



**TOWN COUNCIL REGULAR MEETING
PINEVILLE HUT MEETING FACILITY
MONDAY, SEPTEMBER 13, 2022 AT 6:30 PM**

MINUTES

CALL TO ORDER

Mayor Jack Edwards called the meeting to order @ 6:33 pm.

Mayor Jack Edwards
Mayor Pro Tem: Ed Samaha
Council Members: Amelia Stinson-Wesley, Chris McDonough, Les Gladden
Town Manager: Ryan Spitzer
Town Clerk: Lisa Snyder

PLEDGE ALLEGIANCE TO THE FLAG

Town Manager Ryan Spitzer led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Edwards asked for a moment of silence for Velma Patterson, who passed recently at the age of 90, our first responders, our fireman and police officers who are under a lot of strain, and we have an excellent police and fire department, and our military who protect us, as we sleep each night. Mayor Edwards asked for a moment of silence and prayers for each of them and their families.

ADOPTION OF AGENDA

Mayor Edwards asked if there were any changes to the Agenda. Council Member Amelia Stinson-Wesley made a motion to adopt the Agenda with a second made by Mayor Pro Tem Ed Samaha. All ayes. (*Approved 4-0*).

APPROVAL OF MINUTES

The Minutes of the Work Session on August 22, 2022, and the Town Council Meeting on August 22, 2022 were submitted for approval. Mayor Pro Tem Samaha moved to approve the minutes with no changes with a second made by Council Member McDonough. All Ayes. (*Approved 4-0*)

CONSENT AGENDA

Consent Agenda items were two Tax Refunds in the amount of \$1,832.16, and a Proclamation for Emergency Preparedness Month. Council Member McDonough moved to approve the Consent Agenda as presented with a second made by Mayor Pro Tem Samaha. (*Approved 4-0*)

BOARD UPDATES and PUBLIC COMMENT

Pineville Neighbors Place, Janet Shutt. Jane Shutt gave a board update for Pineville Neighbors Place. In July, 2022, volunteers delivered food boxes to residents of The Pines at Carolina Place providing food for 51 people. Volunteers pressure-washed and painted wooden ramps around the mobile units at Pineville Elementary School. Thirty (30) volunteers packed hundreds of backpacks of school supplies on July 30th. This event was coordinated and directed by Carson Randall, who is working on his Eagle Scout award. PNP distributed approximately 1,000 backpacks to our students. A special thanks to Ed [Samaha] and his wife Linda, for their help with the distribution of the backpacks.

Good Friends, one of PNP partners, very generously provided the victims of the two local apartment fires with the funds for their first month of rent in their new homes. In August, they held a mobile food pantry at Sterling, in partnership with Second Harvest Food Bank and provided a week's worth of groceries to 150 families.

Everyone is invited to Middle James Brewing on Saturday, September 17th, to Brews and Tunes. This event will benefit PNP. The event is from 3:00pm until 9:00 pm and will include a variety of games, an arts market with art for sale, a special appearance by Homer the Dragon; live music by Jordan Middleton and the headline band, The Mood Kings. The Annual Potato Drop will be held on Saturday, October 22nd, from 9:00 am until noon at Carolina Place Mall, by Dillard's. NC MedAssist is partnering with Atrium Health and PNP to host an over-the-counter medicine giveaway on Friday, November 4th at Pineville United Methodist Church. Anyone can drive-through and pick up common over-the-counter medicines for colds, allergies and more. There are no income requirements.

Mayor Edwards added that he has received calls from several residents, at The Pines, who have received increases in their rent fees, beginning with a \$50 increase and then a \$100 increase. He referred them to the county commissioner for possible assistance.

Parks and Rec Advisory Board (Matthew Jakubowski). Mr. Jakubowski reported that the former Chair for this board has moved to Gastonia and was replaced by Christine Fisher. Yvette Isaacs represents the southern portion of Charlotte on the Parks and Rec Board. The Parks and Rec Advisory Board of Pineville meets quarterly. Their goal is to try to be consistent with the Master Plan, including trails, land acquisitions, disc golf, and other opportunities. They advocate for green space. They have been volunteering at special events and have purchased shirts that say PNR Council on them. Ms. Fisher lives in McCullough, she does personal training for the town, she heads the Mommy and Me class at the Hut, and can do some personal training when we get our new outdoor exercise equipment.

OLD BUSINESS

(There was no old business).

NEW BUSINESS

Purchase of six mounted transformers. David Lucore, Manager at Electricities, is seeking approval from Council to proceed with the purchase of six mounted transformers. The units will be purchased with reserve funds. Council Member Stinson-Wesley asked if refurbished transformers will last as long as new ones? Council Member Gladden asked if six will be enough to satisfy what we need in the future? Mr. Lucore replied that he has no reservations purchasing refurbished ones, they have warranties, and we can get them a lot shorter lead time than buying them new. His opinion, that buying the six now. It will get us through the next 18 to 24 months. He also recommended that we keep at least one, on hand, in case of an emergency.

