



<https://us02web.zoom.us/j/87935987186>

AGENDA

CALL TO ORDER

Pledge Allegiance to the Flag (RS)

Moment of Silence

ADOPTION OF AGENDA

APPROVAL OF THE MINUTES

1. Approval of the Minutes of the May 9th Council Meeting and the May 22nd Work Session.

CONSENT AGENDA

2. Financial Report (*Chris Tucker*)

AWARDS AND RECOGNITION

PUBLIC COMMENT

3. Board Updates (*Mayor Edwards*)

PUBLIC HEARING

4. Public Hearing on Approval of Budget

OLD BUSINESS

5. Carolina Logistics Park Amendment Approval (*Travis Morgan*) - **ACTION ITEM**

NEW BUSINESS

6. Budget Amendments: (*Chris Tucker*)
 - 6a – 2023-15 General Fund Land Purchase – **ACTION ITEM**
 - 6b – 2023-16 ARPA Special Revenue Fund – **ACTION ITEM**
 - 6c – 2023-17 General Government/Fire Operations – **ACTION ITEM**
 - 6d – 2023-18 CLEC Operations – **ACTION ITEM**

6e – 2023-19 Create General Fund Debt Service Function – **ACTION ITEM**

6f – 2023-20 Close out Dog Park Capital Project Fund – **ACTION ITEM**

7. Adoption of Budget (Ryan Spitzer) - **ACTION ITEM**

8. REC Program (Ryan Spitzer) - **ACTION ITEM**

MANAGER'S REPORT

MONTHLY STAFF REPORTS

- 9. Parks and Rec
- Public Works
- Human Resources
- Planning & Zoning
- Police

CALENDARS FOR COUNCIL

- 10. July Calendar

CLOSED SESSION

- 11. Closed Session pursuant to NCGS 143-318.11 (4) - economic development
- Closed Session pursuant to NCGS 143-318.11 (5) - negotiating contracts

ADJOURN

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. Three days' notice is required.



TOWN COUNCIL REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS
TUESDAY, MAY 9, 2023, AT 6:30 PM

MINUTES

CALL TO ORDER

Mayor Jack Edwards called the meeting to order @ 6:32 pm.

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

Absent: Council Member Les Gladden

PLEDGE ALLEGIANCE TO THE FLAG

Town Clerk Lisa Snyder led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Jack Edwards asked for a moment of silence for Les Gladden as his father passed away recently, please remember him in your prayers. Also please remember our police and fire departments. Give them a thank you whenever you see them and give them a hug if you desire.

ADOPTION OF AGENDA

Council Member Chris McDonough made a motion to accept the agenda as presented, with a second made by Mayor Pro Tem Ed Samaha. All ayes. (**Approved 3-0**).

APPROVAL OF MINUTES

The Minutes of the Town Council Meeting on April 11th, 2023, the Work Session on April 24th, 2023, were submitted for approval. Mayor Pro Tem Samaha moved to approve the minutes with a second made by Council Member Amelia Stinson-Wesley. All Ayes. (**Approved 3-0**)

CONSENT AGENDA

Consent Agenda items, the Financial Report, Proclamations for National Public Works Week and National Police Week, and Resolution 2023-05 to award Richard Miller's service badge and weapon for his retirement, and Resolution 2023-04 for Surplus items were approved by a motion made by Council Member McDonough with a second made by Council Member Stinson-Wesley. (**Approved 3-0**)

AWARDS & RECOGNITION – none

BOARD REPORTS & PUBLIC COMMENT

Jordan Williams. Jordan Williams gave a brief report on the upcoming Arts in the Park event planned for Saturday, May 20th from 10:00 am to 6:00 pm. They'll have parking onsite, food trucks, ice cream vendors, Italian ice vendors, children's zone, a variety of entertainment and over 70 handmade arts and crafts vendors, children's art show, splash pad will be open, interactive dance group. They look forward to seeing everyone out.

PUBLIC COMMENT

Gerry Pope said that she has lived in Pineville for 56 years, she lives on Cone Avenue and loves the town and loves her neighbors. She has seen a lot of changes in Pineville over the years, some have been fantastic. She said that this one scares her a bit and feels deep down inside that the proposed building does not match our Town. We always have traffic and congestion, there's not many ways to get in and out of Pineville. She asks us to think long and hard about this.

PUBLIC HEARING

Council Member McDonough moved to go into Public Hearing regarding Carolina Logistics Park, with a second made by Mayor Pro Tem Samaha. All ayes.

Planning & Zoning Director Travis Morgan presented a proposed plan amendment for Carolina Logistics Park to the existing approved conditional use plan. The proposed amendment is to add a driveway to allow for that access point. Downs Road is an NCDOT Road so any modifications to that, in that area, have to go to NCDOT for approval. The impact on the Town would take a little bit of pressure off of Carolina Logistics Drive. Beacon Partners were in attendance to answer any questions.

Council Member Stinson-Wesley asked if the petitioner would be interested in setting aside about an acre dedicated for any future municipal use. Beacon Partners replied that they are encumbering all the usable area, so probably no, at this time, unless there's a specific utility need.

Mayor Pro Tem Samaha asked if most of their traffic comes from Westinghouse? Beacon Partners answered that their traffic study shows most of their traffic coming from Westinghouse going along Carolina Logistics Drive and Nations Ford Road, which mainly are 18-wheelers coming from 77. The 51 route is not ideal coming from 77; so about 80% on Nations Ford.

Former Council Member Melissa Davis, asked from the audience, there was a comment brought up at the last meeting, is there any concern regarding the hill there, and if a tractor-trailer is pulling out slowly and turning, and people fly down that road, and the car that's speeding, could hit it? Beacon partners replied that the location of the driveway is intentionally set as far south that they can put it to give them the proper deceleration lane, and the safety is enhanced, he did not have concerns.

Mayor Pro Tem Samaha moved to close the Public Hearing followed by a second made by Council Member Stinson-Wesley. All ayes.

Mayor Pro Tem Samaha moved to open the Public Hearing regarding the proposed towing ordinance with a second made by Council Member McDonough. All ayes.

Chief Hudgins had received some reports from officers that there are some problems with the towing practices that have become abused, and a gentleman had come to Council to complain about the towing practices within the town. He approached the manager of the property to offer some solutions to some homeless people who were camping in their cars or on the property. Our officers asked them to stop some of their practices, including booting and towing cars that were occupied and then charging the people in the car \$200 to remove the boot. There's only one sign, with four entrances to the property, that indicates when and how they should park in the parking lot. He did not take our offer to help to try and resolve that matter. Currently we don't have the authority to enforce signing and booting of occupied cars so we drafted an ordinance so they have authority to enforce tow companies and properties to properly display signs setting the ground rules of when and where you should park. The penalties would be the civil penalties that we typically use for violations of town ordinances.

Council Member McDonough asked what if the property owners say they didn't know about it. Chief Hudgins said they will work with Mr. Morgan and will put out the notice to all of the property owners and then put everyone on notice before they take any action against tow companies or property owners before the ordinance gets passed.

Council Member Stinson-Wesley asked if Town Manager Spitzer is satisfied with the language related to towing. He replied that this pertains to private parking lots so the town parking lots we have some leeway.

Council Member Stinson-Wesley moved to close the Public Hearing on the towing ordinance with a second made by Mayor Pro Tem Samaha. All ayes.

OLD BUSINESS

Vote on proposed LIV Development. Town Manager Spitzer stated that this is a continuation of three or four meetings with this development. This project stems from a PSA and a public hearing on February 9, 2021. We have been working on it for many years now. There are 172 units in each of the buildings with 1.65 parking spaces per unit. In addition, they would pave the parking that is across the road, but the Town will still own it to get us through the development stages.

Because the applicant wants the buildings together, architectural renderings for buildings 2 and 3 were displayed for Council. These have been approved by Staff. Town Manager Spitzer added that there was always a vision, since the 90's, for a connection to Arby's. Council has since decided they would like to move the Fire Department to that property. Now there is no room for that connection. This is why the plan went from three buildings to two buildings. A motion in the affirmative has to be made tonight and can have conditions that need to be met.

Mayor Edwards read the proposed motion: "I make a motion that the proposed site plan and architectural renderings for the development, by LIV/US Developments, on Parcels 2050202, 20501203, 20501215, 20501204, 20501205, 20501206, and 20501207, be approved, subject to compliance with the following conditions:

- (1) The parking ratio for Buildings 2 and 3 must be revised to provide for a minimum of 2.35 parking spaces per unit to be located within the parcels on which the buildings will be constructed. This can be accomplished by reducing the number of units in the buildings to achieve the required parking ratio or increasing the number of parking spaces within the parcels on which Buildings 2 and 3 are located, or a combination of the above.
- (2) Parking spaces shall not be compact parking spaces and must adhere to the town's ordinances and codes.
- (3) The developer will pave or stripe for a maximum of 117 parking spaces and install curb and gutter on parcels 20501415 and 20501414 for use as public parking. These parcels will remain owned by and in control of the Town of Pineville and not used for overnight parking.

Mayor Pro Tem Samaha moved to accept the motion as stated with a second made by Council Member McDonough. All ayes. (**Approved 3-0**)

NEW BUSINESS

Purchase of right-of-way for Lowry. Town Manager Spitzer reported that bids were received last Friday for constructing a right-hand turn lane off of Lowry onto South Polk Street. In the meantime, they have to clear up an easement issue for the right turn lane. NCDOT requires us to redo the signal and crosswalks in this area. When the NCDOT put in the traffic lights, they did not obtain right-of-way when they put in the sensors into the pavement. Since they didn't get the right of way when they did that, the NCDOT is now requiring the Town to purchase and get that right-of-way easement in order to complete this project.

They have been in talks with the property owner, he is willing to give us an easement for \$7,500. He doesn't believe that we should have to purchase it, because none of this project is going on that side of the road. He is in discussions with the district engineer to see if he can get the traffic portion of NCDOT not to make us buy the right-of-way.

Town Manager Spitzer wants to do this while schools is out to limit the effects on school traffic. Construction is to start in late-May and be done before school is back in session. He asked Council to give him the approval to execute the easement contract that he needs.

Mayor Pro Tem Samaha moved to authorize the Town Manager to execute the documents to purchase the right-of-way easement with a second made by Council Member Stinson-Wesley. All ayes. **(Approved 3-0)**

Vote on Towing Ordinance. Council Member McDonough moved to approve the Ordinance as stated with a second made by Council Member Stinson-Wesley. All ayes. **(Approved 3-0)**

Participate in CDBG Program. Town Manager Spitzer reviewed this program (Community Development Block Grant) with Council and advised that every three years we have to renew our contract to participate. The County receives guaranteed money from the federal government and distributes to localities to do work. This is how we got our sidewalks constructed on South Polk and are getting our outdoor gym equipment, through the CDBG program. It's easier for us to partner with the county because they have the resources. We can partner with the COG, who manages this and helps us with the legwork and resources. It's a good resource to participate in. We have been successful.

Council Member Stinson-Wesley moved to agree to continue to participate in the CDBG program with Mecklenburg County, with Mayor Pro Tem Samaha providing a second. All ayes. **(Approved 3-0)**

Vote on Beacon Public Hearing. Planning & Zoning Director Travis Morgan reviewed the elements of the hearing with Council. He is satisfied with their designs and requirements for the DOT. The traffic study looks to be sufficient.

Council Member Stinson-Wesley moved to continue this until we can have the conversation about any municipal use, with Mayor Pro Tem Samaha providing a second. All ayes.

Manager's Report. Mr. Spitzer reported that the contract was signed today with Lakeview and the work will start next week and hope to have it finished by August.

Pineville residents will be receiving a mailer from the US Postal Service, and a survey, looking for comments where they'd like to see the post office building moved. They are looking at two sites but want to hear from the residents.

Mayor Edwards announced a five-minute recess before going into Closed Session pursuant to NCGS 143-318-11(5) – purchase of property for substation location.

Mayor Pro Tem Samaha moved to go into Closed Session with a second made by Council Member Stinson-Wesley. All ayes.

Council Member Stinson-Wesley made a motion to leave closed session with a second made by Mayor Pro Tem Samaha. All ayes.

ADJOURNMENT

Council Member Stinson-Wesley made a motion to adjourn followed by a second made by Mayor Pro Tem Samaha. **(Approved 3-0)** The meeting was adjourned at 8:20 pm.

Jack Edwards

ATTEST: _____
Lisa Snyder, Town Clerk

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

**WORK SESSION MINUTES
 MONDAY, MAY 22, 2023, AT 6:00 PM
 TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, May 22, 2023, at 6:00 p.m.

ATTENDANCE

Mayor: Jack Edwards

Mayor Pro Tem: Ed Samaha

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

Town Manager: Ryan Spitzer

Planning & Zoning Director: Travis Morgan

Town Clerk: Lisa Snyder

CALL TO ORDER.

Council Member Gladden moved to approve the agenda items with a second made by Council Member McDonough. All ayes. Mayor Jack Edwards called the meeting to order at 6:00 p.m.

DISCUSSION ITEMS:

Main Street Gross Project. Planning & Zoning Director Travis Morgan stated that Blue Heron is seeking consideration of a conditional zoning proposal at 404 Main Street, to allow for 294 apartments and 8,500 sq ft of commercial space within a 5-story structure on the northeast corner of Cranford Drive and Main Street. There will be a parking deck. The commercial component will be on the ground floor. He added that left-hand turns could be problematic since there is no traffic light at this corner. Mr. Morgan further reviewed the parking count with council and advised that the count is short. This is a first read.

Sean Paolini, with Bolton & Menk, Inc., which is also known as Blue Heron, Inc., presented a power point presentation to council breaking down the plan. He eliminated entrances on Main Street.

Council Member Amelia Stinson-Wesley stated that she is not interested in more apartments and is more interested in owner-occupied units, and she has concerns about height. She would prefer to have a building across from Town Hall not exceed the height of these buildings. She asked if they're keeping any trees along Cranford. He replied if they can, they will absolutely try to do that.

Council Member Chris McDonough asked if there would be a marginal effect on the number of cars going in and out. He wondered how accurate their assessment is. Mr. Paolini replied that their traffic engineer said there was no

recommendation. Mr. Morgan added that he would like to see NCDOT's recommendation. Traffic is a popular subject and there will continue to be workshop meetings to discuss this further if council approves the idea. Mayor Edwards compared the applicant's parking count ratio with Mr. Morgan's parking count ratio. There's almost a 400-car difference between the two.

Council Member Les Gladden concurred that the applicant's parking count is not acceptable. Mr. Gladden further added that this is excessive for Pineville, and he is having real heartache over this. Mayor Pro Tem Ed Samaha agreed that parking is an issue.

Mayor Edwards recommended that the applicant continue to work with Mr. Morgan on what is acceptable and come up with something and come back to a meeting.

Lowry Street Project Approval. Town Manager Ryan Spitzer received three bids for this project, with United of Carolinas coming in as the lowest bidder at \$541,653.82. The purpose of this project is to widen the road from S. Polk Street to Marine Drive. The project will improve traffic flow in both the mornings and afternoons by dedicating a right turn lane on S. Polk, as well as a dedicated through lane on Lowry at the intersection of Marine Drive. They will begin work on June 15th and complete the work by school openings in August. He believes that this time frame is realistic. The Town has already appropriated \$600,000 for this project in the previous budget. We have already expended \$88,000 for engineering and consultation services. The reason for approving the contract at this Work Session is due to the timeline.

Mr. Spitzer said that we will have to do a little bit of stormwater piping on the edge of the road, and we'll have to move the fire hydrant and some other utilities. He continued he'd like to have a vote at this meeting, however, if they aren't comfortable with this, he can push it to June. The attorney would still have to approve the contract, we'd have to sign it and they'd have to sign before work begins.

Council Member Gladden moved to approve the low bid with United Carolinas to go ahead and get this project started, with Council Member Stinson-Wesley providing a second. All ayes. (**Approved 4-0**)

Budget Discussion. HR Director Linda Gaddy began the budget presentation with a proposed pay plan for the employees for FY24 to accomplish the goals we previously discussed. She did work with some consultants on this project. The cost-of-living increases in the country have been pretty steep in the last two years. The two-year average for all CPI index was 14%, this is why we're moving in this direction. The plans have been updated to reflect a proposed 8% COLA across the board, and are planned to be implemented effective July 2023, if approved. She has also realigned the grades on the Police Sworn Officer's Step Pay Plan to assure even spreads and appropriate promotional increases. It has been difficult to hire and retain quality staff given the competitive labor market. She noted that the spreads between some grades in the Police Step Pay Plan were not evenly distributed. Mayor Pro Tem Ed Samaha added that it's the right thing to do.

Town Manager Spitzer said that this will be presented at the public hearing at the June 13th council meeting, in which council can vote that evening. Statutorily the budget has to be adopted by June 30th. Council Member McDonough asked if he has heard anything further from Charlotte or Mecklenburg County in terms of what they might be doing. Mr. Spitzer replied that they are planning on a revenue-neutral rate and the County is looking to go up 1.6 cents.

We thought we were going to have an increase in health care, but we went out for bid on health care this year and we're going to go with Cigna and staying at the same rates we currently have. We are looking to get back some money from Cigna to do some wellness stuff. They have offered to give us \$24,000 this year and another \$5,000 next year for wellness.

