



## AGENDA

### CALL TO ORDER

Pledge Allegiance to the Flag (LG)

Moment of Silence

### ADOPTION OF AGENDA

### APPROVAL OF THE MINUTES

1. Minutes of January 20, 2022 Council Retreat and January 24, 2022, Work Session and Town Council Meetings

### CONSENT AGENDA

2. Tax Refunds (*Sheila Rollerson*)
3. Proclamation for Black History Month

### PUBLIC COMMENT

PUBLIC HEARING - none

OLD BUSINESS - none

### NEW BUSINESS

4. Annual Report Presentation (*Chief Hudgins*)
5. Vote on date for Budget Meetings (*Sheila Rollerson*) (**ACTION ITEM**)

### MANAGER'S REPORT

### MONTHLY STAFF REPORTS

6. Public Works
7. Planning & Zoning
8. Telephone & Electric
9. Human Resources
10. Finance

[11.](#) Parks and Recreation

[12.](#) PD

## CALENDARS FOR COUNCIL

[13.](#) March calendar

## CLOSED SESSION

**14. Closed Session pursuant to NCGS 143.318.11 (4) - real estate matter**

**[15.](#) Closed Session pursuant to NCGS 143.318.11 (3) - legal matter**

## ADJOURN

rspitzer@pinevillenc.gov is inviting you to a scheduled Zoom meeting.

Topic: February Council Meeting

Time: Feb 8, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84602388917?pwd=dXNKStPZzc1QVRKS3c3a3hVdz09>

Meeting ID: 846 0238 8917

Passcode: 659185

One tap mobile

+13126266799,,84602388917#,,,,\*659185# US (Chicago)

+16465588656,,84602388917#,,,,\*659185# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 846 0238 8917

Passcode: 659185

Find your local number: <https://us02web.zoom.us/j/kdjAbv8S1N>

If you require any type of reasonable accommodation as a result of physical, sensory, or mental disability in order to participate in this meeting, please contact Lisa Snyder, Clerk of Council, at 704-889-2291 or [lsnyder@pinevillenc.gov](mailto:lsnyder@pinevillenc.gov). Three days' notice is required.



**MINUTES OF THE  
PINEVILLE TOWN COUNCIL  
STRATEGIC PLANNING RETREAT OF  
JANUARY 20, 2022 AT YOUR OFFICE-BALLANTYNE  
15720 BRIXHAM HILL AVE, CHARLOTTE**

The Town Council of the Town of Pineville met for an all-day Priorities and Planning Retreat on January 20, 2022 at the Your Office-Ballantyne, in Charlotte, North Carolina. Mr. Rick Rocchetti of the North Carolina League of Municipalities facilitated the meeting.

**All Council Members were present:** Mayor Jack Edwards, Council Members Les Gladden, Amelia Stinson-Wesley, Chris McDonough and Ed Samaha. Also in attendance were Town Manager, Ryan Spitzer, and Town Clerk, Lisa Snyder.

Mayor Edwards opened the meeting with a few comments, including a reminder that we represent all of Pineville, every citizen, and to create things that are of benefit to every person. Town Manager Ryan Spitzer thanked everyone for coming. He likes to do these meetings every two years. These meetings are a guide to budget preparation. Some of the capital projects include the Fire Department, Greenway, new Town Hall and the relocation of the Electric warehouse. Revenues include the receipt of ARPA funds, as we can use up to \$10 million dollars for any projects in our budget.

Mr. Rocchetti reviewed the agenda/objectives for the day, including relationship-building, particularly with county, state and legislators. The Mayor shared that he attends regular meetings with other surrounding Mayors and feels that contacting your legislature is important. Town Manager Spitzer concurred that we could really benefit from those relationships. It's just getting out there and talking to people. Council Member Les Gladden would like to see the annual meeting/dinner with the other Mayors/Council in a different town, similar to how Electricities does their annual meetings. Mr. Rocchetti asked everyone to introduce themselves, after which participants broke out into three groups to review and discuss accomplishments over the last two years. This exercise was to review the environmental scan to look at what has changed, what was accomplished, and what is important to move forward for the coming year. Each group then discussed their findings with each other and compared similarities and common threads amongst the three groups.

The second activity was to review the 9/11/20 Strategy document and the Environmental Scan and Swot. Council was to review the list and have a discussion of any changes, accomplishments and share with the newest Council members. Mayor Edwards said that the Town has weathered so many things via Zoom since Covid. He thanked Ryan for his leadership during this time.

We were also to provide context around what a Mission Statement is. The groups wrote down what each of them thought were elements of a good mission statement and each group shared their ideas. In addition, the group discussed and shared what a good vision statement would entail. Themes and statements were gathered.

New goals were presented and discussed among the group. A review of the September 11, 2020 Council Retreat was done including political, environmental, social, technological, legal and economic. The **SWOT** Analysis, meaning **STRENGTHS, WEAKNESSES, OPPORTUNITIES** and **THREATS** was also reviewed. These are things that were not to be solved but managed. The group was asked to identify what they saw as Pineville's SWOT. The group made a few changes to the list, including moving ownership/residence to Opportunities. Under Weaknesses, growth vs growth in

staff were discussed. Then Town went from approximately 8,000 residents to 10,000 residents but have the same number of staff. Space to grow and the fact that residents become involved only if there is a problem, were added to the Threats list. New goals listed are to give more attention to downtown merchants, develop an app to be promoted on the web page, maximize seeking grant applications, pursue public and private relationships, and have a dashboard for metrics. All agreed that the biggest threat or obstacle to the town was state government, which was not favoring towns at the moment.

The next discussion was on Cone Mill. Topics included what is our goal with this property? How dense do they want the area to be? Is now the right time to move forward? If not, what do we need to have in place to make it the right time? The possibility of having a public hearing for the citizens to attend and share their opinions was discussed.

He thanked the Council for allowing him the opportunity to be the facilitator of their Retreat.

This was a good time to end the retreat which ended about 4:00 p.m.

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Jack Edwards, Mayor

**ATTEST:**

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Lisa Snyder, Town Clerk



**TOWN COUNCIL WORK SESSION MINUTES  
MONDAY, JANUARY 24, 2022 @ 5:30 PM  
THE HUT IN PINEVILLE**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, January 24, 2022 @ 5:30 p.m.

**ATTENDANCE**

Mayor: Jack Edwards  
 Council Members: Amelia Stinson Wesley, Les Gladden, Ed Samaha, Chris McDonough  
 Town Manager: Ryan Spitzer  
 Town Clerk: Lisa Snyder  
 Planning & Zoning Director: Travis Morgan

Mayor Jack Edwards called the meeting to order at 5:30 p.m. Council Member Chris McDonough made a motion to open the meeting and approve the agenda. Council Member Les Gladden seconded the motion. There were ayes by all and the meeting opened.

**AGENDA ITEM 1**

Planning and Zoning Director, Travis Morgan, stated that this meeting is workshop informational only to give the latest development information to Town Council and to begin the process with the two new Council members regarding the Miller property.

Director Morgan outlined the staff report presented to Council, in particular, the applicants request to conditionally rezone the existing R-44 zoning designation to the proposed RMX (CD). The development proposal would allow for up to 343 housing units consisting of 139 townhomes and 204 single family homes. Also noted were the two areas not included in the rezoning that are kept by the current owners; the property adjacent to the South Carolina line, and property along some of the Nations Ford Road frontage. There are three full movement entrances to the proposed development; one adjacent to Marfield Lane, one by Miller Road, and a third onto Nations Ford Road. Staff recommended no additional entrances onto Hwy 51 in particular to keep the Traffic study valid. He stated that the total parking meets the Town requirements; total development required: 860 spaces; total provided: 1551 spaces.

The product-type for the townhomes being proposed are two-story and three-story townhomes. The two-story units are 20–26' wide; the three-story units are 16-20' wide. Townhomes are to be all alley loaded garage units.

Single-family homes consist of 48' wide and 61' wide lots and have a side load driveway and a rear garage, or possible rear alley access. Mr. Morgan discussed and recommended public open space and pedestrian crossing possibilities on the diagram shown to Council.

With regard to traffic improvements, the provided traffic study included three left-hand turn lanes and each entrance (Marfield, Miller Road and Nations Ford Road). Final Traffic design has to go to NCDOT for approval.

Staff report contains the comment highlights, including confirming that alleys are meeting the standards for Town trash service, no shared driveways for the residential units, confirm street trees and streetlights along US Hwy 51, assume at least one stop

light is needed; the need for pedestrian crosswalks in the area; open space requirements; water to create a "loop" between Nations Ford Road and Downs Road, as coordinated with Charlotte Water.

Council Member Les Gladden wanted to see right hand deceleration lane(s) into the development and wanted to confirm the townhome section met parking requirements within that specific area if they were to stand alone. Council Member Ed Samaha asked about the density of the townhome area and about the traffic study that was done especially as it related to COVID related decreases from normal. He noted wanting townhome component to be similar to the percent that exists in McCullough. Chris Todd, Senior Project Manager for the Timmons Group, replied that it's a pretty recent traffic study and they did actual counts on site and they were working with NCDOT regarding approved traffic count, percent growth, and improvements. Mayor Edwards noted that the percentage of townhomes were an issue at prior meetings and did not look to have changed that much at all from our last meetings. Council Member Samaha asked about price points for the townhomes and desire to have more parks or pocket parks though the development similar to existing McCullough neighborhood.

James Martin, Director of Land Development, replied that there could be some spaces that could be pocket parks and added that they are willing to work with the Town and are open to work with those areas of concern. Price points were stated to be about \$325,000 to the low \$400's or low \$500's for single-family units. He feels that offering a variety of price points and a variety of products is attractive to some buyers as it relates to their desire for higher percentage of townhome units.

## AGENDA ITEM 2

The second portion of the Work Session was with U S Developments. Town Manager Ryan Spitzer updated newest Council Members with where the Town is at with this project. He noted a change in that U S Developments now wants to purchase all of the 6.5 acres at one time.

Richard Petersheim and Tom Wright with Planning Design did a presentation on the College Street project with retail next to the Main Street businesses and across from the Fire Station. They are offering 74 units with the entire first floor retail and the second/third floors would be residential. Mr. Wright explained the front main street elevation and its purpose of these buildings. He said that the buildings would create a feeling of pedestrian space with lots of brick and quality buildings, very elegant, including 9-foot ceilings, quartz countertops, steel appliances for the residential. They stated that the timetable would be two years for all four potential buildings to be complete.

There was a brief break before the Closed Session.

**Closed Session (pursuant to NCGS 143.318.11(4) economic development):** At 7:08 pm, a motion was made by Council Member Stinson-Wesley followed by a second made by Council Member McDonough to move into Closed Session. An ongoing real estate item was discussed. Council Member Ed Samaha moved to leave the Closed Session with Council Member Stinson-Wesley providing a second. Motion passed and Closed Session ended at 7:30 pm.

**ADJOURNMENT:** Work Session adjourned at 7:30 pm to allow for the start of the Town Council Meeting immediately following.

\_\_\_\_\_  
Jack Edwards, Mayor

**ATTEST:**

\_\_\_\_\_  
Lisa Snyder, Town Clerk



**TOWN COUNCIL REGULAR MEETING**  
**PINEVILLE HUT MEETING FACILITY**  
**MONDAY, JANUARY 24, 2022 AT 7:30 PM**

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**MINUTES**

**CALL TO ORDER**

Mayor Jack Edwards called the meeting to order @ 7:30 pm.

Mayor: Jack Edwards

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

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 Jack Edwards requested we remember our first responders, police, fire, EMS, and their families.

**ADOPTION OF AGENDA**

Council Member Les Gladden made a motion to adopt the agenda with a second made by Council Member Chris McDonough. The Agenda was adopted (*Approved 4-0*).

**APPROVAL OF MINUTES**

The Minutes of the December 14th Town Council meeting were up for approval. Council Member McDonough moved to approve the Minutes and Council Member Amelia Stinson-Wesley seconded. (*Approved 4-0*).

**CONSENT AGENDA**

Mayor Edwards advised that on the Consent Agenda are the Tax Refunds and Finance Monthly Report by Sheila Rollerson, Resolutions 2022-1 for Surplus Items and 2022-2 for Retired Service Weapon for retired officer, Keith Davis. Council Member Gladden moved to accept the Consent Agenda with a second made by Council Member Ed Samaha. (*Approved 4-0*)

**PUBLIC COMMENT**

Jane Shutt of Pineville Neighbors Place gave Council an update. Mark your calendar for Thursday night, January 27<sup>th</sup> as invitations were sent to the planning meeting that evening. Also please mark your calendar for Thursday night, April 28<sup>th</sup> for the Fourth Annual Friend raiser event which enables them to help those in need.

**OLD BUSINESS**

**Selection of new Mayor Prop Tem:** Council Member Chris McDonough nominated Council Member Ed Samaha to serve as Mayor Pro Tem. There was a vote: 3 ayes and 1 nay. *(Approved 3-1)*

**NEW BUSINESS**

**Presentation by Todd Stewart, Vice President of the Charlotte Arts & Science Council.** Mr. Stewart did a Public Art Update regarding the sculpture at Mecklenburg County Little Sugar Creek Expansion – Marsh Park. The sculpture draws inspiration from botanical transpiration (the path water molecules take through a plant’s stem). Derived from vascular and epidermal cell structure, the sculpture’s latticed divisions follow a radiating path from subterranean rhizome (horizontal root structure) to terminal bract (leaf blades of common sedge). He noted that it will keep its color for several years and is pressure-washed periodically. Cultural Blocks is ongoing. Ebbing Lewis is in charge of fundraising this year.

**Approval of the 2022 Meeting Schedule.** One change was made to the meeting schedule. The first Telephone Board Meeting of 2022 was rescheduled to Thursday, February 10, 2021 at 3:30 pm. Mayor Pro Tem Samaha moved to accept the 2022 Meeting Schedule with the change of the first Telephone Board Meeting date. Council Member McDonough made a second to that motion. *(Approved 4-0)*

**Approval of the 2022 Holidays.** Council Member Stinson-Wesley moved to approve the 2022 Town Holidays with a second made by Council Member McDonough. *(Approved 4-0)*

**Board Appointments.** New Board appointments included Mayor Pro Tem Samaha as a member of the Municipal Education Advisory Board and Justin Musick as a new member of the Board of Adjustment. Council Member Stinson-Wesley moved to approve the Board Appointments and reappointments with Mayor Pro Tem Samaha providing a second. *(Approved 4-0)*

**Swearing in of Amelia Stinson-Wesley to the NC Human Relations Commission.** Council Member Stinson-Wesley was sworn in by Mayor Jack Edwards to the North Carolina Human Relations Commission.

