

**Mayor**  
Jack Edwards

**Mayor Pro Tem**  
Ed Samaha

**Town Manager**  
Ryan Spitzer



**Town Council**  
Les Gladden  
Amelia Stinson-Wesley  
Chris McDonough

**Town Clerk**  
Lisa Snyder

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## **BUDGET MEETING #3**

### **APRIL 4, 2023**

The Town Council of the Town of Pineville, NC, met in a Budget Workshop on Thursday, April 4, 2023 @ 6:00 p.m. The meeting was held at the Town Hall Council Chambers.

#### **ATTENDANCE**

Mayor: Jack Edwards  
Mayor Pro-Tem: Ed Samaha  
Council Members: Amelia Stinson-Wesley, Les Gladden and Chris McDonough  
Town Manager: Ryan Spitzer  
Town Clerk: Lisa Snyder  
Finance Director: Chris Tucker  
Public Works Director: Chip Hill  
Planning & Zoning Director: Travis Morgan

Mayor Jack Edwards called the meeting to order at 6:00 pm. to cover Public Works, Planning & Zoning, Capital Projects.

Mr. Tucker welcomed everyone to Budget Session #3 and gave a brief recap of the meetings to date and the upcoming meetings. On the Public Works side, he explained that Chip Hill's salary is split between Stormwater and the Town. Under the Planning & Zoning side we have the Planning & Zoning Director and a Code Enforcement Officer.

In Public Works, there are two functions: Public Works transportation and Public Works environmental protection. Transportation includes streets and the Powell Bill. Environmental Protection includes our stormwater and the sanitation contract. Powell Bill, as its own division, has a revenue of \$260,000. The Powell Bill is state funded based on the mileage of the streets we have.

Council Member Stinson-Wesley said that they would like to see what was done last year vs this year and would like Mr. Tucker to give them a lot of verbiage or messaging as to the changes increasing or decreasing. Mr. Tucker replied with an example. Mr. Hill commented that they applied for storm drain replacement near the substation on Dover and on Charleston Drive, and Lynnwood/Lakeview, but they hadn't heard back from them yet.

Mr. Tucker wants to isolate the Powell Bill monies into its own division, so the money is available to use, when needed. There are current multi-year projects that may be moved through budget amendments. For example, Lowry, CDBG sidewalks, McCullough Greenway, and the Parks and Rec outdoor fitness gym. Council Member

Stinson-Wesley asked if the McCullough bridge will take multi years. Town Manager Spitzer replied that we've already spent some of the money and it won't get completed until after July 1<sup>st</sup>.

Travis Morgan, Planning & Zoning Director, began his budget presentation with two items to touch on, including branding and entry signs to the Town. One of them relates to the Hyundai dealership and a sign that was taken down. The other relates to the ongoing Beautification Grant program, for both qualifying residential and commercial. On the commercial side the amount is \$20,000. The residential part is more detailed and is, spend a dollar, get a dollar up to \$1,000 maximum. If would increase funds, that would allow them to do a bit more outreach for both residential and commercial. Traditionally, for residential, it's meant for older properties, thirty years or older and may be skirting on code enforcement issues. It is not meant for new construction or landscaping. He suggests it be used for porch columns, windows, driveways, something long-lasting and not landscaping.

Council Member Stinson-Wesley asked if there is any interest? Mr. Morgan replied that its in the quarterly newsletter and on the Town's website. There has been limited interest in the program. They have a variety of ranges that have applied, but many did not qualify. Mayor Pro Tem Samaha asked about putting a sign by the South Carolina line. We should have one since it's a main thoroughfare. Town Manager Spitzer said that we can look into putting one there.

Mayor Pro Tem Samaha asked what's in contract services? Mr. Morgan answered that it includes legal matters, animal control, and GIS services, and for things that are not clear-cut. Mayor Edwards added that this is the biggest expenditure that he has. Mr. Tucker added that this gives him the ability to go out for contracts, prefunding if he needs to. Mr. Morgan continued in that there are many things that are coming up including some GIS projects and the signs, where we would have to do a budget amendment.

Council Member Gladden asked why animal control is in Travis' budget? Town Manager Spitzer answered that code enforcement make sure that the costs are associated with nuisances. Mr. Gladden continued that the cost is over \$200 per call. He asked if it needs to be turned over to the police now.

Mayor Pro Tem Samaha asked what Mr. Morgan thinks where he thinks he'll end up in his budget? Mr. Morgan replied that with the branding related to the Town of Pineville logo that we have and the entrance sign. Mr. Tucker added that he'll have to carry some appropriation that he may have to spend money on.

Mayor Pro Tem Samaha suggesting continuing information about the beautification grant in the newsletter. Council Member Stinson-Wesley asked if Pineville Neighbors Place could help find recipients? Mr. Moran answered that they mostly receive rentals. Council Member Stinson-Wesley reiterated that we should reach out to the new PNP Director, so she is informed.

Planning & Zoning Director Morgan gave a brief update on the Johnston Road project and advised that it will begin on April 10<sup>th</sup>, instead of in June.

Public Works. Finance Director Chris Tucked opened up the Public Works portion of the meeting and explained that this department has two slices of the function pie (Transportation and Stormwater). Public Works Director, Chip Hill, started out giving a project update and said that he has all of the easements for the Lowry project except the Yeager's. LaBella has reached out to them to try to see what they wanted for it and the actually easement is where the poles are going to be and signals for the crossing. For Lakeview, April 11<sup>th</sup> the contract will be awarded to a contractor and construction is estimated to be six months with construction starting in May. Cone Mill plans are finished. Ms. Brown agreed to move her fence and any structures, and the property will be surveyed this week. She has until June 30<sup>th</sup> to get that done. Mr. Hill added that it will be contracted out.

