

COUNCIL MEETING AGENDA

**Pineville Meeting Hut
Tuesday, October 9, 2018
6:30 p.m.**



**PINEVILLE TOWN COUNCIL AGENDA
6:30 P.M. - PINEVILLE HUT MEETING FACILITY
TOWN OF PINEVILLE, NORTH CAROLINA
TUESDAY, OCTOBER 9, 2018**

- 1) Call Meeting To Order:**
 - a) Pledge Allegiance to the Flag: (JM)**
 - b) Moment of Silence:**
- 2) Adoption of Agenda:**
- 3) Approval of the Minutes from the:** Regular and Closed Session Meetings of September 11, 2018 and the Work Session of September 24, 2018
- 4) Consent Agenda:** *a) Financial Report as of September 30, 2018; b) Proclamation for Pineville United Methodist Church Celebrating 140 Years*
- 5) Public Comment:**
- 6) Public Hearings:**
 - A. Public Hearing – (Travis Morgan)** to solicit input for a conditional zoning request to build a Mercedes car dealership located at or near 10218 Cadillac Street adjacent to Interstate 485 (**ACTION ITEM**).
- 7) Old Business: None**
- 8) New Business:**
 - A. Appointments to Municipal Education Advisory Committee – (Barbara Monticello)** An elected official from each town should be appointed to fill a seat on this newly formed board (**ACTION ITEM**).
 - B. Resolution No. 2018-10 in Support of Light Rail Extension – (Jack Edwards)** a measure to show support for this long-range proposal (**ACTION ITEM**).
 - C. Award Contract for Phase II Materials Contract for Carolina Place Mall – (Stuart Britt)** Bid results for Phase II materials will be presented for approval. (**ACTION ITEM**).

D. Staff Update:

- 1) Manager's Report*
- 2) Calendar of Events*

9) Closed Session - *Discussion of matters pursuant to NCGS 143-318.11(5).*

10) 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 Barbara Monticello, Clerk of Council, at 704-889-2291 or bmonticello@pinevillenc.gov. Three days' notice is required.

MINUTES

**Minutes from the Regular
and Closed Session Minutes
of September 11, 2018 and
the Council Work Session
of September 24, 2018.**



**MINUTES OF THE
TOWN COUNCIL MEETING OF THE
TOWN OF PINEVILLE, NORTH CAROLINA
TUESDAY, SEPTEMBER 11, 2018**

The Town Council of the Town of Pineville met in Regular Session and Closed Session on Tuesday, September 11, 2018 at 6:30 p.m. at the Hut Meeting Facility in Pineville.

ATTENDANCE

Mayor: Jack Edwards was absent

Mayor Pro-Tem: David Phillips

Council Members: Debbie Fowler, Melissa Davis and Joe Maxim

Town Manager: Ryan Spitzer

Planning Director: Travis Morgan

Planner: Brian Elgort

Town Clerk: Barbara Monticello

CALL TO ORDER

The meeting was called to order by Mayor Pro Tem David Phillips at 6:30 p.m. Mayor Edwards was not in attendance due to recent surgery. Anyone that wished to speak on an item was asked to sign the speaker's list.

PLEDGE OF ALLEGIANCE TO THE FLAG

Council Member Debbie Fowler led the group in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Pro Tem Phillips recalled that 17 years ago one of the worst tragedies ever occurred on US soil and he asked that none of us ever forget what happened on 9/11 and those that are still suffering the after effects of the tragedy. He asked that we take a moment to remember those that lost their lives that day, as well as residents Earl Osborne who was a POW and recipient of three purple hearts, Elaine Spurrier and Bob Butts from the Park Lake Community who all recently passed.

ORDER OF BUSINESS:

Adoption of the Agenda:

Council Member Joe Maxim moved to adopt the agenda as is. Council Member Debbie Fowler seconded the motion and there were ayes by all to adopt the agenda as is.

Approval of the Minutes from the Regular and Closed Session Meetings of August 14, 2018 and the Work Session Meeting of August 27, 2018.

There was one item that needed to be corrected on the August 14th set of minutes. The name of the construction company that won the bid for constructing the splash pad had to be corrected to "Fairwood" in lieu of "Fairlawn". Council Member Melissa Davis moved to approve the minutes with that correction, seconded by Council Member Debbie Fowler. There were ayes by all and the minutes were approved with the correction.

Consent Agenda:

The Consent Agenda consisted of the following items: a) *Resolution No. 2018-08 for Surplus Items*; b) *Financial Report as of August 31, 2018*; c) *Proclamations for Constitution Week and Public Power Week*. Council Member Debbie Fowler moved to approve the Consent Agenda with Council Member Joe Maxim seconding the motion. There were ayes by all and the motion

passed 4-0.

PUBLIC COMMENT:

Tom Stinson-Wesley – Senior Pastor, Tom Stinson-Wesley, of the Pineville United Methodist Church invited everyone to help them celebrate the founding of their church 140 years ago. Special events will be held on Friday, September 21st, Saturday, September 22nd and Sunday, September 23rd, from noon until 3:00 p.m. He invited the entire community to come out and celebrate.

Amelia Stinson-Wesley – Amelia Stinson-Wesley, also a pastor, explained that she represented Pineville on the Airport Quality Control Committee, a quasi-judicial board that makes recommendations to the FAA regarding noise and operational procedures. There have been no noise complaints from any of the residents of Pineville. She asked anyone that had any questions or concerns regarding flight paths or noise to contact her and she would be happy to relay their concerns to the committee.

Kevin Kendrick – a resident of Pineville and volunteer at Pineville Neighbors Place, gave a summary of their efforts to date, stating they have helped a total of 210 individuals with rent, heating and cooling costs and housing assistance. He reminded the community that Pineville Neighbor's Place would be holding their 3rd annual Potato Drop at 9:00 a.m. at their new location at 10725 Industrial Drive on October 6, 2018. They are also in need of volunteers, reading tutors and food pantry items that can be dropped off on their front porch. Volunteers can sign up on their website.

OLD BUSINESS:

- A. Agreement to Exchange Property/Resolution No. 2018-09 (Ryan Spitzer).** Mr. Spitzer stated that an agreement had been drawn up between Mr. Goode and the town for the swap of properties so the realignment of Johnston Drive could take place. Mr. Goode eventually plans to knock down the Luna House and rebuild a commercial office building that will meet all the minimum requirements of the town code. Planning and Zoning Director, Travis Morgan, stated that he must meet both town and county requirements as well as our downtown overlay district requirements. He was looking for the swap to take place sometime in November but Mr. Spitzer is working with Mr. Good's lawyer to work out a reasonable timeframe for the swap to take place based on a construction milestone. In the meantime, we will continue to rent to OooWee BBQ for at least six months after the swap is made. He is not opposed to the idea of moving the green house to another location but it would have to be done at a very reasonable cost.

Council Member Debbie Fowler moved to approve the resolution and agreement with the exception of the section regarding the R-O-W which cannot be turned over by November and granting the town manager the authority to negotiate a later timeframe than November, 2018 for the swap to take place. Mayor Pro Tem David Phillips seconded the motion and there were ayes by all.

NEW BUSINESS:

- A. Appointments to Boards (Barbara Monticello)** Town Clerk, Barbara Monticello, stated that there was a vacancy on the Planning Board due to a resignation that needed to be filled, along with a spot on the Arts and Science Council and the Charlotte-Mecklenburg Storm Water Advisory Committee. The recommendation was to move the alternate Planning Board Member, William Chaney, to the permanent seat to fill that vacancy and leave it with one alternate. McCullough resident, Greg Record, was being recommended to fill the vacancy on the Arts and Science Council and Randy Smith to fill the vacancy on the Mecklenburg County Storm Water Advisory Committee. Mayor Pro Tem David Phillips remarked that he was thankful for anyone that volunteers on any of the boards. There was no opposition so Council Member Debbie Fowler moved to appoint the three mentioned above. Council Member Melissa Davis seconded the motion and there were ayes by all. Mr. William Chaney will move into a permanent seat on the Planning Board, Mr. Greg Record was appointed as the new Arts and Science Council representative and Mr. Randy Smith will represent Pineville and the southern towns on the Charlotte-Mecklenburg Storm Water Advisory Committee.

- B. Bonding Procedure Clarification (Travis Morgan)** – Planning and Zoning Director, Travis Morgan explained that changes to the town's bonding procedures were needed so that they would better align with the NCGS, specifically 160-372-g(3). Clarification and specifics are needed in the ordinance to give credit when bonds are placed or renewed. This bond credit is for inspected and approved infrastructure that is already in place.

The NC General Statutes do not expressly detail bond reductions but the Town of Pineville is the only town in the area that does not provide for bond reductions/credit, in part or whole. We have not previously given credit to infrastructure already in place or completed since the road default in Carolina Village. A recent challenge by GVEST prompted him to consult with attorneys, Johnston, Allison & Hord, P.A. for their opinion on the matter. Additionally, a flow chart was provided to each council member which Mr. Morgan reviewed with them, noting that there was a difference between a construction bond and a maintenance bond. Johnston, Allison & Hord had also provided recommended changes to our ordinance with the highlights of those changes listed below:

- 1) Maximum performance guarantee (Bond) of estimated improvements to 125% (no changes needed).
- 2) At performance guarantee (Bond) placement or reevaluation the same 125% applies **but only for remaining incomplete items at time of final plat.**
- 3) 100% build out and inspected top coat of asphalt are requirements for determination of completeness for road acceptance.
- 4) Maintenance bonding increased to 25% (from 15%) for one year after acceptance of the total infrastructure costs.
- 5) Performance guarantee (Bond) reduction of non-road items such as sidewalks, drains, etc., before the usual 3-year bond term is up must be approved by the Town and County and shall further be inspected and pipes videoed **at the sole expense of the developer.**
- 6) Town and County will have to be extra diligent on inspections as a result. The plus side is the final coat of asphalt shall be done last and continuously at the direction and acceptance of the Town.

Council Member Joe Maxim had some questions regarding the new procedures. He wanted to know what would happen with the Maintenance Bond if, after two years, the job wasn't complete. Mr. Morgan responded that it would either be re-evaluated, reissued or recalled. He then asked if the revisions to the ordinance would apply to any developments in progress now to which Mr. Morgan replied that it would.

Council Member Debbie Fowler stated that the county had made some poor decisions in the past to give bond money back and the town had to suffer from it. She wanted to be sure the county knew the town had to approve the site as well as them before giving any bond money back. She added that, at least now we had an engineer to go out and inspect the work.

Mr. Morgan agreed to make the changes and get started on the official text amendment for the Subdivision Ordinance.

- C. Staff Update:** Mr. Spitzer provided an update on the following:

- Mr. Spitzer stated that there would be a Work Session for September 24, 2018 to review a new Mercedes Benz dealership
- Cone Mill Site
- Finalizing and connecting sidewalks all the way down NC51
- Engineered the turn lane on Franklin and were waiting on the \$75K from the develop who agreed to chip in that amount for the work
- Currently signing contract to redo sidewalks and connect to parking lot at Lake Park
- Advised Council and residents of an upcoming, informational session, Livable Meck, at the Hut on September 25th from 5:30 p.m. until 7:00 p.m. to obtain input on amenities for Mecklenburg County

- York Developers requested a 45 day extension for their due diligence on the old police lot (to time it with Lending Tree's due diligence due date)

At 7:10 p.m. Mayor Pro Tem Phillips called for a recess before moving to Closed Session.