**Manager’s Report.** Town Manager Ryan Spitzer shared information about the possible fountain at the new Town Hall. Price comparisons were provided.

<b><u>23’ Fountain</u></b>	<b><u>27’ Fountain</u></b>
\$150,000 – concrete & brick	\$150,000 – concrete & brick
\$115,000 – fountain	\$180,000 – fountain
\$ 15,000 – colored lights	\$ 15,000 – colored lights
\$ 60,000 – jets	\$ 60,000 – jets
<hr/>	<hr/>
\$340,000 - Total	\$405,000 – Total

All Council Members agreed on the 27’ fountain with just the lights. Manager Spitzer will get back to Council with the changes.



**ADJOURN**

Council Member Amelia Stinson-Wesley moved to adjourn followed by a second made by Mayor Pro Tem Ed Samaha. The meeting was adjourned at 8:10 pm.

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**Mayor Jack Edwards**

**ATTEST:** \_\_\_\_\_  
**Lisa Snyder, Town Clerk**

# Memorandum

**To:** Mayor and Town Council  
**From:** Sheila Rollerson  
**Date:** 2/2/2022  
**Re:** Tax Refunds



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Attached please find the Tax Refunds for the Finance Department as of January 31, 2022.

Pineville

Tax Year	Bill Number	Parcel #	Source Type	Adj. #	Adj. Reason	Date of Adj.	Recipient Name	Address Line 1	City	State	Zip Code	Amount (\$)	Total Interest to Pay if mailed on or before 2/5/2022 (\$)	Total Interest to Pay if mailed on or before 2/15/2022 (\$)
2020	0001970324-2020-2020-0000-00	20709362	REI	601468	PTC Decision	1/24/2022	DESAI INVESTMENTS INC	10326 RIESLING CT	CHARLOTTE	NC	28277	\$ 951.06	\$ 51.46	\$ 52.89
2021	0001970324-2021-2021-0000-00	20709362	REI	601469	PTC Decision	1/24/2022	DESAI INVESTMENTS INC	10326 RIESLING CT	CHARLOTTE	NC	28277	\$ 951.06	\$ 3.91	\$ 5.34
<b>TOTAL</b>												<b>\$ 1,902.12</b>	<b>\$ 55.37</b>	<b>\$ 58.23</b>



## A PROCLAMATION IN HONOR OF BLACK HISTORY MONTH

**WHEREAS**, each year Black History Month is observed nationally in February and in 2022, the Town of Pineville has added this observance to its calendar and;

**WHEREAS**, Black History Month is an opportunity for the people of Pineville to come together in the spirit of understanding and acknowledge that embracing our differences makes our Town stronger as we work together for the benefit of all, and;

**WHEREAS**, the origins of Black History Month date back to 1915 when Dr. Carter G Woodson founded the organization known today as the Association for the Study of African American Life and History, and;

**WHEREAS**, observing Black History Month provides opportunities to gain a deeper understanding of African American history and acknowledge the centuries of struggles for equality and freedom, and;

**WHEREAS**, Black History Month also celebrates the achievements and contributions that African Americans have made in shaping our society, our country, and our local communities including the Town of Pineville, and;

**WHEREAS**, To participate in observing Black History Month, the Town of Pineville community is encouraged to visit [www.asalh.org](http://www.asalh.org) to learn more about the origins of the event, this year’s theme, African American history and special events including a virtual festival.

**THEREFORE**, The Town Council of Pineville do now Proclaim February 2022 as,  
**“BLACK HISTORY MONTH”**

in Pineville, NC, and encourage everyone to observe this month by acknowledging the history and challenges faced by African Americans, and paying tribute to this community for its strength, perseverance, character, and contributions, all of which enrich our lives.

**IN WITNESS WHEREOF**, we have hereunto set our hand and caused the GREAT SEAL OF PINEVILLE to be affixed at Pineville this 8th day of February in the year of our Lord two thousand and twenty-two.

\_\_\_\_\_  
Mayor Jack Edwards

\_\_\_\_\_  
Mayor Pro-Tem Ed Samaha

\_\_\_\_\_  
Council Member Amelia Stinson-Wesley

\_\_\_\_\_  
Council Member Les Gladden

\_\_\_\_\_  
Council Member Chris McDonough



# PINEVILLE POLICE DEPARTMENT 2021 ANNUAL REPORT

Analyst Katherine Rimer





# CALLS FOR SERVICE

Comparison to 2019

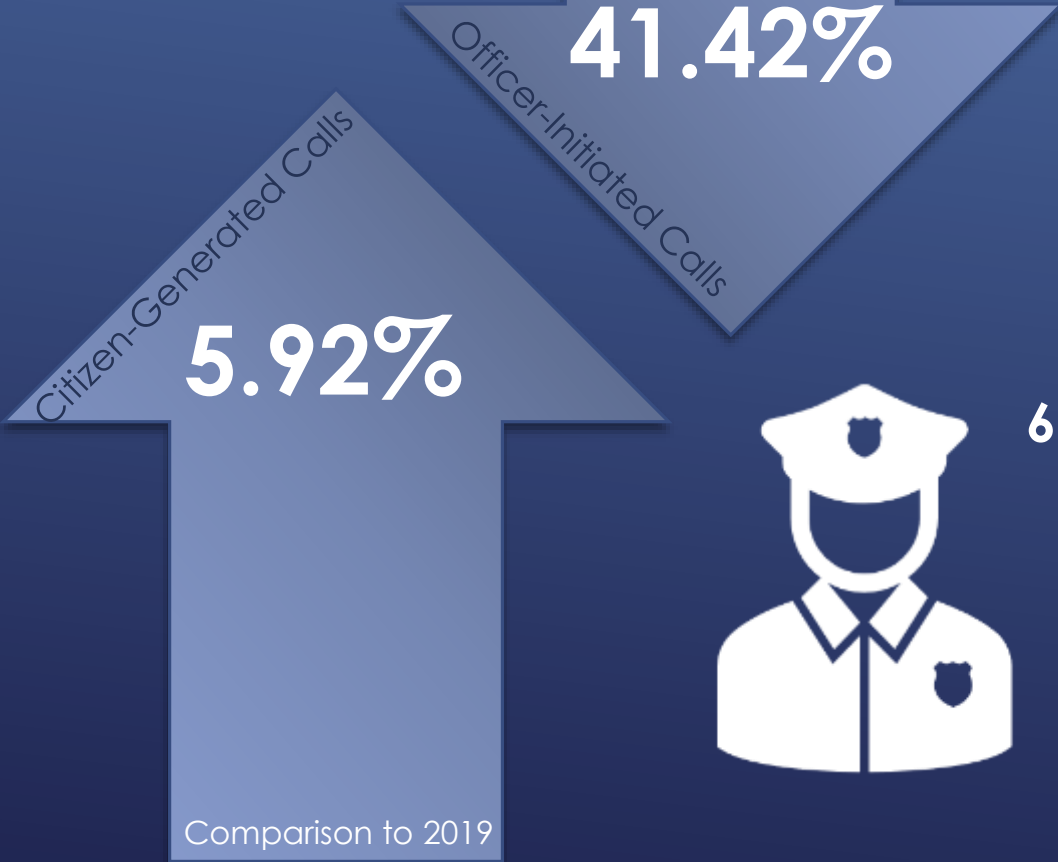
## Top 3 Call Types

- 1. Alarm Calls  
11.6%
- 2. Traffic Accidents  
9.4%
- 3. Call by Phone  
8.6%

These 3 call types account for nearly 30% of all calls.

In 2021, Officers conducted **6,945 zone checks** and **466 foot patrols**

PPD received roughly  
**10,100**  
calls for service in 2021 from citizens





# CITATIONS



671 Speeding Citations



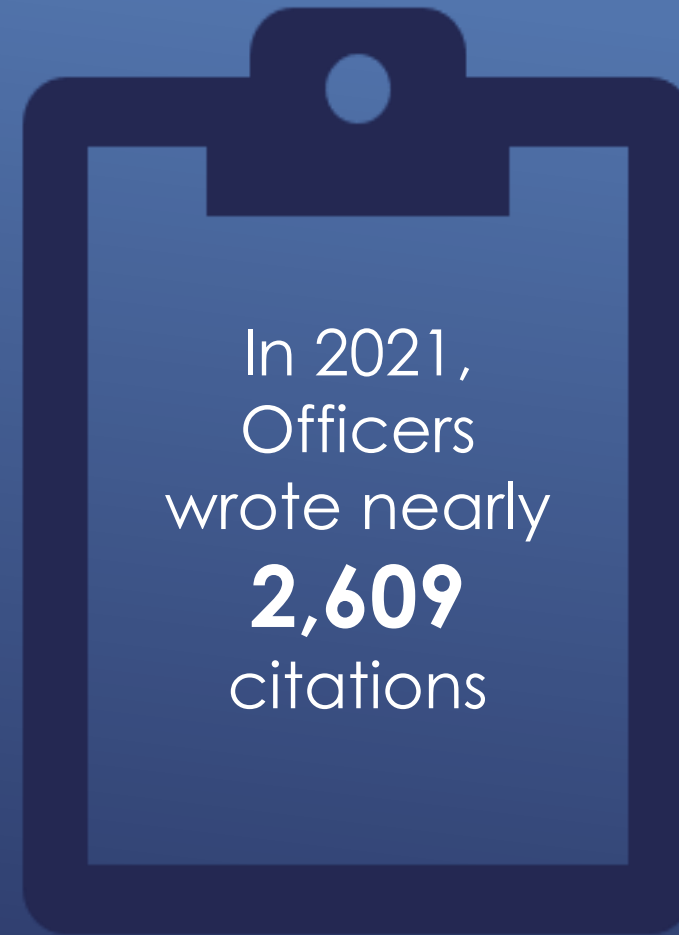
534 Expired Registration Citations



114 Red Light Citations



77 DWI Citations





# ARRESTS

In 2021, **487** arrests were made.

**102** drug crime arrests



**83** DWI arrests



**80** property crime arrests



**47** violent crime arrests



**175** other arrests

\*data uses most serious offense





# Crime

In 2021, **2,942** crime reports were taken.

