



TOWN COUNCIL REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS
TUESDAY, OCTOBER 10, 2023, AT 6:30 PM

MINUTES

CALL TO ORDER

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

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

PLEDGE ALLEGIANCE TO THE FLAG

Mayor pro tem Ed Samaha led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Jack Edwards asked for a moment of silence for our Public Works Director, Chip Hill, his father passed away last week, Lewis Bailes, our firemen, police officers and other public service people. Let's take a moment to thank them.

ADOPTION OF AGENDA

Mayor Edwards said that there is one change on the agenda. Under Public Hearing, there is a Public Hearing for the Social District Ordinance. Council member Stinson-Wesley made a motion to accept the agenda as presented with the change, 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 September 12, 2023, and the Work Session on September 25, 2023, were submitted for approval. Mayor pro tem Samaha moved to approve the minutes with a second made by Council member McDonough. All Ayes. (**Approved 3-0**)

BOARD REPORTS

Council member Stinson-Wesley provided a report on Centralina Council of Governments (COG) as the Pineville representative. This is a nine-county regional body that assists local as well as county government with a variety of tasks. They help in finding grants, writing grants and help with compliance with grants. They help with programming and staffing. They are an underlying support network for local governments in the state. This month marks the 55th anniversary of Council Of Government. She and Ryan Spitzer will be attending the celebration on behalf of the Town. She encourages everyone to check out their resources, from caregivers to care facilities, regionally speaking. They are currently working with the Town on obtaining the CDBG Grant. She is providing everyone with an annual report, which will be entered to the minutes and summarizes what COG has done for the past year.

Mayor pro tem Samaha provided a report on the Municipal Education Advisory Board. On the November 7th the ballot, a bond to approve \$2.5 million bond referendum for school improvements, new schools to be built, and for security aspects for the schools, will be up for approval. It will fund approximately 30 high-priority projects. They do a bond about every five years. There is a lot of information that goes into this. In a given day, there are about 110 people moving to Charlotte every day. November 7th is the vote. If it doesn't pass, it will be a major problem for addressing the projects.

Mayor Edwards welcomed and swore in the following four new police officers: Christopher Jackson, Parker Mogck, Landon Parker, and Devon Buckson. Chief Hudgins thanked his team for being in attendance to support the new officers.

CONSENT AGENDA

Consent Agenda items: Holiday 2024 Calendar, Public Power Week Proclamation, Fire Prevention Week Proclamation, Resolution 2023-14 for Surplus Items, Proclamation recognizing years of service and retirement of Detective Scott Stewart, and Resolution 2023-15 declaring Detective Scott Stewart's badge and weapon as surplus. Council member Chris McDonough moved to accept the Consent Agenda as presented with a second made by Council Member Amelia Stinson-Wesley. All ayes.

Mayor Edwards read and presented a Proclamation to Scott Stewart for his upcoming retirement.

PUBLIC COMMENT

HOMES Program, Yvonne Reed. Ms. Reed gave a presentation to council and shared the eligibility requirements, which include income limits. Residents can see more information at MeckNc.gov/4HOMES. This information was previously sent in tax bills. The county is making a concerted effort to get the information out to the municipalities and is asking council to spread the word so they can get help to those who need it. Council gave her permission to leave information with the residents.

Laura Stout, Pineville resident. Ms. Stout stated that she is the mother of three children, two of which have special needs. She noted that wood chips are being used at the parks and the playground areas and this is not ADA-compliant. She stated that after March 15, 2012, park playgrounds must comply with ADA rules and be accessible to all children to enjoy. She added that many of our sidewalks need a lot of help. She asked council to make the parks accessible for all to enjoy.

David Phillips, Pineville resident. Mr. Phillips wants GVEST to be listed as the #1 choice for the Cone Mill development. He also has some concern about the social district. He just wants to make sure that council has done their research on having this and the potential for liability with crossing the four-lane street.

PUBLIC HEARING

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

Planning & Zoning Director Travis Morgan began the discussion of a proposed social district ordinance to the Pineville Zoning Ordinance to add a provision for a social district. Each town has to pass their own ordinance if they want to allow this in their districts. A social district is a specific, defined area with a map that sets within that particular area the ability to sip and stroll from one merchant to another. Chief Hudgins was asked if he has any concerns. He replied that he has no concerns and has previously discussed this with the Town Manager. They have not seen any significant problems.

Mr. Morgan said that if it is approved, it will go under the zoning ordinance and overseen by Planning & Zoning. We are not creating a new section of the code. This is simply a subdivision. Jim Knowles asked if vendors at events, such as little league, can opt out and not participate. Mr. Morgan replied that there would be signage that would indicate if they are opting out or opting in to let people know if they are participating.

Council Member Stinson-Wesley moved to leave the Public Hearing followed by a second made by Mayor pro tem Samaha. All ayes.