CLOSED SESSION: Upon the motion of Council Member Debbie Fowler and a second by Council Member Joe Maxim, Council unanimously agreed to enter into Closed Session. Once in Closed Session, two lengthy discussions took place regarding two different personnel items. At 11:45 p.m. a motion was made and seconded to exit the Closed Session and re-enter Open Session.

ADJOURNMENT: Once back in Open Session, Council Member Debbie Fowler moved to adjourn the meeting at 11:46 p.m., seconded by Council Member Joe Maxim. There were ayes by all and the meeting concluded.

David Phillips, Mayor Pro Tem

ATTEST:

Barbara Monticello, Town Clerk



**MINUTES OF THE
TOWN COUNCIL WORK SESSION OF
MONDAY, SEPTEMBER 24, 2018 • 6:00 P.M.
PINEVILLE COMMUNICATIONS, 118 COLLEGE ST.**

The Town Council of the Town of Pineville met in a Work Session on Monday, September 24, 2018 at 6:00 p.m. at the Pineville Communications Bldg. at 118 College St. in Pineville.

ATTENDANCE

Mayor: Jack Edwards

Mayor Pro-Tem: David Phillips

Council Members: Joe Maxim and Debbie Fowler.

Melissa Davis was absent.

Town Manager: Ryan Spitzer

Town Clerk: Barbara Monticello

Also in attendance were the applicant, Mr. Felix Sabates and additional representatives of his, Nelson Prieto, Tom Marcham and Nicolas Berndt

CALL TO ORDER

Mayor Edwards called for a motion to open the Work Session. Mayor Pro Tem David Phillips moved to open the meeting at 6:00 p.m., seconded by Council Member Debbie Fowler. There were ayes by all and the meeting was opened.

DISCUSSION ITEMS:

- A. Consider Significant Changes to Previously Approved Hyundai Dealership** (*Travis Morgan*) – Planning and Zoning Director, Travis Morgan, stated that the purpose of the meeting was to work through any issues with the site plan for a proposed Mercedes Dealership on Pineville Road. The site was originally intended to have a Hyundai Dealership on it but the owner of the property, Felix Sabates, had changed directions and re-designed the plans to reflect a Mercedes Dealership.

Mr. Morgan stated that the elevations looked good and the landscaping and sidewalks met code but there were a few details that still needed to be ironed out. The driveway was long and looped around the front of the building appearing tight at one spot and he wanted to be sure everyone was on the same page with display cars and signage. He noted that the plan showed twelve vehicles being displayed outside. Mr. Nick Berndt stated that the display vehicles would never exceed 12 vehicles and that they would be displayed on the paved area, never on the grass. Mr. Morgan stated that since each site was different, he was okay with that as long as it was clear how many vehicles would be displayed and where they would be displayed. Typically, the town has allowed up to six cars to be displayed; twelve were shown on the plan and Mr. Sabates requested they be allowed to have at least ten on display. He added that they would mark off on the plan where they will be displayed. Mayor Pro Tem David Phillips wanted to be sure we stayed consistent especially since the other car dealerships were only allowed six.

Discussion then took place regarding the sign package. Mr. Morgan stated that the maximum signage allowed was 300 sq. ft. and that Mercedes could display their logo but it was a matter of where they wanted to display it. He wanted everyone to know what the parameters were upfront since the sign package would be a separate submittal.

Mr. Berndt stated that he didn't know what the sign package would look like yet as Mercedes hadn't given it to him yet. Mr. Sabates added that Mercedes wanted to standardize the appearance of their buildings including signs.

A number of questions were raised regarding the Clock Tower and whether it would include the "Welcome to Pineville" sign on it and if it were on the clock tower, would it count against their total amount of signage allowed. Mr. Morgan clarified that they could have 300 sq. ft. of signage on one building and another 300 sq. ft. of signage on the other separate building.

Mr. Morgan then turned to the blade sign which he noted was sticking up past the roof line and stated that they could not have the blade sign go past the roof line. If they were allowed to have the sign, then he would have to have a defensible reason as to why they were allowed such a sign and no other business was. Mayor Pro Tem Phillips stated that we had to hold them accountable to the same standards as everyone else. Mr. Marcham asked if they could apply for a variance or have the ordinance changed. Mr. Morgan stated that council would have to approve all of that anyway and that a study done by the Lawrence Group on the town's Master Plan indicated that airborne signs were not recommended for Pineville because they were too "Vegas-style" and needed to be scaled down to the ground. Mayor Pro Tem Phillips asked them to try and work something out but that the town needed to be fair to all other businesses.

Council Member Debbie Fowler asked if the plans could be approved with the exception of the signage issues. Mr. Morgan replied that it could be done that way but there might have to be a second public hearing for the sign package or to make application for a text amendment. It was agreed to approve the building plans and then approve a signage package separately.

Mr. Morgan agreed to email Mr. Berndt the exact definition of "roof" per the town's ordinance definition and asked Mr. Berndt to furnish him the exact number of vehicles to be displayed and location of where they'll be displayed. He also asked Mr. Berndt to review his lighting on the site to be sure it was within the town's code. Council Member Joe Maxim reiterated that the items to be addressed included the signage including blade sign, lighting, number of cars to be displayed and location of where they will be displayed. Mr. Morgan repeated that the plan got approved first, followed by the signage and then the lighting package and as long as Mercedes made the changes to the plan reviewed at the meeting that night, he would do a full staff report and set the public hearing for the October 9th Council Meeting. He would do an introduction to the project but let Mercedes discuss or answer any questions pertaining to the project. Mr. Berndt stated he would put a lot more details on the final set of plans.

- B. **Consider Request from CATS** – Mayor Edwards explained there was renewed interest in extending the light rail into Pineville and onto Ballantyne and that CATS was requesting a resolution of support from Pineville if there was interest in pursuing the idea. This was something being proposed for future planning, not the immediate future. He added that it was not a commitment from the town but a resolution just to get it CATS' strategic plan. The consensus from Council was to move forward with a resolution which will be presented at October's regular Council Meeting.
- C. **Staff Updates:** Mr. Spitzer provided an update on the Cone Mill project stating that some additional work was needed such as vapor testing, under concrete testing, pond in the back may need to be tested for coal ash and digging two wells deeper, at a cost of about an additional \$28,000. The issues are with timelines; Lending Tree will have to start construction by November or December but it will take 5 months to get the Brownsfield application completed and all the testing done before an EPM plan can be completed. DEQ will be drafting the EPM but it will not be available until around February so right now there is a lot of discussion regarding timelines. Lending Tree may be asking for a reduction in the asking price or possibly an extension of their due diligence date. Mr. Spitzer is trying to get Lending Tree to present their site plan at the October Council Meeting but Lending Tree does not want to sign the legal documents until they have an EPM to work with. They are working through all of this right now.

Mr. Spitzer stated he had gotten a call from a resident that wanted to know why the town hadn't paved Lynwood Lane yet. Mayor Pro Tem David Phillips responded that Council didn't want it to look like they were having their streets paved first so it was not included on the original list. Mr. Spitzer stated that the town was getting ready to pave Park Ave. and Lakeview Dr. and did Council want to include Lynwood Lane in that same project. To do the

work with full curb and gutter would cost about \$500,000 to \$600,000 but after a brief discussion it was decided just to do FDR on Lynwood and not curb and gutter to keep the cost at a minimum.
The Public Works position that was filled has to be re-advertised because the candidate that accepted the position found another, higher paying position that he decided to take instead. We received one bid for a new gym floor but were waiting on some additional ones to come in.

ADJOURNMENT: There being no further business to discuss, Council Member Joe Maxim motioned to adjourn the meeting, seconded by Mayor Pro Tem David Phillips. There were ayes by all and the meeting adjourned at 8:01 p.m.

Jack Edwards, Mayor

ATTEST:

Barbara Monticello, Town Clerk

CONSENT AGENDA ITEMS

- a) Financial Report as of 9/30/18*
- b) Proclamation for Pineville United Methodist Church*

Town of Pineville
Budget vs. Actual
9/30/2018

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Property Tax	\$ 6,475,000	\$ 717,389	11.08%
Prepared Food Tax	625,000	367,544	58.81%
Room Occupancy	590,000	52,120	8.83%
Franchise Tax	900,000	261,564	29.06%
Sales Tax	1,200,000	170,580	14.21%
Storm Water	405,000	36,936	9.12%
Powell Bill	201,760	-	0.00%
Other	1,204,346	302,990	25.16%
Appropriated F/B - Cultural Reserve	68,000	68,000	100.00%
Appropriated F/B - Restricted Police	166,000	166,000	100.00%
Appropriated F/B General	571,000	571,000	100.00%
Total	\$ 12,406,106	\$ 2,714,124	21.88%
Expenditures			
Governing Board	\$ 210,861	\$ 101,842	48.30%
Administration	780,074	170,185	21.82%
Zoning	304,513	66,089	21.70%
Police	5,136,461	1,233,175	24.01%
Fire	2,037,600	265,309	13.02%
Public Works	763,569	139,817	18.31%
Powell Bill	469,000	20,265	4.32%
Storm Water	357,924	65,799	18.38%
Sanitation	437,750	101,552	23.20%
Recreation	469,851	130,991	27.88%
Cultural/Tourism	1,334,503	351,245	26.32%
Cemetery	4,000	562	14.05%
Contingency	100,000	-	0.00%
Total	\$ 12,406,106	\$ 2,646,830	21.33%

Town Of Pineville

Johnston Road Realignment

9/30/18

	FY17	FY18	FY19	Total Project	Project Budget
<u>Road Realignment Revenue</u>					
DOT grant	-	-	-	-	
General Fund Balance				1,957,000	1,957,000
Total Road Realignment Revenue	-	-	-	1,957,000	1,957,000
<u>Road Realignment Expense</u>					
Land/Building	-	731,228		731,228	725,000
Engineering	-	74,089	12,917	87,006	307,000
Construction	-	-		-	925,000
Total Road Realignment Expense	-	805,317	12,917	818,234	1,957,000

Town Of Pineville
Splash Pad/Dog Park
9/30/18

	FY17	FY18	FY19	Total Project	Project Budget
Cultural & Tourism Reserves	-			361,460	361,460
Part F Grant	-	-	28,076	361,460	361,460
Total Part F Grant Revenue	-	-	28,076	722,920	722,920
Part F Grant Expense					
6201.7200.70	32,656	61,816	56,402	150,873	722,920
Total Part F Grant Expense	32,656	61,816	56,402	150,873	722,920

Town of Pineville
Electric Fund
9-30-2018

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Electric	12,984,851	3,752,438	28.90%
Expenditures			
Administration & Billing Support	468,371	140,831	30.07%
Purchased electricity	9,146,980	1,967,198	21.51%
Operations and Maintenance	3,369,500	365,315	10.84%
Total	12,984,851	2,473,344	19.05%

Town of Pineville
ILEC Telephone Fund
9/30/2018

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Revenues	1,604,540	255,999	15.95%
Telephone Reserves	1,510,610	1,510,610	100.00%
Total Revenue	3,115,150	1,766,609	56.71%
Expenditures			
Operating Transfer Out	499,357		0.00%
Operating Expenses	1,216,043	281,034	23.11%
Plant under Construction	1,399,750	5,295	0.38%
Total	3,115,150	286,329	9.19%

Town of Pineville
CLEC Telephone Fund
9/30/2018

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Revenue	999,254	249,167	24.94%
Transfer from ILEC	499,357		0.00%
Total	1,498,611	249,167	16.63%
Expenditures			
Operating Expenses	1,347,211	272,182	20.20%
Plant under Construction	151,400	-	0.00%
Total	1,498,611	272,182	18.16%



**DECLARATION BY THE MAYOR OF PINEVILLE, N.C.
RECOGNIZING 140 YEARS
OF THE PINEVILLE UNITED METHODIST CHURCH**

WHEREAS, the Pineville United Methodist Church just celebrated its 140 years since it was founded here in Pineville in 1878, and;

WHEREAS, Methodist worshipers were meeting with Presbyterians in a one room school house on Gay Street prior to having their own church built; and

WHEREAS, under the ministry of Reverend L.E. Stacy, construction commenced on the Pineville Church using handmade bricks out of clay from the banks of the Sugar Creek; and

WHEREAS, it started as a one-room church founded by Samuel Younts, John A. Younts, W. S. Younts, and Dr. J. A. Ardrey; and

WHEREAS, the church had undergone many changes, additions, and renovations over the years until it reorganized and become the United Methodist Church in 1968; and

WHEREAS, it has grown significantly over the years to include a Music Ministry, Youth Ministries, Scouting programs, Sunday School, Room in The Inn Program, Summer Camps, Parents Morning Out, Upward Basketball Program, mission trips and so much more.