**Property Offenses** ↓ 7.3%

**Violent Offenses** ↑ 17.5%

Burglary ↓ 28.5%

Homicide ↓ 100%

Larceny ↓ 7.5%

Rape — 0%

Motor Vehicle Theft ↑ 22.8%

Robbery ↓ 41.7%

Arson — 0%

Aggravated Assault ↑ 66.7%

**3-Year Average**  
1,138 Part 1  
Crimes

**5.88%**

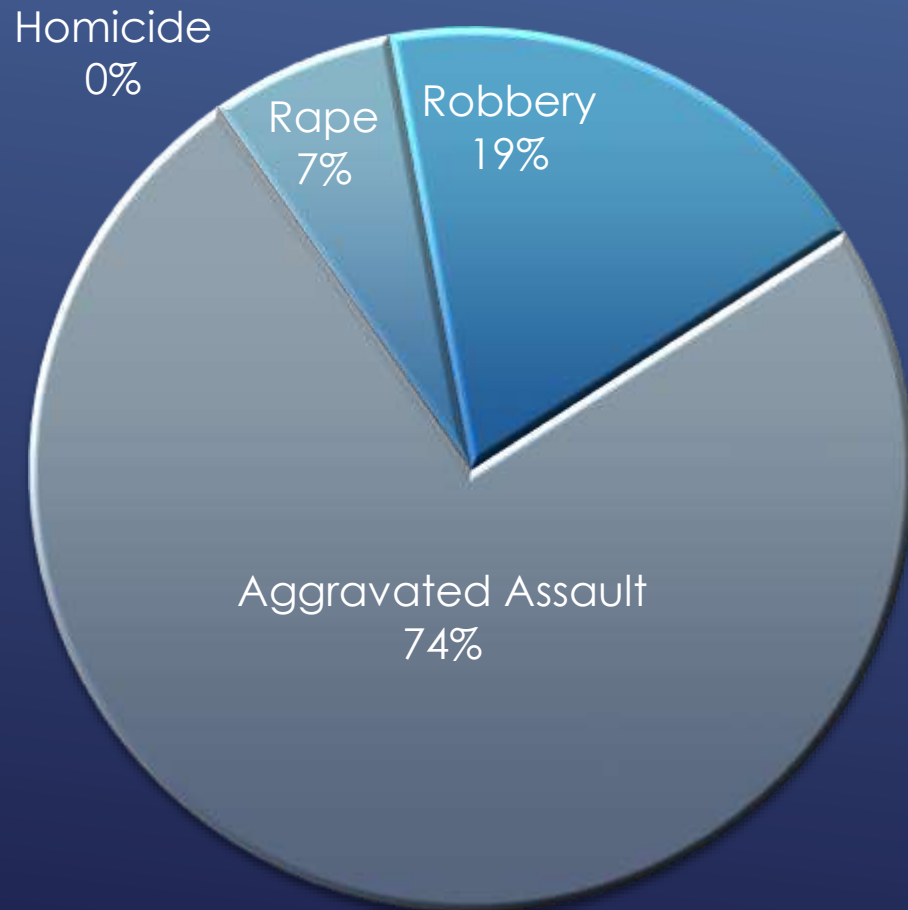
**2021**  
1,071 Part 1  
Crimes

\* % based off 3-year average

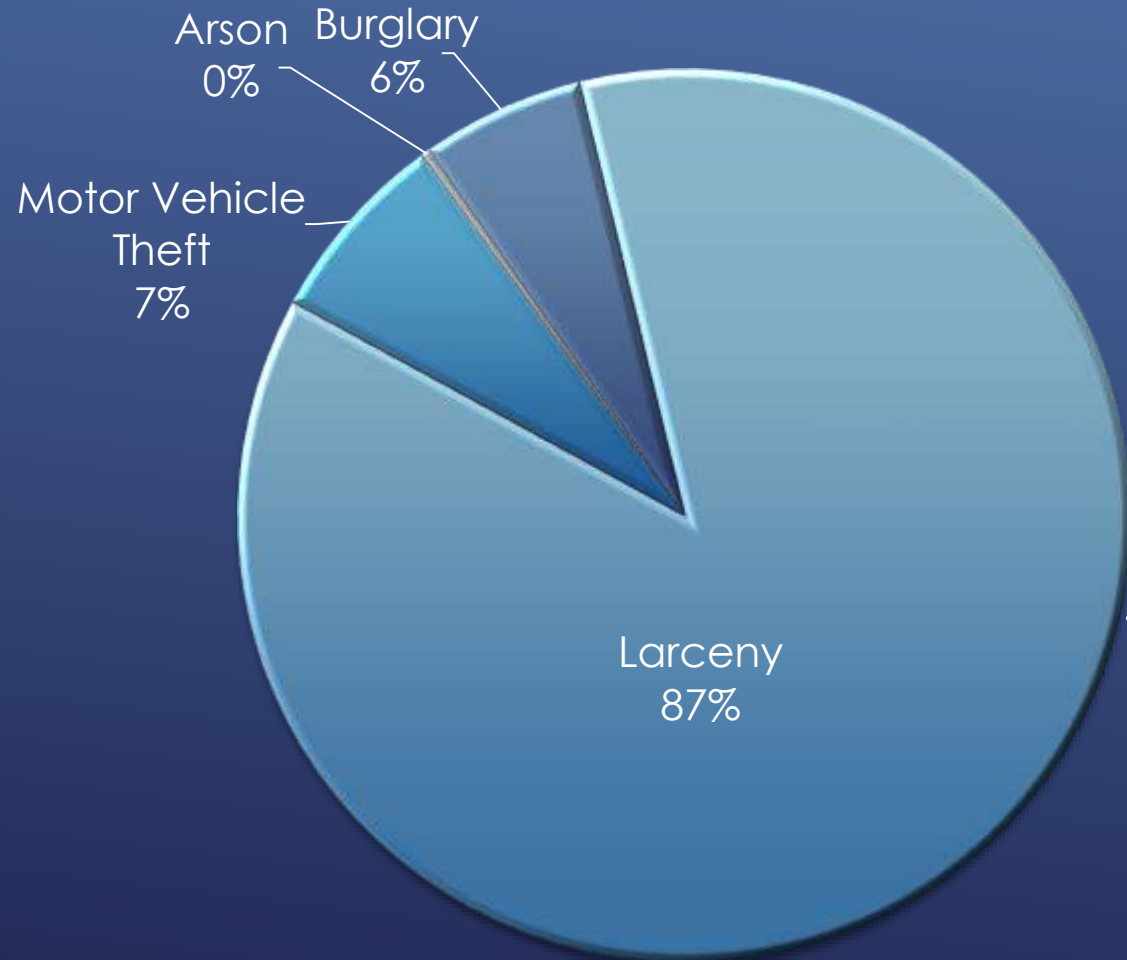


# Crime

## 2021 VIOLENT CRIME



## 2021 PROPERTY CRIME





# Community Engagement

## July

- Drive through free medication event with Pineville Neighbors and Atrium

**MedAssist**  
Classifying Drugs for the Uninsured

**Free Over the Counter Medicine Giveaway  
Drive-Thru Event ONLY**

**Date:** Thursday, July 1, 2021  
**Time:** 9am-2pm  
**Where:** Pineville United Methodist Church  
110 S Polk Street  
Pineville, NC 28134

**Event Details:**  
OTC items include: cold, cough, flu medicine, pain relief, vitamins, children's medicine, etc.

NC MedAssist is a nonprofit pharmacy providing access to prescription medications to qualified uninsured North Carolina residents.

Learn how to receive free medicine at:  
[www.medassist.org](http://www.medassist.org) or call: 866-331-1348

**Pre-registration is strongly encouraged.**  
[www.medassist.org/mobile](http://www.medassist.org/mobile)

No ID required.

**EVENT MADE POSSIBLE BY:**

**Atrium Health**

- Community meeting with staff and residence at Sabal Point
- Mental Health and First Aid training to all of the PD staff
- Facebook Live with Chief Hudgins to answer questions and give out status report of the departments progress
- Established Apartment Liaison Program



# Community Engagement

Item 4.

## August

- National Night Out at the large shelter at the park
- Back to school event where school supplies were passed out to all the apartment complexes on Lancaster Hwy
- Blood Drive by the Fire Department



- Pineville Elementary open house
- Held Community meeting at Sabal Point Apts after shooting incident



# Community Engagement

## September

- Presentation to Boy Scouts for them to complete their merit badges
- Implemented partnership with Pineville Elementary
- Plaque presentation to the PD from Elizabeth City PD, Chief Buffalo for our assistance during their civil unrest







# Community Engagement

## October

- Community event with Lowes and Pineville FD about fire safety
- Represented the Police Department at the Go Pro First Responder Challenge in Mooresville
- Helped family at Suburban Lodge who lost their child in the crash with funeral, counseling and relocation
- FALL FEST
- Awards and Promotion Ceremony for the Police Department
- Participated in MADD event at the Park





# Community Engagement

Item 4.

## October Continued

- Trunk or treat Halloween event at Pineville Church of the Nazarene
- Presentation to South Charlotte Baptist school
- Special Olympics fundraiser at Spare Time Badges vs Badges tournament
- Potato drop event with Pineville Neighbors Place





# Community Engagement

## November

- In collaboration with Mecklenburg County CIT one of our officers received the CIT Officer of the year award
- Fall Fest and Health event at the Pines
- Participated in a couple of fund raiser events for Shop with a Cop
- Veterans Day event at Pineville Rehab
- Community event at Suburban Lodge
- Worked with Hope Soccer Ministries throughout the season assisting with coaching







# Community Engagement

## December

- Putting together Citizens Award for Cheeseburger for his help on a Mental Health call
- Passed out flyers for Lock it or Lose it to high target areas
- Pineville Tree Lighting Event
- Shop with a Cop event
- Passed our presents at Pineville Rehab & Living Center
- Media event at What the Fries
- Coaching a Youth Basketball Team Thru Parks and Recreation





# Other Significant Accomplishments

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Item 4.

- Enter into agreement with RING Doorbell
- Integrated Clearview A.I. in CID operations (facial recognition)
- Entered into a contract with Flock (6 License Plate Readers)
- Officers attended Mental Health First Aid training
- Trained the department on ICAT (de-escalation)
- Implemented Stratified Policing (proactive crime fighting model)
- Created and put into action Holiday Patrol
- Created, outfitted, and trained our Civil Unrest Team

**FY23 Proposed Council Budget Calendar**

<b>Date</b>	<b>Activity</b>
<b>3/24/2022 (TBD)</b>	1st Budget Meeting with Council - Overview, Revenues, Expenses (Salary, Solid Waste & Sponsorship)
<b>3/31/2022 (TBD)</b>	2nd Budget Meeting with Council - Parks & Rec, Cultural & Tourism, Pineville Communications
<b>4/14/2022 (TBD)</b>	3rd Budget Meeting with Council - Police, Planning & Zoning, Electric
<b>4/21/2022 (TBD)</b>	4th Budget Meeting with Council - Fire, Administration, Governing Board, Human Resources, Public Works
<b>4/28/2022 (TBD)</b>	5th Budget Meeting with Council - CIP, Wrap-Up, Questions
<b>5/10/2022</b>	Council Meeting - Budget Presentation
<b>6/14/2022</b>	Council Meeting - Approve Budget Ordinance



# Department Update

## PUBLIC WORKS

To: Town Council

From: Chip Hill

Date: 02/01/22

Re: **Public Works Updates**

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**Busted Storm Water Inlet:** Public Works' Staff repaired a storm inlet at Willow Ridge Road/Park Road. (see pictures #1 & 2)

**Storm Preparation and Mitigation:** It was all hands-on deck for the two snow/ice storms we had. Our department put out over 74,000 lbs. of salt and plowed miles of our roads.

**Lynnwood/Lakewood:** LaBella is currently working on the final set of drawings. The only signatures we do not have are 1905 Lakeview, 304 Lynnwood, and 213 Lynnwood. All have agreed verbally.

**Meyer Lane (Oak Grove Baptist Church):** Work is scheduled to be completed by the end of March depending on weather.

**Miller Road:** The storm video has been completed and sent to Mecklenburg County, LaBella and me for review.

**Huntley Glen:** Sidewalk and street repairs are moving forward. There is no clear completion date as of today.

**Sidewalk on Hwy 51/Town Center Blvd:** This project has been approved by NCDOT and sent out for pricing.

**Pruning of Trees on Main Street:** We had a contractor prune all the trees on Main Street. The trees in front of Communications and Public Works will be pruned by our staff.











## PERMITS ISSUED/PENDING

## COMPANY

Fiscal Year 2022

COMPANY	LOCATION	STATUS	PERMIT NO
Mears for Piedmont Natural Gas	Cranford Drive/Main Street	Issued	PW20210712CRANFORD
PNG/Matt Bare of WK Dixon	12228 & 12004 Carolina Logistics Dr/Nations Ford & Downs Rd	Issued	PW20210712CAROLINALOGISTICS12228&12004
AT&T	10710 Centrum Parkway	Issued	PW20210812CENTRUM10710
PNG/Catrina Pealer	408-410 Park Avenue/Lakeview Drive	Issued	PW20210721PARKAVE408-410
PNG/Catrina Pealer	902 Lakeview Drive	Issued	PW20210721LAKEVIEW902
Spectrum	10100 Rodney Street/Industrial Drive	Issued	PW20210712RODNEY10100
PNG/Paul Tatsis	10907 Rail Tye Place	Issued	PW20210708RAILTYE
Charlotte Water/Sean Mayo Gavel & Dorn	10030 Park Cedar Drive/Feldfarm Lane	Canceled	N/A
Hart & Hickman PC	105 Dover Street	Canceled	N/A
PNG/Josh Uriate Mears Group	Brian Circle for 734 Brian Circle/Franklin Street	Issued	PW20210826BRIANCIRCLE734
Comporium/Stephane Cowart Byers Engineering	Main Street-NC 51/Johnson Drive	Issued	PW20210908MAINNC51
Segra/Elizabeth Sweeney	Downs Road/Eagleton Drive	Issued	PW20210929DOWNS
Segra/Gazelle Simmons	NCDOT from HWY 51 to Eagleton Downs Drive (variance approval Downs Rd)	Issued	PW20210610EAGLETONDOWNSVARIANCE
Segra/Elizabeth Sweeney	10519 Industrial Drive/Rodney Street	Issued	PW20210929INDUSTRIAL10519
Segra/Elizabeth Sweeney	11049 Carolina Place Parkway	Issued	PW20211004CAROLINAPL11049
Charlotte Water/Zach Pellicone	10405 Centrum Pkwy	Issued	PW20211116CENTRUM10405
Spectrum/Devin Russell	705 Main Street	Pending	
PNG/Carl Hamlin Mears Group	Preston Park Ph1 M2/Cranford Drive and Emmet Dr.	Issued	PW20211116PRESTONPK
Segra/Ronal Mayorga Diversified Utility Group	508 Main St/Cranford Dr/Jack Hughes Ln/427 Main St	Completed	
Electricities/AJ Molnar Southeastern Consulting Engineers	813 Main/810 Main to 511 Main/516 Main	Pending	
AT&T/Ashley Northup/Lee Sadler #A027BY2	10313 Johnston Road/McMullen Creek Pwky	Issued	PW20211208JOHNSTON10313
Charlotte Water/Geneva Montgomery	10320 Rodney St/Industrial Dr	Issued	PW20220112RODNEY10320
Charlotte Water/Geneva Montgomery	405 Johnston Dr/Meyer Lane & Cone Ave	Issued	PW20220127JOHNSTON405
PNG/Angie Auber Mears Group	902 Lakeview/Fisher Street	Pending	
PNG/Duke Energy/Cartrina Pealer	237 Johnston Dr/Lyndon Station Dr	Issued	emergency no formal Easement Permit issued
PNG/Mears Group/Angie Auber/Andy Edgemon	912 Cone Ave/Eden Circle	Issued	PW20220131CONE912

# Department Update

# Pineville

PLANNING & ZONING

**To:** Town Council

**From:** Travis Morgan

**Date:** 2/8/2022

**Re:** Town Planning Updates

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## PLANNING:

**10121 Distribution St:** One of the two unbuilt lots has a potential development under consideration.

**632 Eagleton Downs:** Last undeveloped lot has potential development under consideration.

**Johnston Dr Alignment:** Awaiting final construction authorization from NCDOT Board to release the project for RFP.

**Lancaster Hwy Sidewalk:** Readvertised project received the number of bids required. RFQ will awarded shortly for design and engineering services.

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## CODE ENFORCEMENT:

### High Weeds and Grass:

11725 Carolina Place Pkwy

### Dumpster:

Longhorn Dumpster

9930 Industrial Dumpster

Don Pedro

10101 Rodney

10309 Rodney

Tower Festival

### Community Appearance/Junk Vehicle:

10322 Osprey Dr Trailer on lawn and junk car

11725 Carolina Place Parkway

11301 Treebark Dr Junk Car

418 Cone Junk Car

202 Eden Cr Junk

918 Lakeview Junk

### Parking On lawn:

433 Cone Ave

112 Juanita Dr

213 Lynnwood Ln

1509 Lakeview Dr

### Signs:

9101 Pineville-Matthews Rd

### Pods:

8500 Pineville-Matthews Rd

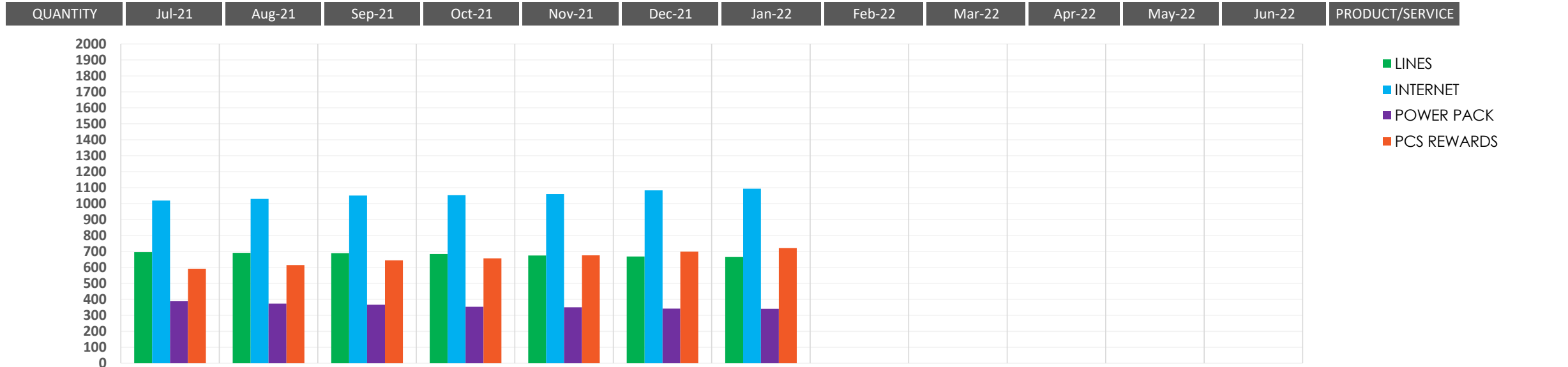
### Parking on Sidewalk:

Stratfield

Atwell Glen



## Lines, Internet, Power Pack and PCS Rewards FISCAL YEAR FY 22 (JULY 1, 2021 THRU JUNE 30, 2022)



PRODUCT	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	Total For FY22	Trend
LINES	696	692	690	684	675	669	665							
INTERNET	1,019	1,029	1,050	1,053	1,060	1,083	1,093							
POWER PACK	389	374	366	354	351	342	341							
PCS REWARDS	592	615	644	657	676	699	721							

The above totals are month ending reporting. For instance July totals are for month ending July 31st, August 31st, September 30th, October 31st & November 30th etc

# PINEVILLE COMMUNICATION SYSTEMS

## INTERNET RESULTS FOR MONTH ENDING 01-31-2022



REVENUE AREA	SUBTOTAL FOR MONTH ENDING 11/30/2021	INSTALLS SOLD IN & COMPLETED IN DEC.	DISCONNECTS TAKEN & EXECUTED IN DEC.	FINAL MONTH END TOTAL FOR 12/31/2021	INSTALLS SOLD AND COMPLETED IN JAN.	DISCONNECTS TAKEN AND EXECUTED IN JAN.	MONTH ENDING 01/31/22	SOLD IN JAN. ON SCHEDULE FOR INSTALLATION IN FEB.	TOTAL INTERNET FOR MONTH ENDING 01/31/2022
ILEC	448	16	-6	458	15	-5	468	0	468
CLEC	612	13	-9	616	12	-3	625	0	625
<b>TOTAL</b>	<b>1060</b>	<b>29</b>	<b>-15</b>	<b>1074</b>	<b>27</b>	<b>-8</b>	<b>1093</b>	<b>0</b>	<b>1093</b>

**\*\*6-DISC Moving out of area, 1-DISC to go to competitor, 1-DISC non pay\*\***

REVENUE AREA	PENDING INSTALLS ON SCHEDULE SOLD IN JAN. INSTALLING IN FEB.	SOLD WAITING FOR SIGNED CONTRACT SO THEY CAN BE SCHEDULED	UPGRADES IN SPEED COMPLETED IN JAN. WILL INCREASE REV	UPGRADES SOLD AFTER BILLING WILL INCREASE REV MAR.	EXISTING COPPER CUSTOMER CONVERTING TO FIBER ON SCHEDULE FOR JAN OR COMPLETED IN JAN	PENDING DISCONNECTS ON SCHEDULE FOR JAN/FEB
ILEC	0	0	0	0	0	0
CLEC	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**\*\*THE 0 PENDING DISCONNECTION OF SERVICE ORDERS \*\***

**\*\* THESE CUSTOMERS SOLD IN JAN. BUT INSTALLATION SCHEDULED FOR FEB. \*\***

**\*\*WE HAD 0 EXISTING ACCOUNTS THAT UPGRADE SPEED IN JAN. \*\***

**\*\*1 EXISTING COPPER CUSTOMERS CONVERTING TO FIBER IN JAN. \*\***

# 100M TO 1 GIG SPEED OFFERING TAKE RATE TO DATE

INTERNET RESULTS FOR MONTH ENDING 01-31-2022	Dec. 2021	Jan. 2022	SERVICE AREA	RES OR BUS	SPEED	NET GROWTH/LOSS FROM PREVIOUS MONTH
1093	194	196	CLEC	RES	100M	2
	69	70	CLEC	RES	200M	1
	16	16	CLEC	RES	400M	0
	173	176	CLEC	RES	1GIG	3
	1	1	CLEC	BUS	100M	0
	5	6	CLEC	BUS	GIG	1
	15	16	ILEC	BUS	100M	1
	7	7	ILEC	BUS	200M	0
	4	4	ILEC	BUS	400M	0
	22	21	ILEC	BUS	GIG	-1
	100	104	ILEC	RES	GIG	4
	104	106	ILEC	RES	100M	2
	21	21	ILEC	RES	200M	0
	5	5	ILEC	RES	400M	0
	<b>736</b>	749				13
<b>0.685269899</b>						

69% of our Internet subscribers now subscriber to 100M or higher (increase by from previous month)



## RESIDENTIAL AND BUSINESS LINE COUNT MONTH ENDING 01-31-2022

### LINE COUNT FOR MONTH ENDING 01-31-2022

<b>CLEC LINE COUNT</b>	<b>COUNT AS OF 12-31-2021</b>	<b>COUNT AS OF 01- 31-2022</b>	<b>NET LOSS/GAIN AS OF 01-31-2022</b>
BUS	46	47	1
RES	124	123	-1
<b>SUB TOTAL</b>	<b>170</b>	<b>170</b>	<b>0</b>
<b>ILEC LINE COUNT</b>	<b>COUNT AS OF 12-31-2021</b>	<b>COUNT AS OF 01- 31-2022</b>	<b>NET LOSS/GAIN AS OF 01-31-2022</b>
BUS	353	352	-1
RES	146	143	-3
<b>SUB TOTAL</b>	<b>499</b>	<b>495</b>	<b>-4</b>
<b>GRAND TOTAL</b>	<b>669</b>	<b>665</b>	<b>-4</b>



# PCS REWARDS MONTH ENDING 01-31-2022

**INTERNET RESULTS FOR MONTH ENDING 01-31-2022**  
**NET DECREASE OF POWER PACK DISCOUNTS -5**  
**NET INCREASE OF SUBSCRIBERS RECEIVING DISCOUNT 22**

PCS REWARDS	COUNT AS OF 12-31-2021	COUNT AS OF 01-31-2022	COUNT AS OF 01-31-2022
RES	699	721	22
SUB TOTAL	699	721	22
POWER PACK DISCOUNT	COUNT AS OF 12-31-2021	COUNT AS OF 01-31-2022	COUNT AS OF 01-31-2022
RES	342	337	-5
SUB TOTAL	342	337	-5
TOTAL CUSTOMERS RECEIVING REWARDS	1011	1058	27



## Human Resources

Linda Gaddy, PHR SHRM-CP MSHR  
lgaddy@pinevillenc.gov  
(704) 889-2362

**To:** Ryan Spitzer, Town Manager  
Members of the Town Council

**From:** Linda Gaddy

**Date:** 2/2/2022

**Re:** Human Resources Monthly Report

---

Ryan,

Enclosed is the Human Resources Department Monthly Report for the month of January 2022.

**New Hires:**

**Deja Wilkerson**, 911 Telecommunicator

**Resignation:**

**Ian Case**, Planning technician

**Retirements:**

none

**Promotions:**

**Meredith Adams**, Accounting Technician II

**Current Openings:**

**Public Works Storm Water Technician** – conducted interviews, receiving applications

**Part time Park Aide**, interviewing

**911 Telecommunicator** – screening applicants

**Police Officer** – receiving applications

**Departmental Update:**

Employee Engagement survey(s):

A town-wide Employee Engagement survey, as well as a department “change” survey for just the Police Dept. were launched in November utilizing the online system, Culture Amp. Responses were collected through Dec 3rd. Reports of results for the Police Departmental survey were reviewed by upper management of the Police Dept., the Town Manager and H.R. in December. The Police Chief has made a plan to address one top identified focus area. That plan is being implemented.

The Town-wide engagement survey results have also been reviewed by Department Heads, the Town Manager and H.R. Together they have identified three focus areas for the entire town. Departments are working on identifying ways they can support those focus areas in their departments, and identifying a focus area for improvement for their individual department, based on the results.

The results of the Town-wide engagement survey were shared with all staff on January 28th. This will prepare them for conversations with their managers about creating action plans.

#### Performance Management:

Using the emPerform platform, managers are now conducting six-month introductory period evaluations online. Also, they will be conducting, for the first time, mid-year check-ins with their individual staff members to evaluate their progress to date on the goals for each person that were set back during the annual review process completed in July/Aug 2021. This applies to non-sworn personnel.

#### Safety training:

Online safety training has been assigned to all employees as required. “Learners” are signing on to the new platform (LEARN) and taking the courses that they complete each year during the winter months. Required in-person trainings have been scheduled for dates in Feb and March with First Aid/CPR to come in April.

#### Safety:

Our safety record, as measured by things like days of work lost was excellent for calendar year 2021. We expect all departments to receive Gold or Silver awards from the State DOL and NC Health and Safety Council once again this year.

#### Salary Study:

We are conducting our every three-year salary market study. Ryan and Linda have worked with our consultant to apply the market survey results to update the current Pay Plan in order to stay competitive with other similar municipalities for the next few years. We will have the recommendations ready to present by Council’s February 28th workshop.

#### Staffing Study:

We are also conducting a staffing study to evaluate staffing levels with similarly situated municipalities. Those results are also expected in early February.

#### Employee appreciation:

Plans are beginning for the Spring Picnic, a summer outing, and team building events. Beginning to investigate ways to recognize employee achievements in front of the entire organization throughout the year.

#### COVID response:

As expected, we have experienced more frequent absences due to COVID recently, but less severe cases with shorter recovery and return-to-work timeframes. Departments have been able to creatively shuffle staff, and have not had any decrease in service levels, or severe shortages of manpower.

Town of Pineville  
 Budget vs. Actual  
 1/31/2022

Item 10.

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
<b>Revenues</b>			
Property Tax	\$ 8,447,502	\$ 7,791,936	92.24%
Prepared Food Tax	650,000	365,808	56.28%
Room Occupancy	250,000	182,959	73.18%
Franchise Tax	1,000,000	549,020	54.90%
Sales Tax	1,516,000	1,064,144	70.19%
Storm Water	450,000	187,441	41.65%
Powell Bill	200,000	268,563	134.28%
Other	1,418,544	981,186	69.17%
Appropriated F/B - Restricted Police	320,000	320,000	100.00%
Appropriated F/B Powell Bill	100,000	100,000	100.00%
Total	\$ 14,352,046	\$ 11,811,058	82.30%
<b>Expenditures</b>			
Governing Board	\$ 183,619	\$ 77,480	42.20%
Administration	1,589,517	1,009,787	63.53%
Human Resources	224,130	85,029	37.94%
Zoning	512,530	197,041	38.44%
Police	5,930,887	3,798,252	64.04%
Fire	1,155,874	619,089	53.56%
Public Works	1,085,518	598,956	55.18%
Storm Water	642,257	114,316	17.80%
Powell Bill	282,500	225,357	79.77%
Sanitation	672,000	302,061	44.95%
Recreation	576,727	415,209	71.99%
Cultural/Tourism	1,392,487	577,261	41.46%
Cemetery	4,000	-	0.00%
Contingency	100,000	30,995	30.99%
Total	\$ 14,352,046	\$ 8,050,832	56.10%



Town of Pineville

Electric

1/31/2022

Item 10.

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Electric	13,526,372	6,787,354	50.18%
Expenditures			
Administration & Billing Support	512,739	262,870	51.27%
Purchased electricity	8,745,000	4,710,824	53.87%
Operations and Maintenance	4,268,633	1,538,046	36.03%
Total	13,526,372	6,511,740	48.14%

Town of Pineville  
 ILEC Telephone Fund  
 1/31/2022

Item 10.

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Revenues	1,246,680	809,487	64.93%
Telephone Reserves	746,070	746,070	100.00%
Total Revenue	<u>1,992,750</u>	<u>1,555,557</u>	<u>78.06%</u>
Expenditures			
Operating Transfer Out	384,550	384,550	100.00%
Operating Expenses	1,153,500	1,128,090	97.80%
Plant under Construction	<u>454,700</u>	<u>113,339</u>	<u>24.93%</u>
Total	<u>1,992,750</u>	<u>1,241,429</u>	<u>62.30%</u>

Town of Pineville  
 CLEC Telephone Fund  
 1/31/2022

Item 10.

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Revenue	821,750	696,507	84.76%
Transfer from ILEC	384,550	384,500	99.99%
Total	<u>1,206,300</u>	<u>1,081,007</u>	89.61%
Expenditures			
Operating Expenses	920,300	562,605	61.13%
Plant under Construction	<u>286,000</u>	<u>20,104</u>	<u>7.03%</u>
Total	<u>1,206,300</u>	<u>582,709</u>	48.31%

**Town Of Pineville**

Revenue & Expense Statement - Fund 80

1/31/2022

	Budget	FY21	FY22	Total	
Capital Project - Financing					
3360.1240.80	\$ 21,000,000	\$ 21,000,000	\$ -	\$ 21,000,000	
<b>Total Capital Project - Financing</b>	<b>21,000,000</b>	<b>21,000,000</b>		<b>21,000,000</b>	<b>100%</b>
Capital Project - Expenses					
2003.0000.80	-	(0)	-	(0)	0%
7000.7300.80	3,500,000	454,535	266,701	721,236	21%
7000.7301.80	1,000,270	-	-	-	0%
7000.7302.80	100,000	-	36,726	36,726	37%
7000.7303.80	16,399,730	4,718,331	5,658,603	10,376,934	63%
<b>Total Capital Project - Expenses</b>	<b>21,000,000</b>	<b>5,172,865</b>	<b>5,962,030</b>	<b>11,134,896</b>	<b>53%</b>

Total Net

**\$ 9,865,104**

**Town Of Pineville**  
**New Fire Building - Fund 65**  
**1/31/22**

	<b>FY22</b>	<b>Project Budget</b>
<b><u>Revenue</u></b>		
Fire Building Funding	\$ 1,000,000	\$ 1,000,000
Total	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>
<b><u>Fire Building Expense</u></b>		
Land	\$ 545,844	\$ 1,000,000
Building	-	-
Improvements	-	-
Total	<u>\$ 545,844</u>	<u>\$ 1,000,000</u>

January 2022

Parks and Recreation is excited about 2022 and giving the Town of Pineville amazing avenues for recreation and leisure. We will be offering new programs and tinkering with old events to make them better. You will see a new Rock'n and Reel'n schedule, a new home for Fall Fest (Jack D Hughes Park) and our first Pineville Arts In The Park in May. January got us started with youth basketball games, our first Special Olympic Bingo night, an updated dog park amenity, and we braved some light snow. We are excited about the upcoming months as we will be offering youth soccer, adult basketball, and a Learn to Ride biking event. We continue to work hard on Jack D Hughes and Lake Park to give our patrons the best experience.

