

Mayor
David Phillips
Mayor Pro Tem
Ed Samaha
Town Manager
Ryan Spitzer

Town Council
Amelia Stinson-Wesley
Chris McDonough
Danielle Moore
Town Clerk
Lisa Snyder

TOWN COUNCIL MINUTES OF NOVEMBER 12, 2025

CALL TO ORDER

Mayor David Phillips called the meeting to order @ 6:30 pm.

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
Town Attorney: Janelle Lyons

PLEDGE ALLEGIANCE TO THE FLAG

Council Member Stinson-Wesley led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor David Phillips asked for a moment of silence for our military personnel, both active and retired, and our First Responders, as well.

ADOPTION OF AGENDA

Mayor Pro Tem Samaha made a motion to adopt the agenda as presented with a second was made by Council Member McDonough. All ayes. (Approved 4-0).

APPROVAL OF MINUTES

The Minutes of the October 14, 2025, Town Council Meeting and the October 27, 2025, Work Session, and October 27, 2025, Closed Session (Sealed) were submitted for approval.

Mayor Pro Tem Samaha moved to approve the minutes as presented with a second made by Council Member Moore. All Ayes. (Approved 4-0)

AWARDS AND RECOGNITION

There were no awards and recognition.

BOARD REPORTS

Public Transit Advisory Committee (PTAC), Nick Gallo. Mr. Gallo reported that this board replaced the Citizens Transit Advisory Group (CTAG) in January 2025. Some of the key responsibilities of this team are reviewing transit policies, reviewing the CATS operating program and policies. It serves as a forum for suggestions and complaints pertaining to fares, routes, and schedules, and makes recommendations to the MTC. The CMPD is supplementing up to 800 off-duty officers for patrol. The introduction of mini busses is being tested for the elderly in Cornelius. This is something we might want to look into and implement in Pineville. The sales tax increase, which was recently approved, will increase from 7.25 to 8.25% will generate 19.4 million dollars over the next three decades.

Silfab Presentation, Chief "Wike" Graham. Chief Graham announced that the Emergency Plan has been completely signed off within the County, which includes all of the municipalities. He explained that they focus on "consequence management" and added that they have a good plan in place. They are aware that there are hazards related to this plan. According to NCGS 166A, it allows them to take a series of actions, includes ordering evacuations, traffic control by law enforcement, and evacuating different zones. They will also be able to issue wireless emergency alerts. He stated that they are two states but one team, with South Carolina. They have reception centers, such as Parks and Rec facilities and schools. It takes eighteen people to open a shelter.

Chief Matt Honaker, HazMat Coordinator, added that they will work with South Carolina to help contain a possible leak, or emergency, and contain it to the property. There was a general discussion between Mayor Pro Tem and Chief Honaker. Town Manager Spitzer added that we would have to be asked by Silfab to tour the facility due to some lawsuits going on right now and they don't want anyone to go there. Chief Gerin ended the presentation by stating that he has complete trust in them that the Town of Pineville is in a safe place.

CONSENT AGENDA

Mayor Phillips asked for approval of the Consent Agenda item which consists of Ordinance 2025-01 regarding Accessory Dwelling Structures and Uses, Finance Report by Chris Tucker, and a Proclamation for Operation Green Light.

Council Member Stinson-Wesley moved to approve the Consent Agenda with a second provided by Council Member Moore. All ayes. (Approved 4-0)

PUBLIC COMMENT

Yvette Isaacs, Pineville resident. Ms. Isaacs read her statement to Council thanking the outgoing council members for their service and congratulated the incoming council members on their wins. She additionally congratulated Council Member Stinson-Wesley for being the first female Mayor in Pineville. She expressed her opinion on how to select the open council seat that will be left by Council Member Stinson-Wesley. She feels that the seat should go to the next highest vote-getter, which would be Les Gladden. She asked for consideration of the community members through their votes.

Judy Thompson-Phillips, Pineville resident. Mrs. Phillips thanked the outgoing council members and asked how we will fill Council Member Stinson-Wesley's seat. She is confused about the order of the council, with two members coming in and there are three seats. Town Manager Spitzer advised that the sitting members of Town Council can pick and decide what method they want to use to pick a new Town Council member. They can either have an application process or pick a member of the town; This is State Law.

PUBLIC HEARING

Council Member McDonough moved to open the Public Hearing with a second provided by Council Member Moore. All ayes.

12243 Nations Ford Road Outdoor Storage Yard, Travis Morgan. Mr. Morgan stated the reason for this public hearing is for consideration of front yard storage, screening requirements, sidewalk payment-in-lieu option and right-of-way dedication. Harris Cohn and Shelton Haile, on behalf of Nisbet Partners, LLC, seeks consideration on a site plan-specific conditional zoning plan. This proposal is to allow for outdoor storage for pipes and associated drainage products on more than one acre in the G-1 zoning district.