Council Member Gladden explained to those in attendance that our radio system with the police department is going to have to be changed from Harris to Motorola, and with that, goes a lot of change in the dispatch center and the tower. We have to be able to communicate with the other police departments and the state patrol system. It's going to cost \$5 million dollars. We don't have a choice in the matter. So, when you hear people talk about a tax increase here and there, this is to make you aware that this is not a choice item, it's for public safety. We have to do that. Town Manager Spitzer added that at our current assessed value, each penny that we assess in tax value is about \$365,000.

Council Member Stinson-Wesley added that at our public hearing on June 13th anybody can sign up to speak and share their thoughts. Mr. Spitzer reiterated that anyone can speak during public comment and public hearing comment so people can speak on that.

Mayor Edwards added that adjustments will have to be made in two years or we won't have the funds to do the projects. Right now, we have a balanced budget, but in two years that will change.

Mayor Edwards called for a five-minute break before entering closed session pursuant to NCGS 143.318.1 (4) for economic development.

A motion was made to close the Work Session by Council Member Stinson-Wesley and seconded by Mayor Pro Tem Samaha. All ayes.

The Mayor adjourned the meeting at 8:30 pm.

Jack Edwards, Mayor

ATTEST:

Lisa Snyder, Town Clerk



June 6, 2023

To: Honorable Mayor and Town Council
Ryan Spitzer, Town Manager
Lisa Snyder, Town Clerk

From: Christopher Tucker, Finance Director CMT

RE: Council Information – Finance Report and Notifications through April 2023

For the Council's information at the June 13, 2023 Council Meeting, please find attached the finance report and notifications through April 30, 2023.

Notifications:

Please also find attached a Contribution-Based Benefit Cap notification from the NC Retirement System as required by statute.

Town of Pineville
Revenue Report (Budget vs. Actual) - General Fund
For the Month Ending April 2023

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Ad Valorem Taxes	\$ 8,737,727	\$ 9,000,921	103.01%
Tourism Revenues	1,375,288	1,661,949	120.84%
Franchise Taxes	1,000,000	558,966	55.90%
Sales Taxes	2,416,049	2,157,123	89.28%
Storm Water Fees	450,000	338,070	75.13%
Powell Bill	269,000	264,756	98.42%
Other	3,921,118	4,393,359	112.04%
Appropriated Fund Balance	2,535,695	-	0.00%
Transfers from Other Funds	983,061	823,335	83.75%
Total	<u>\$ 21,687,938</u>	<u>\$ 18,080,546</u>	<u>83.37%</u>
Expenditures			
Governing Board	\$ 293,545	\$ 278,664	94.93%
Administration	3,129,939	3,323,398	106.18%
Human Resources	310,181	172,526	55.62%
IT	189,755	95,947	50.56%
Zoning	872,348	234,099	26.84%
Police	6,728,923	4,946,485	73.51%
Fire	3,113,374	1,842,670	59.19%
Public Works	1,491,844	972,565	65.19%
Storm Water	504,601	216,974	43.00%
Powell Bill	725,145	285,265	39.34%
Cemetery	4,000	250	6.25%
Sanitation	692,160	469,383	67.81%
Recreation	789,203	478,675	60.65%
Cultural/Tourism	1,442,920	1,214,014	84.14%
Transfers to Other Funds	1,300,000	1,262,764	97.14%
Contingency	100,000	-	0.00%
OPEN ENCUMBRANCES @ 4/30/23	-	401,895	
Total	<u>\$ 21,687,938</u>	<u>\$ 16,195,574</u>	<u>74.68%</u>

Town of Pineville
Revenue Report (Budget vs. Actual) - Electric Fund
For the Month Ending April 2023

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Electric Charges	14,433,000	10,575,588	73.27%
Fund Balance Appropriated	1,783,000	-	0.00%
Total	<u>16,216,000</u>	<u>10,575,588</u>	<u>65.22%</u>
Expenditures			
Administration & Billing Support	1,051,739	375,920	35.74%
Purchased electricity	9,152,000	6,070,797	66.33%
Operations and Maintenance	6,012,261	3,634,933	60.46%
OPEN ENCUMBRANCES @ 4/30/23	-	1,685,658	
Total	<u>16,216,000</u>	<u>11,767,307</u>	<u>72.57%</u>

Town of Pineville
Revenue Report (Budget vs. Actual) - ILEC Fund
For the Month Ending April 2023

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Operating Revenues	1,282,700	1,439,352	112.21%
Fund Balance Appropriated	665,135	-	0.00%
Total Revenue	<u>1,947,835</u>	<u>1,439,352</u>	<u>73.89%</u>
Expenditures			
Operating Transfer Out	213,300	177,750	83.33%
Operating Expenses	1,266,535	1,009,804	79.73%
Plant under Construction	468,000	127,493	27.24%
Total	<u>1,947,835</u>	<u>1,315,047</u>	<u>67.51%</u>

Town of Pineville
Revenue Report (Budget vs. Actual) - CLEC Fund
For the Month Ending April 2023

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Operating Revenues	1,040,450	1,119,575	107.60%
Transfer from ILEC	213,300	177,750	83.33%
Fund Balance Appropriated	36,555	-	0.00%
Total Revenue	<u>1,290,305</u>	<u>1,297,325</u>	<u>100.54%</u>
Expenditures			
Operating Expenses	1,082,805	1,025,418	94.70%
Plant under Construction	207,500	86,788	41.83%
Total	<u>1,290,305</u>	<u>1,112,206</u>	<u>86.20%</u>



North Carolina
Total Retirement Plans



Dale R. Folwell, CPA
STATE TREASURER OF NORTH CAROLINA
DALE R. FOLWELL, CPA

RECEIVED
5-26-23

Item 2.

5/18/2023

96021 - TOWN OF PINEVILLE
ATTN: CHIEF FINANCIAL OFFICER OR BUDGET ADMINISTRATOR
PO BOX 249
PINEVILLE, NC 28134

Dear 96021 - TOWN OF PINEVILLE:

During the 2014 General Assembly session, contribution-based benefit cap legislation was enacted effective January 1, 2015. This legislation was created to control the practice of “pension spiking,” in which a member’s compensation substantially increases, resulting in a monthly retirement benefit that is significantly greater than the member and employer contributions would fund. The Contribution-Based Benefit Cap (CBBC) approach was created to protect each system for current and future retirees and to prevent all employers in the Retirement Systems from absorbing the additional liabilities caused by compensation decisions made by other employers. This legislation applies to members who retire on and after January 1, 2015, with an average final compensation of \$100,000 or higher (adjusted annually for inflation), and will directly impact only a small number of those individuals. It requires the member’s last employer to pay the additional contribution required to fund the member’s benefit in excess of the cap. [G.S. 135-5(a3); 135-4(jj); 128-27(a3); and 128-26(y)]

In order to assist employing agencies with planning and budgeting to comply with the CBBC provisions, we are required to report monthly to each employer a list of those members for whom the employer made a contribution to the Retirement System in the preceding month that are most likely to require an additional employer contribution should they elect to retire in the following 12 months. This letter and the attached report serve as our required monthly notification to your agency under this provision. [G.S. 135-8(f)(2)(f) and G.S.128-30(g)(2)(b)]

The chief financial officer of your agency is required to provide a copy of the attached report to the chief executive of your agency, as well as to the governing body, including any board which exercises financial oversight. Additionally, the chief financial officer of a public school system is required to provide a copy of the report to the local board of education and notify the board of county commissioners of the county in which the local administrative unit is located that the report was received and how many employees were listed in the report. [G.S. 115C-436(c); 135-8(j); and 128-30(j)]

For the purpose of determining the employees of your agency that are likely to require an additional employer contribution should they elect to retire in the following 12 months, the Retirement System modified the criteria used in the CBBC calculation. This allows for a broad list of potential employees, including those whose compensation average may approach the threshold and attempts to provide your agency with prior notification of a potential cost. The attached report

lists employees of your agency who may be eligible to retire in the next 13 months (at either a reduced or unreduced benefit), whose salary is \$115,000.00 or greater, and whose estimated monthly retirement benefit exceeds the CBBC based on information in the employee's most recent annual benefits statement. In addition, a lower CBBC Factor (i.e., TSERS is 4.2 and LGERS is 4.4) is applied.

This list is not exhaustive, and members included on this list may or may not exceed the CBBC upon retirement, depending on a number of factors such as the member's average final compensation, the member's age at retirement, and membership service. This is merely a notification of a potential cost that your agency may be required to pay, in the form of a lump-sum payment, due after the member retires.

For those employees hired on or after January 1, 2015, the employer is not required to pay the additional contribution to fund the member's benefit in excess of the Contribution-Based Benefit Cap. The employer has the option to pay all or part of the contribution required in excess of the CBBC; the employee also has the option to pay all or part of the contribution. However, should neither of you choose to pay this additional contribution, the employee's retirement benefit will be capped.

You can calculate the likelihood of whether the retirement benefit of a member listed on the attached report will exceed the CBBC with information available on our website at <https://www.myncretirement.com/employers/employer-training/pension-spiking>.

If you have any questions or need assistance in calculating the likelihood of a potential CBBC liability, please contact us at the address or telephone number listed below.

Sincerely,

Retirement Systems Division
N.C. Department of State Treasurer

623 PENSPK



North Carolina
Total Retirement Plans

North Carolina Department of State Treasurer
Retirement Systems Division
3200 Atlantic Ave, Raleigh, NC 27604
1-877-NCSECURE (1-877-627-3287) toll-free • Fax (919) 855-5800
www.myncretirement.com

Dale R. Folwell, CPA

STATE TREASURER OF NORTH CAROLINA
DALE R. FOLWELL, CPA



CONTRIBUTION-BASED BENEFIT CAP REPORT

Agency	Member ID	Name
96021-TOWN OF PINEVILLE	946241	MILLER, RICHARD W

Members
Hired Before
Jan 1, 2015

* PLEASE FORWARD TO YOUR CHIEF FINANCIAL OFFICER OR BUDGET ADMINISTRATOR



June 6, 2023

To: Honorable Mayor and Town Council
Ryan Spitzer, Town Manager
Lisa Snyder, Town Clerk

From: Christopher Tucker, Finance Director **CMT**

RE: Council Action – Hold Public Hearing for Fiscal Year 2024 Budget

As required by NC GS 159.12, Council shall advertise and hold a public hearing prior to adopting the Fiscal Year 2024 Budget.

The recommended Fiscal Year 2024 Budget was delivered to Council and made available for viewing via the May 22, 2023 Work Session Agenda. The clerk posted the recommended budget and public hearing notice to the Town website on May 31, 2023 and duly advertised in the Charlotte Observer on June 2, 2023.

Upon closing of the public hearing, Council may consider action on the budget's adoption.



FY 2023-2024 Budget Message

Over the last six months, Pineville staff members have worked to finalize the proposed 2019-2020 Fiscal Year Budget. This year's total budget of \$37,411,892 for General Fund, Restricted Fund, Telephone, Electric Fund, and Capital Improvement Plan is presented in a balanced format, with careful consideration in mind to the continuing the high service level standards the Town of Pineville wishes to provide.

This year was a reevaluation year for Mecklenburg County and subsequently the Town of Pineville. Mecklenburg does a revaluation every 4 years to try to combat large swings in tax values for homes. The new valuation of real estate within the town increased by an average of 34%. Unlike at the previous revaluation residential properties had the largest increase averaging around 53% per parcel. The increase in valuation of real estate accounted for most of the increases within the General Fund. The increase in revenue was used to invest in the town's employees who play a vital role in the high quality of services provided by the town. Town Departments' operating expenses held flat from last year.

The proposed budget, because of the increase in reevaluation, decreases the tax rate to \$0.285 (\$0.045) while still funding critical infrastructure projects and projects to increase the quality of life of residents in Pineville. Due to the increase in home prices the revenue neutral rate is \$0.245 per \$100, which is a decrease of \$0.085 from the current tax rate of \$0.33. All \$0.04 in the proposed budget above revenue neutral is slated to go employees for salary increases so the town can stay competitive and reward team members for making Pineville a great place to live. Each penny, due to the revaluation, generates about \$365,000 in revenue. At the proposed tax rate 321 homes valued at \$400,000 would have to be constructed to generate a penny.

Below is a synopsis of the General Fund, Electric Fund and Telecommunications Fund as well as major investments in the Capital Improvement Plan (CIP).

General Fund

The General Fund, which supports all forward-facing services, equates for 51% of the total budget. The departments that make up the General Fund are Administration, Council, Police, Fire, Public Works, and Parks and Recreation.

Revenues

The State of North Carolina only allows municipalities to generate revenue through a few methods. This extremely hampers how a municipality can fund services and does not allow for out of the box thinking. In fact, several years ago the State took away a funding source, Business License Taxes, which cost the town several millions of dollars in funding sources. This put an even bigger burden on the few funding sources available.

The proposed tax rate will generate \$10.5 million in revenue for the town in Ad Valorem Taxes (Real Estate and Property Tax). Ad Valorem taxes make up 57% of our budget. This along with Sales Tax equates to 71% of the budget or just over \$14 million. Franchise and Miscellaneous Taxes make up the next largest revenue generators.

Pineville relies on businesses to make up 70% of our Ad Valorem Taxes. This is beneficial for residents when the economy is strong because it lowers the tax burden for residential properties, but an imbalance can cause problems during economic downturns. This is why having a better mix of businesses to residential units is better for the town and all citizens.

The proposed budget does not institute any new fees or increase fees to residents. Unlike many localities the town does not have a residential trash fee. Instead, Pineville pays for this out of the taxes we generate which spreads the burden to commercial properties as well. Trash service for residential units costs \$735,000 which equates to \$0.02 of the proposed tax rate.

Expenses

The backbone of any good organization is good employees. As with any organization, personnel expenses make up a large portion of expenses. In order to have a great community the Town must invest in our most important resource, which is our team members. Personnel expenses are 50% of the costs to operate the Town. Due to the area in which Pineville is located and the competitive market the proposed budget invests heavily in our team members. The proposed budget has an 8% COLA and up to a 3% merit-based increase for each employee. This investment is \$2.3 million more than last year. The increase in salaries equates to \$0.065 and personnel costs in general equates to \$0.1425 of the \$0.285 tax rate. Investing in employees is important and is the most valuable resource the town has.

Public Safety (Police and Fire) make up 48% of expenses. Public Works is next at 12% and debt for the new Town Hall and Library comes in third at 8%.

With the Town's investment in people other expenses in operations and capital have remained flat from last year. However, the Town is still able to meet goals and objectives set out by the Council as their Pillars.

Pineville receives about \$200,000 a year from the State of North Carolina to do street surface repair. Oftentimes this is not enough money to do all of the repairs that are needed so we have to prioritize projects as well as augment this money with general fund dollars. This year we have committed \$500,000 to improve Industrial Drive. Over the last 5 years the Town has made an effort to improve and pave all town owned streets identified as needed repairs in a study commissioned and we are glad to say that this will be the last street on the list.

This budget also is investing in a mobility plan that will provide the town with a blueprint of where to improve or build new sidewalks, where to create bike lanes, and investments in other multi-modal transportation that will enhance opportunities to connect all neighborhoods with economic centers and other attractions in town. The budget proposes to spend \$100,000 in FY24.

Besides public safety, providing great amenities for residents is probably the most significant investment a locality can make for citizens. The Town has a great Parks and Recreation program. Over the last two years the town has pushed for more programmed sports activities at our two parks. This initiative has been widely successful as spaces are used every day for some sort of activity. In fact, it has been so successful that the town is beginning to run out of space for activities. This past year we had to convert open space behind the baseball stadium into ad hoc soccer fields because of the growth. So, in this proposed budget there is \$60,000 to design an expansion of Jack Hughes Park to prepare for the future.

Town Council has been committed to the Arts scene for many years. This year is no different. Included is funding for the ASC, additional funding for Pineville Players, and increased involvement in bringing arts and cultural activities to the town throughout the year. These investments provide Pineville citizens with a wide array of quality-of-life activities that are necessary for a top-class municipality to provide.

Budget Pressures

Pineville has the benefit of being situated in a county that is seeing tremendous growth and opportunity. There are pressures in the current year and future years that the community will experience. Retention and pay are probably the largest pressures on the town's budget currently. Other pressures over the next 5 years are funding a new radio system for the Police Department (\$5 million), construction of a Fire Station (\$16 million), expanding parks and recreation facilities, and improving pedestrian safety on roadways. Staff will work with the Town Council to find appropriate ways to meet these budget pressures.

Given these pressures, the proposed budget has money allocated to engage a municipal fund advisor to provide guidance on how to leverage our fund balance over the next five (5) years to relieve pressure on ad valorem and other taxes.

Enterprise Funds

The Enterprise Funds of the Town of Pineville consists of the Electric Fund and the ILEC and CLEC Funds for the operation of Pineville Communication System (PCS). PCS is a locally owned internet and telephone company that serves areas of Pineville. These funds are self-sustaining meaning that no General Fund dollars are used to augment their operation. Revenues received through services are used to fund expenditures. The Electric Utility Fund equates to 39% (\$14,680,000) of the budget while PCS equates to 9% (\$3,289,892) of the budget.