### Special Events

**Senior Drive Thru:** We held a Senior Citizen drive thru on Thursday, January 6<sup>th</sup>. It was National Shortbread Day, so we handed out shortbread cookies and drinks to all the seniors who came through. We had 39 seniors participate either by driving through or being a part of the Senior Lunch Program.

**Special Olympics Game Night:** We hosted bingo for the special Olympics organization on Friday, January 7<sup>th</sup>. We had 15 participants and 10 volunteers.

**Winter Themed Drive Thru Grab N Go:** We handed out 60 Christmas goodie bags on Thursday, January 27<sup>th</sup>.

**Trivia Family Game Night:** We had Disney trivia night on Friday, January 21<sup>st</sup>. We originally had 9 teams' sign up which would have been 38 people. Four teams cancelled due to the inclement weather that was forecasted. We had 5 teams of 22 people compete. First and second place teams went home with prizes.

### General Programming – Belle Johnston

**Pickleball:** 126 Pickleball signups/participants in the month of January. Open Pickleball times are Mondays and Friday from 9am-12pm and Wednesdays from 1:30pm-4:30pm.

**Adult Painting Class:** Sharon held a class on January 18<sup>th</sup> that had 7 signups. She will have one class in February.

**Cookie Decorating Classes:** There were two cookie decorating classes scheduled on 1/11 and 1/25. Both classes were full with 12 signups.

**Cardio Funk:** Lem holds class on Tuesdays at 6:30pm. We had 18 participants in January.

**Cheerleading:** They hold classes on Thursdays. They have three different classes with different age groups. They are only doing non-touch cheerleading, so no pyramids or stunts. 52 total participants in January.

**Field Trip:** We took a group of seniors to Mooresville on January 20<sup>th</sup>. We went to the Antique Mall in downtown Mooresville. We had 10 signups and everyone seemed to love the mall. We ate lunch at a place called Barcelona Burger that was connected in with the mall.

**Karate:** They hold classes on Wednesdays. These classes are for adults and children. 40 total participants in January for Karate and 170 for Tai Chi.

January 2022

**Pre-School Open Gym:** We host the program every Wednesday from 9am-12pm. We had 28 total participants in December because we only held it twice due to the holidays.

**Senior Nutrition Program** – Heather and Erin played Family Feud on January 12th in which 10 seniors participated. Sharon from Masterpieces by You did a paint project with seniors on January 26<sup>th</sup>. 12 participated.

**Senior Fit** – Senior Fit takes place at the Hut M – Thursdays. 190 seniors participated in January.

**Yoga** – Yoga takes place Mondays and Thursday at the Hut. 60 participated in January.

**Latin Line Dance** – Starting back up in March.

**Youth Basketball** – Games started January 8<sup>th</sup>. Some games were postponed due to Covid-19 and inclement weather. Those games have been rescheduled. Practices and games continued to take place throughout January.

**Youth Soccer** – Registration began on January 3<sup>rd</sup>. As of the end of January, we have 20 registrations. Soccer flyers have gone out on all social media platforms, website, and Peachjar.

## Lake Park

**Mom and Me Fitness** – Fall session ended in November. She will start back in March.

**Bootcamp with Lia** – Bootcamp meets 5:45am – 6:45am M/W/F in Lake Park. 91 participated in January.

## Jack Hughes

### Facility Rentals

\*Shelter 1 at JH: 0 Rentals

\*Shelter 2 at JH: 0 Rentals

\*Shelter 3 at JH: 0 Rental

### Special Events

### Baseball Field Usage

There was no field usage on the baseball fields in January.

### Multipurpose Field Usage

Carolina Lacrosse continued their use of field 3 for their box lacrosse season. They use the field 4 days a week.





January 2022

\*Shelter 1 at JH: 0 Rentals

\*Shelter 2 at JH: 0 Rentals

\*Shelter 3 at JH: 0 Rental

\*WE DO NOT RENT JACK HUGHES SHELTERS WHEN THERE IS A TOURNAMENT GOING ON.

## Administration

Matthew and Ryan met with Kimley Horn to discuss McCullough/Jack Hughes greenway

Erin and Matthew met with CJ Norman and Bob Rhodes concerning PCAA trash issues at Pineville Memorial and upcoming season.

Matthew met with Brady Ryan on charter with Boy scouts and Pineville

Matthew met with Winston James from Mecklenburg County Park and Recreation to discuss turf options in the Splashpad

Jordan and Matthew attended Showfest to get ideas for entertainment at Fallfest

Scott and Matthew met with an electrical engineer to spec out lighting and fountain.

Scott and Matthew met with a pond management company to look at lighting options for fountain.

Scott and Matthew met with Mecklenburg County to discuss new entrance at dog park.

Heather worked Family Game Night.

Heather met with Sheila Douglas from the Hot Lunch program to set up the February Calendar of Events.

Heather, Erin, and Jordan did several Hut Showings in the month of January.

Heather, Erin, Jordan, and Matt handed out Winter goodie bags at the Winter Drive Thru.

Erin attended the Mecklenburg County Pool Operator meeting.

Erin took the seniors on the January field trip.

Erin and Matt attended the Park Advisory Board meeting on January 19<sup>th</sup>.

Jordan met with James Carroll from Spare Time about sponsorships.

Jordan met with Ryan McDuffie regarding broken zip line in playground and ordering new parts.

Jordan and Matthew met with Dick Winters & Gabe Hackney about the Learn to Ride program.

Jordan met with Earl French from Pineville Elementary about use of their parking lot.

January 2022

Jordan, Matt and Scott met with Bob Brinkley about carnival rides at Fall Fest 2022.

Jordan and Matthew met with John Cunningham about the bleachers in BJCC, playground equipment, and new installation ideas.

Jordan and Matthew met with Quentin Connelly from Triangle Lighting Solutions about lighting in the gym and upper walking track.

Heather/Erin/Matthew/Jordan conducted Park Walks each morning at Belle Johnston/Lake Park/Hut/Jack D Hughes.

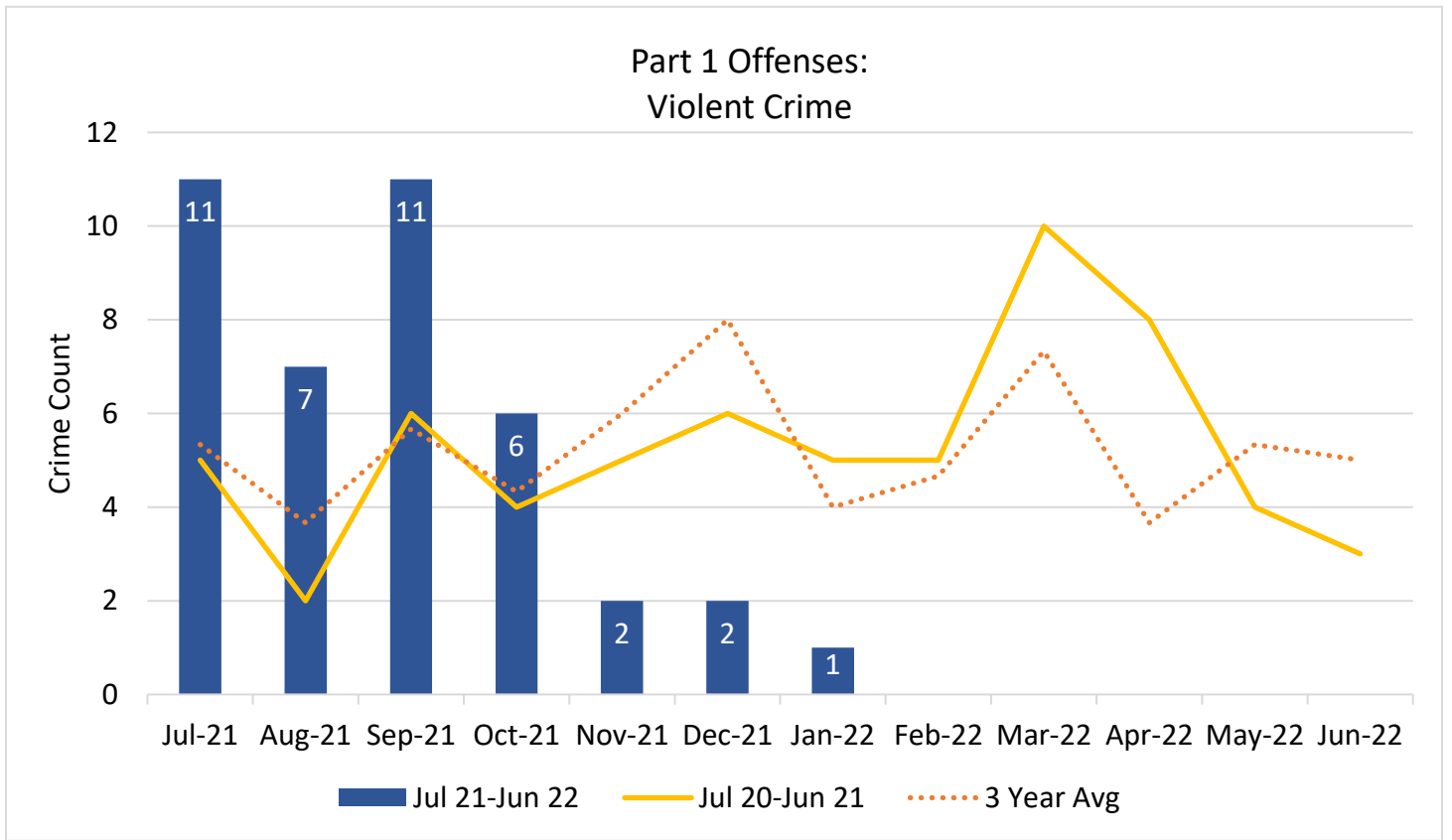


# PINEVILLE POLICE DEPARTMENT

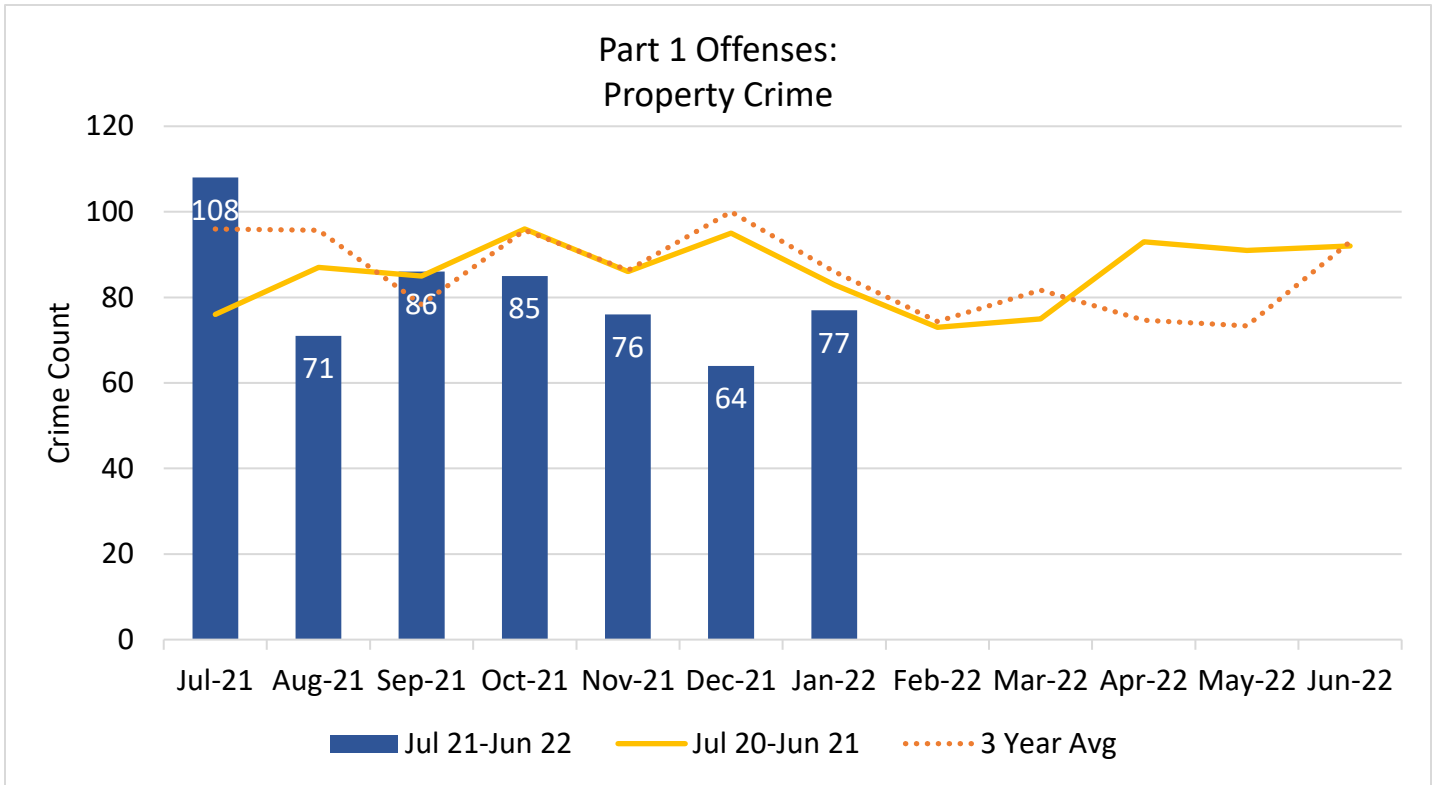
## MONTHLY REPORT January 2022

### Crime Goals

Below is the evaluation of the department’s crime goals. Goals are measured for 12 months based on the fiscal year. For the year of July 2021 – June 2022, the goals are to reduce violent crime by 5% and reduce property crime by 10%.