OLD BUSINESS

Social District Ordinance, Travis Morgan. Mayor Edwards would like to change the time on Sunday to start a little later. He suggested a start time of 1:00 pm. Council Member McDonough moved to accept and review the social district ordinance with one change, noting that on Sunday, the start time will be 1:00 pm., with a second made by Council Member Stinson-Wesley. All ayes. **(Approved 3-0)**

Reaffirming Cone Mill Parcel and other Town Parcel designations, Ryan Spitzer. Mr. Spitzer referenced a motion that was done in 2019 when this property came up for development from Lending Tree. Council had established it as an economic development parcel and a downtown development parcel; however, in the minutes, it was never specified what parcels it was, it was just loosely defined as the Cone Mills site. If council still wants that, they have to put those specific parcels with that designation. The three parcels: 22105107, 2210511 and 22105111. These are the parcels that need to be put on these three designations.

Council Member Stinson-Wesley moved to sale parcels 22105107, 22105117, and 22105111 as a unity under one of the three designations allowed by General Statutes (1) Economic Development per NCGS 158-7.1, (2) Joint Development Project/Downtown Development Project NCGS 160D-1315, and (3) Redevelopment Project, per NCGS 160A-514, with a second made by Mayor pro tem Samaha. All ayes.
(Approved 3-0)

NEW BUSINESS

Budget Amendment 2024-02, Chris Tucker. Budget Amendment 2024-02 is for the Lowry Street project, which required a significant stormwater repair in the amount of \$90,000. He requests using the stormwater reserves to alleviate pressure from a significant and unbudgeted repair in the current budget. Mayor pro tem Samaha moved to approve with a second made by Council Member Stinson-Wesley. All ayes. **(Approved 3-0)**

Bid Approval for Paving Contract, Chip Hill. This is a bid for Industrial Drive and this money was already in this budget. The amount in the budget is \$505,000 and the bid was \$431,107. Red Clay won the bid. Council Member Stinson-Wesley moved to approve the paving contract with a second made by Council Member McDonough. All ayes. **(Approved 3-0)**

Award of purchase of high voltage underground cables, David Lucore. Mr. Lucore, Manager for Electricities, requested the award for purchase for high voltage underground cable. This cable will be used for several capital projects including line extensions from Jack Hughes down to Carolina Logistics Park and Downs Road. The most responsible bidder was Westco total cost \$264,000. Council Member Stinson-Wesley moved to approve the contract with a second made by Mayor pro tem Samaha. All ayes. **(Approved 3-0)**

MOU with Cone Mill Development Ventures, LLC, for development of Cone Mill site, Ryan Spitzer. Mr. Spitzer reviewed the Cone Mill Development Ventures plan with council. Downtown will benefit an added 134 parking spaces for downtown parking. The MOU is non-binding, meaning that between now and the time of the PSA, can get out of it at any point. MOU spells out the exact measures that the developer has to take. There is one change in the MOU. Section 1A had a \$4 million price. The current assessed value is \$7.5 million for that property.

Council Member Stinson-Wesley moved to accept the MOU with a second made by Council Member McDonough. All ayes.
(Approved 3-0)

Manager's Report. Mr. Spitzer reported on the Johnston Road realignment. Charlotte Water recently discovered a 6" water main going down the middle of the road that needs to be moved. The streetlight in that location has to be removed per the NCDOT. NCDOT said we need to have two temporary signals. We will have to have two temporary poles that span Main Street while the work is being done, one of which is on private property. He is waiting to hear from the attorneys of the owner of the private property to see if they will allow a temporary easement for the duration of the project. Main Street may be down to one lane while they fix the water main line.

Lowry Street has been completed. The traffic signals on Polk Street and Lowry had some backup of traffic. We found out that the contractor who put in the wires for the trip sensors in the pavement, the wires were bad. The went back and fixed those and NCDOT went back and reprogrammed them.

Lynnwood/Lakeview is about done. They are doing the apron work now and then we should be done.

The next quarterly Town Hall Meeting will be Thursday, October 26th beginning at 6:00 pm in the Town Hall Chambers.

There will be early voting at the Pineville Library beginning October 26th. Since it will be a voting site, we are required to allow political signage will be allowed on site, but it has to be at least 50 feet from the Town Hall front doors.

Town Clerk Lisa Snyder reported on the 150th Anniversary activities. We have received donations from 26 local businesses supporting our 150th anniversary celebration over Fall Fest weekend. Mayor Edwards, Sara Longstreet, and I will be awarding ribbons and gift cards to the winning coloring contest entries at the school next week. Our pop-up museum should be displayed by early next week in the Town hall lobby. We will have free items at the 150th tent at the Fall Fest and tickets for the prize drawings. We will be selling the "My Home" books for \$35 each. Our Barney Fife impersonator will be at the old jail cells on Saturday, October 21st from noon until 4:00 pm for photo opportunities. The committee continues to discuss plans for the time capsule, which will be presented at the December council meeting. Ideas are welcomed.

She also announced that the Annual Potato Drop has been cancelled this year due to the vendor not having enough potatoes to donate to the event.

Our Shred Event is also scheduled for this Saturday, October 14th from 9:00 am to noon in the Town Hall parking lot.

Mayor Edwards reminded everyone to look at the Pineville Inventions display of Pineville residents, located in the lobby. It's absolutely fascinating.

ADJOURNMENT

Council Member Stinson-Wesley made a motion to adjourn followed by a second made by Mayor pro tem Samaha. All ayes. The meeting was adjourned at 7:50 pm.



Jack Edwards

ATTEST: 

Lisa Snyder, Town Clerk