Revenues

Electric. The Town owns and operates an electric distribution system, provides electric services to a portion of Pineville, and contracts with Electricities of NC to manage its daily operations. Participation in the North Carolina Municipal Power Agency #1 for decades has provided a consistent power source for our customers that is majority from nuclear power. Revenues for the Electric Fund are wholly generated by service to customers. Rates for the proposed FY24 Budget are not increased.

PCS. Revenues for PCS are derived from wired telephone service and internet. Currently PCS has 1150 residential and commercial customers with 93% of those customers being residential. The saturation of other internet providers in Pineville (5 other providers) makes it difficult to build revenue over the long term from new customers. Due to this PCS has been focusing on upgrading speed levels that customers choose to increase revenue, which has been working. This focus has increased the revenue line item by \$155,000.

The proposed budget does not have any fee increases for customers.

Expenses

Electric. The largest expense in the Electric Fund is the cost of power that we purchase from the Catawba Nuclear Power Plant. This expense is just over \$8 million dollars. The Town is working with NCMAPA1 on a plan that could significantly reduce our cost of power over the next ten (10) years.

Capital Improvements are the second leading expense in the Electric Fund and play a large role. This year we are proposing to spend \$3.1 on CIP-related expenses. These investments are for the new growth in neighborhoods that have been approved as well as undergrounding some electric lines for beautification and reliability.

The third leading expense in this fund is personnel costs. Just as in the General Fund these costs have seen a dramatic increase over the last several years as we try to compete with private companies such as Duke for qualified staff as well as local contractors. The cost for personnel services is \$1.7 million.

PCS. The leading expense for PCS is capital projects. This is due to the new developments going in as well as trying to convert our copper infrastructure to fiber to become more competitive. The fund is anticipating spending \$669,000 on capital projects.

The second leading expense is personnel related. The team members who work for PCS are a critical part of the operation. They provide excellent customer service to customers and are the reason why this enterprise fund has done as well as they have. Investments in these employees through an 8% COLA and up to a 3% merit increase is worth the expense and they deserve this for their hard work.

PCS generates enough revenue to pay for operational and maintenance costs. However, when you factor in capital costs the enterprise must routinely pull from fund balances. This is not a sustainable long-term strategy for PCS.

Budget Pressures

Electric. Due to the growth of Pineville and the energy requirements of industries going into the Carolina Logistics Park a new substation will need to be built that will cost about \$5.5 million. The town will also have to secure land for the substation. Another capital project will be the construction of a new building that is estimated to cost around \$11.5 million. This will allow the town to consolidate a lot of the different storage areas that Electric currently uses into one space.

To create a plan and map out how to pay for these future projects the proposed budget has a rate study planned for the upcoming fiscal year. Much like the study planned for the General Fund this will allow the town to determine how to best leverage fund balances and costs for services moving forward in a coherent and thoughtful manner.

PCS. As stated previously the largest pressure for PCS comes from the saturation of this area with competition. Most customers view internet service as a commodity and look for the cheapest option. This makes it hard for PCS to compete with national carriers and is why customer service plays such a key role in the operation.

Building out the infrastructure is also a pressure because of the cost. If PCS did not have to build out infrastructure into new neighborhoods revenues would cover operational and maintenance expenses.

Closing Remarks

In 2022 Town Council set six Pillars to guide them and the town's spending over the next two years. For the FY24 Budget staff have worked hard to craft the budget around these Pillars. Each one of these Pillars is reflected in the proposed FY24 Budget. Those Pillars are:

1. Arts and Cultural Resources
2. Economic Development and Innovation
3. Growth and Natural Resources
4. Organizational Excellence
5. Safe, Vibrant, and Healthy Community
6. Transportation and Transit

Finally, I would like to thank each of the Department Managers, as they have been an integral part of the budget development process. Each department manager really looked at their respective budgets and presented to me items that were necessary for the daily operation of their department. I would also like to thank our Finance Director, Mr. Christopher Tucker, for his assistance with the creation of the proposed budget. Christopher works hard on putting the information together and getting all of the changes positioned into the document and took a very active role this year in production of the FY24 Budget.

I would also like to thank each of the Town Council members for their direction and insight into how they envision both the short and long-term future of the Town. Your knowledge and input has been a tremendous resource for us as we worked through the development of the proposed budget. We are excited about the new details provided in this budget, and we feel confident that the Town is taking steps forward and improving upon what is truly a great place to live, work, and play.

Respectfully,

Ryan Spitzer
Town Manager
Town of Pineville



Attachment A – Fee Schedule
Effective July 1, 2023

ADMINISTRATION

- Notary – \$3
- Audio/Information on available media – \$5
- Returned Check –\$35

PLANNING AND LAND DEVELOPMENT

- Sign Permit – \$40
- Zoning Verification – \$100
- Plotted Maps – \$40
- Standard Maps (printed from regular printer) – \$3
- Subdivision Ordinance – 50 pages, \$7.50
- Zoning Ordinance – 234 pages, \$38
- Overlay District (color) – 60 pages, \$30
- Returned Check- \$35

Subdivisions:

- Preliminary Plan Residential (Major) – \$500
- Preliminary Plan Residential (Minor) – \$150
- Preliminary Plan Commercial, Mixed-Use, and All Other – \$500
- Lot Recombination – \$50

Final Plats:

- Final Residential Subdivision Plat \$250
- Final Plat All Others – \$250
- Revisions to Final Plats – \$100

Variances and Appeals:

- Variance or Appeals – \$500

Rezoning and Conditional Uses:

- Rezoning, Conditional Zoning Plans, and Conditional Plan Amendments - \$1,000

Text Amendments:

- Text Amendments to Town Ordinances - \$500

Attachment A – Fee Schedule
Effective July 1, 2023

Site Plan Review:

Sketch Plan Review - \$0

Class I All Individual Residential Permits (where required) such as accessory structures, additions, etc. – \$30

Class II Accessory Non-Residential Permits (where required) such as ATM's, dumpsters, walls, fences, etc. - \$75

Class III parking lots, façade modifications, canopies, change of uses, and expansions up to 5,000 sq ft. - \$100

Class IV Construction and Expansion from 5,000 to 30,000 sq ft. - \$200

Class V Construction, Expansion, and Similar over 30,000 sq ft. - \$500

Re-Review Fee (3rd and subsequent reviews) – \$50/hour

UTILITIES

Deposits:

Residential (Rental only) - Electric: \$125 / Telephone: \$60 per line

Commercial - Electric: \$400 / Telephone: \$60 per line

Restaurant/Lounge - Electric: \$1,000 / Telephone: \$60 per line

Reconnect Fees:

Residential - Electric: \$50 / Telephone: \$10 / Internet: \$50

Commercial - Electric: \$200 / Telephone: \$10 / Internet: \$50

Meter Tampering- \$150

Returned Check- \$35

Pineville Communication Systems:

Residential Phone Line – \$28.06 (does not include tax, toll, features or long distance)

Commercial Line Rates – \$38.53 (Single - not including tax, toll, features or long distance)

Residential Broadband Packages –

50 MBps - \$45.95

100 MBps - \$55.95

200 MBps - \$75.95

300 MBps - \$92.95

1 GBps - \$105.95

Commercial Broadband Packages –

50 MBps - \$100.95

100 MBps - \$125.95

200 MBps - \$165.95

300 MBps - \$200.95

1 GBps - \$299.95

Attachment A – Fee Schedule
Effective July 1, 2023

POLICE

- Audio/Information on available media – \$5
- Fingerprinting – \$15 per card
- Commercial Vehicle Permit - \$25 per day Monday-Friday / \$50 Saturday
- Golf Cart Permit - \$25
- Returned Check- \$35
- Gold Exchange Permit: Fingerprinting per Employee - \$40
- False Alarms - 1st & 2nd – No Charge 3rd & 4th - \$50 per
5th and up - \$100 per

PARKS AND RECREATION

The Hut Rental Fees (All rentals require a \$100 refundable deposit):

- Wedding Package - Resident - \$1000 With Backyard - \$1100
Non-Resident - \$1200 With Backyard - \$1400
- Weekday Rentals - Resident - \$350
Non-Resident - \$550
- Weekend Rentals - Resident – 5 Hrs - \$450 8 Hrs - \$600
Extra Hour - \$50 Backyard - \$150
Non-Resident- 5 Hrs - \$650 8 Hrs - \$800
Extra Hour - \$75 Backyard - \$250

Audio / Video Rentals:

- Screen Only - \$50
- Microphone Only - \$50
- All A/V Equipment - \$250

Belle Johnson Community Center Rental Fees (All rentals require a \$50 refundable deposit):

- Dining Room (Monday-Thursday) (Residents Only) - \$15 per hour
- Dining Room & Kitchen – Resident - \$25 per hour Non-Resident - \$50 per hour

Gym Rentals:

- Resident - \$25 per hour Non-Resident - \$35 per hour For-Profit: \$50 per hour
- Guest Fee Open Gym - \$5 per day

Shelter Rentals:

- Small Shelters (Jack Hughes Park and Lake Park)
- Weekday Rental (M-TH) – Resident – Half Day - \$10 All Day - \$20
Non-Resident – Half Day - \$40 All Day - \$80
- Weekend Rental (F-Sun) – Resident – Half Day - \$25 All Day - \$50
Non-Resident – Half Day - \$60 All Day - \$120

**Attachment A – Fee Schedule
Effective July 1, 2023**

Medium Shelter (Lake Park)

Weekday Rental (M-TH) –	Resident –	Half Day - \$15	All Day - \$30
	Non-Resident –	Half Day - \$55	All Day - \$110
Weekend Rental (F-Sun) –	Resident –	Half Day - \$25	All Day - \$50
	Non-Resident –	Half Day - \$75	All Day - \$125

Large Shelter (Lake Park)

Weekday Rental (M-TH) –	Resident –	Half Day - \$25	All Day - \$50
	Non-Resident –	Half Day - \$75	All Day - \$150
Weekend Rental (F-Sun) –	Resident –	Half Day - \$40	All Day - \$60
	Non-Resident –	Half Day - \$100	All Day - \$175

Outdoor Stage (Lake Park) \$50 per hour

Summer Camp Fees:

First Child	Resident - \$80 per week	Non-Resident - \$100 per week
Second Child	Resident - \$70 per week	Non-Resident - \$90 per week

After Camp Fees:

Any Child	Resident - \$30 per week	Non-Resident - \$40 per week
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Other Recreation Programs not listed:

Some program fees are based on the number of participants or set by the outside instructor.

Fall Fest:

Arts and Crafts	(10 X 10) -	Resident - \$50	Non-Resident - \$100
	(10 X 20) -	Resident - \$100	Non-Resident - \$175
Business Vendors	(10 X 10) -	\$150	
	(10 X 20) -	\$300	
Non-Profit	(10 X 10) -	Resident - \$50	Non-Resident - \$100
	(10 X 20) -	Resident - \$100	Non-Resident - \$125

Food Tent / Cart -	(10 X 10) -	Resident - \$150	Non-Resident - \$300
	(10 X 20) -	Resident - \$175	Non-Resident - \$350
Food Truck / Trailer -		Resident - \$350	Non-Resident - \$375

Arts in the Park:

Arts and Crafts (10 X 10) -	Resident - \$25	Non-Resident - \$50
Food Truck / Trailer -	Resident - \$100	Non-Resident - \$100

Attachment A – Fee Schedule
Effective July 1, 2023

Jack Hughes Park Fields:

Field Rentals

Fields 1-4 –	Resident –	\$16 / Hr.
	Non-Resident –	\$24 / Hr.
Stadium –	Resident –	\$25 / Hr.
	Non-Resident –	\$45 / Hr.
Field 3 / Multipurpose –	Resident –	\$20 / Hr.
	Non-Resident –	\$35 / Hr.
Lights –	Resident –	\$20 / Hr.
	Non-Resident –	\$30 / Hr.
Field Preps –	Baseball Field Prep	\$40
	Multipurpose field Prep	\$45 / Half \$60 / Full
Gate / Parking Fees	Flat Rate	\$250 / Weekend
Race Permit -		\$200

RENEWABLE ENERGY PORTFOLIO STANDARDS (REPS) CHARGE

APPLICABILITY:

The Renewable Energy Portfolio Standards Charge set forth in this Rider is applicable to all customer accounts receiving electric service from the Town of Huntersville (“Town”), except as provided below. These charges are collected for the expressed purpose of enabling the Town to meet its Renewable Energy Portfolio Standards compliance obligations as required by the North Carolina General Assembly in its Senate Bill 3 ratified on August 2, 2007.

MONTHLY RATE:

Monthly electric charges for each customer account computed under the Town’s applicable electric rate schedule will be increased by an amount determined by the table below:

	Monthly Rates		
<u>DEFINITIONS:</u>	<u>Renewable Efficiency</u>	<u>DSM/Energy Charge</u>	<u>Total REPS</u>
Residential Account	\$ 0.84	\$ 0.00	\$ 0.84
Commercial Account	\$ 4.58	\$ 0.00	\$ 4.58
Industrial Account	\$ 47.20	\$ 0.00	\$ 47.20

ELIGIBILITY REQUIREMENTS:

Industrial and Commercial Customer Opt-out: All industrial customers, regardless of size, and large commercial customers with usage greater than one million kWh’s per year can elect not to participate in Town’s demand-side management and energy efficiency measures in favor of its own implemented demand-side management and energy efficiency measures by giving appropriate written notice to the Town. In the event such customers “opt- out” they are not subject to the DSM/Energy Efficiency portion of the charges above. All customers are subject to the Renewable Resources portion of the charges above.

AUXILIARY SERVICE ACCOUNTS:

The following service schedules will not be considered accounts because of the low energy use associated with them and the near certainty that customers served under these schedules already will pay a per account charge under another residential, commercial, or industrial service schedule:

- Schedule AL and FL – Outdoor Lighting Service (metered and unmetered)
- Schedule AL and FL – Street and Public Lighting Service
- Schedule TS – Traffic Signal Service

SALES TAX: Current North Carolina utilities sales tax shall be added to the above charges.

Effective for service rendered after July 1, 2023.

Town of Pineville

FY24 Electric Rate Recommendations Summary

Recommended By: David Lucore, Electric Systems Manager

Date: April 21, 2023

- Schedule 11 – Residential Service:** No Change
- Schedule 12 – Residential Service – All Electric:** No Change
- Schedule 13 – Small Commercial Service:** No Change
- Schedule 14 – Medium Commercial Service:** No Change
- Schedule 15 – Large Commercial Service:** No Change
- Schedule 16 – Very Large Commercial Service:** No Change
- Schedule 17 – 3,000 kW+ Commercial Service:** No Change
- Schedule 18 – Outdoor Lighting Service:** No Change
- Schedule LM – Load Management Rider:** No Change

Schedule REPS – Renewable Energy Portfolio Standards (REPS) Charge:

	<u>FY23</u>	<u>FY24</u>
Residential	\$0.85	\$0.84
Commercial	\$4.65	\$4.58
Industrial	\$47.92	\$47.20

Electric Rate Rider RECR-1 – Renewable Energy Credit Rider:

	<u>FY23</u>	<u>FY24</u>
On-Peak Energy	\$0.0321	\$0.04041
Off-Peak Energy	\$0.0110	\$0.01366

Add Economic Development Rider - EDR1:

The Economic Development Rider will provide discounted electric rates to new electric customers who meet the qualifications of the Rider. The Rider is attached to the next page.

Town of Pineville
ECONOMIC DEVELOPMENT RIDER
Electric Rate Rider-EDR1

AVAILABILITY

This rider is available only to new commercial or industrial loads which begin receiving service after July 1, 2019 and is available in conjunction with service under any of the Town’s commercial or industrial electric rate schedules. The demand of the new load must equal or exceed 300 kW during at least three months of a twelve-month period, and the energy usage shall equal at least a 50% load factor during one month each calendar year.

Any customer desiring to receive service under this rider shall provide written notification to the Town of such desire. Such notice shall provide the Town with information concerning the load to be served and the Customer’s facilities and shall provide the basis that the characteristics of the load will meet the minimum eligibility requirements of the electric rate schedule to which this rider applies.

All terms and conditions of the electric rate schedule applicable to the Customer shall apply to service supplied to the Customer except as modified by this Rider.

MONTHLY CREDIT

The Customer will receive a Monthly Credit on the bill calculated on the then-effective electric rate, whichever is applicable to the Customer. The schedule of Monthly Credits will be calculated as described below under the heading “Application of Credit”.

APPLICATION OF CREDIT

Beginning with the date of which service under the then-effective electric rate is to commence for the eligible load, a Monthly Credit based on the following schedule will be applied to the total bill, including Basic Facilities Charge, Demand Charges, Energy Charges, Purchased Power Adjustment, or Minimum Bill, excluding other applicable riders and special charges, if any.

<u>PERIOD</u>	<u>DISCOUNT</u>
Months 1-12	30%
Months 13-24	20%
Months 25-36	10%
Months 37-48	5%

CONTRACT PERIOD

Prior to receiving service under this rider, the Customer must complete a service agreement to purchase electricity from the Town. The contract will terminate at the end of 48 months after commencing.