Goal: -5%  
 Baseline Jul 20 – Jun 21: 63  
 Target Jul 21 – Jun 22: 59  
 Jul 21 – Jan 22: 40  
 Comparison to Jul 20 – Jan 21: 21.21%  
 Comparison to Jul – Jan 3 Year Avg: **8.11%**

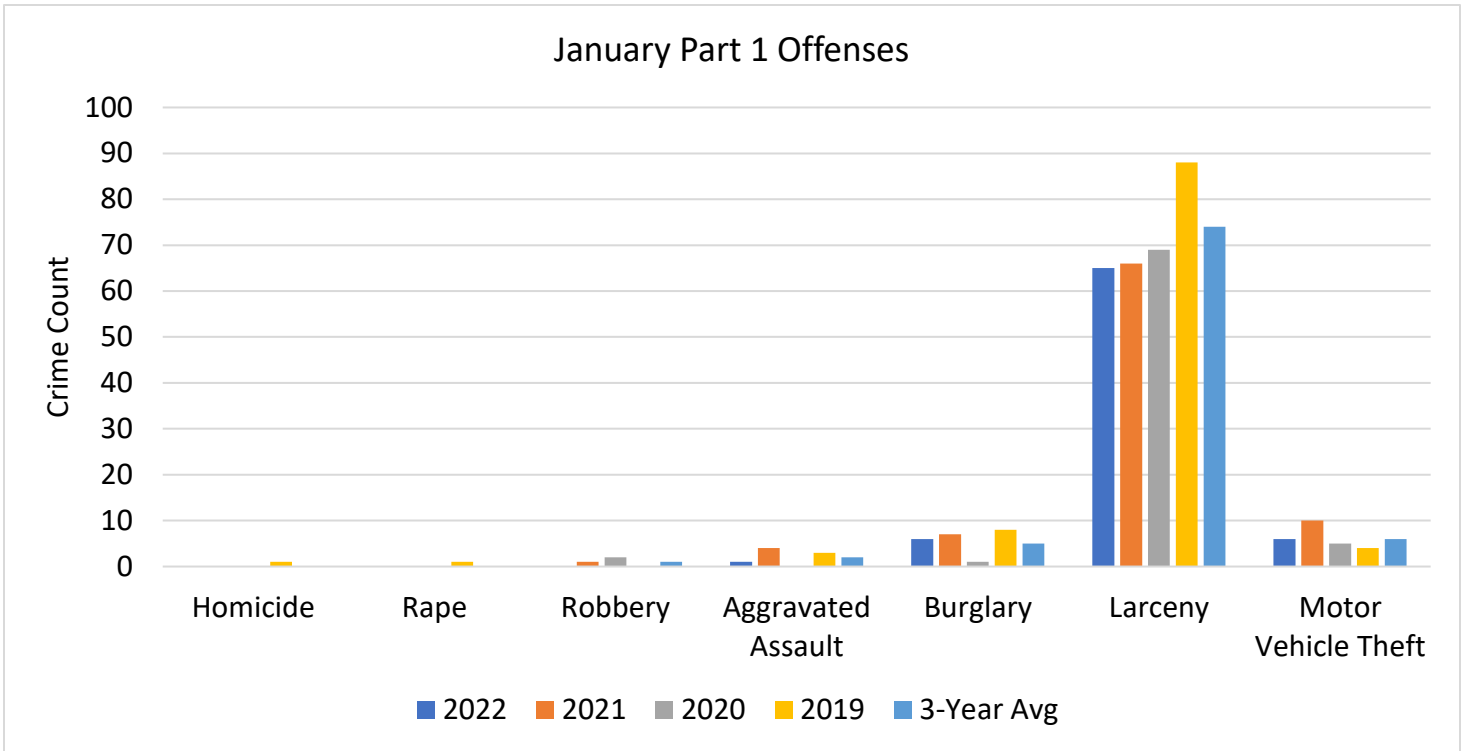


Goal: -10%  
 Baseline Jul 20 – Jun 21: 1032  
 Target Jul 21 – Jun 22: 928  
 Jul 21 – Jan 22: 567  
 Comparison to Jul 20 – Jan 21: -6.74%  
 Comparison to Jul – Jan 3 Year Avg: **-11.13%**

### Monthly Crime Statistics

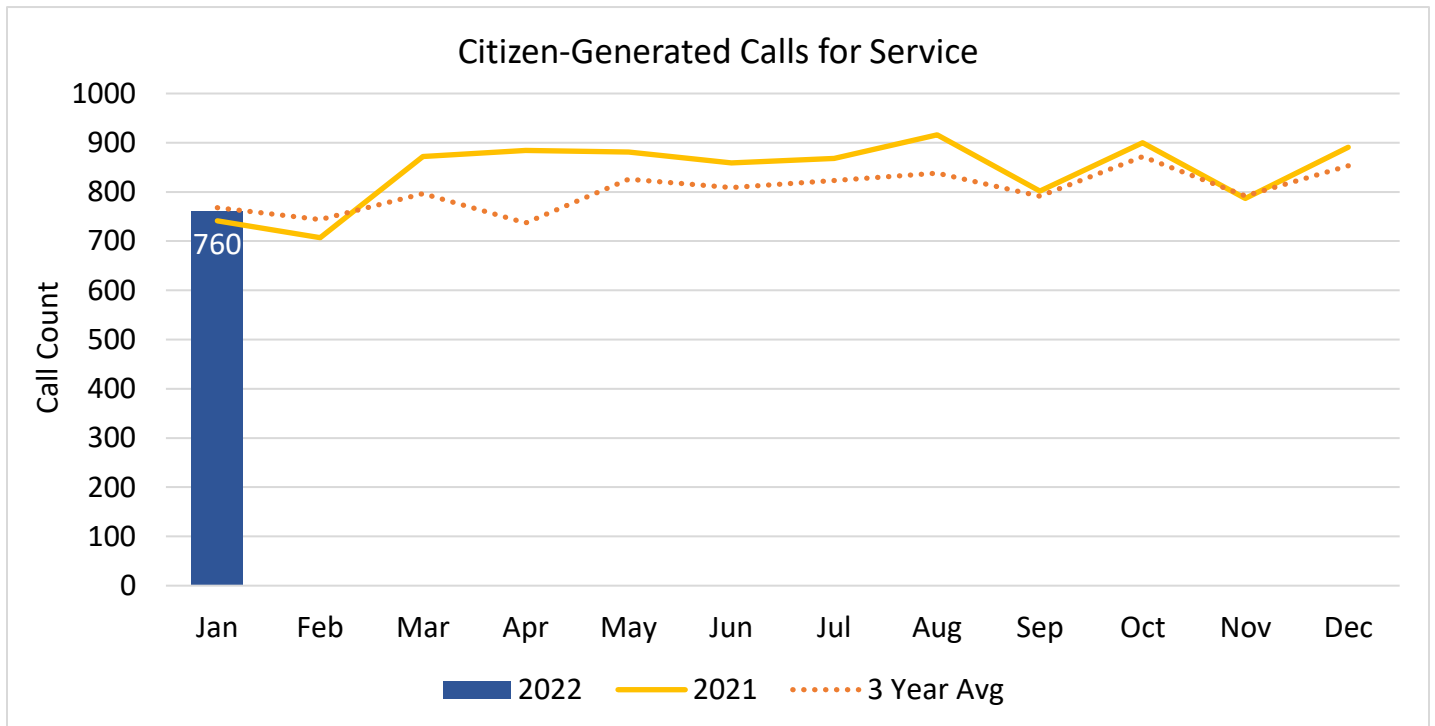
Below is a table and bar graph of the counts for Part 1 Offenses in January. For comparison, the same is shown for the past 3 years. The average of the 3 years was calculated.

January Crime Statistics					
Part 1 Offenses					
	2022	2021	2020	2019	3-year average (2019-2021)
Homicide	0	0	0	1	0
Rape	0	0	0	1	0
Robbery	0	1	2	0	1
Aggravated Assault	1	4	0	3	2
Burglary	6	7	1	8	5
Larceny	65	66	69	88	74
Motor Vehicle Theft	6	10	5	4	6

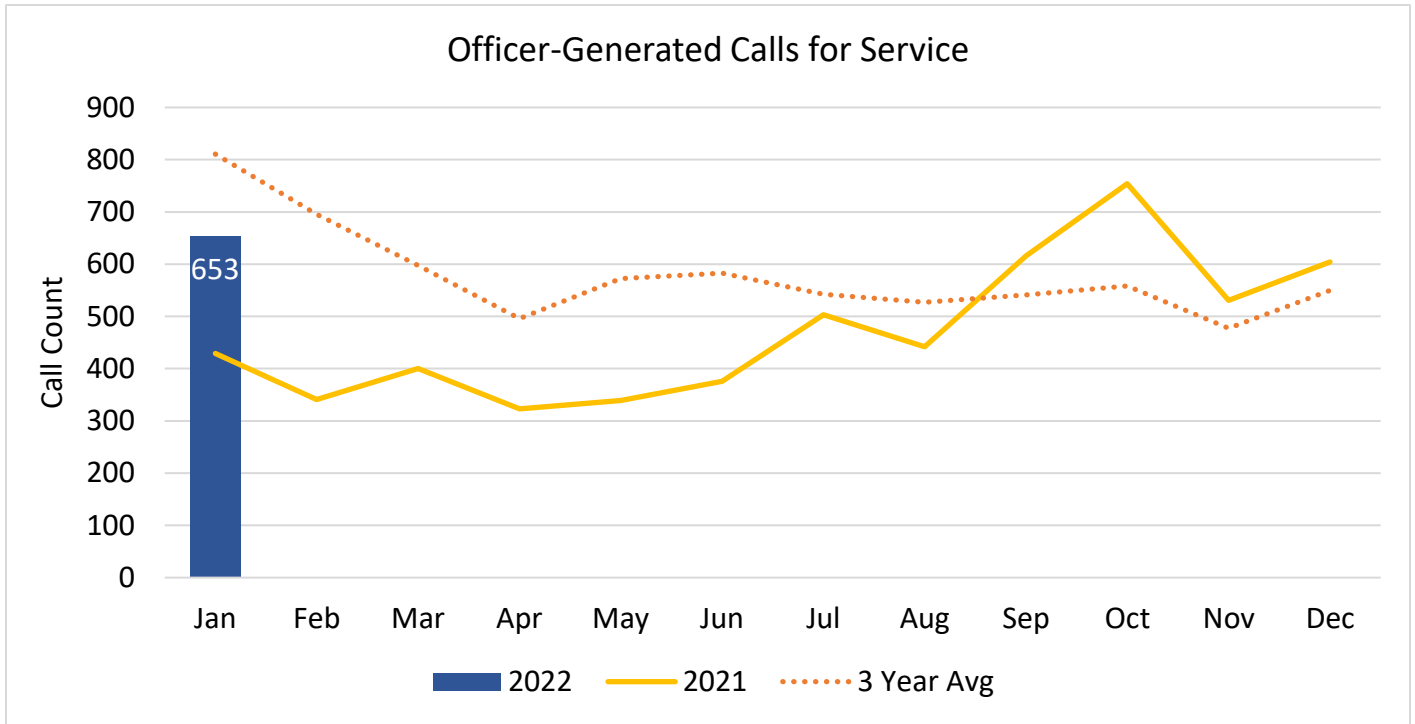


### Calls for Service

The graphs below display the number of calls for service in comparison to previous months and the previous 2 years. The first graph is citizen-generated calls. The second graph is officer-generated calls (zone checks and foot patrols excluded).

