



TOWN COUNCIL REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS
TUESDAY, AUGUST 8, 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, Les Gladden
Town Manager: Ryan Spitzer
Town Clerk: Lisa Snyder
Planning & Zoning Director: Travis Morgan

PLEDGE ALLEGIANCE TO THE FLAG

Council Member Chris McDonough led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Jack Edwards asked for a moment of silence for our first responders, firemen, and our police officers.

APPROVAL OF MINUTES

The Minutes of the Town Council Meeting on July 11, 2023, and the Work Session on July 24, 2023, were submitted for approval. Mayor Pro Tem Ed Samaha moved to approve the minutes with a second made by Council Member Les Gladden. All ayes. **(Approved 4-0)**

CONSENT AGENDA

Consent Agenda: *(a) Finance Report, (b) Resolution 2023-09 Declaring Surplus Items for Sale, and (c) Resolution 2023-10 for the Pineville Porcupines Championship.* Council Member Chris McDonough made a motion to accept the agenda as presented, with a second made by Council Member Les Gladden. All ayes. **(Approved 4-0)**.

ADOPTION OF AGENDA

Council Member Les Gladden made a motion to approve the Agenda as presented, with a second made by Council Member McDonough. **(Approved 4-0)**

AWARDS & RECOGNITION

Mayor Edwards welcomed and presented a Proclamation to Coach Manriquez, of the Pineville Porcupines. Mayor Edwards noted that the Porcupines went undefeated in the playoffs by scoring 55 runs in 4 games and playing an astounding 44 innings of baseball over a 3-day span. The Porcupines won their last 11 games of the season and 13 of 15 to bring the first ever ONSL championship to Pineville.

BOARD REPORTS & PUBLIC COMMENT

Staci McBride, Pineville Neighbors Place. Ms. McBride reported that they are sponsoring three different backpack events this month. They will distribute over 700 backpacks at Sterling Elementary so that every student has one. It's not too late to donate supplies to help them meet the needs of the students. They will accept donations through mid-August and can view their list on their website. They will be sponsoring a breakfast for the transportation department for the South County area. They want to make sure all of our bus drivers are recognized for the valuable services they provide to our students each day.

PNP is also seeking donations for all non-perishable goods, hygiene products, baby products and household items. From January through June this year, they served twice as many people and gave out nearly double the amount of food compared to this same time last year. Other food banks are seeing this same trend, most likely due to the rent costs that have increased as much as \$500 a month. In addition to doubling their clients for the food pantry, they have doubled the number of people served each month for financial assistance. They have already distributed a year's worth of grant money from January through June. This puts them in a difficult position as they look at the remainder of this year and have to start taking measures to reduce their monthly spending so they will still have grant money to spend in 2024.

Mayor Edwards reiterated what Ms. McBride stated. Please volunteer and please donate. It actually helps people in Pineville.

He also congratulated the Police Chief and Captain Copley, as they were in dire straits with shortages of qualified police officers and have now hired fourteen. This is a great accomplishment. Thank you to the Chief and Captain Copley for their efforts.

PUBLIC HEARING

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

Planning & Zoning Director Travis Morgan discussed the Coventry Plan proposed conditional zoning amendment with council. He stated that Ron Willing, on behalf of Stanley Martin, requests their consideration to adjust the lot lines between the townhome community and the commercial/industrial property to the north. As part of the driveway approval, NCDOT required a sight-distance easement across the commercial/industrial property in question located at 12616 Downs Road, currently owned by Yoshino Properties. In exchange for the easement, the amount of property shown from the Coventry development is to be deeded over to Yoshino Properties. Since the property line is also the zoning line, a rezoning of the portion of property is needed.

Mayor Pro Tem Samaha asked if there would be any impact to the traffic flow in that area. Mr. Morgan replied that there would not be any impact to traffic. Council Member Stinson-Wesley asked if all of the adjacent property owners are on-board with this. Mr. Morgan replied that he has not received any negative feedback or opposition. Council Member Gladden asked if there will be room to leave the 20-foot buffer in there. Mr. Morgan replied yes and that would separate the two types of zoning.

Council Member Gladden moved to leave the public hearing with Mayor Pro Tem Samaha providing a second. All ayes.

OLD BUSINESS

Town Clerk Lisa Snyder gave an update on the Town's 150th Anniversary Committee. Banners announcing the 150th Anniversary should be displayed along Main Street in the coming weeks. The committee has been reviewing merchandise to sell and give-a-way. The 150th Anniversary Logo will be printed on these items. The Downtown Merchants and Pineville businesses are invited to participate by having their own special events and promotions. The committee is also making plans to have a time capsule, a pop-up museum, coloring contest and possibly some photo opportunities. She stated that she is

really proud of the committee that she has and hope this event is memorable for all. Mayor Edwards said that those on the committee are doing a phenomenal job and doing it in a short period of time.

