PM** |
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| **Minutes** | |

**CALL TO ORDER**

Mayor Jack Edwards called the meeting to order @ 6:30 pm.

Mayor: Jack Edwards

Mayor Pro Tem: Ed Samaha

Council Members: Les Gladden, Amelia Stinson-Wesley, Chris McDonough

Town Manager: Ryan Spitzer

Town Clerk: Lisa Snyder

Planning & Zoning Director: Travis Morgan

**PLEDGE ALLEGIANCE TO THE FLAG**

Mayor Jack Edwards announced that Girl Scouts Troop #3672 led everyone in the Pledge of Allegiance.

**MOMENT OF SILENCE**

Mayor Jack Edwards asked that we remember the people who serve you every day, our police, fire and emergency personnel. These are times to be tested by everybody.

**ADOPTION OF AGENDA**

Council Member Les Gladden advised that he had one change: remove #13 under New Business, Asset Forfeitures and Expenditures until our Finance Director has had a chance to review them. Council Member Chris McDonough moved to accept the Agenda with the change made by Council Member Les Gladden, and a second was made by Council Member Amelia Stinson-Wesley to adopt the Agenda. The Agenda was adopted. (***Approved 4-0*)**

**APPROVAL OF MINUTES**

The Minutes of the May10, 2022 Council Meeting and May 23, 2022 Work Session were presented for approval. A motion was made to approve the Minutes by Mayor Pro Tem Ed Samaha and a second made by Council Member Les Gladden. (***Approved 4-0***).

**CONSENT AGENDA**

There were six items on the Consent Agenda. Mayor Edwards asked Council if there was anything listed on the Consent Agenda that needed to be discussed individually. Council Member McDonough moved to accept the Consent Agenda as is with a second made by Council Member Stinson-Wesley. (***Approved 4-0***)

**PUBLIC COMMENT and BOARD UPDATES**

**Girl Scouts.** Girl Scout members Madison Fennell, Maya McAllister and Eleanora Smith are with Troop #3672 and did a presentation for the Town. Girl Scout Brooke Robinson could not attend this presentation because she was away at church camp. The Girl Scouts are presenting this project for a Silver Award. It is meant to make our community better. The path will be located at Pineville Lake Park. Their plan is to paint the sidewalk with enrichment activities designed for young kids. The cost is approximately $300, for supplies, but it will be free to the Town of Pineville due to their cookie money. The space they are looking at is at the Belle Johnston Center. They plan to finish the project by the end of summer. Parks and Rec Director, Matt Jakubowski, added that he thinks it’s a great idea and stated that it was done in McCullough and was a huge success. Council concurred that they liked the idea.

**Public Comment**

**John Holibinko, Chamber of Commerce.** Mr. Holibinko introduced Nick Ratchev, with Hope Soccer Ministries, who is also his web master, and wanted to share the latest that they have been doing on their website. The site now contains tips on how to find a home in Pineville, how to enroll children in school, resources for moving to Pineville, how to get utilities, benefits for Pineville residents, are among several new items listed on their site. Hope Soccer Ministries provides scholarships for kids in need and allows them to play for free.

**Jane Shutt, Pineville Neighbors Place**. Ms. Shutt shared some highlights since the last Council Meeting. On May 21st, volunteers delivered 21 food boxes to neighbors at The Pines at Carolina Place. One June 2nd, they hosted a mobile food pantry in partnership with Second Harvest Food Bank at Sterling Elementary, serving 720 people. They are beginning to collect new backpacks and school supplies for the beginning of the next school year. They appreciate any donations. Pineville Neighbors Place is actively helping our neighbors find housing, in addition to Social Serve and Ramp Charlotte is helping them pay rent. Ms. Shutt met with Pineville Police, Hearts of the Invisible and Hearts Beat as One to discuss unsheltered, homeless neighbors in our community. They plan to work together to achieve their goals of permanent housing.

**Board update by Council Member Stinson-Wesley**. Council Member Stinson-Wesley sits on the Centralina Council of Government. They connect the area of governments. Centralina.org contains information about the board. This board helps Towns find grants and helps the staff apply for the grants, especially federal funding. They offer many services for the aging, as well as those who care for the aging, and have expanded their services to workforce development to show where the jobs are. Their legislative liaison keeps them up-to-date with updates from the House and Senate that would affect municipalities. They can facilitate retreats for staff and Town councils, assist with recruitment, community surveys, and they are also an advocacy agency for the aging population. Their main focus for the next year is for the Connect Beyond Project which is regional planning regarding transportation and mobility. She is always available as a resource to help make any connections. Mayor Edwards added that they are involved in a host of things to help make government run more efficiently.

**PUBLIC HEARING**

We have two Public Hearings. The first is for the **Comprehensive Plan**. Council member Gladden moved to go into Public Hearing with a second made by Council Member McDonough. (All ayes).

Planning & Zoning Director, Travis Morgan thanked Council, stakeholders and residents for their feedback and the on-line surveys. The final draft Comprehensive Plan was reviewed and presented for approval. It is also presented on the Town’s website, [www.pinevillenc.gov/comprehensiveplan](http://www.pinevillenc.gov/comprehensiveplan). We have been working awhile to meet the new and updated NCGS 160D related to a comprehensive land use plan.