EFFECTIVE DATE

The rider shall be effective for qualifying customers receiving permanent electrical service after July 1, 2019.

**Town of Pineville
Renewable Energy Credit Rider
Electric Rate Rider RECR-1**

AVAILABILITY

This optional rate rider is applicable to customers who had systems installed before July 1, 2023 on any Town of Pineville rate schedule who operate solar photovoltaic, wind powered, or biomass-fueled generating systems, with or without battery storage, located and utilized at the customer’s primary residence or business. To qualify for this rate rider, the customer must have complied with the Town’s Interconnection Standards and have an approved Interconnection Request Form. As part of the Interconnection Request Form approval process, the Town retains the right to limit the number and size of renewable energy generating systems installed on the Town’s System. The generating system that is in parallel operation with service from the Town and located on the customer’s premises must be manufactured, installed, and operated in accordance with all governmental and industry standards, in accordance with all requirements of the local code official, and fully conform with the Town’s applicable renewable energy interconnection interface criteria. Qualified customers must be generating energy for purposes of a “buy-all/sell-all” arrangement to receive credits under this rate rider. That is, the Town agrees to buy all and the customer agrees to sell all of the energy output and associated energy from the renewable energy resource. Customers with qualified systems may also apply for NC GreenPower credits or sell Renewable Energy Certificate (“REC”) credits.

All qualifying facilities have the option to sell energy to the Town on an “as available” basis and receive energy credits based on the Variable Rates identified in this Rider for the delivered energy.

MONTHLY CREDIT

Avoided Cost Credit Rate** (\$ per kWh):

	<u>Variable</u>
On-peak energy*	\$0.04041
Off-peak energy	\$0.01366

* These energy credits include a capacity component.

**For generation equal to or less than 20 kW the on-peak energy avoided cost credit rate can be applied to all hours.

MONTHLY ENERGY

Monthly Energy shall be the kWh of energy produced by the generating facility and exported to the utility during the current calendar month.

ON-PEAK ENERGY

On-Peak Energy shall be the metered energy during the On-Peak Energy Period of the current calendar month, whereby the On-Peak Energy Period is defined as non-holiday weekdays from 7:00 AM to 11:00 PM EPT.

OFF-PEAK ENERGY

Off-Peak Energy shall be the Monthly Energy less the amount of energy billed as On-Peak Energy.

CONTRACT PERIOD

Prior to receiving service under this Rider, the Town and the customer shall have entered either an Interconnection Agreement or executed a Certificate of Completion (inverter-based generators less than 20 kW) and a Power Purchase Agreement which covers the special terms and conditions for the customer's requirements related to the interconnection of the customer's renewable energy generating system.

Each of these agreements shall have a minimum term of one (1) year. Either party may terminate the agreements after one year by giving at least thirty (30) days previous notice of such termination in writing.

GENERAL

Service under this Rider is subject to the provisions of the Service Regulations of the Town contained in the Town Code of Ordinances.

SPECIAL CONDITIONS

The customer's service shall be metered with two meters, one of which measures all energy provided by the Town and used by the customer, and the other measures the amount of energy generated by the customer's renewable energy generator which is provided to the Town.

In the event that the Town determines that it is necessary to install any additional equipment to protect the safety and adequacy of electric service provided to other customers, the customer shall pay for the cost of such equipment in accordance with the terms of its Power Purchase Agreement.

Effective July 1, 2023.

Public Hearing



To: Town Council

From: Travis Morgan

Date: 6/13/2023

Re: Carolina Logistics Park amendment (*Action Item*)

UPDATE:

Future needs may warrant a fire station facility in the vicinity of the development. Beacon has agreed to consider Town needs in relation to their available land for possible Town purchase.

REQUEST:

John Core on behalf of Beacon Partners requests an amendment to the prior Carolina Logistics Park conditional zoning plan. The request is to add a driveway access point along the Northern section of the property along Downs Road. Only one access point (Carolina Logistics Drive) on Downs was approved as part of the prior approved plans and traffic study.

DETAIL:

New driveway access point is just North of Eagleton Downs and across from the Site One located at 11901 Downs Road. New driveway is by Building 8D on the plans and has initial NCDOT approval with the improvements shown including center turn lane road widening with 150 feet of stacking plus 140 feet of deceleration lane for Northbound left turns. For Southbound Right turns 100 feet of stacking plus 183 feet of deceleration have been added. Updated traffic study states stacking length for lanes is adequate. There is no traffic light. See plans.

STAFF COMMENT:

The proposal requires a conditional plan amendment because it alters the prior traffic study and single access point discussed and approved on earlier plans. I find the proposal consistent with adopted plans and policies and support the proposal with the below requirements:

- 1) Traffic improvements as shown are completed with NCDOT approval and prior to Building 8D's completion.
- 2) Outdoor storage by Building 8D along Downs Rd frontage improved for evergreen screen hedge or similar solid fencing.
- 3) Any additional signage to meet zoning ordinance.
- 4) If the four buildings of Building 8 are subdivided they are not to create a land locked parcels and otherwise meet subdivision ordinance.
- 5) Buildings have clear address numbers on the walls and street addresses confirmed for the 4 adjacent buildings.
- 6) Staff finds the proposal consistent with adopted plans.

PROCEDURE:

Council may vote to approve, disapprove, or to approved with modifications as mutually agreed upon with the applicant. Approval vote will find the proposal consistent with adopted plans per State General Statues. Disapproval should state reasons and inconsistency with adopted plans as related to State General Statues.



June 6, 2023

To: Honorable Mayor and Town Council
Ryan Spitzer, Town Manager
Lisa Snyder, Town Clerk

From: Christopher Tucker, Finance Director CMT

RE: Council Action Request – Budget Amendment 2023-15

For Council’s consideration at the June 13, 2023 Council Meeting, please find attached Budget Amendment 2023-15.

The purpose of the budget amendment is to increase **General Fund – Fund Balance Appropriated** appropriation and Increase **General Fund – General Government** appropriation in the amount of **\$3,650,000** for expenditures associated with **Land Purchase**.

Staff recommends approval as presented.

Council –

This item was included in last month’s agenda packet behind the finance report but was not formally presented on the agenda as an item for consideration. I apologize for not catching its lack of inclusion. Due to its size and nature, the safest play is to bring back for consideration and a clean vote.

CMT

TOWN OF PINEVILLE NC
BUDGET AMENDMENT #2023-15
June 13, 2023
FISCAL YEAR 2022-2023

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
General Fund					
3990.0000.10	Revenue	Fund Balance Appropriated	2,535,695	3,650,000	6,185,695
		Total Fund Revenues	<u>21,687,938</u>	<u>3,650,000</u>	<u>25,337,938</u>
	Expenditure	General Government	2,785,112	3,650,000	6,435,112
		Total Fund Expenditures	<u>21,687,938</u>	<u>3,650,000</u>	<u>25,337,938</u>

DESCRIPTION: To increase Fund Balance Appropriated revenue and appropriate towards Land capital purchase

Mayor

Budget Officer



Town Clerk

Finance Director



June 7, 2023

To: Honorable Mayor and Town Council
Ryan Spitzer, Town Manager
Lisa Snyder, Town Clerk

From: Christopher Tucker, Finance Director CMT

RE: Council Action Request – Budget Amendment 2023-16

For Council’s consideration at the June 13, 2023 Council Meeting, please find attached Budget Amendment 2023-16.

The purpose of the budget amendment is to allocate the **ARPA SRF Expenditures** appropriation across five **ARPA SRF Transfers to General Fund** appropriations in the amount of **\$2,877,200** for expenditures associated with **ARPA Projects**.

There is no change to overall fund total or projects. This action allows our statement presentation to match the reporting requirements. Staff recommends approval as presented.

TOWN OF PINEVILLE NC
BUDGET AMENDMENT #2023-16
 June 13, 2023
 FISCAL YEAR 2022-2023

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
ARPA Special Revenue Fund					
	Revenue		2,877,200	-	2,877,200
		Total Fund Revenues	2,877,200	-	2,877,200
	Expenditure	Project Expenditures	2,877,200	(2,877,200)	-
		Transfer to GF - IT Infrastructure	-	617,300	617,300
		Transfer to GF - Fire Apparatus	-	833,000	833,000
		Transfer to GF - Non-Profit Assistance	-	50,000	50,000
		Transfer to GF - Parks and Rec Infrastructure	-	1,236,840	1,236,840
		Transfer to GF - Sidewalks	-	140,060	140,060
		Total Fund Expenditures	2,877,200	-	2,877,200
<i>DESCRIPTION: To allocate ARPA project expenditures into Transfers to GF for corresponding ARPA projects</i>					

 Mayor

 Budget Officer



 Town Clerk

 Finance Director



June 7, 2023

To: Honorable Mayor and Town Council
Ryan Spitzer, Town Manager
Lisa Snyder, Town Clerk

From: Christopher Tucker, Finance Director CMT

RE: Council Action Request – Budget Amendment 2023-17

For Council's consideration at the June 13, 2023 Council Meeting, please find attached Budget Amendment 2023-17.

The purpose of the budget amendment is to increase **General Fund – Ad Valorem Taxes** and **General Fund – Sales Tax** appropriations and Increase **General Fund – General Government** and **General Fund – Public Safety** appropriations in the amount of **\$400,000** for expenditures associated with **New Town Hall Expenditures** and **Fire Expenditures**.

Additionally, this BA moves available appropriation from **General Fund – Contingency** to **General Fund – General Government** in the amount of **\$100,000**.


Staff recommends approval as presented.

TOWN OF PINEVILLE NC
BUDGET AMENDMENT #2023-17
 June 13, 2023
 FISCAL YEAR 2022-2023

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
General Fund					
	Revenue	Ad Valorem Taxes	8,332,398	200,000	8,532,398
		Sales Tax	2,416,049	200,000	2,616,049
		Total Fund Revenues	<u>25,337,938</u>	<u>400,000</u>	<u>25,737,938</u>
	Expenditure	General Government	8,545,768	350,000	8,895,768
		Public Safety	9,842,297	150,000	9,992,297
		Contingency	100,000	(100,000)	-
		Total Fund Expenditures	<u>25,337,938</u>	<u>400,000</u>	<u>25,737,938</u>

DESCRIPTION: To increase Ad Valorem and Sales Tax revenue and appropriate towards General Government and Public Safety Expenditures

 Mayor

 Budget Officer


 Town Clerk

 Finance Director



June 7, 2023

To: Honorable Mayor and Town Council
Ryan Spitzer, Town Manager
Lisa Snyder, Town Clerk

From: Christopher Tucker, Finance Director CMT

RE: Council Action Request – Budget Amendment 2023-18

For Council's consideration at the June 13, 2023 Council Meeting, please find attached Budget Amendment 2023-18.

The purpose of the budget amendment is to increase **CLEC Fund – Operating Revenue** appropriation and Increase **CLEC Fund – Operating Expenditures** appropriations in the amount of **\$120,000** for expenditures associated with **CLEC Operating Expenditures**.

Staff recommends approval as presented.

TOWN OF PINEVILLE NC
BUDGET AMENDMENT #2023-18
 June 13, 2023
 FISCAL YEAR 2022-2023

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
CLEC Fund					
	Revenue	CLEC Operating Revenues	1,040,450	120,000	1,160,450
		Total Fund Revenues	1,290,305	120,000	1,410,305
	Expenditure	CLEC Operating Expenditures	1,082,805	120,000	1,202,805
		Total Fund Expenditures	1,290,305	120,000	1,410,305
<i>DESCRIPTION: To increase CLEC operating revenues to cover CLEC operating expenditures</i>					

 Mayor

 Budget Officer



 Town Clerk

 Finance Director



June 8, 2023

To: Honorable Mayor and Town Council
Ryan Spitzer, Town Manager
Lisa Snyder, Town Clerk

From: Christopher Tucker, Finance Director CMT

RE: Council Action Request – Budget Amendment 2023-19

For Council’s consideration at the June 13, 2023 Council Meeting, please find attached Budget Amendment 2023-16.


The purpose of the budget amendment is to decrease the **General Fund – General Government** appropriation and **CREATE** then increase **General Fund – Debt Service** appropriation in the amount of **\$1,868,456** for expenditures associated with **Debt Service**.

There is no change to overall fund total or projects. This action allows our statement presentation to match the reporting requirements. Staff recommends approval as presented.

TOWN OF PINEVILLE NC
BUDGET AMENDMENT #2023-19
 June 13, 2023
 FISCAL YEAR 2022-2023

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
General Fund					
Total Fund Revenues			25,737,938	-	25,737,938
	Expenditure	General Government	8,895,768	(1,868,456)	7,027,312
	Expenditure	Debt Service	-	1,868,456	1,868,456
Total Fund Expenditures			25,737,938	-	25,737,938
 <i>DESCRIPTION: To create a Debt Service function and allocate corresponding expenditures</i>					

 Mayor

 Budget Officer


 Town Clerk

 Finance Director



June 8, 2023

To: Honorable Mayor and Town Council
Ryan Spitzer, Town Manager
Lisa Snyder, Town Clerk

From: Christopher Tucker, Finance Director CMT

RE: Council Action Request – Budget Amendment 2023-20

For Council's consideration at the June 13, 2023 Council Meeting, please find attached Budget Amendment 2023-16.

The purpose of the budget amendment is to reallocate the **Dog Park CPF - Project Expenditures** appropriation to **Dog Park CPF - Transfers to General Fund** appropriation in the amount of **\$18,758** for expenditures associated with **Project Fund Closeout**.

There is no change to overall fund total or projects. This action allows our statement presentation to match the reporting requirements and to close the Capital Project Fund.

Staff recommends approval as presented.

TOWN OF PINEVILLE NC
BUDGET AMENDMENT #2023-20
 June 13, 2023
 FISCAL YEAR 2022-2023

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
Dog Park / Splashpad Capital Project Fund					
	Revenue		772,920	-	772,920
		Total Fund Revenues	772,920	-	772,920
	Expenditure	Project Expenditures	772,920	(18,758)	754,162
		Transfer to GF - Project Closeout	-	18,758	18,758
		Total Fund Expenditures	772,920	-	772,920
<i>DESCRIPTION: To allocate remaining project expenditures appropriation into Transfers to GF for project and fund closeout</i>					

 Mayor

 Budget Officer



 Town Clerk

 Finance Director



June 6, 2023

To: Honorable Mayor and Town Council
Ryan Spitzer, Town Manager
Lisa Snyder, Town Clerk

From: Christopher Tucker, Finance Director CMT

RE: Council Action – Hold Public Hearing for Fiscal Year 2024 Budget

As required by NC GS 159.12, Council shall advertise and hold a public hearing prior to adopting the Fiscal Year 2024 Budget.

The recommended Fiscal Year 2024 Budget was delivered to Council and made available for viewing via the May 22, 2023 Work Session Agenda. The clerk posted the recommended budget and public hearing notice to the Town website on May 31, 2023 and duly advertised in the Charlotte Observer on June 2, 2023.

Upon closing of the public hearing, Council may consider action on the budget's adoption.

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 6/9/2023

Re: Recognized Environmental Consultant Program (REC)

Overview:

A Phase I and Phase II Report on the Grower's Outlet site shows that there is potential contamination present, which was known before purchase. The contamination at the site is located at the back of the site and around the large metal building where there was a repair shop (outlined in green on the map). The contaminates appear to be groundwater contaminants and some oil-based soil contaminates. The groundwater contaminates can be handled by putting a groundwater restriction on the site where public water must be used, but the soil contaminates will likely have to be dug up and removed. The groundwater contaminates are labeled "PCE" on the map and the soil contaminates are labeled "SB-1". In order to be able to put the Fire Department and Public Utilities on the site the town must clean it up. There are two programs the DEQ will potentially allow the town to enter into for clean-up; the Brownfields Program or the REC Program.

Town staff is recommending entering into the REC Program for several reasons. The timeframe to get to a conclusion of the program is less than with the Brownfields Program. The REC Program will take approximately 9-12 months. The town can also clean up the site at our own pace and will not have to have the site cleaned up before construction starts. Finally, the REC Program is cheaper because you only pay for the acreage that has to be cleaned up (\$5,000 per acre and a \$3,000 administrative fee). The town will also have to hire a consultant to write the program for DEQ, which is an added benefit because we are not relying on the state to write the remediation program as with the Brownfields Program.