I, THEREFORE, DO NOW wish to recognize 140 years of the Pineville United Methodist Church currently under the leadership of Lead Pastor, Tom Stinson-Wesley, together with his wife Amelia, also an ordained United Methodist Minister and director of World Connections for Women, for their unwavering and unselfish support to Pineville as well as across the globe.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the **GREAT SEAL OF PINEVILLE** to be affixed this 9th day of October in the year of our Lord two thousand and eighteen.

Mayor Jack Edwards

Public Hearings

A. Public Hearing for a Mercedes Car Dealership

Memorandum



To: Town Council
From: Travis Morgan
Date: 10/9/2018
Re: **Proposed Mercedes Dealership** *(Public Hearing)*

BACKGROUND:

The previously approved Hyundai dealership located across from Carmax and North of the Dodge dealership is back before you for consideration for a revised Mercedes dealership site plan. This plan requires your approval due to the different building placement and larger building than was previously approved.

PROPOSAL:

Nick Berndt on behalf of SB Auto Investors LLC new car dealership (Mercedes relocation). Dealerships are a conditionally approved use only and need your approval for any plan to be approved.

DEVELOPMENT SUMMARY:

Location:	10218 Cadillac (New address assigned by the County)
Acreage:	9.5117 acres (minimum 4 acres)
Square footages:	100,000 (new heated square feet) (28,000 minimum) 74,000 (existing warehouse) 259,337 total square feet combined with parking deck
Employment:	135 people
Parking Minimum:	4 spaces/sales person (45 sales employees) = 180 spaces 1 space/other employees (90 other employees) = 90 spaces
Parking Provided:	270 Minimum 770 total provided 44 customer parking spaces. Staff recommends ‘Customers Only Area no box truck or non-passenger vehicle etc’
Sidewalks:	10’ sidewalk along Pineville Rd, 5’ sidewalk along Cadillac St
Height:	82’ to the highest point
Trash/Dumpster:	Dumpster location. Private Service.
Traffic:	<u>Traffic analysis summary recommends: (Same as prior)</u>

- One northbound ingress lane on Proposed Access
- A southbound combined left-right egress lane on Proposed Access
- No turn lanes should be required on Cadillac Street at the Proposed Access, however, we recommend the following at the existing unsignalized intersection of Pineville Road & Cadillac Street to the east:
 - o Construct an eastbound right turn lane on Cadillac Street with 100 feet of storage and an appropriate bay taper widening on the north side of Cadillac Street. (Staff agrees with findings)

STAFF COMMENTS:

Staff would like to note that all ordinance and standards apply except where specifically modified and discussed. Below are the key site-specific conditional approvals needed:

- 1) Building location and driveway loop access. Due to existing building, new building size, and other factors applicant requests building to be located as shown rather than the corner location.
- 2) 10-12 display cars are requested as shown in front of store. Prior approved at other dealerships is 5-6. Other cars are shown in the parking deck and in front of the ballroom but are back far enough from the road or otherwise to not per typical ground level display.

STAFF SUMMARY:

The overall design with the brick and design staff supports as an improvement over the prior approved Hyundai dealership with the following notes and clarifications.

- 1) Determine number of display cars where and how shown
- 2) All prior Hyundai notes such as no parking or loading at all on public roads.
- 3) Existing metal building to be wrapped around 3 sides as discussed at workshop meetings
- 4) Signage to meet code as worked out with staff
- 5) Final architectural details to be approved by staff
- 6) Additional property or full public easement given for sidewalks to be within the right of way (such as along Cadillac)
- 7) Lighting plan (such as parking deck lights) to meet zoning/not create glare/see LED elements etc
- 8) Should the existing welcome to Pineville sign need to be removed the development will pay and/or coordinate with the town to pay for a new Town approved sign at the developer's sole expense.
- 9) Additional allowance to include former Concrete Pumping property for vehicle parking and storage if streetscape is brought up to code?

PROCEDURE:

This is the public hearing for Council to gain input from staff, public, and the applicant about the proposal. This meeting is to familiarize you with the applicant's request and to hear any public comment. This follows standard legislative approval process. There are no findings of facts needed. If you have all the information needed to make a decision you may; at your discretion, close the public hearing and make a vote.

Office Use Only:

Application #:

Payment Method: Cash ☐ Check ☒ Credit Card ☐ Amount \$ Date Paid

Zoning Application

Note: Application will not be considered until all required submittal components listed have been completed

Applicant's Name: SB Auto Investors, Inc. Phone: (561) 655-8900

Applicant's Mailing Address: 505 S. Flagler Dr. Suite 1400, West Palm Beach, FL 33401

Property Information:

Property Location: 10218 Cadillac Street

Property Owner's Mailing Address: 505 S. Flagler Dr., Suite 700, West Palm Beach, FL 33401

Property Owner Name: SB Auto Investors, Inc. Phone: 561-655-8900

Tax Map and Parcel Number: 205-092-05 Existing Zoning: B-4

Which are you applying (Check all that apply):

Rezoning by Right ☐ Conditional Zoning ☒ Conditional Rezoning ☐ Text Amendment ☐

Fill out section(s) that apply:

Rezoning by Right:
Proposed Rezoning Designation

Conditional Zoning:
Proposed Conditional Use Auto Dealership & Associated Uses
Acreage 9.51 Square Feet 259,337 new construction Approximate Height 82' # of Rooms N/A
Parking Spaces Required 270 Parking Spaces Provided 770 **Please Attach Site Specific Conditional Plan

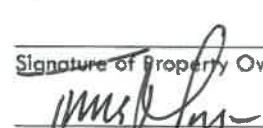
Conditional Rezoning:
Proposed Conditional Rezoning Designation

Text Amendment:
Section Reason
Proposed Text Change (Attach if needed)

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.


Signature of Applicant

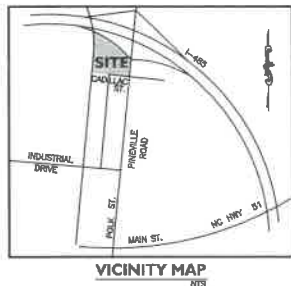
9-28-18
Date


Signature of Property Owner (If not Applicant)

10/4/18
Date

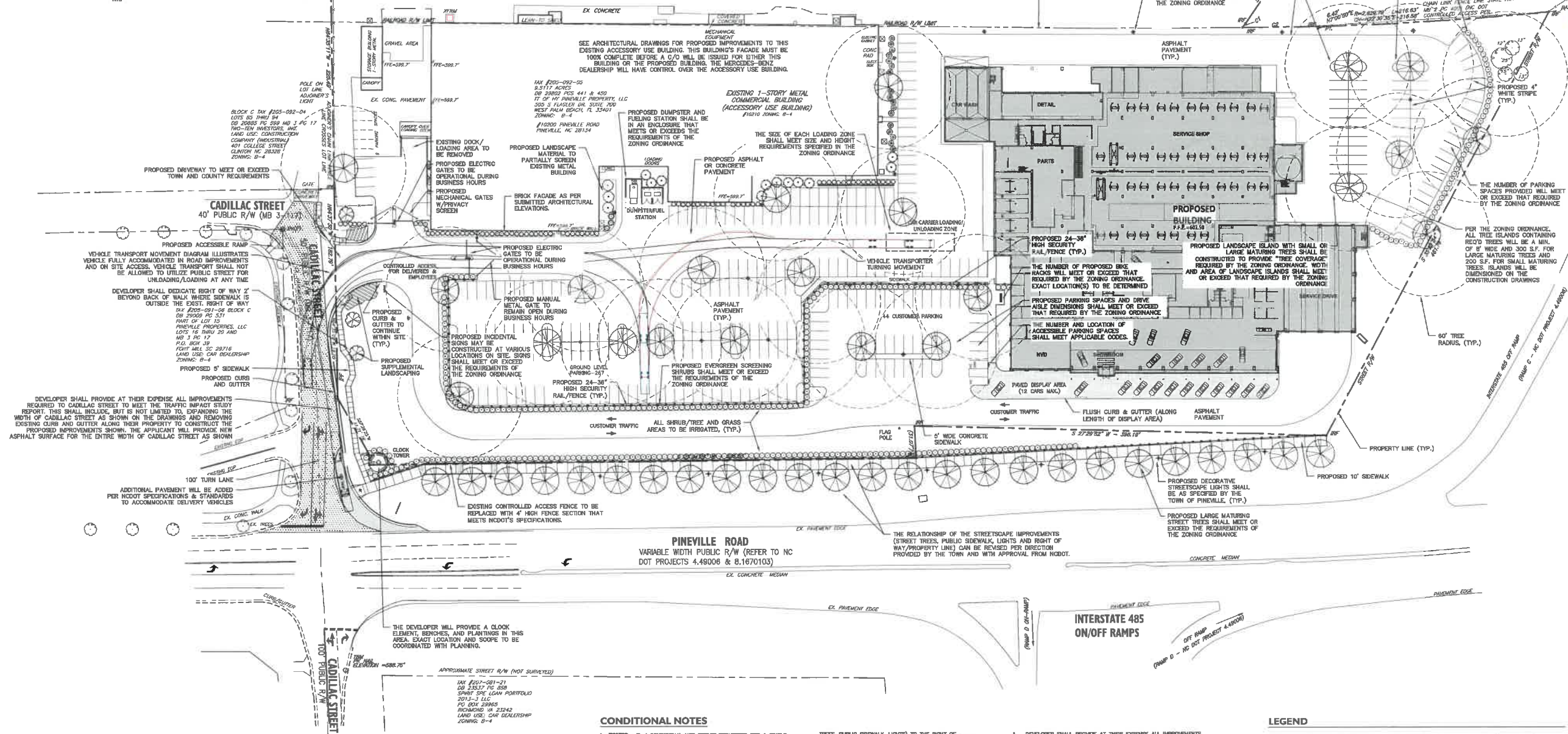

Signature of Town Official

10/4/18
Date



VICINITY MAP

SOUTHERN RAILWAY - 130' R/W
SEE NC DOT PLANS FOR PROJECT 4.49008 RECORDED
IN STATE HWY BOOK 2 PAGES 403 AND 404.