Council Member Gladden wanted to recognize that Lisa Snyder just received her certification and is now a Certified [Municipal] Clerk. Mayor Edwards added that it was a two-year course, and it is a great deal of work and not an easy stretch. Thank you, Lisa.

NEW BUSINESS

Budget Amendment 2024-01 to increase fund balance appropriated revenue and increase multiple general fund function appropriations in the amount of \$1,073,000 for expenditures associated with open purchase orders at year end. The purpose of the budget amendment is to also increase fund balance appropriated revenue and increase Electric Operations appropriations in the amount of \$1,165,000 for expenditures associated with open purchase orders at year end. In addition, the budget amendment purpose is to increase fund balance appropriated revenue and increase CLEC Telephone Operations appropriations in the amount of \$11,600 for expenditures associated with open purchase orders at year end.

Council Member Stinson-Wesley moved to approve Budget Amendment 2024-01 with a second made by Council Member McDonough. All ayes. (**Approved 4-0**)

Underground and Directional Boring Services contract. David Lucore requested that the Lambert's contract, in a not to exceed the amount of \$2,883,353.80, be approved by council and authorize the Town Manager to execute all documents. It is a contract where they get paid for the items they actually install, so even though it's a not to exceed amount, more than likely we will not spend the majority of that money. There was general discussion between council and Mr. Lucore. Council Member Gladden moved to approve the Lambert's contract, with a second made by Council Member McDonough. All ayes. (**Approved 4-0**)

Coventry Rezoning. Mr. Morgan finds that the proposed amendment is consistent with the adopted plans, policies, and statutes. This is legislative for conditional rezoning. It is just a lot line adjustment. Council Member Gladden moved to approve the rezoning followed by a second made by Council Member Stinson-Wesley. All ayes. (**Approved 4-0**)

Tax Collector. Town Manager Spitzer said that this is a formality that is done every year and the tax collector's settlement has to be entered into public record. It was reported that Mecklenburg County collected 99.65% of our taxes this year. They would have collected 99.68 % but about \$2,865 was barred from collections due to bankruptcy. Mecklenburg County does a really good job for us as a tax collector. Council must approve Mecklenburg County as the tax collector and this request is for Fiscal Year 2024. Mayor Pro Tem Samaha moved to approve Mecklenburg County as our tax collector, with a second being made by Council Member McDonough. All ayes. (**Approved 4-0**)

Resolution 2023-11 to reimburse the expenditures for the utility building and yard. Mr. Spitzer said that this is similar to what we did for the Town Hall building to pay back any architecture or CM@R fees that we may have through the loan. Any money spent 60 days prior to this or any moneys spent subsequent to this can be rolled into a loan if we so desire. Council Member Gladden moved to approve Resolution 2023-11 with a second made by Mayor Pro Tem Samaha. All ayes. (**Approved 4-0**)

Resolution 2023-12 to reimburse the expenditures for the Fire Department. Mr. Spitzer said that this is the same resolution to follow IRS standards to reimburse the town for expenses that have incurred from this day forward and sixty days prior to be rolled into the loan if you so desire. Mayor Pro Tem Samaha moved to approve Resolution 2023-12 with a second made by Council Member McDonough. All ayes. (**Approved 4-0**)

Manager's Report. Mr. Spitzer reported that the Lynnwood/Lakewood project should be completed by the end of this month, as planned. With regard to the Lowry Street project, when the contractors dug in the intersection, they discovered a deteriorated pipe and needed to be replaced and we needed to get LaBella to do a redesign to keep this process moving. This project may be completed prior to the start of the school year or possibly up to two weeks after school starts.

Mayor Pro Tem Samaha complimented all the guys who worked on this project and noted that Chip Hill was the ringleader and complimented all.

Mr. Spitzer reported on Johnston Drive and said that Sealand ran into a large water line going down the middle of the proposed road and is redesigning it now. There are also some right of ways and they're trying to obtain easements. The Town is willing, but the adjacent property owner is not.

Mr. Spitzer met with the Downtown Merchants recently about the social districts. Mr. Spitzer said that a proposed ordinance will be ready for council to review at the August 28th work session. A public hearing will be held in September and then still have to apply through the state.

We may have to have a special called meeting to have a discussion on the electric sale of assets the week of August 21st or August 28th.

Town Clerk Lisa Snyder presented a large thank you card to the mayor and council in appreciation by the Town employees and staff for approving the recent 8% COLA increase and for all of the other benefits that are approved by them. We are grateful and thankful for their support and wanted to show our appreciation.

ADJOURNMENT

Upon the motion of Council Member Stinson-Wesley, seconded by Council Member McDonough, the Town Council unanimously agreed the meeting be adjourned. Mayor Edwards adjourned the meeting at 7:20 pm.



Mayor Jack Edwards

ATTEST:



Lisa Snyder, Town Clerk