The process for the REC Program is as follows:

1. Subdivide property
2. Retain consultant for REC
3. Have consultant (REC) prepare and submit Site Conditions Questionnaire for acceptance into REC
4. Execute Administrative Agreement with DEQ if accepted into program and pay preliminary fee
5. Have consultant prepare Remedial Investigation Work Plan to further delineate extent of contamination in soil and groundwater and have approved:

-Will have to consult with REC but the assessment would be expected to involve further evaluation of:

-Known soil contamination (additional site investigation may expand this list):

-exceedances of Preliminary Soil Remediation Goal standards for:

Dibromochloromethane

Cis, 1-2-dichloroethene

Methylene Chloride

PCE

TCE (also exceeded residential and industrial standards)

1-methylnaphthalene (also exceeded the Maximum Soil Contaminant Concentration Standards)

-Known groundwater contamination:

-PCE

-Additional assessment will delineate the existing known contamination and assess the likelihood of impact in areas previously not evaluated (i.e. extended aeration during the Tillett Chemical operations on the property adjacent to the southwestern boundary)

6. Have consultant prepare Remedial Investigation Report and if needed (not anticipated at this time) repeat steps 5 and 6 until contamination is sufficiently delineated
7. Have consultant prepare Remedial Action Plan to address contamination
8. When approved will have to mail notification to necessary parties for 30-day comment period regarding the proposed Remedial Action Plan
 - a. If comments are received, they will need to be addressed and this may involve additional rounds of proposed Remedial Action Plan and comment period – this is not anticipated at this time
9. Implement the Remedial Action Plan measures
 - a. This may include additional notice periods for land use restrictions if necessary
10. Have the consultant complete the Final Report and submit to DEQ for approval and pay additional fee for program.
11. Await issuance of the concurrence of closure.

Preliminary cost estimates look to be around \$215,000 for consultant fees, there are also DEQ fees of \$3000 to enter REC and \$5000/acre of contaminated area to be closed out in the program, and legal fees

Attachments:

Map showing contamination locations

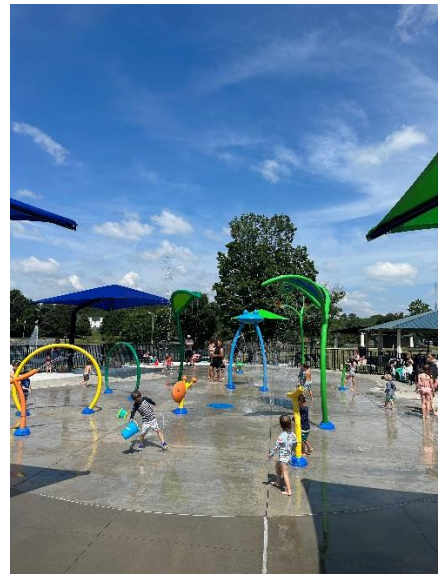
Recommendation:

Allow staff to begin the process to see if DEQ will allow the Town to enter into the REC Program and proceed with subdividing the lot.

May

2023

Parks and Recreation wrapped up both our youth soccer program and our adult basketball league in May. Great seasons with wonderful participants. We were excited to open up our Splash Pad on Saturday, May 6th this year. Splash pad continues to give young children a wonderful place to play and get wet. Our second annual Arts in the Park was a huge success. We had over 70 vendors, 5 food trucks, 4 entertainment acts and a children’s fun zone and art show. Beautiful weather throughout the day enhanced the event, and we had large amount of people attend. 13 seniors were taken to Boone for day of shopping and site seeing on May 24th. The Pineville Porcupines made their season debut at Jack D. Hughes park on May 30th.



May

2023



General Programming – Belle Johnston

Pickleball: Open Pickleball times are Mondays and Friday from 9am-12pm and Wednesdays from 1:30pm-4:30pm. 120 participants

Karate: Wednesdays. 40 participants

Pre School Open Gym – Wednesday morning from 9a – 12p – 82 participants

Game Day with Senior Nutrition – May 16 –22 participants, May 31 – 20 participants

Cookie Decorating – May 25 – 12 participants

National Chocolate Chip Day – May 15 - 66 participants

Fitness Dance – Monday evening – 44 participants

Sound Bath Meditation Class – May 3 – 3 participants, May 18 – 5 participants

Paint Class– May 23 – 9 participants

Family Game Night - Bingo – May 19 – 43 participants

Field Trip to Boone – May 24th – 13 participants

Adapted Pickleball – Mondays – 26 participants

Puzzle Competition – May 21 – 32 participants

Family Game Night – Bingo – April 28 – 35 participants

Adult Basketball – Games continued in May, final game on May 25th – Team Ballout are Champs

May

2023

Lake Park

Tai Chi: Hold classes T/Th/Sat under the large shelter/stage. 144 participated

Storytime in the Park – Every Wednesday morning – 132 kids and 102 adults

Boot Camp w/ Lia – M/W/F Am – 91

Yard Sale – 17 total tables participated

The Hut

Senior Fit – Senior Fit Monday – Thursday. 318 participants

Yoga – Monday and Thursday - 45 participants

Cardio Funk: Lem holds class on Tuesdays at 6:30pm. 15 participants

Jack D. Hughes

Tournaments

May 6-7: USSSA Tournament

May 13-14: USSSA Tournament

May 20-21: USSSA Tournament

Youth Soccer – Finished the majority of the season on May 13th. We had Kona Ice come out to supply snow cones for all the kiddos. U9 and U11 playoffs continued and finished on May 20th.

Baseball Field Usage

Charlotte Catholic finished their seasons at the beginning of May.

PCAA continued using Fields 1, 2, and 4 during May.

On Deck continued their seasons on Fields 1 and 4 in May.

Multipurpose Field Usage

Pineville Soccer continued use of Field 3 in May and ended on May 20th.

Hope Soccer continued their spring season in May with practices and games. Finished season in May.

Red Wolves Hurling Club continued using field 3 for hurling practice in May.

May

2023

Facility Rentals

- The Hut:** 3 Rentals
- The BJCC Dining Room:** 4 Rentals
- The BJCC Gym:** 0 Rentals
- Large Shelter:** 6 Rentals
- Medium Shelter:** 11 Rentals
- Tot Lot at Lake Park:** 3 Rentals
- *Shelter 1 at JH:** 0 Rentals
- *Shelter 2 at JH:** 0 Rentals
- *Shelter 3 at JH:** 0 Rental

Park Maintenance Update

Belle Johnston/ Lake Park

- Cut weekly
- Repaired broken irrigation pump fitting
- Sprayed algae in lake
- Sprayed fire ants
- Sprayed weeds in common areas
- Delivered art easels
- Planted flowers Belle entrance
- Monthly Building Inspections
- Trimmed shrubs front of Belle

The Hut

- Cut weekly
- Monthly building inspections
- Trash removal weekly

Cemetery

- Cut weekly
- Sprayed weeds

Dog Park

- Daily check
- Pick up limbs as needed

Jack Hughes

- Weekly cutting
- Daily field prep
- Weekly Tournament prep
- Monthly Building inspection
- Spray common areas for weeds

May

2023

- Put new starter on drag
- Equipment maintenance as needed
- Installed and delivered refrigerator and microwave lower concession
- Paint soccer field weekly
- Replaced 3 sprinkler heads in common areas

Town Hall/PD

- Cut as needed
- Pulled weeds as needed
- Trimmed shrubs rear parking area

Splashpad

- Mount 5 new benches
- Pressure wash concrete deck
- Mounted hours of operation sign
- Installed umbrellas

Cemetery

- Cut weekly
- Sprayed weeds

Social Media

Facebook

- Post Reach: 24,224
- Post Engagements: 4,601
- New Page Likes: +62 Total Page Likes: 4,401 Total Page Followers: 4,879

Instagram

- New Followers: +187 Total Followers: 1,587

Administration

- Daily Park Walks by all Full-Time staff
- Monthly Building Inspection by all Full Time Staff
- Hut rental showings provided monthly by all staff
- Weekly field trips with Summer Camp by all Full Time Staff
- Weekly staff meetings with staff
- Weekly Facility Rentals/ Pull all rentals for the week/Make Kiosk Signs/ Make Check in/out sheet for Park Aides/ Check Request (Refunds/Deposits) after rentals are complete

May

2023

Erin met with Mecklenburg County Pool Inspector to do the yearly splash pad inspection.

Heather cleans BJCC daily

Erin and Heather audit shelter rentals weekly

Heather updates large kiosk monthly

Erin updates Jack D. Hughes kiosk monthly

Erin creates and sends out new social media posts each week.

Erin/Heather order office supplies and cleaning supplies both weekly and monthly

Matt/Heather do weekly Cash Register Deposits – weekly on Fridays

All staff - answer phones – give rental info, take payments for different programs, general questions about center and programs we offer, etc.

All staff - make resident cards / Show new residents around center

Heather schedules community service workers/ show them what to do when they arrive/ Weekly- email their time sheet to the Community Service Program office

All staff - Mon. /Wed. /Fri – Check in Pickleball players/ take payment

Heather sets up, sanitize, break down, and do sign- ups for Pre-School Open Gym every Wed.

Heather/Erin/Jordan create flyers for all programs

Jordan/Matt/Erin worked Arts in the Park on held Saturday, May 20 in Lake Park

Jordan followed up with Food Vendors for Arts in the Park

Jordan had a post event meeting/phone call with Hanna Feith regarding vendors for Arts in the Park Festival and had preliminary discussions for Fall Fest

Jordan created a vendor survey to get feedback for the 2023 Pineville Arts in the Park

Jordan met with Gretchen Benner with Piedmont Music Therapy to discuss attendance for Children’s area for Fall Fest

Jordan attended a virtual webinar on updates for Playground Safety Inspections

Jordan attended monthly Boy Scout Committee Meeting

Jordan attended a meeting with Larry Parker and Brady Drummond Ryan of the Boy Scouts Council.

Jordan attended Council Meeting to speak about Pineville Arts in the Park

Jordan met with Scooter Abrams regarding upcoming Concerts beginning on June 9th

May

2023

Jordan started a new layout map for the 2023 Pineville Fall Festival for concerts, vendors, children's area

Jordan met with Greg Powell of Recreation Entertainment, LLC concerning a slide for Arts in the Park and to discuss Fall Fest.

Erin/Matt attended the Park Advisory Board on May 17th

Matt/Erin/Scott met with Pineville Porcupines General Manager, Eric Fransen on May 23

Erin/Heater did a field trip to Boone and Blowing Rock

Heather/Erin met with CMS for facility inspection for summer camp lunches

Erin/Jordan picked up Senior Sponsor lunch for Senior Nutrition

Erin/Scott attended first Porcupine game

Matt met with Jen Forsyth with Start 2 Finish to book September 23rd – Pineville 4 Miler

Matt attended the ribbon cutting for new Sugar Creek Greenway extension

Heather worked yard sale on May 6

Heather met with Staci from Pineville Neighbors and Kayla from Town Hall to discuss partnering on our Halloween event – Thur. May 11th

Heather did sand art with seniors and game day

Heather coordinated Arts in the Park Art show with 11 schools



PUBLIC WORKS

Department Update

To: Town Council

From: Chip Hill

Date: June 1, 2023

Re: Public Works Updates

Lynnwood/Lakeview: Construction started as scheduled. Storm drain installation at 1509 Lakeview is completed. The contractor is presently working at 300 & 304 Lynnwood and 2001 & 1905 Lakeview on pipe installation and grading. Tree clearing has been completed between 201 & 213 Lynnwood. The contractor is expected to begin pipe installation in 10-14 days weather permitting.

Lowery: NCDOT encroachment application has been approved. NCDOT does not require an easement for the Yager property. United Construction was the low bidder and was awarded contract by Council. The Town Resolution was given by LaBella to the contractor. When the contract is returned from the contractor, it will be sent to the Town Manager and the Town Attorneys for review.

Cone Mill Memorial: The property owner at 433 Cone has been given a 6/30/23 deadline to move the fence and building; however, no work has been done at this time.

Hwy 51 Speed Limit Reduction: Plans for the speed reduction signs painted on pavement and updated signs are ready to submit to the NCDOT encroachment portal for review and approval. Town Manager will meet with local DOT representatives to discuss the crosswalk.

Johnston Road Realignment: Construction has halted temporarily due to sewer line installation by Charlotte Water that will be installed under the road. After conversation with Sealand, this delay should not affect the current project completion date.

Junk Week: Junk Week was a success. Public Works' crews picked up 270 cubic yards of trash. Citizens appear to appreciate the Town supplying the opportunity for town residents.

*see attached schedule of permits issued/pending

PERMITS ISSUED/PENDING

COMPANY Fiscal Year 2023	LOCATION	STATUS	PERMIT NO	Received
Electricities/AJ Molnar Southeastern Consulting Engineers	813 Main/810 Main to 511 Main/516 Main	Cancelled		11/9/2021
Spectrum/Melissa Sherrill Telics/Angie Jewett Telics	10518 Cadillac Street/Pineville Road	Cancelled		5/26/2022 By Melissa Sherrill Telics 7/7/22
Charlotte Water/Zach Pellicone	632 Eagleton Down Drive/Downs Rd and cul de sac	Issued	PW20220801EAGLETON632	6/2/2022
AT&T/Kara Rydill/Lee Sadler #A02BQ76	11925 Carolina Logistics Drive	Issued	PW20221026CAROLINALOGISTICS11925	6/28/2022
Spectrum/Tracey Kendall/STS Cable Services	9132 Willow Ridge Road/Willow Bend Circle	Cancelled		7/13/2022 Expired STS to submit new app
Southeastern Consulting/A.J. Molner/Dynetek for Electricities	517 Main Street/Jack Hughes Lane/813 Main Street	Issued	PW20221007MAINS17	7/13/2022
Level 3 Communications/Cindy Crews/Outsource Inc	505 Main Street/Reid Lane	Issued	PW20220804MAINS1505	7/15/2022
Charlotte Water/Zach Pellicone/Geneva Montgomery	233 Eden Circle/Cone Ave	Issued	PW20220801EDENCIRCLE233	7/19/2022
Charlotte Water/Horsepower Site Service/Angel Caudle	10320 Rodney St/Industrial Drive	Issued	PW20221014RODNEY10320	8/24/2022
Tower Engineering Professionals/Gage Martin/Samatha Hall	10851 Park Road, Charlotte/Pineville Matthews Rd	Issued	PW20221014PARKRD10851	8/25/2022
Spectrum/Telics Permitting/Melissa Sharriell/Metro-Tech/Torrance Countrymen	10320 Rodney St/Industrial Drive	Issued	PW20221215RODNEY10320	8/25/2022
AT&T/Rosita Villavicencio/Sourceone	10810 Park Crossing Drive	Issued	PW20220112PARKCROSSING10810	9/13/2022
Pineville Communications/Tammy Vachon/Frank Peay	Mallard Drive/Park Lake Drive	Issued	PW20220921MALLARD	9/15/2022
AT&T/Sylvia Paschal/Sourceone	10625 to 10701 McMullen Creek Pkwy	Issued	PW20221007MCMULLENCREEK10625&10701	9/21/2022
AT&T/Rosita Villavicencio/Sourceone	12115 Downs Rd	Issued	PW20221014DOWNS12115	10/4/2022
Charlotte Water/Geneva Montgomery/Zack Pellicone	12031 Carolina Logistics Rd/Nations Ford Road	Issued	PW201025CAROLINALOGISTICS12031	10/20/2022
Charlotte Water/Geneva Montgomery/Zack Pellicone	9919 Industrial Drive	Issued	PW20221202INDUSTRIAL9919	11/3/2022
PNG/Mears Group/Carl Hamlin	McIntyre Ridge Rd/Jacks Lane(McCullough)	Issued	PW20221215MCINTYRERIDGE	11/29/2022 McCullough
PNG/Mears Group/Carl Hamlin	12025 Carolina Logistics Drive/Nations Ford Rd	Issued	PW20230106CAROLINALOGISTICS12025	12/8/2022
PNG/Lori Houck	307 Johnston Drive	Issued	PW20221209JOHNSTON307	12/8/2022
AT&T/Rosita Villavicencio/Sourceone	10100 Park Cedar Drive	Issued	PW20230203PARKCEDAR10100	1/4/2023
AT&T/Rosita Villavicencio/Sourceone	9120 Willow Ridge Rd	Issued	PW20230124WILLOWRIDGE9120	1/20/2023
PNG/Mears Group/Carl Hamlin	Carolina Logistics Drive	Issued	PW20230214CAROLINALOGISTICS	2/1/2023
AT&T/Ashley Northup	8700 Pineville Matthews Rd/Park Cedar Drive	Issued	PW20230306PINEVILLEMATTHEWS8700	3/1/2023
Pineville Communications/Tammy Vachon/Frank Peay	10240 Industrial Drive	Issued	PW20230308INDUSTRIALDR10240	3/3/2023
PNG/Mears Group/Carl Hamlin	12031 Carolina Logistics Dr	Issued	PW20230412CAROLINALOGISTICS12031	3/8/2023
PNG/Tyler Fowler	10401 Cadillac St	Issued	PW20230320CADILLAC10401	3/13/2023
AT&T/Christopher Gettys	S Lancaster Hwy(SR4982),Carolina Pkwy(SR4931)Sam Meeks Rd(SR3638)	Issued	PW20230425LANCASTERHWY	4/19/2023
AT&T/Ashley Northup	10100 Park Cedar Drive/Habersham Pointe	Issued	PW20230522PARKCEDAR10100	5/3/2023 Revision A02GX6K
Charlotte Water/Zach Pellicone/The Isaacs Group PC/William D Pugh	10228 Rodney Street	Issued	PW20230504RODNEY10228	5/3/2023
Charlotte Water/Clinton Bell/Atlantic Coast Contractors	229 Main Street/Main Street Sewer Replacement	Issued	PW20230518MAIN229	5/17/2023
Spectrum/Melissa Sherrill Telics	201 Towne Centre Blvd/Lee Street	Issued	PW20230524TOWNECENTRE201	5/18/2023
Spectrum/Melissa Sherrill Telics	11500 Carolina Place Parkway	Pending		6/2/2023 Actual 4/20/2023



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: 6/7/2023

Re: Human Resources Monthly Report

Ryan,

Enclosed is the Human Resources Department Monthly Report for the month of May 2023.

