



**WORK SESSION MINUTES  
MONDAY, FEBRUARY 26, 2024 @ 6:00 PM  
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, February 26, 2024 @ 6:00 p.m.

**ATTENDANCE**

Mayor: David Phillips  
Mayor Pro-Tem: Ed Samaha  
Council Members: Amelia Stinson-Wesley, Chris McDonough, Danielle Moore  
Town Manager: Ryan Spitzer  
Town Clerk: Lisa Snyder  
HR Director: Linda Gaddy  
Planning & Zoning Director: Travis Morgan

**CALL TO ORDER**

Mayor David Phillips called the meeting to order at 6:01 p.m.

**DISCUSSION ITEMS:**

**Pineville Neighbors Place.** Staci McBride, Executive Director of Pineville Neighbors Place, provided a report on what they did in 2023 and thanked council for their generous ARPA grant that they provided. In the last half of 2022 through December of 2023, they were able to help over 420 people because of the funding from the Town, with 75% of those helped were families with children. There were 157 households that were able to stay in their homes and keep utilities turned on. They have also supported our neighbors in other ways, including a campus beautification at both elementary schools. They also provided over 1,000 backpacks for the 2022-2023 school year. They provided over 12,700 pounds of food to about 1,300 people throughout the community. The Town was the biggest food generator of the year!

**Paws in the Park Signage.** Town Manager Ryan Spitzer reviewed the request with council, made by Donna Peters with Paws in the Park, for additional signage in the Town for this event. The signs are 4' x 8' and are double-sided. He noted that our sign ordinance allows two signs for non-profits, one at Lake Park, but anything off-site would require permission from council, this includes banners. She has requested the signs be placed at the Belle, near the James K Polk site, and in front of the Town Hall. She is requesting to know three weeks prior to the event to allow for printing. Council agreed on two signs and for fourteen days.

**Employee Handbook Updates.** HR Director Linda Gaddy reviewed the updates to the Employee Handbook with council. She highlighted some of the changes which include, but are not limited to, adding gender neutral pronouns, removing the administrative procedures from the Handbook, clarifying what a demotion means,

recruitment and selection, compensation, longevity, and working remotely. Less traditional schedules are also being considered. Mayor Pro Tem Samaha added that government employees need to be accessible. The progressive discipline policy has been updated. The updated Handbook will be rolled out on May 1<sup>st</sup> to all employees. Each employee will be required to sign a form that they have read and received it.

**Entrance Signs to Pineville.** Planning & Zoning Director Travis Morgan is working on the Pineville entry sign, which was previously removed by the Hyundai dealership. We are looking a different design styles and the location of the sign. Council likes the Mint Hill sign the best, and possibly without the flowers, the brick-type, columns on both sides and the Pineville logo. They also prefer the wording "The Town of Pineville Established date", similar to the Pineville Social District logo.

**Pour and Play.** Mr. Spitzer stated that Jordan Williams was here to answer any questions on this. Parks and Rec rated the locations in order of importance, via a map. They ranked numbers 1 and 2 as most important. These are the ADA accessible playground and the Zipline area. The cost would be approximately \$180,000 for both. We have about \$300,000 leftover from the Lynnwood/Lakeview project that we can put with this. Mayor Pro Tem Samaha would like to see these get done right away. Town Manager Spitzer will bring back a contract for council at the March 19<sup>th</sup> council meeting.

**Cone Mill Redevelopment.** Jon Visconti introduced John Holcomb, with Kimley-Horn out of Fort Mill. Mr. Visconti presented the new Concept Plan with two of the biggest changes. One increased the parking counts in the residential portion from 3.3 to 4.6 per lot, which comes to an additional 200 parking spots. Every single home will have a two-car garage. The other big change is that they will keep with the existing roadway at the corner of Dover and Cone Avenue. Mr. Visconti shared the proposed walking loop beginning from the old town hall to the new area design, which creates greater walkability.

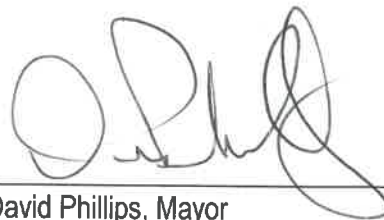
Residential parking will consist of approximately 737 spaces; commercial parking will consist of 266 parking spaces and new overflow spots for downtown will consist of 97 new spots, in addition to the 22 spots in front of the old town hall. Mr. Visconti stated that they could possibly break ground in 12 to 18 months.

Mayor Pro Tem Samaha moved to go into Closed Session pursuant to NCGS 143.318.11 (5), regarding acquisition of property, with a second made by Council Member Moore. All ayes.

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

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

The Mayor adjourned the meeting at 9:05 pm.



David Phillips, Mayor

ATTEST:



Lisa Snyder, Town Clerk