

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, OCTOBER 24, 2022, AT 5:00 PM**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, October 24, 2022 @ 5:00 p.m.

ATTENDANCE

Mayor: Jack Edwards
Mayor Pro Tem: Ed Samaha
Council Members: Les Gladden, Chris McDonough, Amelia Stinson-Wesley
Town Manager: Ryan Spitzer
Town Clerk: Lisa Snyder

At 5:00 pm Mayor Edwards called the meeting to order. A motion was made by Council Member Chris McDonough and seconded by Council Member Amelia Stinson-Wesley to go into the Closed Session pursuant to NCGS 143-318-11 (6), a personnel matter. Discussion was held. Council Member Stinson-Wesley moved to leave the Closed Session with a second made by Council Member McDonough. Motion passed and Closed Session ended at 5:40 pm.

Mayor Pro Tem Ed Samaha called the meeting to order at 6:01 p.m. Mayor Pro Tem Ed Samaha made a motion to open the meeting and Council Member Chris McDonough seconded the motion. There were ayes by all, and the meeting opened.

CONE MILL MEMORIAL

Town Manager Ryan Spitzer stated that the process for the memorial started in 2015. Two or three years ago he shared that a local artist did a rendering, with side walls and the number of bricks that were saved from the Cone Mill. Since that time, he has reviewed renderings from LaBella with Council. Recently Council met with LaBella individually to get their thoughts on the memorial based on the questionnaire that they sent to them. Town Manager Spitzer asked Council if LaBella's updated plans met with their vision for the memorial?

Mayor Pro Tem Samaha and Council Member Chris McDonough like the design. Council Member Les Gladden asked if there will be any wording for the memorial? If not, it will look like a little pocket park. Town Manager Spitzer replied that there will be wording along the top of the memorial. Council Member Amelia Stinson-Wesley suggested that there be something similar to a library story board for the kids to see when they're visiting the fire station, parks, and other Town facilities.

Pineville resident, Al Baskins, said he saved lots of bricks and an industrial light which were all part of the original mill. He thinks the memorial is beautiful to remember the people who worked for the mill.

Town Manager Spitzer said that we will hold a community meeting and look for signage for the memorial. All Council members approved of this.

COST OF NEW FIRE STATION

Town Manager Spitzer introduced Ken Newell the architect from Stewart, Cooper, and Newell, who is designing the new Fire Station. The design is based on the meetings with the Fire Department on what they wanted in the beginning and what they needed after we cut back. Mr. Newell shared that the new building is being planned to be 26,000 square feet with 20,000 square feet being usable space and 6,000 square feet being wall and mechanical space. This equates to about \$14.3 million dollars. Everything is being based on the first floor. It will be a six-bay building. Mr. Newell outlined which vehicles will go into each of those bays. There will be approximately 1,439 square feet per bay.

Town Manager Spitzer advised Council that in order to reduce the costs, one bay could be eliminated and save \$1.3 million dollars. Council Member Gladden questioned the depth of the bays. He feels they are not big enough. The extra bay would cost a lot of money and they would have to pull out the other trucks. Council Member McDonough added that if we're going to do it, we should do it right.

Mr. Newell noted that there have been cuts of 2,000 square feet since the wish list was originally provided. Finance Director Christopher Tucker spoke about the finance portion of the new Fire Station. He advised that the current debt margin is at 8% and he outlined highlights from the amortization schedule. In addition, he shared with Council another schedule, using a different percentage rate. Mr. Tucker feels that the Town will have a good, positive year [financially]. Mayor Edwards asked if we're over-extending ourselves with all of the other capital improvements that we have coming up?

Mr. Tucker feels that we have room and reminded Council that tax rates come from debt projects. He doesn't feel that this project will add taxes; it's a sound investment for public safety. Council Member Gladden said that we have to be responsible to the people for the money. He feels that the Fire Station is not a need, but rather a want. Right now, he added, he doesn't feel it's a smart idea and we should not rush until we see what comes in the Spring. Mr. Tucker reiterated that we are fine, and we have savings for it.

Mayor Edwards added that he hates debt, and especially big debt. Mr. Tucker explained that the other projects have all been accounted for. His job is to support Council's vision. His goal is to help Council feel good about their decisions.

Town Manager Spitzer said that several projects have been bought and paid for. Mayor Pro Tem Samaha asked if we can hear from the Fire Chief as to why we need a new Fire Station? Chief Gerin answered via zoom call (note that it was difficult to hear him clearly). Mayor Edwards asked Chief Gerin if he could attend the November Council meeting to discuss in person and he answered that he could. Mayor Pro Tem Samaha commented that we are healthy, but what is our tolerance? Mr. Newell added that the completion date, if approved, would be March of 2025.

Town Manager Spitzer asked Council what debt ceiling they are comfortable with. All agreed that \$14.3 million with a building at 26,000 square feet. Council Member Gladden would like more facts and if any other cuts can be done with his suggested debt ceiling at \$14 million)

CODE OF ETHICS

Town Manager Spitzer shared with Council copies of Statesville and Matthews Code of Ethics policies. In 2011, State Statute required all municipalities to adopt a Code of Ethics, but Pineville did not have one. Here is their opportunity to adopt a policy in order to comply with State Statute. He asked Council to review and send any edits to him. It has to be voted on by resolution and can be done at the November or December Council meetings. He will also ask the

Town's attorney to review it. He added that if this is done by resolution, it stays; if done by policy, it has to be reviewed annually.

HUNTING ORDINANCE

Town Manager Spitzer said that we currently have an ordinance that you cannot discharge weapons, other than bows and arrows. Mayor Edwards added that there is no safe place to hunt as it stands now. Residents are violating the ordinance if their weapons cross their property. Council wants to eliminate even using weapons on their own property.

(A brief break was taken before entering a Closed Session at 7:35 pm). A motion was made by Council Member Stinson-Wesley and seconded by Council Member McDonough to go into Closed Session pursuant to NCGS 143.318.11 (5), a real estate matter. General discussion was held. Council Member Stinson-Wesley moved to leave Closed Session with Mayor Pro Tem Ed Samaha providing a second. Motion passed and Closed Session ended at 8:30 pm.

A motion to close the Work Session was made by Council Member Stinson-Wesley with a second made by Mayor Pro Tem Samaha. (**Motion passed 4-0**)

The Work Session closed at 8:30 pm.



Mayor Jack Edwards

ATTEST:



Lisa Snyder, Town Clerk