

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 APRIL 8, 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

Town Clerk Lisa Snyder led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor David Phillips asked for a moment of silence for our first responders, police officers and firefighters, as well as all of our workers here in Town, and please keep them in your thoughts and prayers. Also, two Pineville residents passed recently, Ronnie Garrett, who lived on Cone Avenue and passed away due to a car accident, and Keith Hood, who had been battling cancer and grew up in Pineville. Please keep them in your memory and prayers.

ADOPTION OF AGENDA

Mayor Phillips said that there is one addition on the agenda, which is to add one more proclamation for Municipal Clerk's Week. The week is scheduled the week of May 4th through the 10th this year and he'd like to recognize it at this meeting. Council Member Moore made a motion to adopt the agenda with the addition of the Municipal Clerk's proclamation, with a second was made by Council Member McDonough. All ayes. (**Approved 4-0**).

APPROVAL OF MINUTES

The Minutes of the Town Council meeting on March 11, 2025, the March 20, 2025, Budget Session, and the March 24, 2025, Work Session were submitted for approval. Mayor pro Tem Samaha moved to approve the minutes as presented with a second made by Council Member Stinson-Wesley. All Ayes. (**Approved 4-0**)

AWARDS AND RECOGNITION

There were no awards at this meeting.

BOARD REPORT

Tonya Jameson, Leading with Opportunity. Ms. Jameson and her colleague, AJ Calhoun, gave a presentation about their organization. They began with a brief history and shared how the power of policies advance economic mobility. Mecklenburg County's progress went from 50 to 38. This is better than most in the nation. They shared how Charlotte achieved this by rating by reviewing a timeline. In 2014 the Chetty Study was done where a conversation began about Charlotte's economic mobility. In 2017 civic leaders gather to envision a more equitable city, followed by a Systems Strategy that was formed in 2020 to catalyze action through data, strategy and policy change. Finally, in 2024, Charlotte rose from 50th to 38th, becoming third in progress. Chetty's recommendations for policy focus include focus on childhood environment, target communities that have historically lacked opportunity, and connect those who don't have the opportunity to those who do.

CONSENT AGENDA

Mayor Phillips shared a proclamation for National Public Safety Telecommunicators Week, which is April 13 through April 19, 2025. In addition, as he stated during the Adoption of the Agenda, a proclamation for Professional Municipal Clerk's Week, which is May 4th through 10th, was also added. 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

There were no public comments.

PUBLIC HEARING

There were no public hearings.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Budget Amendment 2025-05 (Chris Tucker). Budget Amendment 2025-05 allows us to reimburse ourselves for ARPA funds expended previously for projects which include crosswalks, the Greenway, and some recreational projects. The amount is \$500,000. This should close out our obligations for ARPA monies. Council Member Stinson-Wesley requested a copy of this report. Mayor Pro Tem Samaha moved to approve BA 2025-05 as presented with a second made by Council Member Stinson-Wesley. All ayes. (**Approved 4-0**)

Bid Method for potential PCS sale, Ryan Spitzer. Town Manager Spitzer stated that at the March Town Council meeting, Town Council voted to begin the process for the potential sale of PCS and its assets. The first step in the process, since we are a municipal government, is soliciting bids. Mr. Spitzer reviewed the two options available for the bidding process along with pros and cons of each. Sealed bids are what the town typically uses. Upset bids are when the town receives an unsolicited offer and negotiate with that company or firm. Once negotiations have taken place, the Town must advertise for any upset bids for town days. If an upset bid that is 5% more than the unsolicited bid is received, then the Town must advertise for another ten days. The process is repeated until no more bids are received that are 5% greater than the previous one. Staff recommends **upset bids** (not sealed bids as indicated on the cover sheet in the council packet).

This deal would be complex. The Town wants some concessions on the back end, such as continued service, dark fiber, things that Tammy Vachon wants, guarantees to keep some of our employees, and other items. This will make writing an RFP challenging to write, and the continued use of the Central office that we have.

Mayor Pro Tem Samaha moved to permit the council's consideration of the sale and/or disposal of certain person property and other assets ("Personal Property") owned, held and/or used by the Town of Pineville's telecom unit by upset bidding, as permitted by North Carolina General Statute, (any of which method(s) of sale and/or disposal may include the short term

lease (as permitted by applicable North Carolina Law) of the facilities in which such Personal Property is being held and/or used for a period of time to allow the purchaser to transition such Personal Property to other location(s)), pursuant to such terms and conditions as may be acceptable to the Council and subject to further Council approval, with a second made by Council Member Moore. All ayes. (**Approved 4-0**)

Approval of Amendment 3 to Kimley horn Contract (Chip Hill/Travis Morgan). Public Works Director, Chip Hill, requested an additional \$25,000 for the engineering for the Johnson Road re-alignment project. This additional expense is due to re-engineering of the water line at Hwy 51 and the redesigning of the parking lot adjacent to the new intersection at Childers/Johnson Rd. Their plan is to add a parking lot upgrade as a change order to the original contract. The improved parking lot will help with parking downtown for citizens, travelers, and employees of businesses in the business sections. NCDOT has been contacted and we are waiting for their approval. This will be brought back to council for final approval.

Council Member McDonough moved to approve Amendment 3 to the Kimley Horn contract with a second made by Council Member Stinson-Wesley. All ayes. (**Approved 4-0**)

MANAGER'S REPORT

Town Manager Spitzer reported that he and Chief Gerin will be meeting with MEDIC this week and will report back to council about that. He will also be giving a presentation to the citizens in McCullough. They've received some feedback in the community regarding shutting down the turn lane out of Marfield Lane and when the traffic light will be up and running.

CLOSED SESSION

There was no Closed Session.

ADJOURNMENT

Council Member Moore made a motion to adjourn followed by a second made by Mayor Pro Tem Samaha. All ayes. The meeting was adjourned at 7:20 pm.



Mayor David Phillips

ATTEST:



Town Clerk Lisa Snyder