New Hires:

Parker Mogck, B.L.E.T. trainee
Thomas, Jennifer, Camp Counselor
Dempsey, Emily, Camp Counselor
Stanley, Jessica, Camp Counselor
Clopton, Kayla, Camp Counselor
Vimal, Kiruthika, Camp Counselor

Resignation/Termination:

Bryan Gobey, Police Officer
Taylor Whitley, Police Lieutenant
Antionette Watkins, 911 Telecommunicator
Kameron Smith, B.L.E.T. trainee
Charles Miller, B.L.E.T. trainee

Retirements:

Richard Miller, Police Sergeant

Transfers:

None

Promotions:

None

Current Openings:

Police Officer, 3 B.L.E.T. trainees currently, seeking 6 for Fall session, 11 sworn Police Officer openings, 3 laterals in background check process
911 Telecommunicator, Police, 3 positions, interviews in progress
PCS Telecommunications, Systems Technician Apprentice, accepting applications

Departmental Update:

Recruiting:

All departments, except the Police Department sworn officers, are now fully staffed with the exception of two 911 telecommunicators that just opened up, and one Systems Technician apprentice position open at PCS. All summer camp counselor positions have been filled. Police conducted a “career day” of exercises for potential new B.L.E.T. trainees.

Projects in progress:

Employee Handbook:

Due to the changing Town operations and employee expectations, we are reviewing the entire Town Employee handbook and revising policies that are outdated, unclear, or need to be added with the assistance of a professional consultant. This will be reviewed by our Town attorney before presenting to Council. The expected timeframe to present the proposed update is in August or September.

Employee Appreciation:

The Spring Picnic was May 5th at the HUT including the annual cornhole tournament, other games, prizes, food and Kona Ice. A Softball Game is planned in August 19th in cooperation with Parks & Rec and the public. For info on how to sign up to participate in the Softball Game see the attached Newsletter or flyer.

Annual benefit renewal and enrollment:

All benefit offerings were reviewed and several were open to bids this year to control cost for both the Town and the employees. Final contracts were signed with our benefit providers and open enrollment began on May 26th. During the information sessions for employees, they were introduced to the two new providers for our Medical and our Dental plans. All other providers stayed the same. The changes were necessary to avoid some higher than usual increases with our current providers. We also had our rep for supplemental voluntary benefits here this year in person so that employees could meet individually with him. H.R. is very pleased that we will have a zero increase in costs on medical this year, and a slight decrease in dental plan cost, without giving up any of the benefits or quality that we have enjoyed. Work is underway to make the transition as smooth as possible for everyone.

Annual budget process/pay increases:

We are ready to implement the planned 8% COLA increase the first of the new fiscal year, and once budget is approved.

Safety:

The hearing test van came for its annual visit to monitor hearing for our equipment operators this week.

Training:

Human Resources has continued conducting live training on our polices for handling Workplace Romance and Harassment.

Department Update



To: Town Council

From: Travis Morgan

Date: 6/13/2023

Re: Town Planning Updates

PLANNING:

Coventry: Stanley Martin Townhome project will be in for lot line revision due to NCDOT requirements with adjacent property.

123 Main: Machu Picchu restaurant plans in for review.

200 N. Polk: Coffee trailer text amendment fee check from the applicant’s legal representative has bounced.

CODE ENFORCEMENT:

<p>High Weeds and Grass/debris: 709 Johnston 408 Fisher 12553 Druids glen 307 College 108 Church BJ’s 2614 Overlook Ridge Rd 403 Dover</p>	<p>Dumpster: 10548 McMullen Creek Py 10729 Park</p> <p>Community Appearance/Junk Vehicle:</p> <p>Signs: 316 N Polk 413 N Polk St</p> <p>Parking on Sidewalk: Stratfield Atwell Glen Stockdale Graceview Green Birch</p>	<p>Parking on the lawn:</p> <p>Commercial vehicles: BJ’s</p> <p>Temp Permit: Lowe’s</p>
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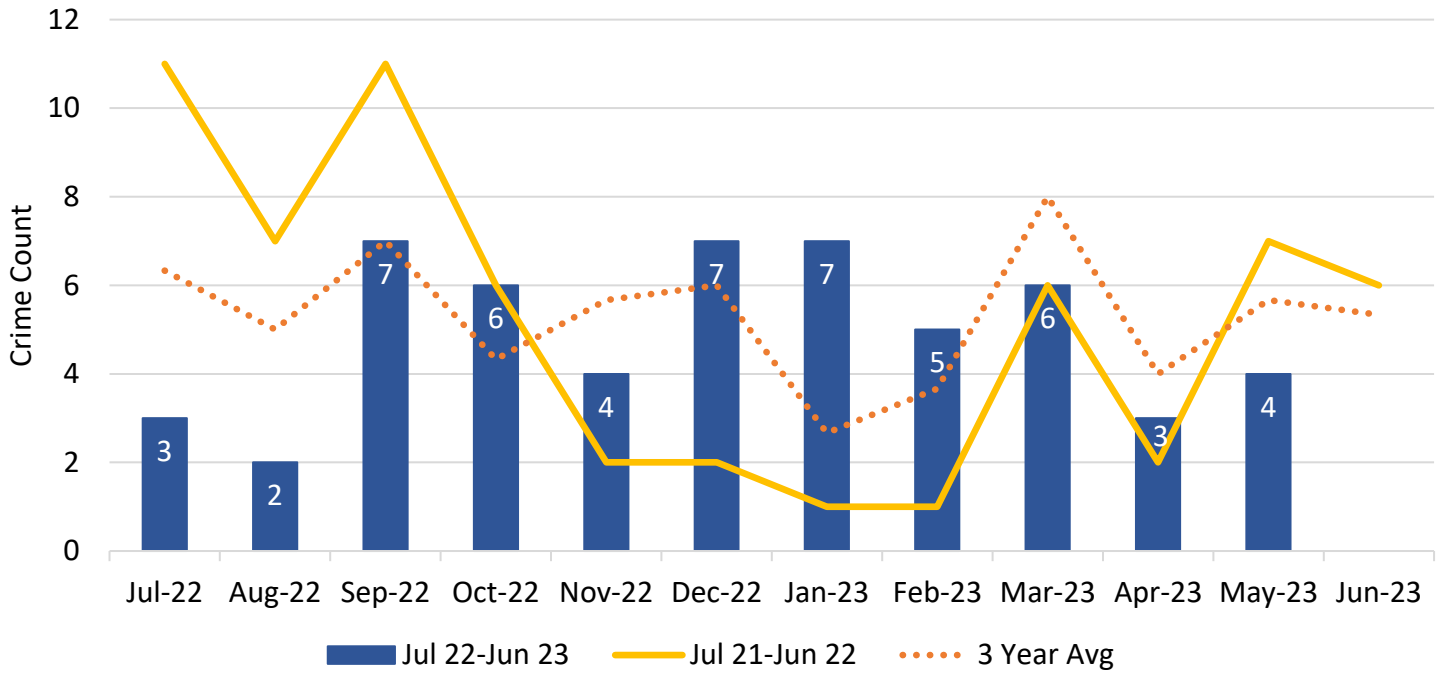
PINEVILLE POLICE DEPARTMENT

MONTHLY REPORT May 2023

Crime Goals

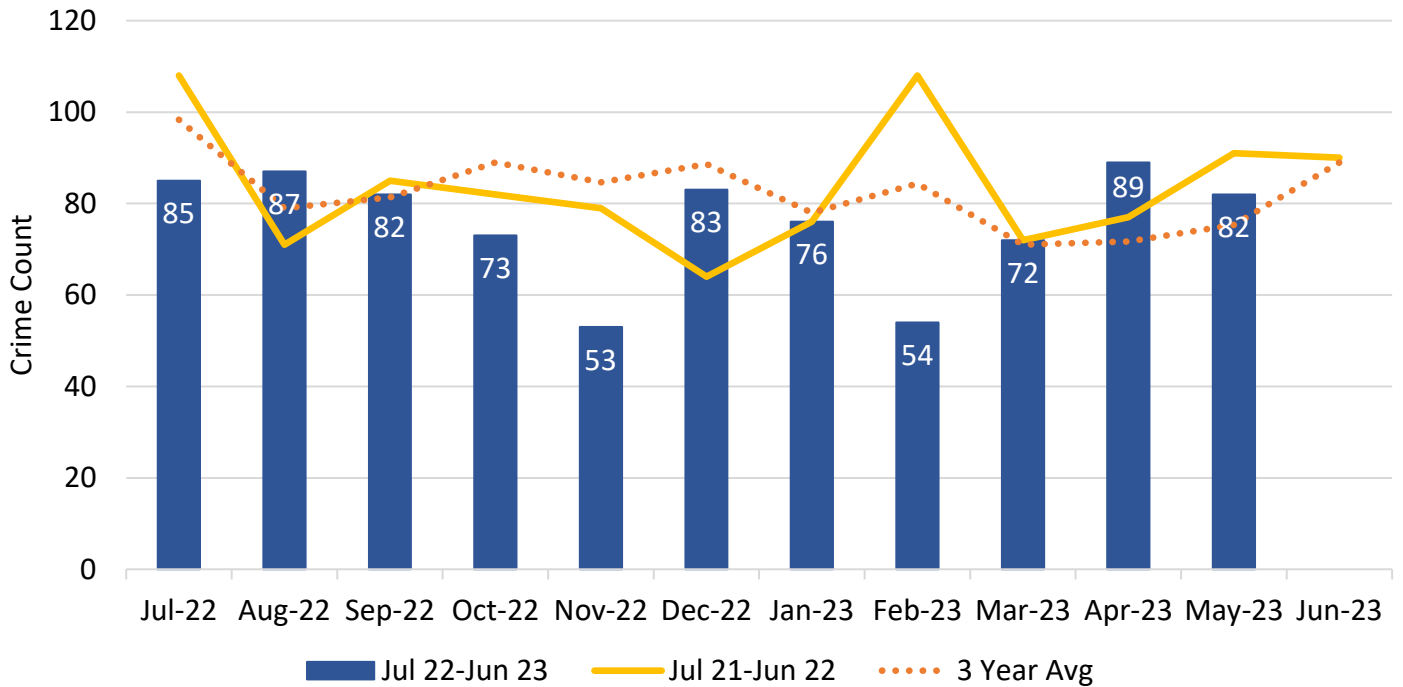
Below is the evaluation of the department’s crime goals. Goals are measured for 12 months based on the fiscal year. For the year of July 2022 – June 2023, the goals are to reduce violent crime by 5% and reduce property crime by 7%.

Part 1 Offenses: Violent Crime



Goal: -5%
 Baseline Jul 21 – Jun 22: 62
 Target Jul 22 – Jun 23: 58
 Jul 22 – May 23: 54
 Comparison to Jul 21 – May 22: -3.57%
 Comparison to Jul – May 3 Year Avg: **-6.90%**

Part 1 Offenses:
Property Crime



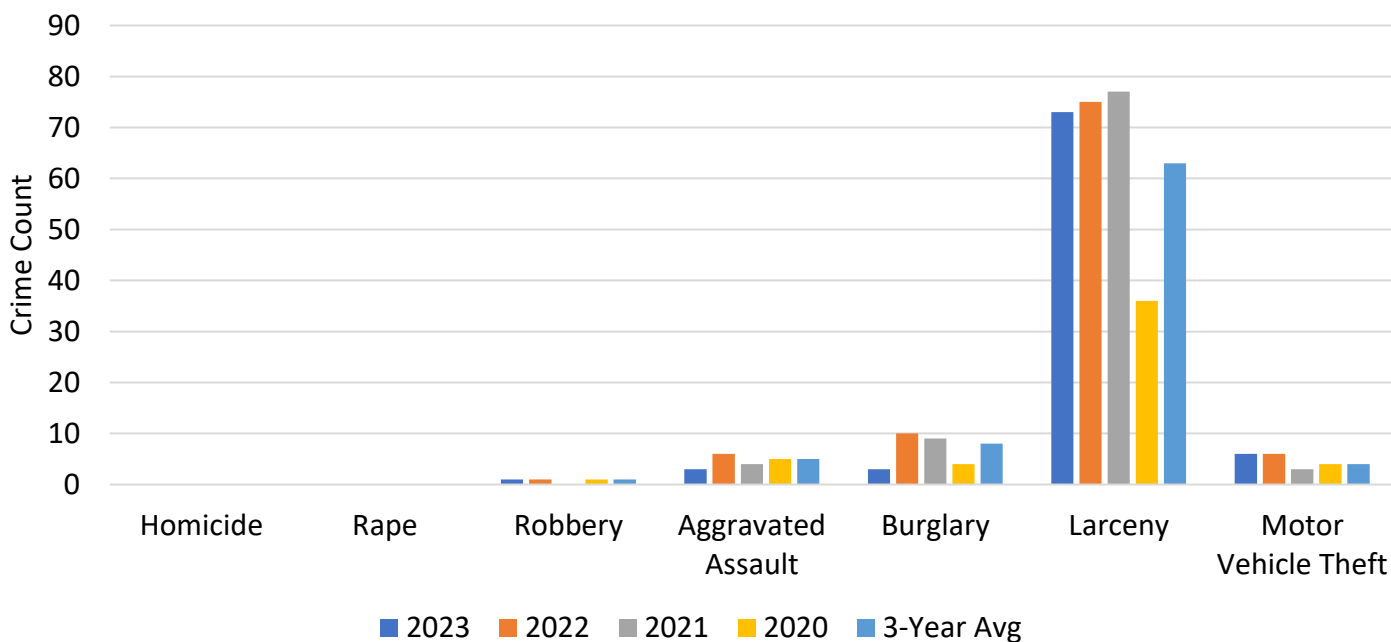
Goal: -7%
 Baseline Jul 21 – Jun 22: 1,003
 Target Jul 22 – Jun 23: 932
 Jul 22 – May 23: 836
 Comparison to Jul 21 – May 22: -8.53%
 Comparison to Jul – May 3 Year Avg: **-7.32%**

Monthly Crime Statistics

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

May Crime Statistics					
Part 1 Offenses					
	2023	2022	2021	2020	3-year average (2020-2022)
Homicide	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	1	1	0	1	1
Aggravated Assault	3	6	4	5	5
Burglary	3	10	9	4	8
Larceny	73	75	77	36	63
Motor Vehicle Theft	6	6	3	4	4