Mr. Hill added that Mr. Spitzer is going to meet with the NCDOT on the 14<sup>th</sup> for the pedestrian crossing at Cranford and we'll have the perimeters for that.

Mr. Hill continued by outlining the budget comparisons and highlighted in yellow the reasons for any changes. Under contract services, they constantly get calls regarding trees and pruning on Centrum Parkway. We are responsible for them and that's \$20,000. There are trees that are on our easement and we're responsible for that. For mobility connections, for sidewalks and ADA ramps in town, they're going to do the north side of Hwy 51 from the railroad to Little Sugar Creek and with any money left over, he'd like to do a crossing on Lakeview and Cone, Lakeview Drive at the intersection, Fisher and bike lanes painted on them. They're going to replace some sidewalks. NCDOT is responsible for the curbs.

Mr. Hill added that with any money left over, he'd like to a crossing at Lakeview and Cone, Lakeview Drive, Cone and Fisher and stripe Lakeview for some bike lanes. Mr. Spitzer also added that bike lanes will not prohibit the parking.

They applied for a grant for \$2,500 for their tire balancer. If they get it, it will replace the one they currently have. Mayor Pro Tem Samaha asked how many tire changes they do each year. Mr. Hill replied about 60 sets, but he has a statistic sheet at his office.

They also need to replace their 2007 Chevy pickup. It's a hand-me down from the Electric Company. It has 217,000 miles. It's got a knock.

For contract services, they do all the reviews for Travis, and it comes out of our budget. Regarding the capital outlay improvements, paving is at \$215,000 at the Stone Towne Centre Blvd., and \$10,000 for flooding at the Hilton. They are two separate items. He thinks he may have enough to pave the cemetery.

Mr. Hill would like to add a new position, a stormwater tech, who will cover more areas that are needed. He would like to train that person in-house and get them certified. This will increase response times and lessen demands on one single person. He added that stormwater, in general, requires some uniforms and that budget has not increased in two years. There is currently \$1.7 million in stormwater reserves.

In addition, his department is requesting \$65,000 for an enclosure for Public Works. This would protect their equipment and protect from erosion. This would be closer to the railroad tracks and will not interfere with the Electric company.

They are also requesting a new bucket truck for \$70,000. They currently have a 1984 Ford. It's used for a variety of things, including trim trees, roof inspections, building repairs, flagpoles, taking down and putting up Christmas decorations. Council Member Gladden asked if Electric that's one in good shape that he can get? Mr. Spitzer added that this would be a question for David Lucore.

The last item is the sanitation budget which went up about 6%. This was provided by finance.

Mr. Hill shared his CIP Project list, which was listed in his binder.

Council Member Stinson-Wesley complimented Chip and his guys on how beautiful Main Street is and its flowers. She gets unsolicited comments about how beautiful it is. It's appreciated. The Mayor concurred that we have good people.

Town Manager Spitzer reviewed the Sponsorship **requests** this year:

Polk Site	\$ 8,000	(they're requesting \$2,000 more than last year for an interpreter)
Pineville Neighbors Place	\$50,000	(\$20,00 utilities/\$10,000 food pantry)
Chamber	\$ 7,000	

Downtown Merchants	\$ 8,000	
PCAA	\$10,000	
Arts & Science	\$10,000	
Pineville Players	\$15,000 - \$21,000	(for three plays per year)

It was decided that Parks and Rec Director, Matt Jakubowski, will oversee the sponsorship of ASC and Pineville players.

Mr. Spitzer reiterated to Council that the Downtown Merchants have to submit receipts to the Town and will be reimbursed instead of giving them the entire amount at once. We will approve \$13,000 for the Pineville Players but it will be overseen by Mr. Jakubowski.

Council Member Stinson-Wesley and the other council members had a general discussion about having a symphony. She would like all of our people to have the opportunity to support it here. There used to be buckets set outside but now you have to pay for a ticket. She asked if we are precluded from putting out buckets. Mr. Spitzer answered that we are not.

Finance Director Chris Tucker discussed the upcoming Enterprise Funds, Electric and Telephone, that will be reviewed at the next budget meeting. Electricities Manager David Lucore will be there to present Electric projects, Electricities contract for one employee, who is our building coordinator, pressure on the electric fund, for example, system expansion, the substation and the moving of the Electric and the Telephone facility to one property (it has about \$5 million in fund balance).

Telephone funds are making money to pay for itself, but not making a lot of money. They did present a balanced budget.

Mr. Tucker continued saying that he wants the biggest takeaway to be that Electric is its own thing; it's independent of the general fund, independent of the tax rate, it is its own business.

At the next council session, there will be some budget amendments, including the upcoming land purchase, movement of some things from the capital fund and movement of the IT line items to pay one bill.

Council Member Gladden asked about rate stabilization monies. Town Manager Spitzer replied that we don't have that much money in rate stabilization. If the rates stay good, we'll still make profit there. As we pay down our debt, we should continue to be lower than Duke.

**ADJOURNMENT:** At 7:45 p.m. the meeting adjourned.

  
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 Jack Edwards, Mayor

**ATTEST:**

  
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 Lisa Snyder, Town Clerk