CONDITIONAL NOTES

- ZONING** - B-4 CONDITIONAL USE PERMIT REQUESTED FOR A SINGLE AUTO DEALERSHIP ON THE SITE.
- BUILDING AREA AND LOCATION**
 - NEW STRUCTURE AREA SHALL NOT EXCEED 100,000 GROSS HEATED SQUARE FEET.
 - ACCESSORY STRUCTURES SHOWN SHALL NOT EXCEED 1,000 GROSS SQUARE FEET.
 - EXISTING BUILDING ON SITE TO REMAIN REDUCED IN SIZE TO 75,000 GROSS SQUARE FEET.
 - NEW MAIN STRUCTURE SHALL GENERALLY BE PLACED AS SHOWN ON THE DRAWINGS. NO SUBDIVISION OF PROPERTY EXCEPT BY TOWN APPROVAL.
- PARKING AND TREE COVERAGE**
 - PARKING DATA:**
 - 46 SALES PERSONS
 - 80 OTHER EMPLOYEES
 - 135 TOTAL EMPLOYEES
 - USING ORDNANCE FORMULA = 270 REQUIRED SPACES
 - SPACES PROVIDED WILL EXCEED 270 (474 - 270 SHOWN)
 - NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES SHALL MEET APPLICABLE CODES.
 - NUMBER OF REQUIRED BIKE RACKS WILL MEET OR EXCEED THAT REQUIRED BY ZONING ORDINANCE. EXACT LOCATIONS TO BE DETERMINED AND REVIEWED WITH PLANNING STAFF.
 - PER THE ORDINANCE ALL TREES ISLANDS CONTAINING REQUIRED TREES WILL BE A MINIMUM OF 8 FEET WIDE AND 300 S.F. FOR LARGE MATURING TREES AND 200 S.F. FOR SMALL MATURING TREES. ISLANDS WILL BE DIMENSIONED ON THE CONSTRUCTION DRAWINGS. TREES WILL BE SPACED TO PROVIDE THE 60' FT. RADIUS "TREE COVERAGE" REQUIRED.
- STREETSCAPE IMPROVEMENTS**
 - 10' FOOT SIDEWALK ALONG POLK STREET, 6 FEET ALONG CADILLAC ST. AS SHOWN ON THE DRAWINGS.
 - STREET TREES AS REQUIRED BY THE ORDINANCE, SELECTED FROM THE ORDNANCE LIST, WILL BE PROVIDED AS SHOWN ON THE DRAWINGS.
 - DECORATIVE STREET LIGHTS, BENCHES AND OTHER PUBLIC IMPROVEMENTS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.
 - THE RELATIONSHIP OF THE STREETSCAPE IMPROVEMENTS (STREET TREES, PUBLIC SIDEWALK, LIGHTS AND RIGHT OF WAY/PROPERTY LINE) CAN BE REVISED PER DIRECTION PROVIDED BY THE TOWN AND WITH APPROVAL FROM NC DOT.

- LANDSCAPING**
 - LANDSCAPING PROVIDED WILL MEET OR EXCEED THE ORDINANCE. PROPOSED EVERGREEN SCREENING SHRUBS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE ZONING ORDINANCE AND ARE SHOWN ON THE DRAWINGS. PARKING IS SCREENED PER THE ORDINANCE.
 - EXISTING METAL BUILDING SHALL HAVE ADDITIONAL LANDSCAPING MATERIAL ADDED TO PARTIALLY SCREEN IT AS SHOWN ON THE DRAWINGS.
 - ALL REQUIRED LANDSCAPING SHALL BE ON PAVEMENT. SHRUB PLANTINGS TO SCREEN PARKING AREAS MUST BE 2'x4' UPON PLANTING ALONG THE POLK ST. FRONTAGE IN LIEU OF THE ORDNANCE SIZE REQUIREMENTS.
- EXISTING BUILDING IMPROVEMENTS**
 - EXISTING BUILDING BEING REDUCED IN FOOTPRINT, WILL HAVE NEW MASONRY "FRONT" FACADE TO EXTEND SHOWN ON SITE PLAN. ELEVATIONS WILL APPEAR AS SHOWN ON THE DRAWINGS.
- VEHICLE LOADING/UNLOADING**
 - VEHICLE TRANSPORT MOVEMENT DIAGRAM ILLUSTRATES THE VEHICLE WILL BE FULLY ACCOMMODATED WITHIN THE ROAD IMPROVEMENTS AND ACCESS THROUGHOUT THE SITE.
 - VEHICLE TRANSPORT SHALL NOT BE ALLOWED TO UTILIZE PUBLIC STREETS FOR UNLOADING/LOADING AT ANY TIME. THE SIZE OF EACH REQUIRED LOADING ZONE ON THE SITE SHALL MEET SIZE AND HEIGHT REQUIREMENTS SPECIFIED IN THE ZONING ORDINANCE, AS SHOWN ON THE DRAWINGS.
- FENCE AND GATES**
 - PROPOSED MANUAL AND ELECTRIC GATES SHALL REMAIN OPERATIONAL, AS REQUIRED FOR THE FACILITY, AS SHOWN ON THE DRAWINGS.
 - GATE TO THE WEST OF THE EXISTING BUILDING WILL HAVE A PRIVATE SCREEN TO SHIELD AREA BEYOND FROM VIEW.
 - PROPOSED "CONTROL ACCESS" FENCE SHALL BE CONSTRUCTED AT LOCATIONS DETERMINED BY NC DOT. FENCE SHALL MEET THE REQUIREMENTS OF NC DOT AND THE TOWN.
- ROADWAY IMPROVEMENTS**
 - TREES, PUBLIC SIDEWALK, LIGHTS TO THE RIGHT OF WAY/PROPERTY LINE CAN BE REVISED PER DIRECTION PROVIDED BY THE TOWN AND WITH APPROVAL FROM NC DOT.

- DEVELOPER SHALL PROVIDE AT THEIR EXPENSE ALL IMPROVEMENTS REQUIRED TO CADILLAC STREET TO MEET THE TRAFFIC IMPACT STUDY REPORT. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, EXPANDING THE WIDTH OF CADILLAC STREET AS SHOWN ON THE DRAWINGS AND REMOVING EXISTING CURB AND GUTTER ALONG THE ENTIRE WIDTH OF CADILLAC STREET AS SHOWN ON THE DRAWINGS. THE REQUEST FROM TOWN PLANNING TO INCLUDE ADA RAMP ON AND OFF DEVELOPER'S PROPERTY (ON THE SOUTH OF CADILLAC ST.) WILL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS. ADDITIONAL BRIST-OF-WAY WILL BE DEDICATED 2 FEET BEYOND THE BACK OF NEW WALK ALONG CADILLAC STREET WHERE SIDEWALK IS OUTSIDE THE EXISTING RIGHT-OF-WAY.**
- SIDEWALK IMPROVEMENTS**
 - ALL SERVICE ACTIVITIES ARE INTENDED TO TAKE PLACE INSIDE THE FACILITY, AND ARE GENERALLY PROHIBITED IN THE DRIVEWAY AND PARKING AREAS OF THE SITE. EMERGENCY SERVICE EXCEPTED (QUICK BATTERY CHANGE OUT FOR A DEAD CAR FOR EXAMPLE).
 - WOODS WILL NOT BE LEFT OPEN FOR CALLING ATTENTION, DISPLAY AND/OR ADVERTISING PURPOSES.
 - SITE IS FOR SALES AND SERVICE OF AUTO/ TRUCK VEHICLES. BUS, TRAILER, HELICOPTER SALES AND OUTDOOR STORAGE IS PROHIBITED.
 - IF ACCESSORY USE BUILDING NO VEHICLE SALES, SUBLETING, OR CUSTOMERS WILL BE ALLOWED.
- RETENTION**
 - STORM WATER DETENTION SHALL BE A "CLOSED" SYSTEM, AS REQUIRED BY THE TOWN'S ORDINANCE.
- UTILITIES**
 - POLE HEIGHT AND LIGHTING TYPE WILL MEET OR EXCEED THE ORDINANCE. LOCATIONS OF LIGHTS SHOWN MAY BE ADJUSTED BASED ON A PHOTOGRAPHIC STUDY.
- SCREENING**
 - SCREENS ON THE BUILDING WILL MEET THE SIZE AND LIMITS OF THE ORDINANCE. MISCELLANEOUS SMALL SIGNS ON SITE, AS ALLOWED BY THE ORDINANCE, WILL BE UTILIZED FOR DIRECTIONS, RESTRICTIONS, AND WAITING/NOVATION SIGNAGE MAY BE INCORPORATED INTO THE CLOCK ELEMENT IF APPROVED BY THE TOWN, OR MAY BE A PRE-EXISTING MONUMENT SIGN TO THE EXTENT ALLOWED BY THE ORDINANCE.

LEGEND

EXISTING SIGN	EXISTING CURB AND GUTTER
PROPOSED SIGN	PROPOSED CURB AND GUTTER
EXISTING IRON PIN	PROPOSED PROPERTY LINE
EXISTING LIGHT POLE	EXISTING FENCE
EXISTING UTILITY POLE	PROPOSED FENCE
RIGHT-OF-WAY	EXISTING OVERHEAD UTILITY LINE
ACCESSIBLE SPACE	STANDARD DUTY ASPHALT PAVEMENT
EXISTING TREE TO REMAIN	HEAVY DUTY ASPHALT PAVEMENT
EXISTING FIRE HYDRANT	VEHICULAR CONCRETE PAVEMENT
# OF PARKING SPACES	ACCESSIBLE RAMP
CENTURLINE	PROPOSED SHOE BOX LIGHT
PROPOSED LARGE MATURING TREE	PROPOSED DECORATIVE LIGHT