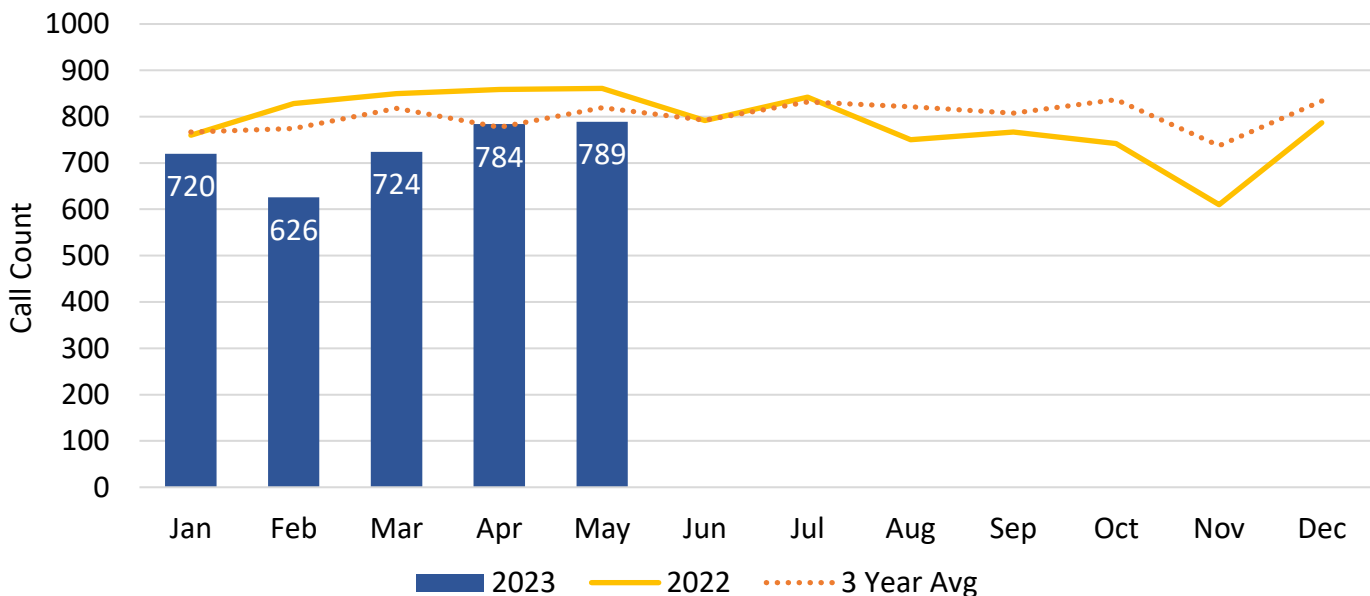
May Part 1 Offenses



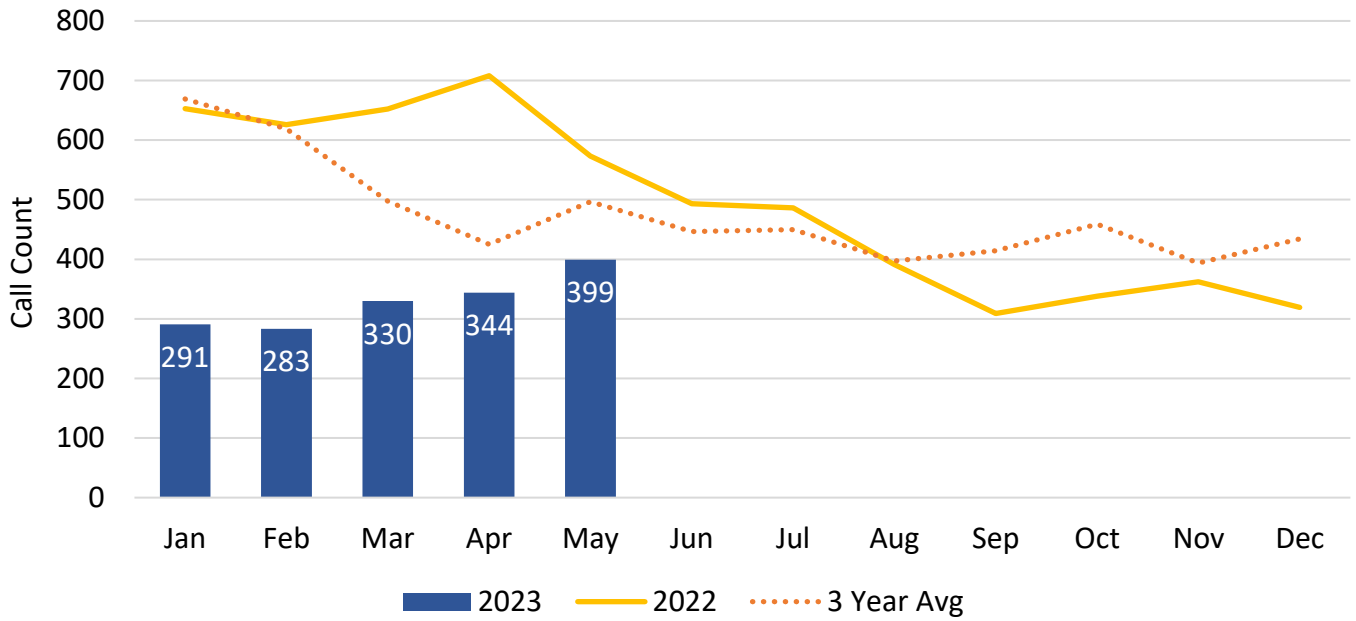
Calls for Service

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).

Citizen-Generated Calls for Service



Officer-Generated Calls for Service



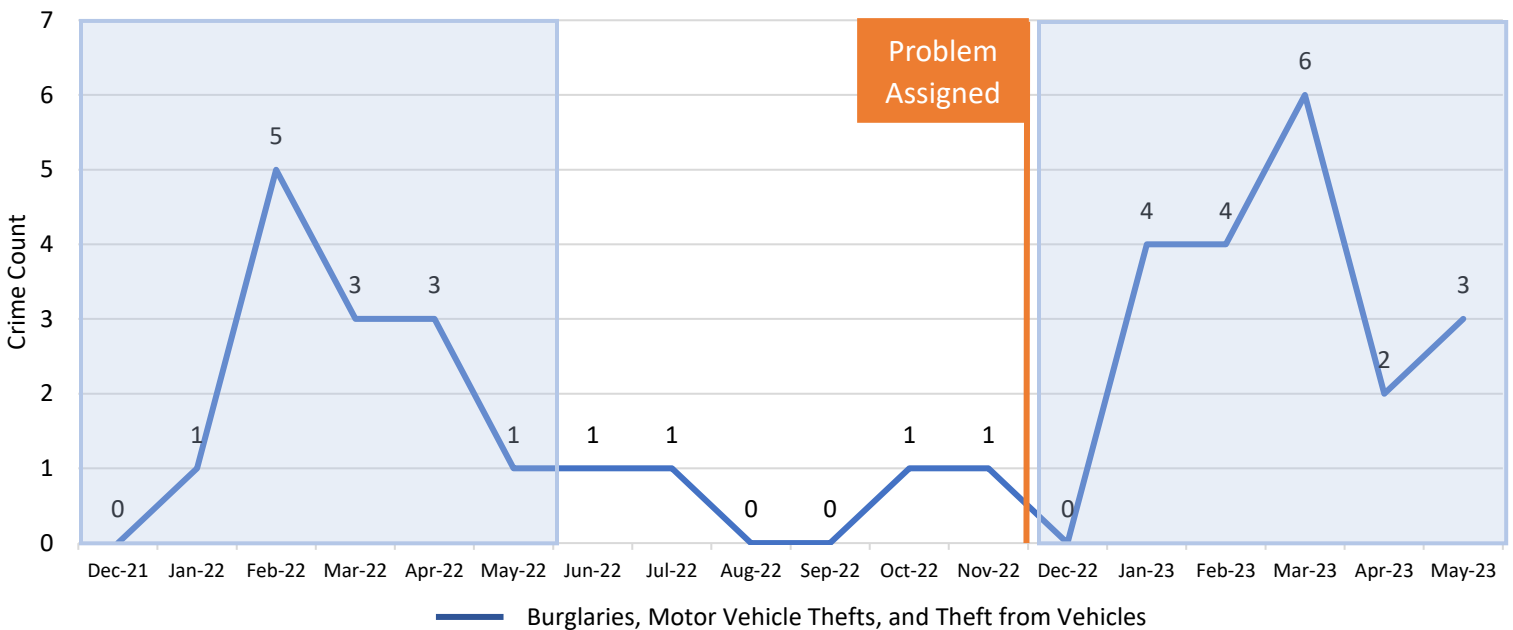
*zone checks and foot patrols removed

Problem Locations

The following problem locations have been identified using 12 months of calls for service and crime data, showing a consistent crime problem. Each month, these locations are evaluated based off the crime and disorder the assignee was tasked to handle. Problem locations are evaluated until deemed successful.

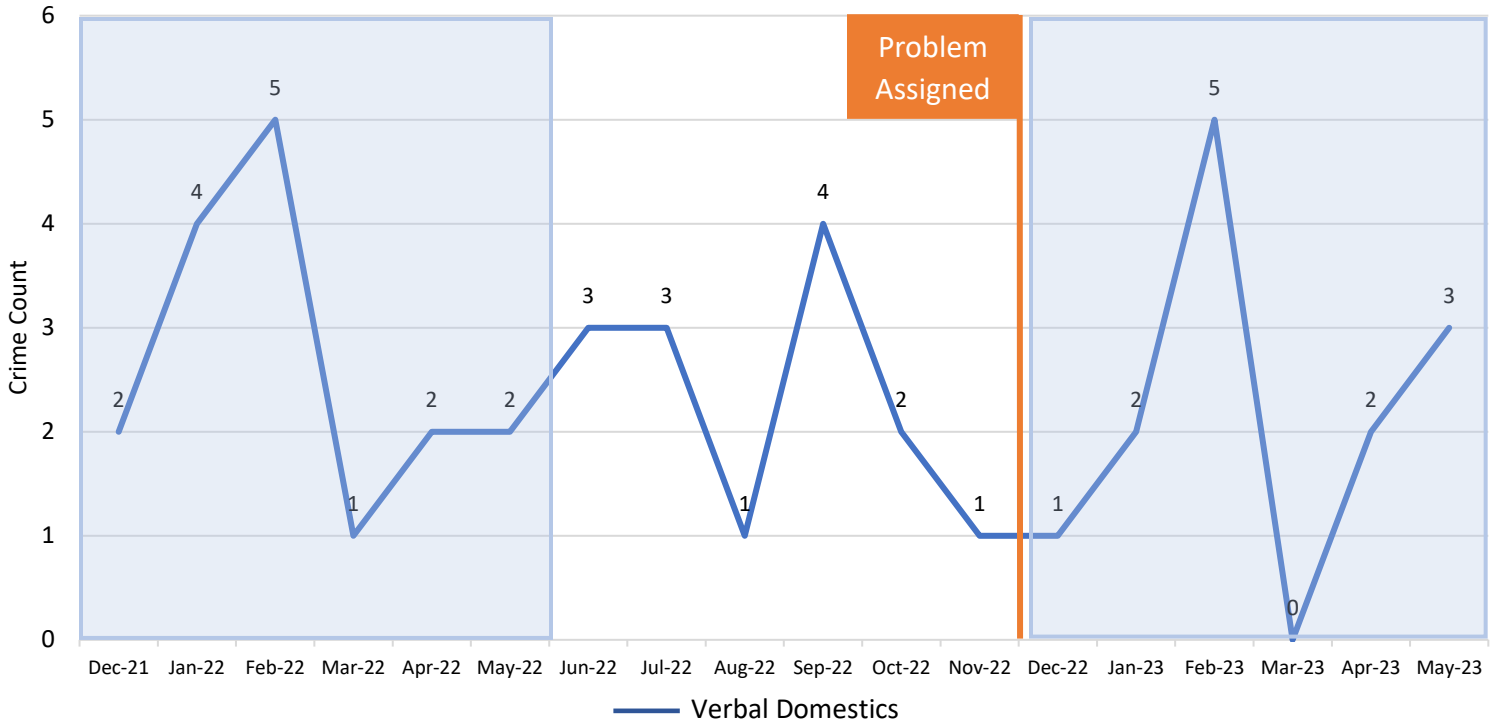
1. Sabal Point Apartments

% Change: 38.46%



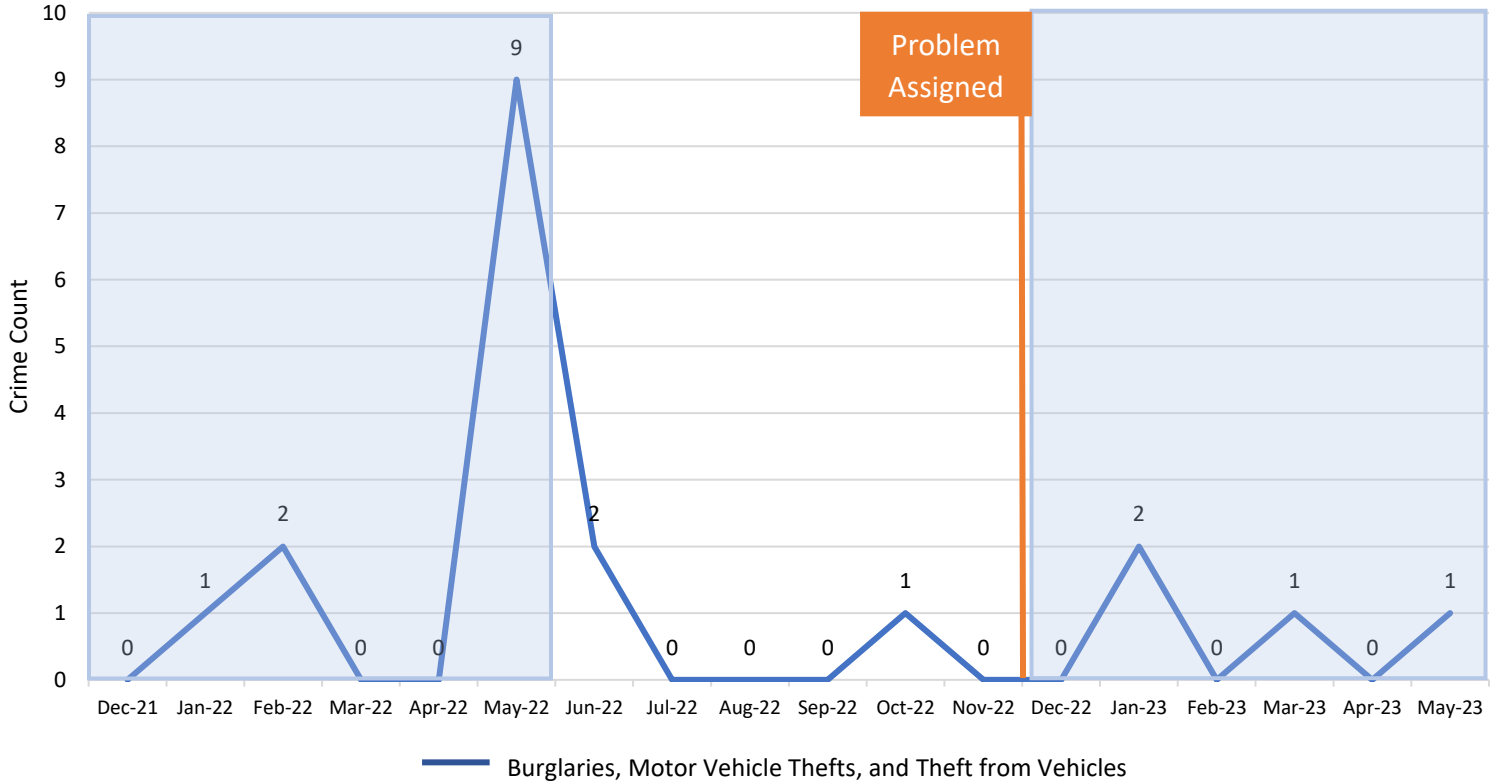
* data pulled from RMS by locations containing "sabal"; offense code equal to 220, 240, or 23F; unfounded removed

% Change: -18.75%



2. Willow Ridge Apartments - MONITORING

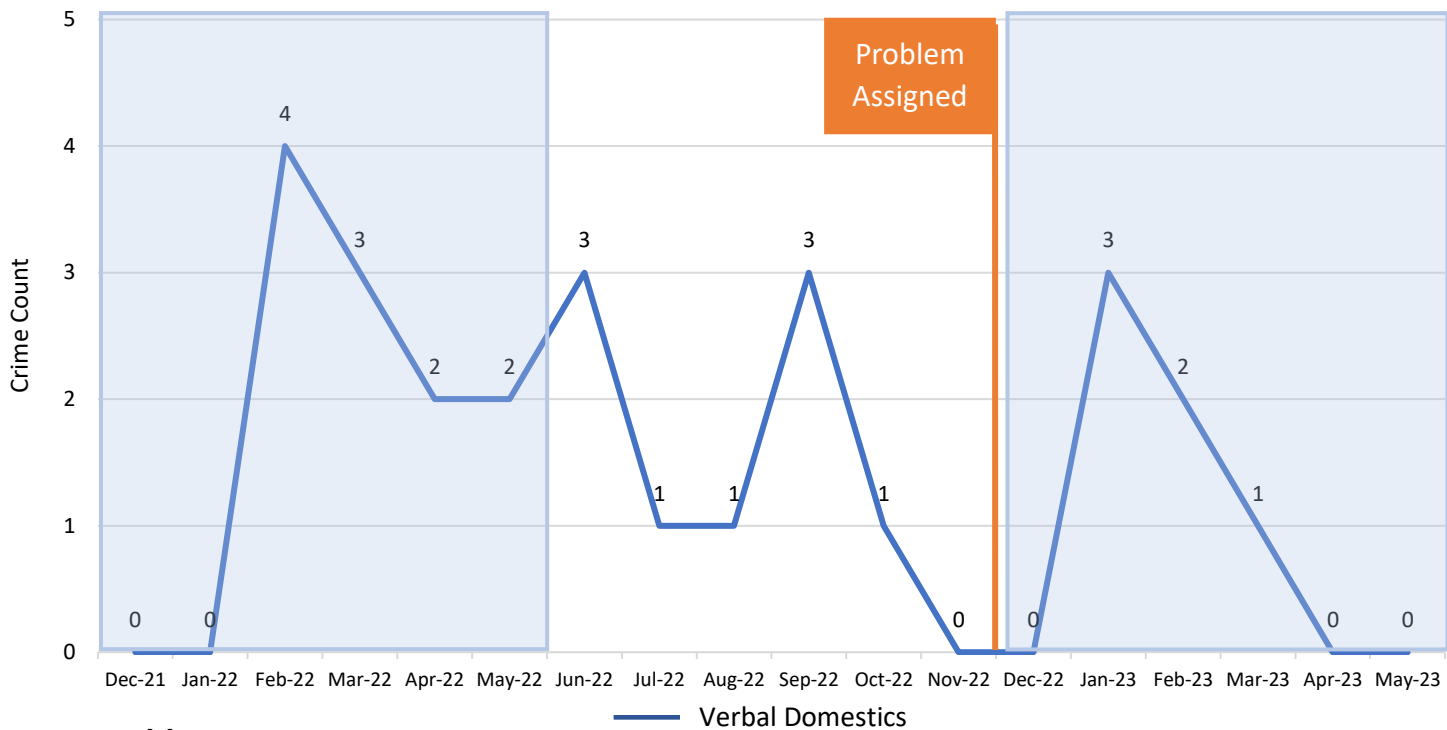
% Change: -66.67%



*top chart disclaimer: data pulled from RMS by locations containing "sabal"; offense description containing "domestic"; unfounded removed