Land Use strategy was displayed. Mr. Morgan outlined the different list-types. Key take-a-ways include citizen feedback, walkability, place types and the Heritage Trail. Jonathan Whitehurst, with Kimley Horn, added that walkability was a top citizen feedback priority. The Trail is one way it’s connecting people. He also added that they are wanting to put the Plan into place by the end of this month to meet NCGS requirements.

Council Member Gladden discussed walkability and added that it will be included in the Miller property plans and keep and increase walkability. Council Member Stinson-Wesley also added that the Heritage Trail, that’s being proposed, is one of her favorite parts of the Plan. She likes that we’re showing our history to those that are coming here.

Council Member Stinson-Wesley moved to close the public hearing for the Comprehensive plan and a second was made by Mayor Pro Tem Ed Samaha. (*All ayes*)

Mayor Pro Tem Samaha moved to open the public hearing to purchase property on Industrial Drive for an electrical substation followed by a second made by Council Member Gladden. (*All ayes*)

Town Manager Ryan Spitzer discussed the need to purchase property for a third substation. With all the industrial and residential development that we’ve been adding it has been realized that we need to add one this at this time. The property is 1.6 acres. They chose this location because it’s near the Duke transmission line, where we draw our power from. They are currently working with the property owner to obtain an easement to the property line. We’ve done our due-diligence and have an agreement, which is included in this packet. This substation will also give us redundancy for our power system. We had planned to build in 10 years but due to all of the growth, we feel it’s needed at this time.

Council Member McDonough moved to close the public hearing for the purchase of an electric substation with a second made by Council Member Stinson-Wesley. (*All Ayes*)

**Miller Farm.** Planning & Zoning Director Travis Morgan said that this is a continuation of the public hearing of the Miller Farm conditional rezoning, across from McCullough, from last month. He displayed a map and explained that the areas in red, southwest, will be retained by the family (owner). He noted the two pieces not included in the plan, property along Nations Ford Road and along Highway 51 and the state line. The plan consists of 340 units (242 single-family and 98 townhomes). There are three access points. Stoplight and pedestrian crossings will be at the Miller Road connection. At Marfield, there will be no vehicular full-through movement, but has been revised to provide dual-protected lefts within the existing median as shown. Both Staff and DOT recommended the Miller Road as the stoplight/intersection location.

Mr. Morgan also outlined the open space dedicated to the Town in and around the proposed development. The front linear park will be developed and rear portion will have two full access points in the areas generally shown on the plan with any dedicated easement needed to connect into the adjacent new roadway. Mr. Morgan displayed photos of the products in a street-view format. He also highlighted the benefits to the Town, which include dedicated open spaces, creation of the water loop, sidewalks and pedestrian crossings.

A resident (name unknown) asked where the grocery stores will be? Mr. Morgan replied that we have existing stores that can be used, the proposal thus far was for residential units only. Melissa Davis commented on back-up traffic in this area. She noted added traffic. She brought up Pennies for Progress and that it’s been going on for years. Mr. Morgan replied that congestion is the problem there and the Town has been waiting for quite some time for South Carolina to fix their side of the roads in that area. The developer added that it will be 6 to 7 years from now before the development is finished and they have been in contact with Pennies for Progress and they indicated that they will have their improvements within that time.

A McCullough resident (name unknown) said that having no left-turn leaving McCullough will only leave one exit leaving McCullough, even with a light at Miller Road at 5:00 in the afternoon, should be reconsidered. Mr. Morgan noted the left turns are more dangerous and restricted. A stoplight at every point was not warranted pending final NCDOT approval. Miller Road was selected for the stoplight due to alignment with the most dense parts of each development and to prevent funneling South Carolina traffic through the less dense parts of McCullough. He understood, but ultimately it will be DOT’s call on what is warranted.

Resident Jane Shutt, asked what are the anticipated price points of the new homes in this area. Mr. Morgan replied that prices are up to the developer. The developer anticipated that they will be at or above the McCullough homes.

A resident (name unknown) asked if the schools will be able to handle the additional homes. Mr. Morgan replied yes, that CMS (Charlotte Mecklenburg Schools) should be able to handle this. Resident Melissa Davis said they’d have to either add more units or build another school. Council Member Stinson-Wesley said that there would be room to absorb more children in mobile units but they would be put on the ball fields. There would be more densely-populated trailers on the fields, as well.

Council Member Gladden added that when the project first began, the project consisted of 503 homes. Council and Staff have considered the SC issues but didn’t see the legal ability to be able to deny someone’s right to development based on another state making their move. The number of homes was taken down to 340 units. He further stated that Mr. Morgan and Council tried to develop a place that enhanced the Town with walking and sidewalks in mind. They worked to lessen the impact and make it as viable as possible. They continued the hearing to tonight to try and get more comments/suggestions from residents. He appreciated those who attended tonight.

In accordance with NCGS 160D: upon review and consideration, the proposal is found consistent with the Pineville Comprehensive Plan.