Council had three staff recommendations: (1) correct road frontage; (2) 10' high fencing to screen/landscape the area; and (3) payment-in-lieu for sidewalks. This would help walkability in higher need areas. If sidewalks are not installed, staff recommended the payment-in-lieu option, in the amount of \$45 per linear foot.

Council Member Stinson-Wesley moved to leave the public hearing with a second made by Council Member McDonough. All ayes.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

12243 Nation Ford Road Outdoor Storage Yard, Travis Morgan. There being no more discussion, the following motion was made:

Council Member Moore moved to approve the staff recommendations of correct road frontage, 10' high fencing and a payment-in-lieu option, with a second made by Mayor Pro Tem Samaha. All Ayes. (Approved 4-0)

Solicitation Ordinance Update, Ryan Spitzer. Mr. Spitzer advised that the reason for the updates is due to the police department raising concerns about their enforcement of the new door-to-door solicitation ordinance adopted by Town Council. The Police Department's attorney concurred with the officers regarding the officers not having qualified immunity if taken to court. The changes are the following to the Solicitation Ordinance: (1) allowed time for door-to-door solicitation will be 9:00 am until 6:00 pm or dusk, whichever is sooner; (2) the solicitor will be required to get a permit from the Town and pay a fee; (3) the solicitor will have to supply their ID of those going door-to-door; and (4) the Town will require a bond.

These changes can be found in Sections 111.02 and 111.03 of the Town Code. There will be a public hearing on December 9th and a vote on this matter.

Parking Lot near Johnston Road, Ryan Spitzer. Mr. Spitzer stated that because the parking was not part of the original project scope, NCDOT would not allow the parking lot construction to be done using federal funds. The Town will have to conduct a two-part process for the parking lot construction. Part 1 is to enter into an agreement to produce design documents and permitting. Part 2 will be to obtain a contract to build the parking lot. The new parking lot will contain about thirty-nine spaces with an initial cost for Part 1 to be approximately \$20,000.

Council Member Moore moved to approve the engineering funds for Part 1 of the parking project, with a second made by Mayor Pro Tem Samaha. All ayes. (Approved 4-0)

Appointment to the MPTA Board, Ryan Spitzer. Mr. Spitzer advised that the Town of Pineville gets one appointment to the newly recreated MPTA Board. We received two applications. Mr. Spitzer and Council Member Stinson-Wesley reviewed

the applications and resumes. It is their recommendation to appoint Mr. Jeff Robbins, with Assistant Manager Chris Tucker as alternate. Mr. Robbins spoke briefly and accepted his appointment with appreciation. He has spent the last twenty-five years in transportation and how to engage in the community.

Council Member Stinson-Wesley moved to appoint Mr. Jeff Robbins to the MPTA Board with a second made by Council Member Moore. All ayes. (Approved 4-0)

Cone Mill Extension of Brownfields, Ryan Spitzer. Beachmont Real Estate Holdings completed the Brownfields assessment and they had to submit that to NCDEQ to put townhomes on the property. The timeline for getting the report back from NCDEQ falls out of the timeframe that was in the PSA. NCDEQ said that it would be the end of Quarter 1, 2026, before they could get through the report and give the Town and Beachmont their findings. Council is being asked to extend the Brownfields period to the end of Quarter 2, 2026. They will give us \$10,000 in the event they would walk away.

Council Member Moore moved to approve the Extension of Brownfields period to the end of Quarter 2, 2026, with a second provided by Mayor Pro Tem Samaha. All ayes. (Approved 4-0)

MANAGER'S REPORT

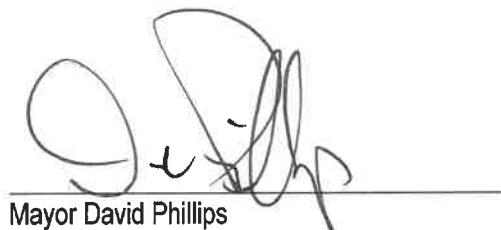
Public Works Director, Chip Hill, began and gave an update on Johnston Road and announced that they will open the street next Tuesday, November 18th.

Town Manager Spitzer reminded Council that the Work Session is scheduled on Monday, November 24th at 6:00 pm.

ADJOURNMENT

Council Member Stinson-Wesley made a motion to adjourn followed by a second made by Council Member McDonough All ayes.

The meeting was adjourned at 7.45 pm.



Mayor David Phillips

ATTEST:



Town Clerk Lisa Snyder