*bottom chart disclaimer: data pulled from RMS by locations containing "willow"; addresses not in Willow Ridge removed; offense code equal to 220, 240, or 23F; unfounded removed

% Change: **-45.45%**



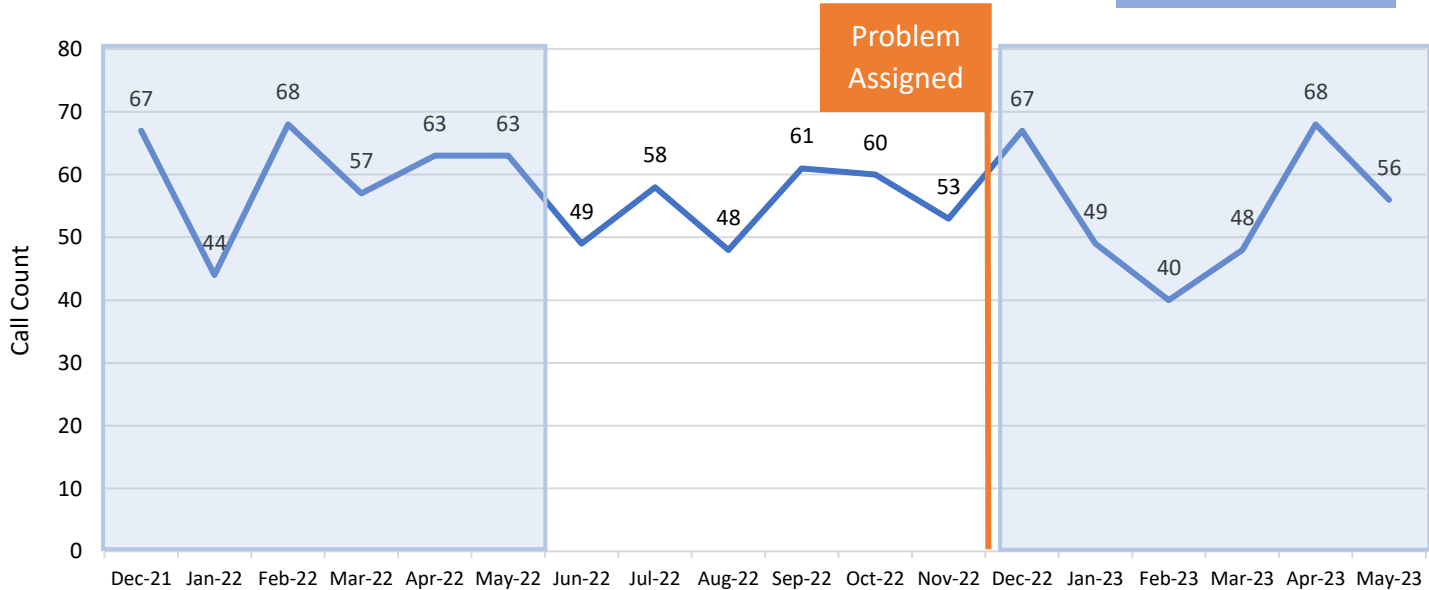
Problem Area

The problem area is Carolina Place Mall. It was identified using 12 months of calls for service and crime data, showing a consistent crime problem. 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.

Carolina Place Mall

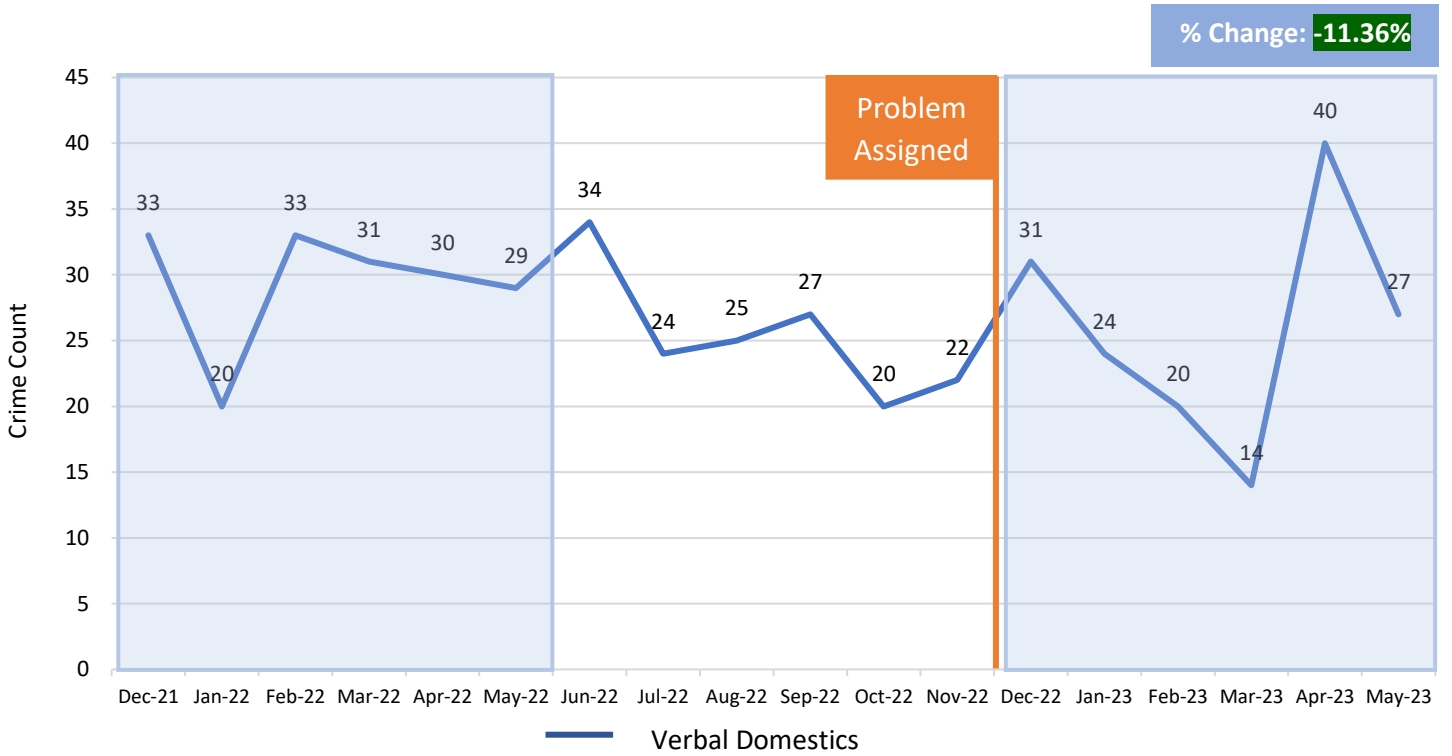
1. Citizen-Generated Calls for Service

% Change: **-9.39%**

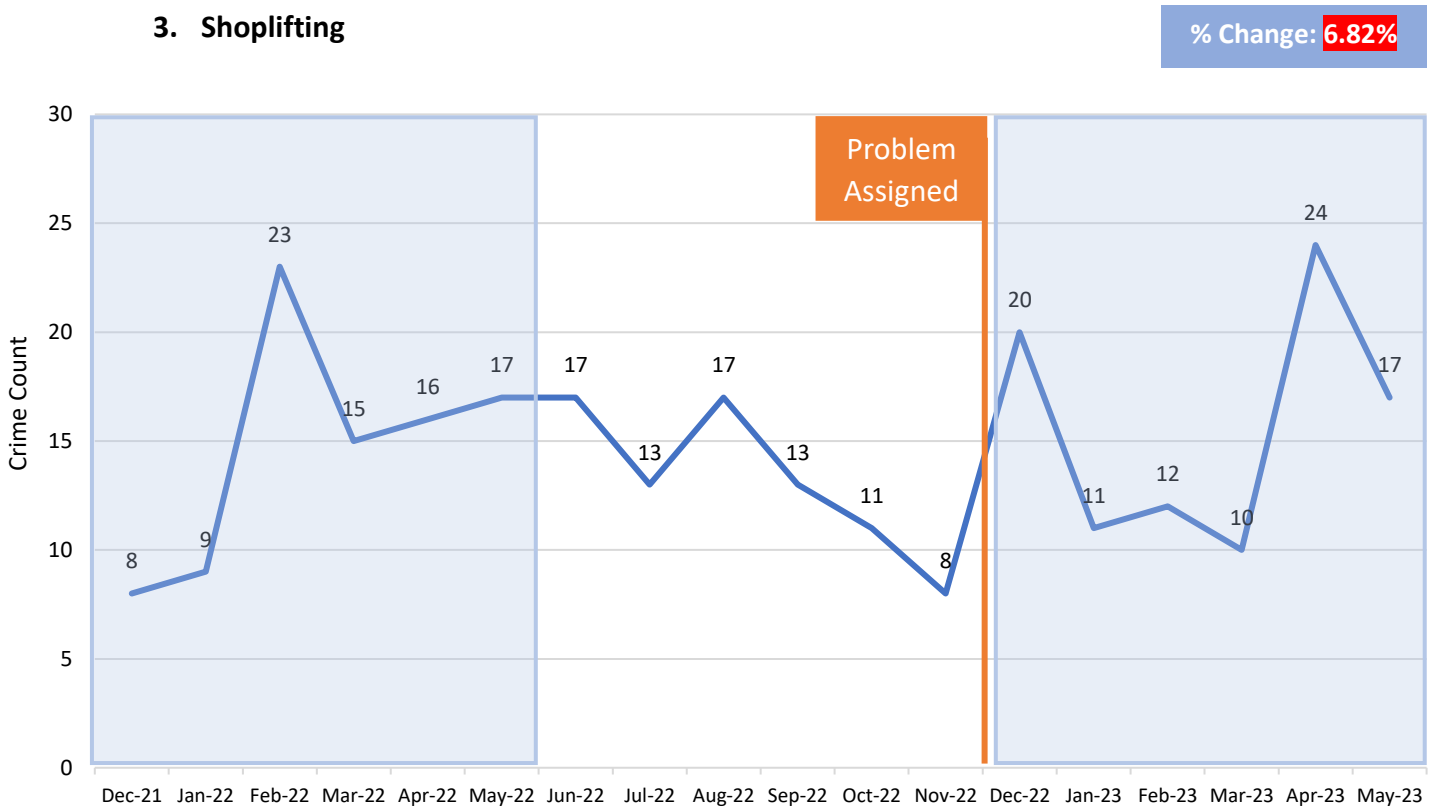


*data pulled from CAD by locations containing "11001, 11009, 11017, 11033, 11025, 11041, 11049, 11055, 11059, 11067"; includes "how received" of 911, phone, walk-in, computer, and blanks removed

2. Group A Offenses: NIBRS Group A offenses are the more serious crimes such as Murder, Rape, Robbery, etc. There are 71 Group A Offenses. Group B offenses tend to be minor in nature, such as curfew/loitering/vagrancy violations, disorderly conduct, driving under the influence, etc.



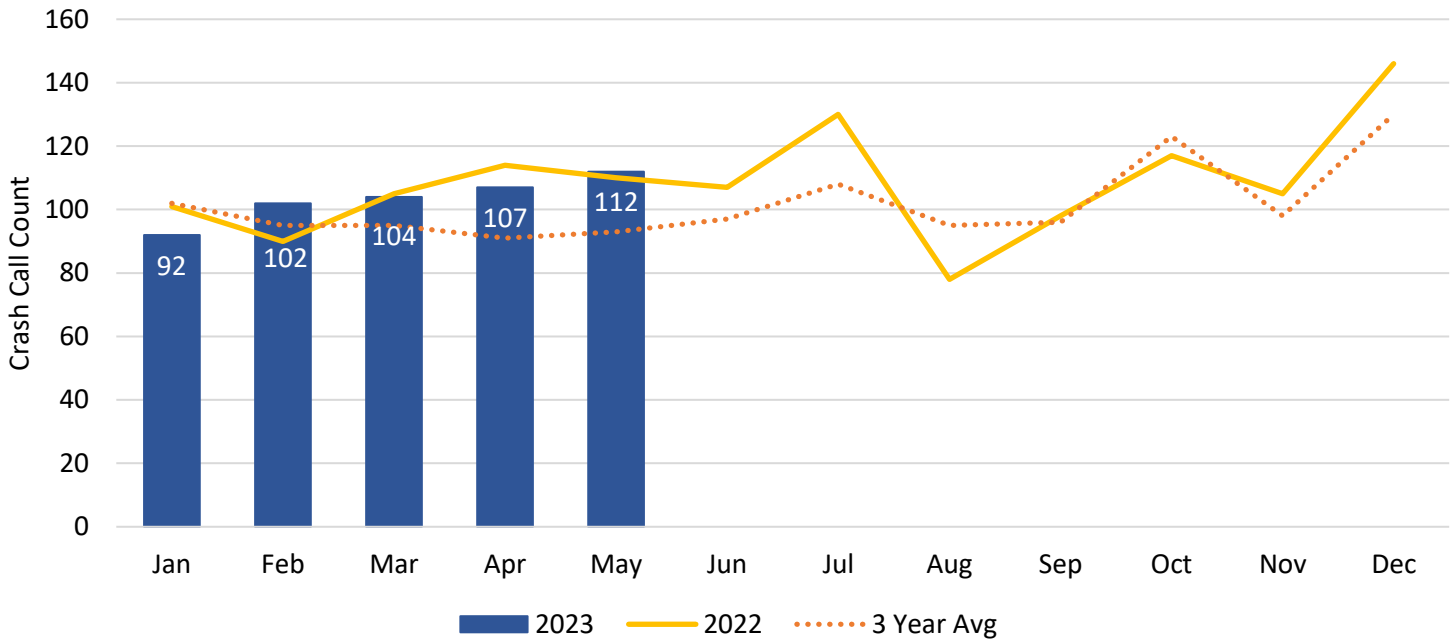
3. Shoplifting



*Chart 2 disclaimer: data pulled from RMS by locations containing "11001, 11009, 11017, 11033, 11025, 11041, 11049, 11055, 11059, 11067"; offense not containing "90" in code; unfounded removed
 *Chart 3 disclaimer: data pulled from RMS by locations containing "11001, 11009, 11017, 11033, 11025, 11041, 11049, 11055, 11059, 11067"; offense code equal to 23C; unfounded removed

Traffic Crash Data

Calls for Traffic Crashes



*Counts are all traffic accident and hit and run calls with a disposition of report taken or rendered assistance MI

May Community Engagement

- Police memorial meeting
- Monthly Chamber of Commerce Meeting
- Girl Scout meeting event
- Walkabout at Dorchester
- Monthly OSHA meeting and inspections
- Strategy meeting with Carolina Place Mall
- Chamber of Commerce meeting
- Met with Veterans group in Charlotte
- Police Memorial service
- Recruiting meetings
- School welcoming event
- Recruiting Event
- Working with the Intern for her schedule and creating a program

Weekly meetings with Chief on progress for projects. Daily duties of school traffic and sitting in with students at lunchtime. Manage Twitter, Instagram and Facebook apps for the PD. Officer Down and myself have students that we are mentoring outside of the normal going to see the students at lunch. We have been requested to do this by the school and the parents. Recruiting has been the majority of my time as I check indeed daily and email candidates information to get them started.

May Traffic Enforcement

Traffic Enforcement Type and Dispositions

Enforcement	Count
Traffic Stop	204
Citation Issued	51
Warning	134
Report Taken	5

*Officer-generated traffic stops; unfounded removed

Locations of Traffic Enforcement

Street Name	Count
MAIN ST	52
PINEVILLE-MATTHEWS RD	25
CRANFORD DR	24
CAROLINA PLACE PKY	16
POLK ST	8
PARK RD	6
FRANKLIN ST	5
TOWNE CENTRE BLVD	5
LEE ST	4
I-485 INNER HWY	3
DOVER ST	3
ROCK HILL-PINEVILLE RD	3
LANCASTER HWY	3
OAKLEY AVE	3
JOHNSTON DR	3
MCCULLOUGH CLUB DR	3
CHURCH ST	2
JOHNSTON RD	2
I-485 OUTER HWY	2
LAKEVIEW DR	2
PINEVILLE RD	2
DORMAN RD	2
REID LN	2
LOWRY ST	2
SABAL POINT DR	2
MUSKERRY DR	2
DOWNS RD	2
WILLOWHURST CT	1
SAM MEEKS RD	1
MILLER ST	1
PARK CEDAR DR	1
CENTRUM PKY	1

CADILLAC ST	1
DOWNS CIR	1
PINEVILLE FOREST DR	1
CHILDERS LN	1
CARMEL RD	1
SOUTH BLVD	1
MCMULLEN CREEK PKY	1
WILLOW RIDGE RD	1
PLUM CREEK LN	1
CONE AVE	1
MEADOW CREEK LN	1
Grand Total	204

*based on location of stop in CAD

July

2023



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 4 th of July Holiday	5	6	7	8
9	10	11 Council Meeting 6:30 pm	12	13	14	15
16	17	18	19	20 Quarterly Town Hall Meeting 6 pm	21	22
23	24 Work Session 6 pm	25	26	27	28	29
30	31					