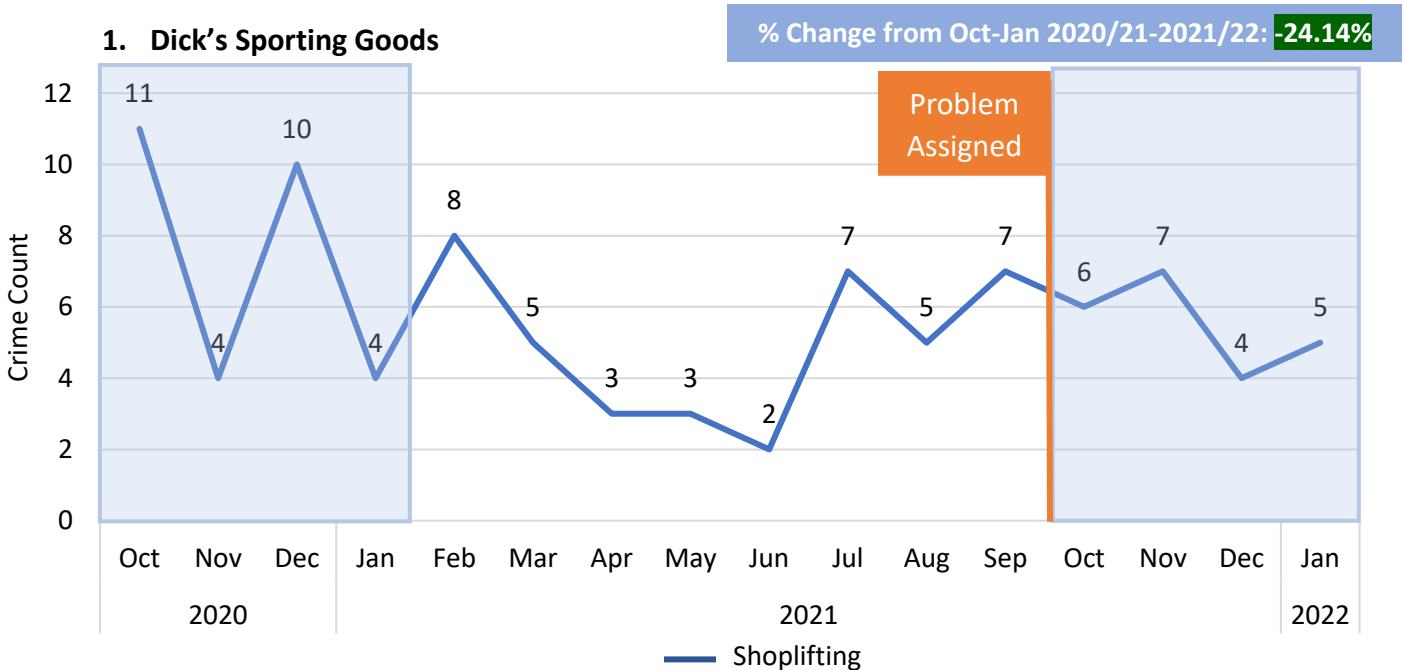






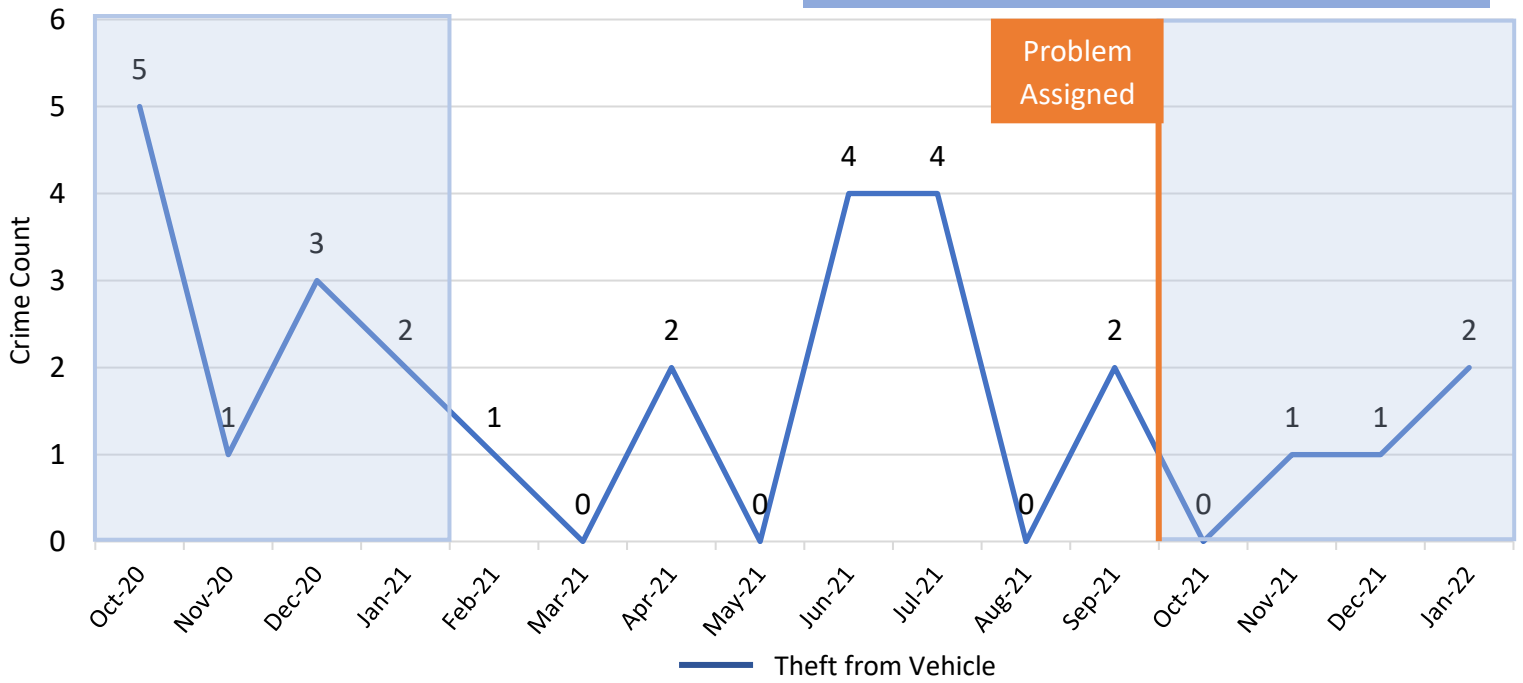
### Problem Locations

The following problem locations have been identified using 3 years of calls for service and crime data, showing a consistent crime problem over the years. Each month, these locations are evaluated based off the crime and disorder the assignee was tasked to handle. Problem locations are evaluated for 6 months to see if responses were successful.



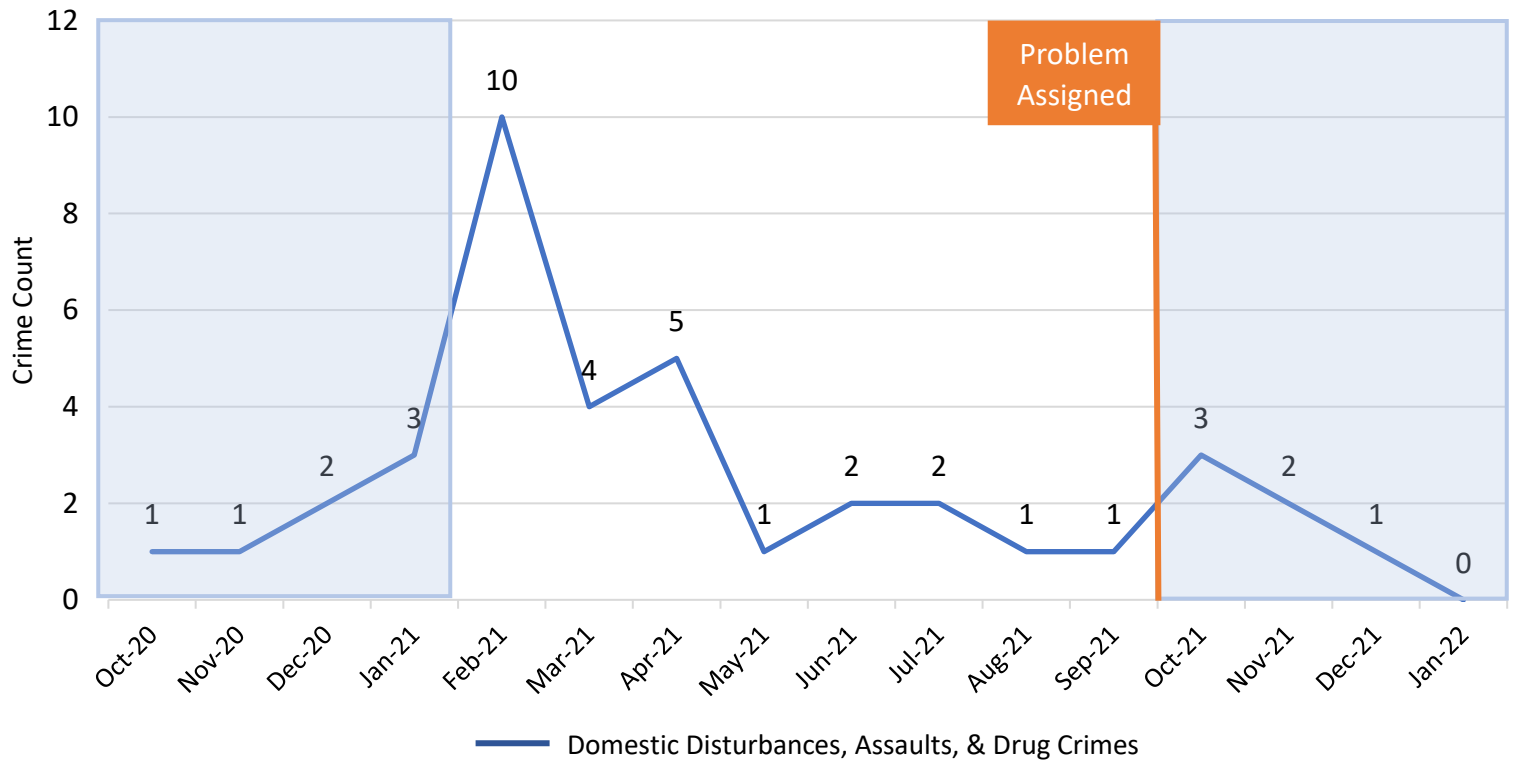
### 2. Comfort Suites

% Change from Oct-Jan 2020/21-2021/22: **-63.64%**



### 3. Suburban Lodge

% Change from Oct-Jan 2020/21-2021/22: **-14.29%**

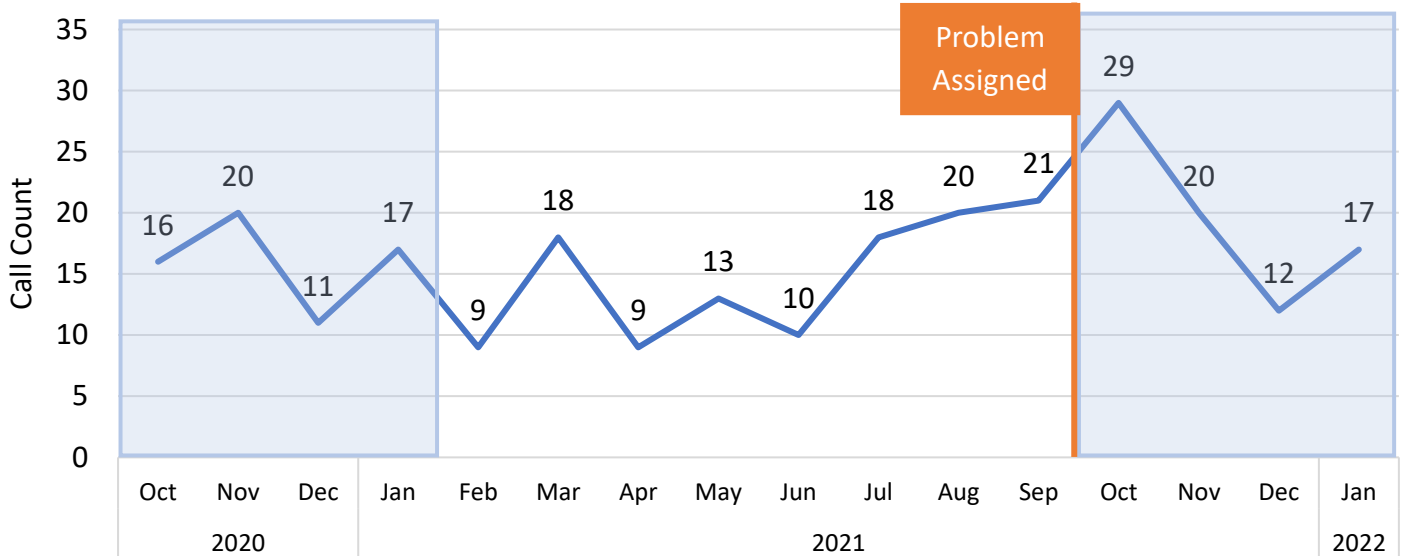


### Problem Area

The problem area is Sabal Point Apartments. It was identified using 3 years of calls for service and crime data, showing a consistent crime problem over the years. Each month, the evaluation is based off the crime and disorder the assignee was tasked to handle. Since a problem area has more crime and disorder than a problem location, the evaluation is broken down into several charts. Problem areas are evaluated for 6 months to see if responses were successful.

**Evaluation 1: Citizen Generated Calls for Service**

% Change from Oct-Jan 2020/21-2021/22: **21.88%**

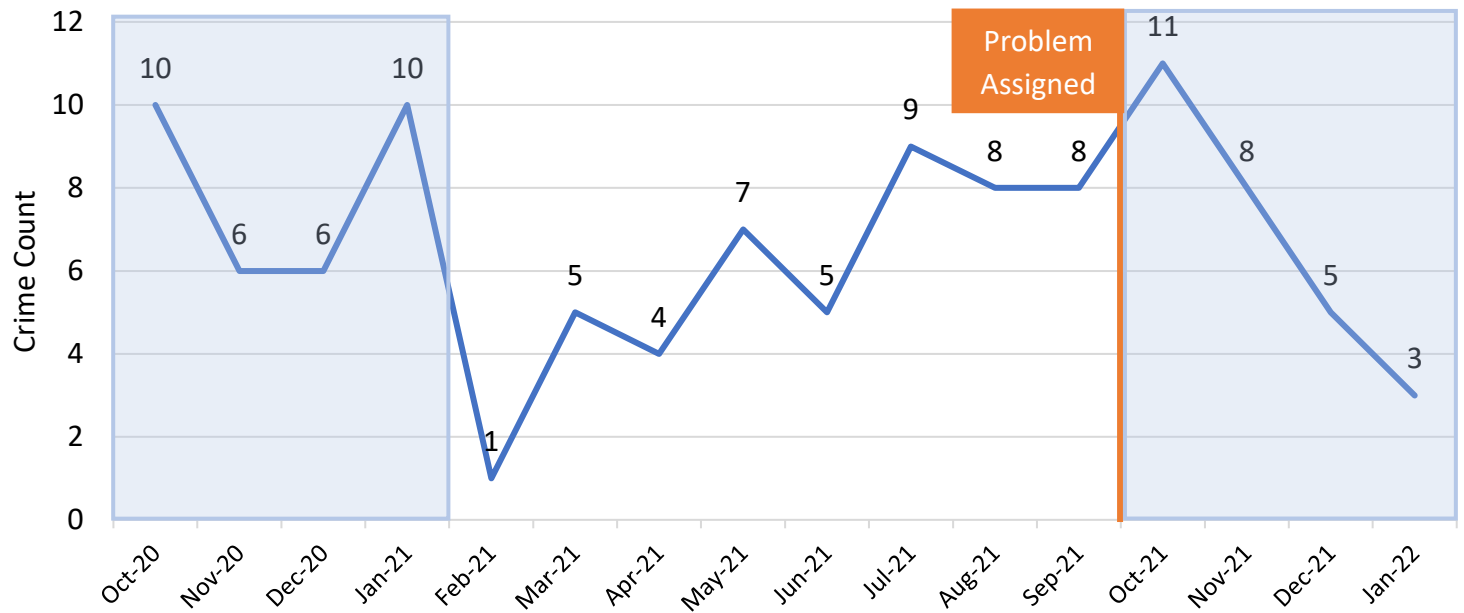


\*selected calls include 10-37, 40, 47, 54, 56, 57, 60, 62, 65, 71, 78, 81, 85, 86, 87, 88, 90, 91, 92, 93, 94, 95