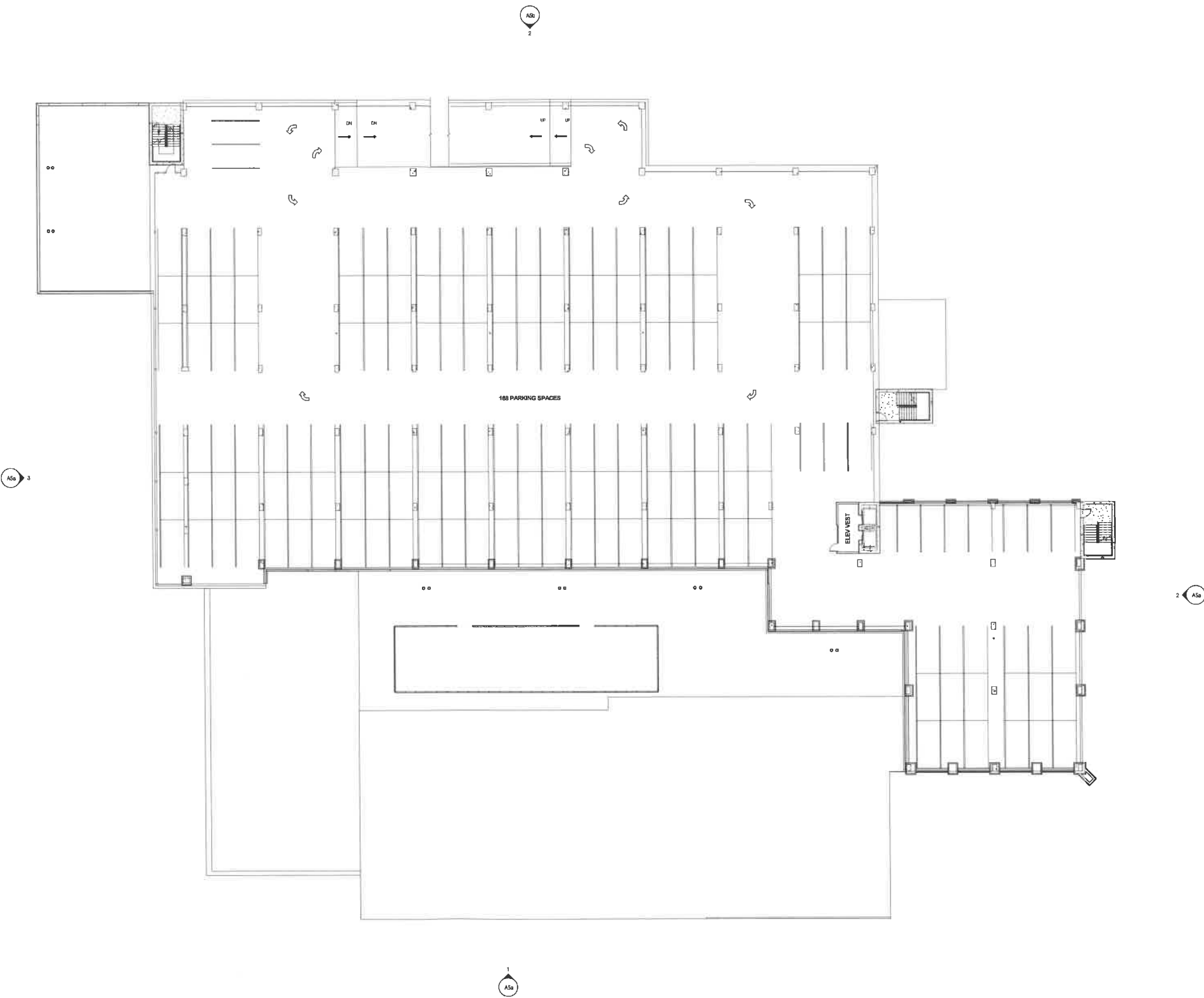
SCALE: 1"=40'

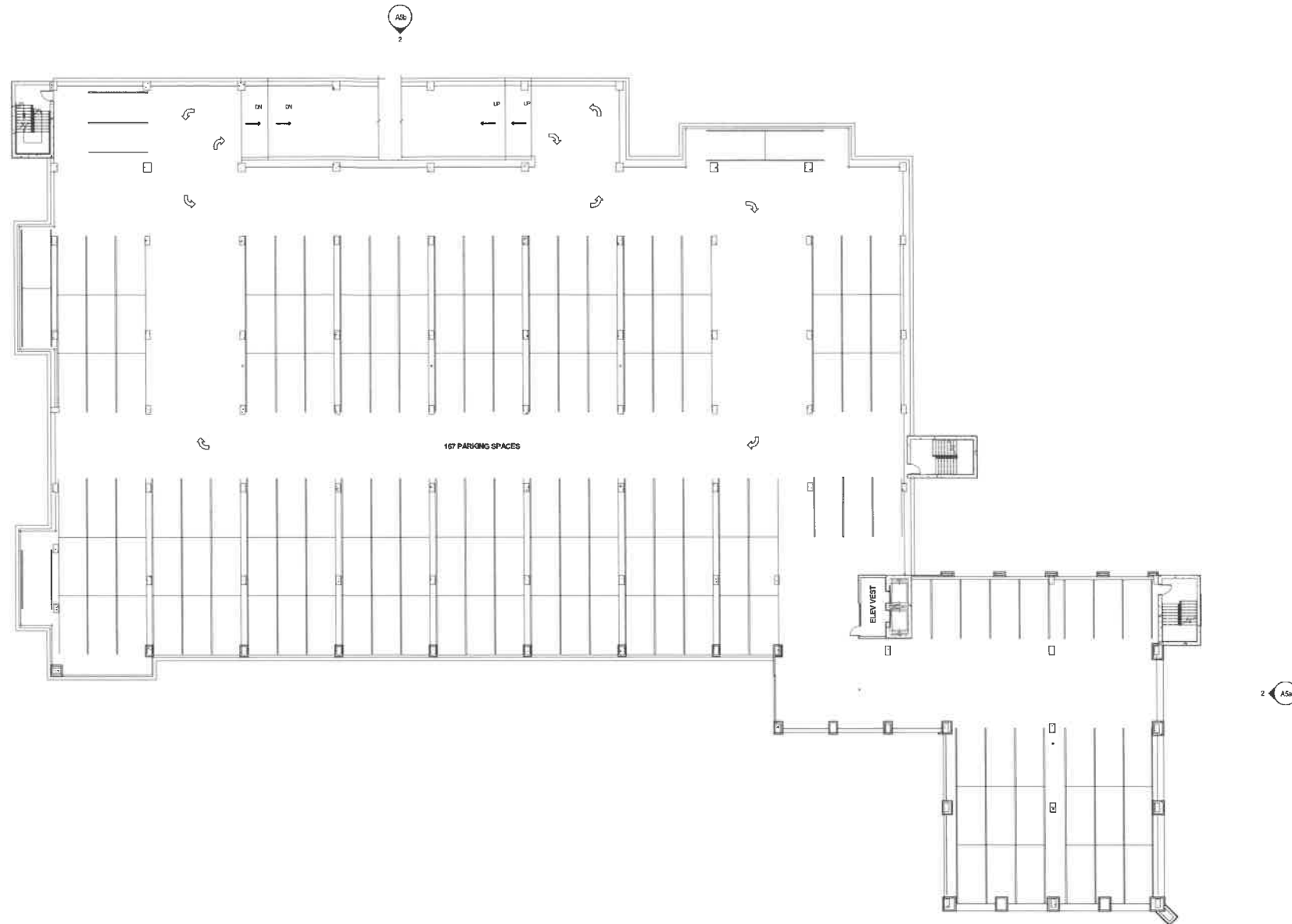


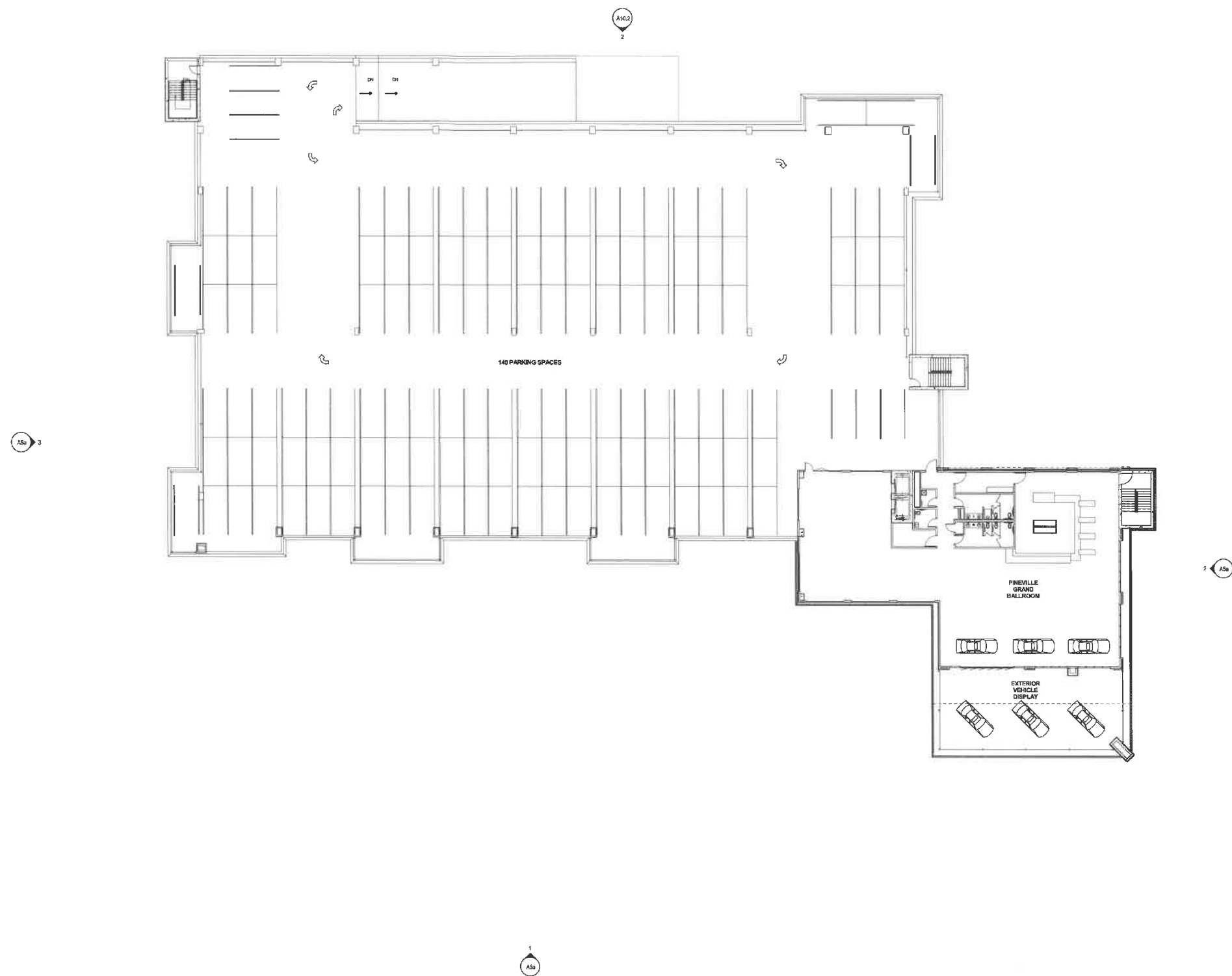
PRELIMINARY
NOT FOR
CONSTRUCTION

MERCEDES-BENZ OF SOUTH CHARLOTTE
10518 CADILLAC STREET
PINEVILLE, NORTH CAROLINA

DATE: SEPTEMBER 14, 2018
PROJECT NAME: MERCEDES-BENZ OF SOUTH CHARLOTTE
SHEET TITLE: CONDITIONAL USE PLAN
SHEET NUMBER: C001