This is an ***ACTION ITEM***. Council Member McDonough moved to approve the purchase of the six mounted transformers, at a cost of \$84,315.00 each, followed by a second by Council Member Stinson-Wesley. (***Approved 4-0***)

In addition, Mayor Pro Tem Samaha moved to move funds out of fund balance to pay for the transformers, followed by a second made by Council Member McDonough. (***Approved 4-0***)

Condemnation of property for an easement at 213 Lynnwood Lane. Town Manager Spitzer reported that we've spent multiple years trying to acquire the right-of-way for the necessary stormwater improvements on Lynnwood/Lakeview. We have reached the point where we only have one property owner who is holding out. We have been back and forth with them proposing to purchase the property, and have not been able to agree on a price. We looked at an alternative route, per Council's direction, and that would be a lot more expensive than what this property should cost, based on property tax records. We are looking to Council for approval to start the condemnation process. Council Member Stinson-Wesley asked if the process could be halted at any time, if the owner reconsidered, and Mr. Spitzer replied, yes, it can be halted at any point. He added that the process is: we first have to order an appraisal of the property, send the property owner a letter notifying them that we're starting process, once the appraisal comes in, we are mandated to put the money into a fund that's kept by an

attorney. The property owner has access to that money the day after we deposit it with the attorney. If he's satisfied with that dollar amount, then the deal is done. If he wants to dispute it and ask for more money, he will have to get his own appraisal, and take it to court. Mayor Edwards added that we're running out of options.

This is an **ACTION ITEM**. Mayor Pro Tem Samaha moved to approve condemnation of the property followed by a second made by Council Member Gladden. (**Approved 4-0**)

Resolution 2022-08 for Sale of Small Items. This Resolution is to sell furniture items at the old Town Hall. It would allow the Town Manager, or his designee, to do a private sale, so we won't have to go out and put it all at auction. We will publish the list, do an advertisement in the paper that says, if someone wants something, to contact us at Town Hall.

This is an **ACTION ITEM**. Mayor Pro Tem Samaha moved to approved Resolution 2022-08 for Sale of Small Items with a second made by Council Member McDonough. (**Approved 4-0**)

Adopt contract for CMaR for new fire station. Mr. Spitzer reported that we selected Ediface to build the new fire station. Their services are broken out into two different parts. They have pre-construction and begin doing budgets and getting costs of things, that helps us know how much we can afford, before we get asked to go forward with any part of it. The pre-construction fee is \$98,140.00. This is only \$1,000 more than what they paid in 2020, due to inflation. Through this whole process, they will give the Town a GMP (guaranteed match price). Council Member McDonough asked if this contract is locked in. Mr. Spitzer replied that it is not. This is where we started with the fire department's wish list. We did a 25,000 square foot building, for a cost of \$16 million dollars. Pretty much the only way to cut down the 25,000 square foot is to remove a bay. As we get further into this, the contract will change to whatever Council is comfortable with.

This is an **ACTION ITEM**. Council Member Stinson-Wesley moved to adoption the contract for CMaR for a new fire station, with a second made by Mayor Pro Tem Samaha. (**Approved 4-0**)

Holiday Schedule for 2023 Town Manager Spitzer presented the 2023 Holiday Schedule for the Town. He reported that we somewhat follow the State's holiday schedule, with few exceptions, such as Juneteenth, for example.

This is an **ACTION ITEM**. Council Member McDonough moved to accept the holiday schedule for 2023 as posted, with a second made by Council Member Stinson-Wesley. (**Approved 4-0**)

Manager's Report. Mr. Spitzer gave a brief update on the new Town Hall. We are still waiting for tracking information of the elevator part to see when it will actually get here. The elevator person has been scheduled to inspect the elevator. The state inspector will then be scheduled, and we hope to be moved into the new building in three weeks.

He gave an update on the land for the substation purchase on Industrial Road. There is a wetland there they can't disturb more than 10% of it. David Lucore is in discussions with a property owner in the area off of Downs Road and Beacon, who may be interested in subdividing.

Mayor Edwards reminded everyone that Pineville's Fall Fest is scheduled for Friday, October 14th and Saturday, October 15th, at Jack Hughes Park this year. There will be shuttles on both sides of the tracks and police officers directing traffic during that time. The Town continues to work on the details of this event.

The Free Shred Event is scheduled for Saturday, October 15th, from 9:00 am until noon, at the parking lot of the new Town Hall.

Mayor Pro Tem Ed Samaha reported on the Penny Bond/51/Miller property interchange. He and Planning & Zoning Director Travis Morgan recently met with Patrick Hamilton, the project manager for York County Highways and they're getting close to final permitting, for the 51 improvements up by the Miller gas station and liquor store. There will be a five-lane highway from NC up to 51; it will cut off SpringHill Road so you won't be able to enter or exit 77 there. They will put in a traffic light in about 400 yards up from the Miller property, and there will be a new road created from Springhill Road. The plans are to have two lanes in each direction, as well as a turning lane. They're in the final reviews with the Army Corps of Engineers, DOT, South Carolina and York County. Final permitting should occur this Fall, quotes out by the end of this year, bids accepted

somewhere in the winter months, and steam shovels in the ground in the Spring of 2023. This is the biggest product that they've done; over \$50 million dollars. They expect completion to be three years. A lot of utilities will need to be moved in order to begin the project.

Parks and Rec Director, Matt Jakubowski, welcomed Lorraine Haines, who is also on the Parks and Rec board and attended this Council Meeting.

Mayor Edwards announced that there will be a ten-minute break and then go into Closed Session, pursuant to NCGS 143-318-11(6) for a personnel matter, at 7:23 pm.

Council Member Stinson-Wesley moved to accept the report by ISS followed by a second made by Mayor Pro Tem Samaha. Ed Samaha-Aye; Chris McDonough-Aye; Amelia Stinson-Wesley-Aye; Les Gladden-No. (**Approved 3-1**)

ADJOURNMENT

Motion was made by Council Member Stinson-Wesley to adjourn followed by a second made by Council Member McDonough. (**Approved 4-0**) The meeting was adjourned at 10:39 pm.



Mayor Jack Edwards

ATTEST: _____
Lisa Snyder, Town Clerk