Council Member McDonough moved to close the public hearing on Miller Farm with a second made by Mayor Pro Tem Samaha. (*All Ayes*)

Council Member Gladden moved to approve going from an R44 to an RMX for residential only with the statement that all elevations for the single-family homes will come through Mr. Morgan for approval, before they’re allowed to be put in the ground, with a second made by Mayor Pro Tem Samaha. (***Approved 4-0***)

Mayor Edwards commented that we could have had Amazon sitting on 51 or another manufacturing plant, but the Millers chose to take less money and they could have sold their property to Beacon and had all commercial, but they were very respectful of what the Town wanted and took less money for it. He is aware that there will be traffic. People want to come to Pineville. He added that we cannot tell a builder to build low-cost homes. Council Member Stinson-Wesley noted it is a difficult issue. Housing mandates, or “inclusionary zoning” at this time are restricted at the State level and not granted at the local l level.

**NEW BUSINESS**

**Application for Board of Adjustment.** Mr. Calvin Hallman, Jr. submitted an Application for the BOA Board. Council Member Gladden moved to accept Calvin Hallman, Jr. with a second made by Council Member Stinson-Wesley. (***Approved 4-0)***

**Purchase of the property on Industrial Drive**. Mayor Pro Tem Samaha moved to approve the purchase of the 1.6 acres of property at 10306 Industrial Drive for an electric substation, for a cost of $275,000, with a second made by Council Member McDonough. (***Approved 4-0***)

**Contract for IT services with VC3**. Mr. Spitzer stated that his committee interviewed 3 vendors and VC3 came back as the one that most people wanted. They’re a large company and supported by the NCLM. They can provide 24/7 service to the Town. All tech support will come from Columbia, SC and they will begin after we move into the new Town Hall. The contract is $2,000 more than the current contract and is for a 5-year term. A motion was made to approve the contract with VC3 by Council Member Gladden and seconded by Mayor Pro Tem Samaha. (***Approved 4-0***)

**Contract with Stewart, Art, Cooper & Newell for architect services for Fire Dept**. Mr. Spitzer reported that 6 firms had submitted bids for the Fire Dept and they selected 2 to choose from. This contract mirrors the contract for the new Town Hall with the architect for bearing 8% of the cost to build the new facility. A cost of $550 per square foot was used and the building will be approximately 20,000 square feet. The contract is for $880,000. A motion to approve the contract with this firm was made by Council Member Gladden and seconded by Council Member Stinson-Wesley. (***Approved 4-0***)

**Vote on Budget FY 22-23.** Town Manager Ryan Spitzer reviewed the proposed Budget to Council. They went back and looked at how we calculated the PD salaries for officers, and found historically did 2080 hours instead of 2184. The salary line item was adjusted to reflect the change. This increased the General Budget from $16,600.00 to $16,800.00 million. He added that we are not recommending a tax increase this year. We are not proposing any electric fee increase this year. A motion to approve the FY 22-23 Budget was made by Council Member Stinson-Wesley and a second was made by Council Member McDonough. (***Approved 4-0)***

**August Council Meeting**. Council Member Stinson-Wesley moved to reschedule the August Council Meeting to have in conjunction with the August 22nd Work Session and a second was made by Mayor Pro Tem Samaha. (Approved 4-0)

**Approval of Comprehensive Plan**. Council Member Stinson-Wesley moved to approve the Comprehensive Plan as presented with a second made by Council Member McDonough. (***Approved 4-0***)

**Girl Scouts Proposal**. Council Member Stinson-Wesley moved to accept the Girl Scouts’ proposal as stated in public comment tonight with a second made by Mayor Pro Tem Samaha. (***Approved 4-0***)

**MANAGER’S REPORT**

Mr. Spitzer reported that we did the walk-through today and should receive our Certificate of Occupancy in the middle of July and we will move into the new Town Hall by the middle of August. We will have our first Council Meeting in the new Town Hall in September. As we move in, the fountain project should be completed. As stated earlier, the Library will move in 3 months later.

He gave an update on ETJ. The County’s timeline is that they are going to continue to discuss with us what the $809,000 is for, and will present to their board in the Fall, for them to fund the initial year of the $809,00 for us to hire people to begin with officer in the ETJ in January to mid-May.

The Post Office. Purchase of the post office is part of our College deal with the developer. Our contract says that we are required to give them 365 days’ notice that they have to move. A letter has to be sent to the real estate group of the post office to get the ball moving to look for another location. US Development has agreed to house the post office. The post office thinks they only need about 1,800 square feet. Mr. Spitzer will send the letter this week. Once they receive that, they can begin looking for properties. There is a federal law that says if they don’t find a place, that they have the option of staying put.

Council briefly discussed what the start time should be for the August meeting and agreed to start at 6:00 pm.

**ADJOURNMENT**

Motion was made by Mayor Pro Tem Samaha to adjourn followed by a second made by Council Member Stinson-Wesley. (***Approved 4-0***) The meeting was adjourned at 8:45 pm.

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|  |  |  | **Mayor Pro Tem Ed Samaha** |
| **ATTEST:** |  |  |  |
|  | **Lisa Snyder, Town Clerk** |  |  |