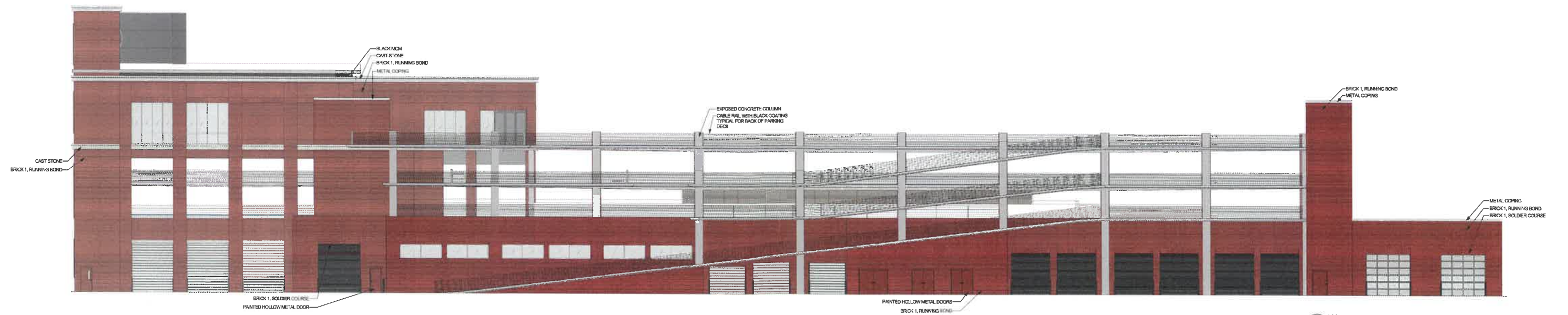




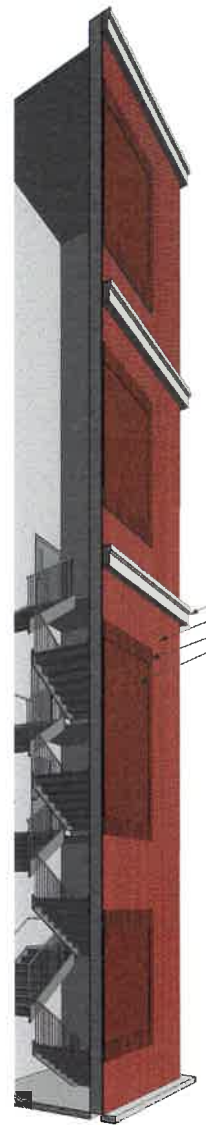
1 Warehouse - South Elevation
ASB



3 Warehouse Elevation
ASB



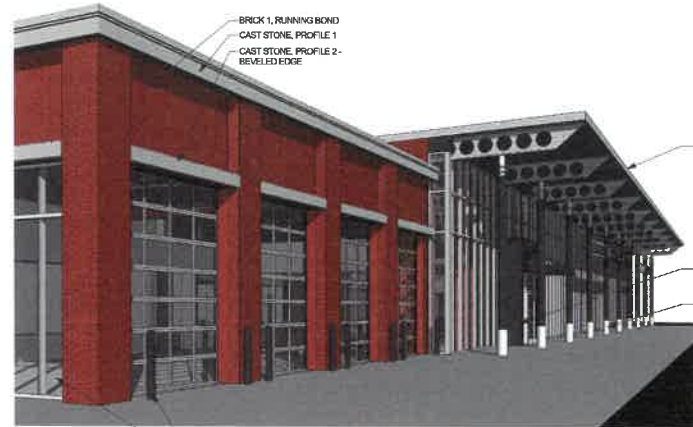
2 West
ASB



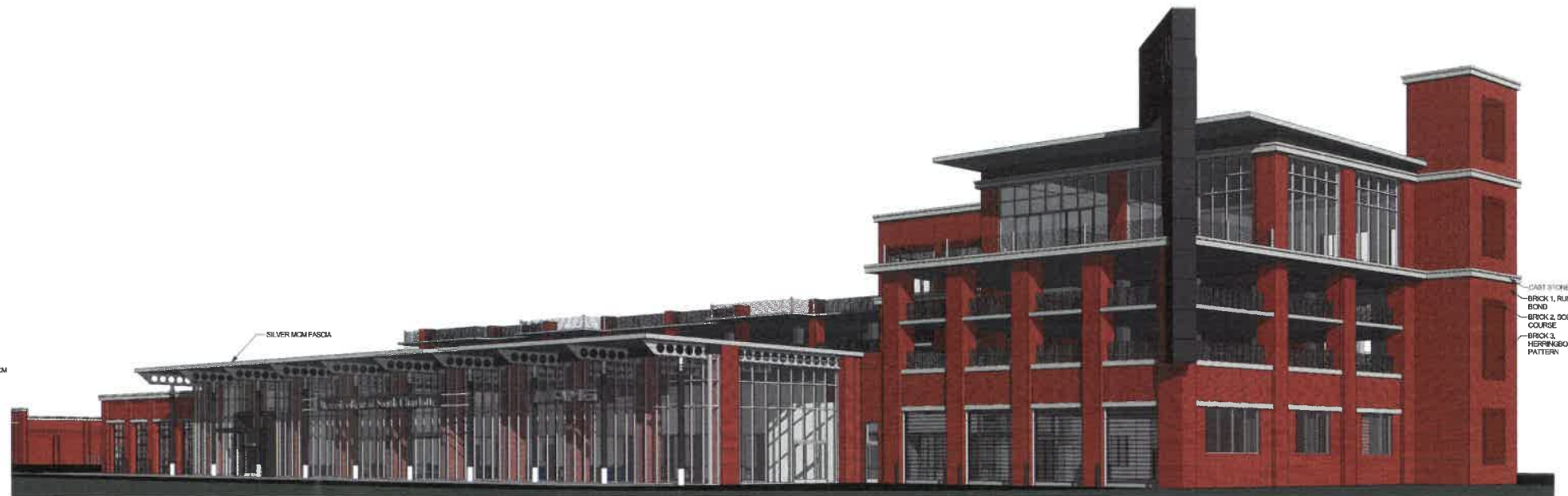
6 A6a Brick Detailing - Stair



3 A6a Perspective 3



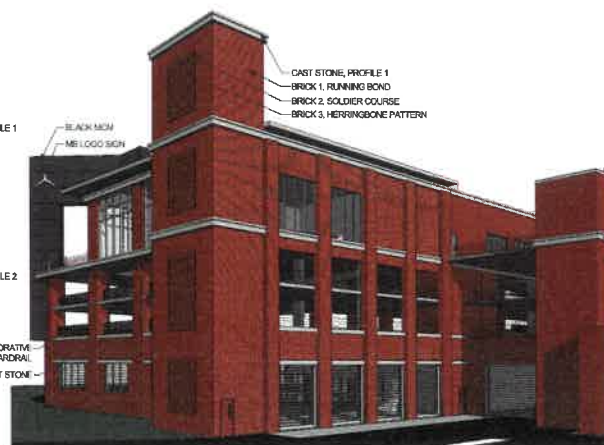
4 A6a Main Building Detail View 1



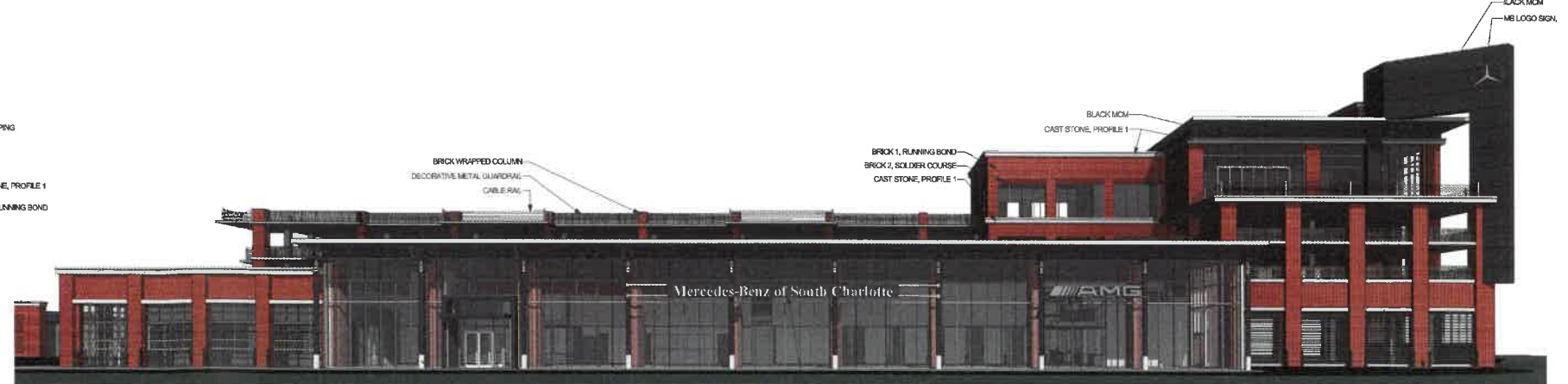
1 A6a Perspective 1



5 A6a Main Building Detail View 2



7 A6a Main Building Detail View



2 A6a Perspective 2



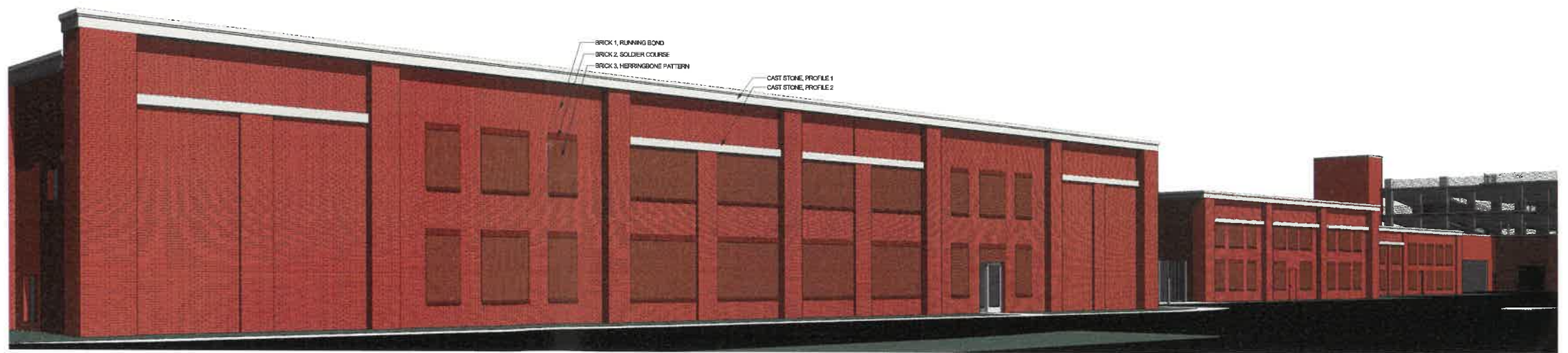
4
Abb Brick Detailing



3
Abb Warehouse Perspective 3



2
Abb Warehouse Perspective 2



1
Abb Warehouse Perspective 1



OLD BUSINESS

None

NEW BUSINESS

- A. Appointment to Municipal Education Advisory Committee**
- B. Resolution No. 2018-10 in Support of Light Rail Extension**
- C. Award Contract for Phase II of Carolina Place Mall**
- D. Staff Update:**
 - 1) Manager's Report*
 - 2) Calendar of Events*

Memorandum



To: Mayor and Town Council

From: Barbara Monticello

Date: 10/4/2018

Re: **New Business:** Appointment to Municipal Education
Advisory Committee

The Municipal Concerns Act of 2018 was recently enacted by the Charlotte-Mecklenburg School System in response to the North Carolina General Assembly approving a provision in the state budget allowing for municipalities to use property tax revenues to fund public schools and public education. Out of the Municipal Concerns Act, the Municipal Education Advisory Committee was created which is charged with establishing a chain of communication between the Board of Education and the municipalities in Mecklenburg County, analyzing growth patterns, advising the Board of Education on future bond ballot initiatives, considering school safety initiatives and identifying capital opportunities where municipalities can provide funding for new schools within their boundaries.