Selected Calls for Service

**Evaluation 2: Group A Offenses**

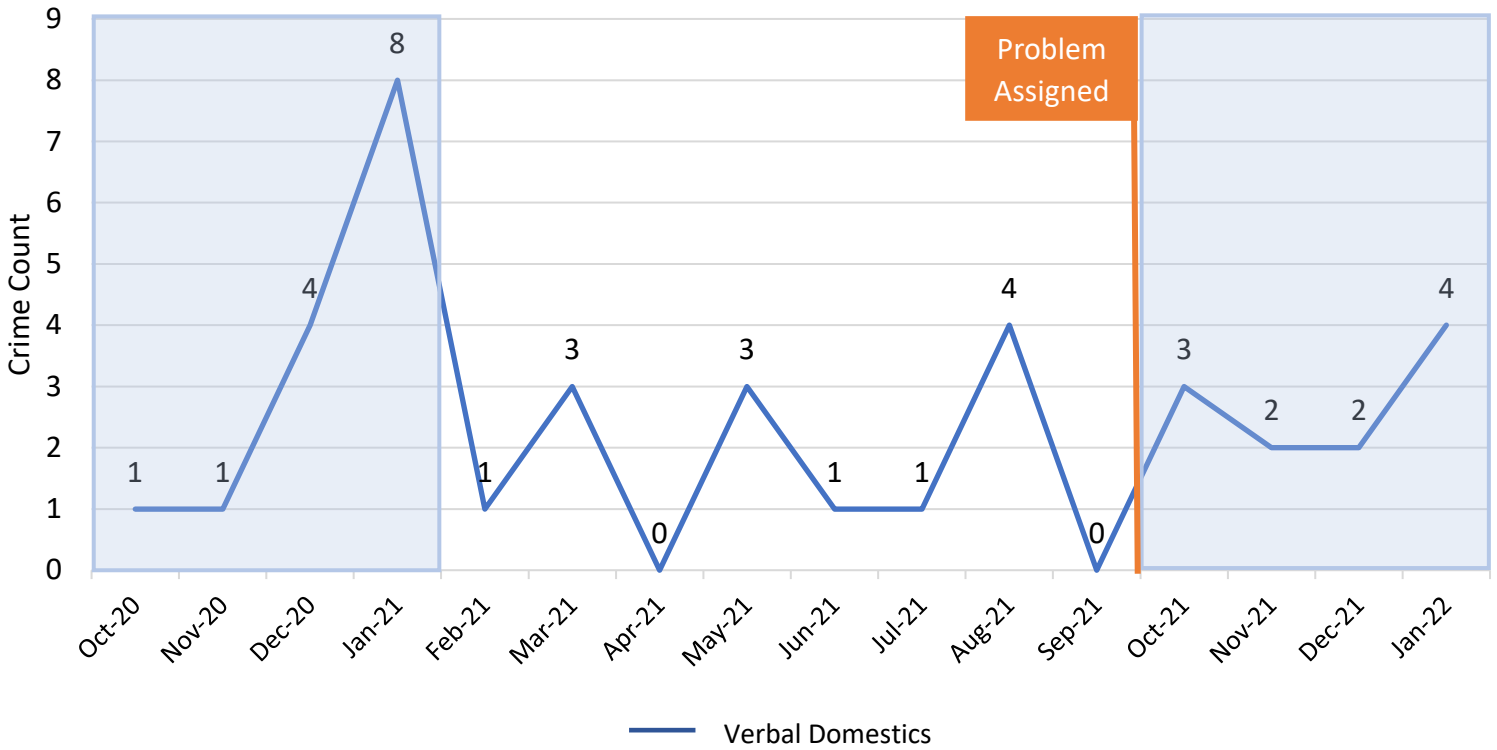
% Change from Oct-Jan 2020/21-2021/22: **-15.63%**



Group A Offenses

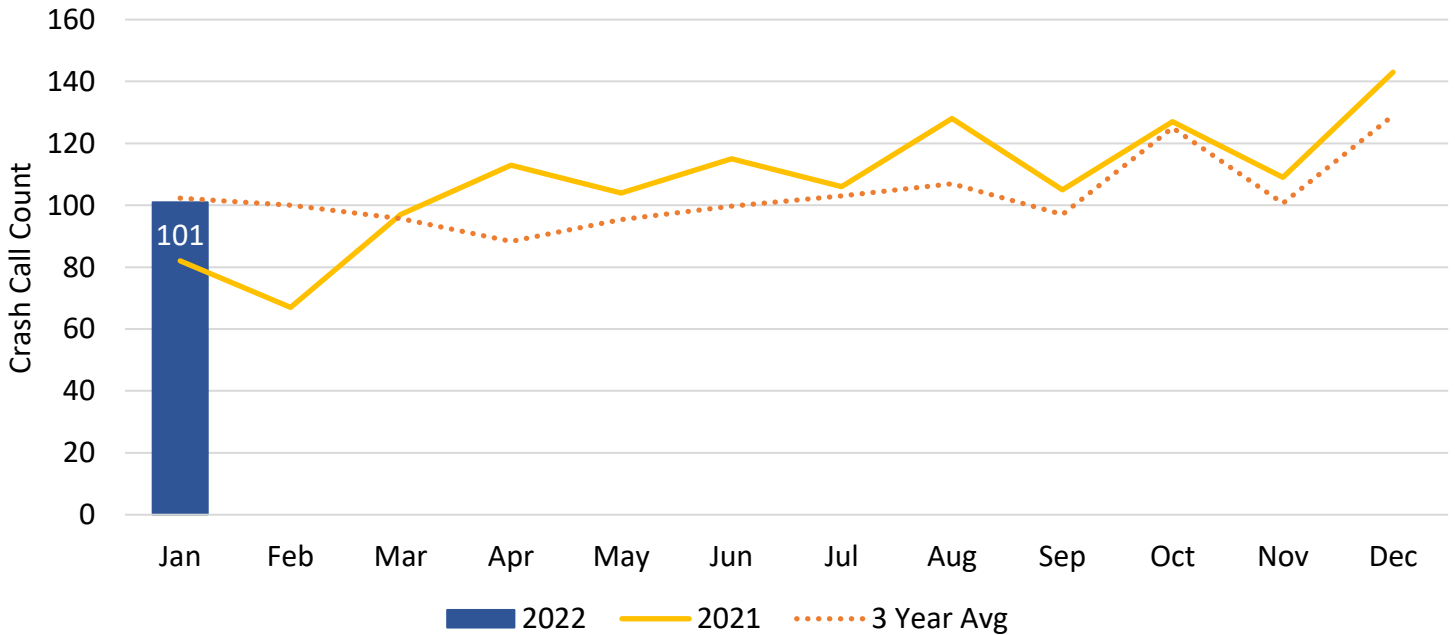
### Evaluation 3: Verbal Domestic Disturbances

% Change from Oct-Jan 2020/21-2021/22: **-21.43%**



### Traffic Crash Data

#### Calls for Traffic Crashes



\*Counts are 10-50 and 10-54 calls with a disposition of report taken or rendered assistance MI

## Community Engagement

- Spent most lunch days with kids at Pineville Elementary
- CEPTED reports for Sabal Point, Comfort Suites, and Dicks Sporting Goods
- Quarterly Facebook Live with Chief Hudgins
- Celebration event at Spare Time for Hope Soccer Ministries Champion team
- Monthly Crisis Intervention Training meeting
- Putting together Volunteer and Citizens Academy and putting together Youth Leadership Academy
- Planning fundraiser event at Spare Time to benefit Pineville Neighbors Place
- Working with CMPD Animal Control to implement Microchip check point here at Pineville PD
- Movement of speed signs to problem locations to collect data
- Working on NCGHSP grant for traffic positions
- Meeting with Pineville Neighbors, Atrium, Town business owners, Jewish Community Center and Our representative for State Senator in reference to the expansion of the services of Pineville Neighbors to be able to do more in our community
- Worked with Pineville Neighbors, and Pineville Fire in reference to the apartment fire
- Started weekly and bi-weekly meetings with all the apartment complexes
- Assisted family with death of infant to direct her to resources, financial and mental health
- Catching up on all authority to act for businesses
- Did a car seat installation at police department
- Working on interview with teacher and teacher assistant of the year that will be conducted by a student and hosted by the PD for social media

# March

## 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8 <b>6:30 Council Meeting</b>	9	10	11	12 <b>Move Clocks Forward</b>
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28 <b>6:00 Work Session</b>	29	30	31		



# Memorandum



**To:** Mayor and Town Council  
**From:** Ryan Spitzer  
**Date:** 2/4/2022  
**Re:** EPA vs. Fred Godley - Confidential

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## Overview:

As you know the Town purchased the Mill Site from Fred Godley. The EPA was investigating Fred Godley for illegal dumping, disposal, and other environmental damages. During the lawsuit Fred Godley made a claim that the Town was responsible for some of the cleanup since we purchased it and included the Town in the lawsuit. The courts finally heard the case and is asking for the Town and Fred Godley to settle out of court.

Janelle will be at the meeting to give a history and the current status of the lawsuit.

## Attachments:

Email correspondence with Janelle on potential settlement.

## Ryan Spitzer

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**From:** Ryan Spitzer  
**Sent:** Tuesday, January 18, 2022 8:34 AM  
**To:** 'Janelle Lyons'  
**Cc:** Kelsi Benson  
**Subject:** RE: Godley Settlement Demand

Janelle:

I agree that the fee is too high. I am still willing to negotiate the payment down though to a reasonable number.

Thank you,  
Ryan

Ryan Spitzer, ICMA-CM  
 Town Manager  
 Pineville, NC 28134  
 Ph: 704-889-2291

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**From:** Janelle Lyons <mlyons@cshlaw.com>  
**Sent:** Friday, January 14, 2022 2:10 PM  
**To:** Ryan Spitzer <rspitzer@pinevillenc.gov>  
**Cc:** Kelsi Benson <kbenson@cshlaw.com>  
**Subject:** Godley Settlement Demand

Good Afternoon,

The trial between EPA v Godley took place the first week of January, as we discussed. The Court found that Godley's entities are liable to the EPA for the Cone Mills property, but the jury did not find that the corporate veil should be pierced to make Godley personally liable to USA for the government cost associated with the Cone Mill property.

We are still scheduled to move forward with Godley v Pineville and Iredell County for contribution in March.

In the meantime, we are awaiting the Court to issue an order on the questions of law related to whether the Town is a bona fide purchaser, and not subject to Godley's contribution claim, and even if the Court finds that the Town is not a bona fide purchaser, what amount would the Town be liable for in terms of contribution to the award USA seeks.

In the meantime, Counsel for Godley, as made the following demand below, to release Pineville. In our opinion, the amount that Godley seeks is too high, in light of the questions the Court still has to rule on and the position and facts in this case. Further even if the Court makes an unfavorable ruling as to the Town, we feel there will be appealable issues, that could make settlement for less an option.

Review, and let me know if you agree with our thoughts on not responding to this demand at this time, or at the very least responding with a much lesser amount.

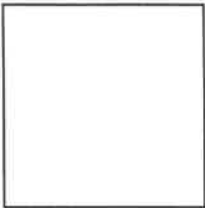
For your analysis, we have billed \$57,490.00 in defending this complex matter, and would anticipate another \$40k to try the matter through jury trial, and this is not covered by the NCLM, thus in looking at the matter I always weigh the cost, even if we ultimately win.

So, I can stomach a smaller settlement, as we had discussed we wanted to do with USA on the front end. We discussed 30k to 40k.

Let me know your thoughts. I am available to discuss on Monday.

Janelle

Janelle Lyons  
Attorney at Law



P +1 7049403444 | F +1 7048315538

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Post Office Box 30787, Charlotte, NC 28230



[WWW.CSHLAW.COM](http://WWW.CSHLAW.COM)

**From:** Stan Green <[sgreen@gmlawyers.org](mailto:sgreen@gmlawyers.org)>  
**Sent:** Tuesday, January 11, 2022 11:30 AM  
**To:** Janelle Lyons <[mlyons@cshlaw.com](mailto:mlyons@cshlaw.com)>  
**Subject:** Godley Settlement Demand

**CAUTION:** This email originated from an external email account and may be malicious. Do not click on any links or open any attachments unless you trust the sender and know the content is safe. "[SafeLinks](#)" can be decoded [HERE](#). If further review is necessary, you may forward the email as an attachment (Ctrl+Alt+F) to [helpdesk@cshlaw.com](mailto:helpdesk@cshlaw.com).

**Attorney Work Product**  
**Confidential Settlement Communication Per FRE 408**  
**Privileged and Confidential**

Janelle,

I have been authorized by my client to accept \$250,000 in a full release between Defendants and the Town. This is not a final demand and Mr. Godley may change his mind as you are well aware.

My thought process is as follows:

1. Judge Conrad is going to rule on Operator Liability in about 30 days. I think there is a good chance he pulls Mr. Godley back into liability at the Pineville Site based on Operator liability.
2. Once deemed an Operator, Mr. Godley's contribution claim will have to proceed in March.
3. Considering Nos. 1 and 2, we need to get something settled in the near term if we are able to because if the Court rules on something—like the 56(f) issue on affirmative defenses—that may lead Fred to just want to continue fighting.
4. The EPA response costs for the Pineville Site were \$304,000.
5. DOJ's legal fees were about \$585,000 as of August 29, 2020. I'm sure that DOJ spent at least another \$700,000 between that time and through trial (nearly 18 months of more litigation), given that all the depositions were taken starting in September 2020 through January 2021—and then we had all the dispositive motions, reset of trials, oral argument, and the trial itself. We therefore estimate that DOJ's total fees are approximately \$1.3 million.
6. DOJ is splitting its costs 50/50 between the two sites: So, ½ of \$1.3 million is \$650,000 for the Pineville Site. After adding the \$304,000 of actual EPA costs on top of that figure, the total liability to the Government right now at the Pineville Site is \$954,000.
7. If Mr. Godley is held liable as an Operator and is unable to pay it, then as a joint and several party, the Town would be responsible for the whole amount.
8. Adjusting the final number based on our risk assessment for operator liability and the contribution claim, we believe it's reasonable for the Town to pay \$250,000 of the total \$954,000 (approximately 25% of total costs).

I am not using ANYONE's best day in these figures, but am trying to be realistic for both our clients. Please talk to your folks and see if we can get something done. I don't know how long I will have Godley listening. Thank you!




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## Ryan Spitzer

---

**From:** Janelle Lyons <mlyons@cshlaw.com>  
**Sent:** Tuesday, February 1, 2022 3:23 PM  
**To:** Ryan Spitzer  
**Subject:** Godley Settlement Demand

**Importance:** High

Good Afternoon,

I hope this email finds you well.

Counsel for Plaintiff stated that the Godley Defendants are in the process of finalizing a settlement with the EPA. Once that happens, and Cone Ave plans to prosecute its contribution claim. They allege the settlement is going to be about \$600,000.

Cone Ave and the rest of the Godley defendants in response to my offer that we may be willing to pay around 20k, have stated that they believe the Town should pay 30 percent of the contribution settlement or \$175,000 for a full release of all claims. They base this on the "windfall" the Town received for this donation, based upon how much the property is worth and the small amount we paid, relatively to clean up the property.

The cost of trying the contribution claim will be around 75k, and as discussed, this matter can keep going with appeals. Further, the Court purposely, we believe, is not ruling on certain matters in either of these cases between EPA, Godley, us and Iredell/Statesville, because they are strongly encouraging us to settle, as my understanding is that most of these cases settle.

They will at least expect cost of defense, as that is what we incur either way, as the cost of doing business for accepting this property. If you are willing, I believe we should increase our offer to resolve this matter.

I don't think we should just agree to 175k, but I believe something closer to 100k is reasonable, so maybe at this step offer 40k, etc.

Also, where is the Town in unloading this piece of property, just so I am up to speed, if when we are asked by the Court.

THANKS

Janelle

**Janelle Lyons**  
*Attorney at Law*



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Post Office Box 30787, Charlotte, NC 28230