The Municipal Concerns Act of 2018 also spells out membership of the committee which is comprised of one member of the governing board from each of the municipalities within Mecklenburg County. The term shall be for two years. Council Member Joe Maxim has expressed interest in participating on this board with Mayor Edwards as a possible alternate. Unless any other board members are interested in sitting on this committee, the recommendation would be to appoint both to the newly formed Municipal Education Advisory Committee.

(ACTION ITEM)

Memorandum



To: Mayor and Town Council

From: Barbara Monticello

Date: 10/4/2018

Re: New Business: Resolution in Support of Light Rail Extension

At Council's last Work Session in September, a discussion took place regarding a renewed interest in extending the light rail to Pineville and Ballantyne. If there was interest, the Charlotte-Area Transit System (CATS) requested a resolution in support of these efforts. The resolution would not be a commitment by the town, but a means to allow CATS to get it on to their Strategic Plan for future planning. The consensus of Council was to move forward with a resolution of support.

(ACTION ITEM)



**RESOLUTION NO. 2018-10
DEMONSTRATING SUPPORT FOR THE
CHARLOTTE AREA TRANSIT SYSTEM'S (CATS)
SOUTHERN CORRIDOR LIGHT RAIL LONG-RANGE PLAN
TO EXTEND TO CAROLINA PLACE MALL AND BALLANTYNE**

WHEREAS, more transportation options are needed to provide greater mobility to the growing population in Pineville and residents of Mecklenburg County; and

WHEREAS, the Charlotte region is expected to grow to over 2.5 million by 2030 and the key to supporting this economic growth is a rapid transit system integrated with land-use planning creating a sustainable, economic-environment which improves the quality of life and attracts businesses and people to the region; and

WHEREAS, area residents are traveling into and through Pineville, the Ballantyne area and Mecklenburg County in greater numbers than ever before each weekday for work, creating more traffic; and

WHEREAS, Pineville stakeholders now recognizes the need to extend the line into Pineville, the Ballantyne area and beyond to accommodate this growth, improve the accessibility of rapid transit and provide a faster link to and from other parts of the Greater Charlotte area; and

WHEREAS, CATS is currently conducting a study to reevaluate and update the transit recommendations for the Southern Corridor which may even extend beyond Mecklenburg County as part of its future investment in the project; and

WHEREAS, the Town of Pineville is in favor of and supports South Charlotte Partners' efforts to extend the light rail into Pineville and Ballantyne; and

WHEREAS, the Town of Pineville understands that the extension is not an immediate plan for CATS but part of a 20 year plan for the future.

NOW THEREFORE, BE IT RESOLVED that the Town of Pineville supports the South Charlotte Partners' efforts of CATS future plan to extend the Light Rail System to Pineville and Ballantyne.

Resolution adopted this, the _____ of _____, 2018.

Mayor Jack Edwards

ATTEST:

Barbara Monticello, Town Clerk



Memorandum

To: Mayor and Town Council

From: Stuart Britt

Date 10/4/2018

RE: Electric Department- Carolina Place Mall Materials Contract Award

Included with this memo is the formal material bid for the Carolina Place Mall Phase 2. The construction labor bid is not included but will be awarded per units bid process.

The formal materials bid for Carolina Place Mall Phase 2 project was previously budgeted at \$800,000.00(total) and the lowest materials bid total came in at \$221,068.45. This will allow the Town to move forward with the materials for the replacement of the electrical loop around Carolina Place Mall.

Town staff is recommending that the Town approve the lowest bid for the project as presented and recommended by the engineer and Electricities.

Electricities will continue to oversee these projects as they continue to move forward. Formal approval of these formal bids is required before moving forward.



October 3, 2018

Mr. Stuart Britt
Electric Systems Manager
ElectriCities of North Carolina
11316 Sam Furr Road
Huntersville, North Carolina 28078

Ref.: Material Bid Recommendations
Pineville Carolina Place Mall Phase 2 Material

Dear Stuart:

ElectriCities received proposals on September 25, 2018, from four suppliers and representatives solicited for providing electrical material necessary for Phase 2 of the Carolina Place Mall Underground Improvements.

A tabulation of the bids received is attached.

We have evaluated each item quoted based on compliance with the specifications, cost and delivery. These are the bidders we are recommending:

Schedule I - Padmount Switchgear	S&C	\$66,800.00
Schedule II - Conductors	Anixter	\$125,950.00
Schedule III - Connectors and Terminators	Anixter	\$13,434.72
Schedule IV - Concrete/Fiberglass Products	WESCO	\$6,900.00
Schedule V - Junction Boxes	WESCO	\$4,560.70
Schedule VI - Miscellaneous Items	WESCO	\$3,423.03

The total bid price for the above listed items excluding Sales Tax is \$221,068.45.

We recommend you accept these modified offers and prepare purchase orders for each vendor.
We have included the completed purchase requisition forms to be used in generating POs.

Very truly yours,

SOUTHEASTERN CONSULTING ENGINEERS, INC.

By 
Kevin J. Smorgala, P.E.
Design Engineer

KJS/lc

BID TABULATION
Equipment for Carolina Place Mall Underground Phase 2

ElectriCities of North Carolina
c/o Town of Pineville
Pineville, North Carolina

Date: September 25, 2018
Time: 2:00 PM, EDT

<u>Bidder</u>	<u>Shealy</u> <u>Greenville, SC</u>	<u>WESCO</u> <u>Clayton, NC</u>	<u>Anixter</u> <u>Columbia, SC</u>	<u>S&C c/o</u> <u>R.W. Chapman</u> <u>Charlotte, NC</u>
<u>Schedule I</u> Padmounted Switchgear Delivery	\$75,063.00 6-8 Weeks	\$85,058.00 10-12 Weeks	No Quote	\$66,800.00 11 Weeks
<u>Schedule II</u> Conductors Delivery	\$156,585.00 6 Weeks	\$137,985.00 750: 12-14 Weeks 1/0: 10-12 Weeks	\$125,950.00 11/27 Run	No Quote
<u>Schedule III</u> Connectors & Terminators Delivery	No Quote	\$16,039.08 600A Elbow: 18-19 Wks.	\$13,434.72 600A Elbow: 4-6 Wks.	No Quote
<u>Schedule IV</u> Concrete/Fiberglass Products Delivery	No Quote	\$6,900.00 6-8 Weeks	\$7,050.00 5-8 Weeks	No Quote
<u>Schedule V</u> Junction Boxes Delivery	No Quote	\$4,560.70 8-10 Weeks	\$5,180.00 7-8 Weeks	No Quote
<u>Schedule VI</u> Miscellaneous Items Delivery	No Quote	\$3,423.03 4-8 Weeks	\$3,505.85 2-6 Weeks	No Quote
Bid Bond	5%	5%	5%	5%

*Price includes 3 spare fuses.



PURCHASE REQUISITION
CAROLINA PLACE MALL PHASE 2

VENDOR TO:
S&C Electric Company c/o
Robert W. Chapman & Company
P.O. Box 240748
Charlotte, NC 28217

SHIP TO:
ATTN: Rock Love
Town of Pineville
118 College St.
Pineville, NC 28134
P: 704-650-8719
F: 704-889-2292

P.O. NUMBER:
SCE_S&C10032018-1_P
(Mail)
*[The P.O. number must appear
on all related correspondence,
shipping papers, and invoices]*

P.O DATE	REQUISITIONER	SHIPPED	F.O.B. POINT	TERMS
	Kevin Smorgala	Best Way	436 Cone Ave	Net 30

QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
		Schedule 1 Padmount Switchgear consisting of:		
4		Type 9 Configuration (PME-9, 65152R1-F1)	13,080.00	52,320.00
1		Type 11 Configuration (PME-11, 65162R1-F1)	14,180.00	14,180.00
3		80E Spare Fuse (612080)	100.00	300.00

1. Please send two copies of your invoice.
2. Enter this order in accordance with the prices, terms, delivery method, and specifications listed above.
3. Please notify us immediately if you are unable to ship as specified.
4. Send all correspondence to:

11316 Sam Furr Road PO Box 2819
Huntersville, NC 28078 Huntersville, NC 28078
P: 704-948-0550
F: 704-948-0111

SUBTOTAL	\$66,800.00
SALES TAX	\$4,843.00
SHIPPING AND HANDLING	n/a
OTHER	n/a
TOTAL	\$71,643.00

Account No.	Amount

Kevin Smorgala

Requested by

Authorized by

Date



PURCHASE REQUISITION
CAROLINA PLACE MALL PHASE 2

VENDOR TO:
Anixter Power Solutions
Attn: Barbie Sturkie
801 Pulaski St.
Columbia, SC 29201

SHIP TO:
ATTN: Rock Love
Town of Pineville
118 College St.
Pineville, NC 28134
P: 704-650-8719
F: 704-889-2292

P.O. NUMBER:
SCE_APS10032018-2_P
(Mail)
*[The P.O. number must appear on
all related correspondence,
shipping papers, and invoices]*

P.O DATE	REQUISITIONER	SHIPPED	F.O.B. POINT	TERMS
	Kevin Smorgala	Best Way	436 Cone Ave	Net 30

QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
		Schedule 2 Conductors consisting of:		
		16,500' of 15kV 750 kCM Al. URD (Okonite 162-23-3096) 11 reels @ 1500 ft, 11/27 cut date	5.65/ft	\$93,225.00
		17,500' of 15kV 1/0 Al. URD (Okonite 161-23-3069) 7 reels @ 2,500 ft, 11/27 cut date	1.87/ft	\$32,725.00

1. Please send two copies of your invoice.
2. Enter this order in accordance with the prices, terms, delivery method, and specifications listed above.
3. Please notify us immediately if you are unable to ship as specified.
4. Send all correspondence to:

11316 Sam Furr Road PO Box 2819
Huntersville, NC 28078 Huntersville, NC 28078
P: 704-948-0550
F: 704-948-0111

SUBTOTAL	\$125,950.00
SALES TAX	\$9,131.38
SHIPPING AND HANDLING	n/a
OTHER	n/a
TOTAL	\$135,081.38

Account No.	Amount

Kevin Smorgala		
Requested by	Authorized by	Date



PURCHASE REQUISITION
CAROLINA PLACE MALL PHASE 2

VENDOR TO:
Anixter Power Solutions
Attn: Barbie Sturkie
801 Pulaski St.
Columbia, SC 29201

SHIP TO:
ATTN: Rock Love
Town of Pineville
118 College St.
Pineville, NC 28134
P: 704-650-8719
F: 704-889-2292

P.O. NUMBER:
SCE_APS10032018-3_P
(Mail)
*[The P.O. number must appear
on all related correspondence,
shipping papers, and invoices]*

P.O DATE	REQUISITIONER	SHIPPED	F.O.B. POINT	TERMS
	Kevin Smorgala	Best Way	436 Cone Ave	Net 30

QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
		Schedule 3 Connectors and Terminations consisting of:		
52		600A 15kV Deadbreak Elbows (ELB-15/28-610H750)	128.00	6,656.00
70		200A 15kV Loadbreak Elbows (LE215CC05T w/ CSS-K1)	30.85	2,159.50
30		15kV Bushing Inserts (LBI215)	20.50	615.00
15		15kV Portable Feed-Thru (LPF215H)	88.70	1,330.50
30		Elbow Surge Arresters (3238018C10M)	58.94	1,768.20
6		600A Insulated Cap (DPC625)	56.35	338.10
6		15kV Cable Terminations for 750 kcmil (CSTO-154J w/ 40133-6 Lug and BRKT-4SS Bracket)	94.57	567.42

1. Please send two copies of your invoice.
2. Enter this order in accordance with the prices, terms, delivery method, and specifications listed above.
3. Please notify us immediately if you are unable to ship as specified.
4. Send all correspondence to:

11316 Sam Furr Road
Huntersville, NC 28078
P: 704-948-0550
F: 704-948-0111

PO Box 2819
Huntersville, NC 28078

SUBTOTAL	\$13,434.72
SALES TAX	\$974.02
SHIPPING AND HANDLING	n/a
OTHER	n/a
TOTAL	\$14,408.74

Account No.	Amount

Kevin Smorgala

Requested by

Authorized by

Date



PURCHASE REQUISITION
CAROLINA PLACE MALL PHASE 2

VENDOR TO:
Wesco Distribution Inc.
Attn: Jay Hudson
334 Atkinson St.
Clayton, NC 27520

SHIP TO:
ATTN: Rock Love
Town of Pineville
118 College St.
Pineville, NC 28134
P: 704-650-8719
F: 704-889-2292

P.O. NUMBER:
SCE_WES10032018-4_P
(Mail)
*[The P.O. number must appear
on all related correspondence,
shipping papers, and invoices]*

P.O DATE	REQUISITIONER	SHIPPED	F.O.B. POINT	TERMS
	Kevin Smorgala	Best Way	436 Cone Ave	Net 30

QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
		Schedule 4 Concrete/Fiberglass Products consisting of:		
5		Switchgear Box Pads (Concast FC-74-76-36-6264)	1,380.00	6,900.00

1. Please send two copies of your invoice.
2. Enter this order in accordance with the prices, terms, delivery method, and specifications listed above.
3. Please notify us immediately if you are unable to ship as specified.
4. Send all correspondence to:

11316 Sam Furr Road
Huntersville, NC 28078
P: 704-948-0550
F: 704-948-0111

PO Box 2819
Huntersville, NC 28078

SUBTOTAL	\$6,900.00
SALES TAX	\$500.25
SHIPPING AND HANDLING	n/a
OTHER	n/a
TOTAL	\$7,400.25

Account No.	Amount

Kevin Smorgala

Requested by

Authorized by

Date



PURCHASE REQUISITION
CAROLINA PLACE MALL PHASE 2

VENDOR TO:
Wesco Distribution Inc.
Attn: Jay Hudson
334 Atkinson St.
Clayton, NC 27520

SHIP TO:
ATTN: Rock Love
Town of Pineville
118 College St.
Pineville, NC 28134
P: 704-650-8719
F: 704-889-2292

P.O. NUMBER:
SCE_WES10032018-5_P
(Mail)
*[The P.O. number must appear
on all related correspondence,
shipping papers, and invoices]*

P.O DATE	REQUISITIONER	SHIPPED	F.O.B. POINT	TERMS
	Kevin Smorgala	Best Way	436 Cone Ave	Net 30

QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
		Schedule 5 Junction Boxes consisting of:		
2		600A Cable Junction, 3-way (Hubbell P3783254NDA163C)	2,280.35	4,560.70

1. Please send two copies of your invoice.
2. Enter this order in accordance with the prices, terms, delivery method, and specifications listed above.
3. Please notify us immediately if you are unable to ship as specified.
4. Send all correspondence to:

11316 Sam Furr Road
Huntersville, NC 28078
P: 704-948-0550
F: 704-948-0111

PO Box 2819
Huntersville, NC 28078

SUBTOTAL	\$4,560.70
SALES TAX	\$330.65
SHIPPING AND HANDLING	n/a
OTHER	n/a
TOTAL	\$4,891.35

Account No.	Amount

Kevin Smorgala

Requested by

Authorized by

Date



PURCHASE REQUISITION
CAROLINA PLACE MALL PHASE 2

VENDOR TO:
Wesco Distribution Inc.
Attn: Jay Hudson
334 Atkinson St.
Clayton, NC 27520

SHIP TO:
ATTN: Rock Love
Town of Pineville
118 College St.
Pineville, NC 28134
P: 704-650-8719
F: 704-889-2292

P.O. NUMBER:
SCE_WES10032018-6_P
(Mail)
*[The P.O. number must appear
on all related correspondence,
shipping papers, and invoices]*

P.O DATE	REQUISITIONER	SHIPPED	F.O.B. POINT	TERMS
	Kevin Smorgala	Best Way	436 Cone Ave	Net 30

QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
		Schedule 6 Miscellaneous Items consisting of:		
1		Disconnect Switch (Hubbell AR123FH)	3,127.70	3,127.70
4		Conduit Standoff Bracket (Alumaform 6-CSO-24)	31.30	125.20
12		Conduit Strap, 3" (Alumaform STK-3)	4.11	49.32
1		Bracket, Three Phase Arrester and Terminator (Alumaform R3CA)	120.81	120.81

1. Please send two copies of your invoice.
2. Enter this order in accordance with the prices, terms, delivery method, and specifications listed above.
3. Please notify us immediately if you are unable to ship as specified.
4. Send all correspondence to:

11316 Sam Furr Road
Huntersville, NC 28078
P: 704-948-0550
F: 704-948-0111

PO Box 2819
Huntersville, NC 28078

SUBTOTAL	\$3,423.03
SALES TAX	\$248.17
SHIPPING AND HANDLING	n/a
OTHER	n/a
TOTAL	\$3,671.20

Account No.	Amount

Kevin Smorgala

Requested by

Authorized by

Date

October

2018

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1	2	3	4	5	6 3 rd Annual Potato Drop @ 9:00 a.m.	7
8	9 Council Meeting @ Hut 6:30 p.m.	10	11	12	13	14
15	16	17	18	19 Fall Fest 6pm – 10 pm	20 Fall Fest 10am-10pm	21
22 Work Session if needed @ 6:00 p.m. @ Pineville Tele Bldg.	23	24	25 Council Retreat 8:00 a.m. – 5:00 p.m. Location TBD.	26 Halloween Bash @ JHP @ 6:00 p.m.	27 Annual Fishing Trn. 9:00am -1:00 p.m. Lake Park	28
29	30	31	1	2	3	4
5	6	7	8	9	10	11

Notes:

Suggested date for Ethics Training 3:00 p.m. Telephone Bldg.
Dinner Break, Work Session @ 6:00 p.m.

Other possible dates for Ethics Webinar

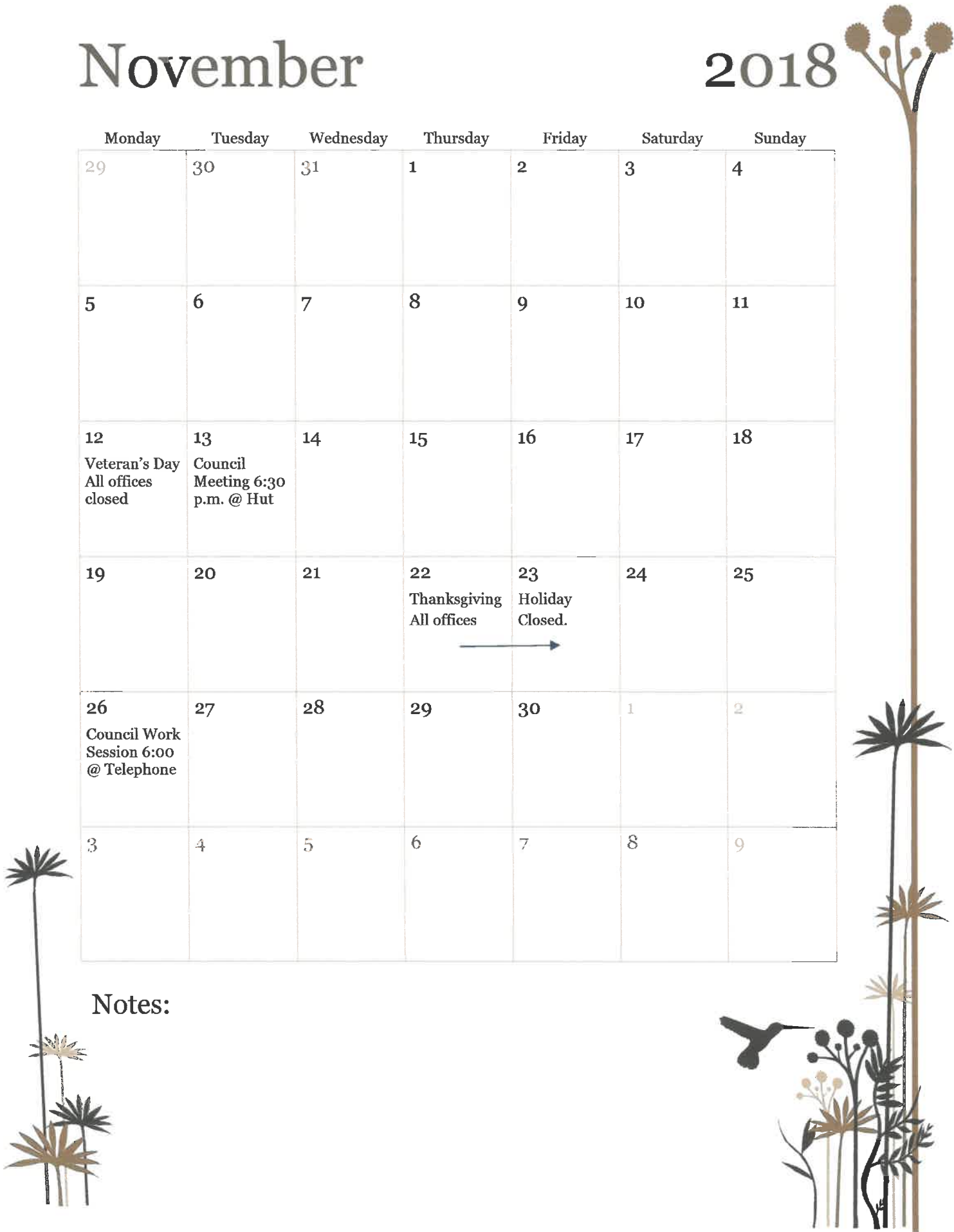
Last possible date to view the Ethics Webinar

November

2018

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12 Veteran's Day All offices closed	13 Council Meeting 6:30 p.m. @ Hut	14	15	16	17	18
19	20	21	22 Thanksgiving All offices	23 Holiday Closed.	24	25
26 Council Work Session 6:00 @ Telephone	27	28	29	30	1	2
3	4	5	6	7	8	9

Notes:



CLOSED SESSION

*Discussion of matters pursuant
to NCGS 143-318.11(5)*

ADJOURNMENT