

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 JULY 8, 2025

CALL TO ORDER

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

Mayor: David Phillips
Council Members: Amelia Stinson-Wesley, Chris McDonough, Danielle Moore
Town Manager: Ryan Spitzer
Assistant Town Manager: Chris Tucker
Town Clerk: Lisa Snyder
Town Attorney: Janelle Lyons
Absent: Mayor Pro Tem: Ed Samaha

PLEDGE ALLEGIANCE TO THE FLAG

Council Member Chris McDonough led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor David Phillips asked for a moment of silence for our first responders and the Texas families and children that are missing.

ADOPTION OF AGENDA

Council Member Stinson-Wesley made a motion to adopt the agenda with a second was made by Council Member Moore. All ayes. (**Approved 3-0**).

APPROVAL OF MINUTES

The Minutes of the June 10, 2025, Town Council Meeting, the June 10, 2025, the Closed Sessions (*Sealed*) on June 10, 2025, and the June 23, 2025, Work Session were submitted for approval.

Council Member Moore moved to approve the minutes as presented with a second made by Council Member Stinson-Wesley. All Ayes. (**Approved 3-0**)

AWARDS AND RECOGNITION

Mayor Phillips swore in two new Pineville Police Officers, Andrew Ferrer and Ramon Salas, and presented them with their badges. Photos were taken of the officers with their families. Chief Hudgins added his thanks to Council for allowing his department to add more officers, to allow a hiring bonus to make them more competitive with surrounding areas, pay raises for sworn officers and staff, and stated that he is very grateful to the Council and Town Manager. Mayor Phillips added that our first responders play a big role in making this town what it is and thanked them.

BOARD REPORTS

There were no board reports this month.

CONSENT AGENDA

Mayor Phillips asked for approval of the Consent Agenda item which consists of a Proclamation for Parks and Recreation Month.

Council Member Stinson-Wesley moved to approve the Consent Agenda with a second provided by Council Member Moore. All ayes. (**Approved 3-0**)

PUBLIC COMMENT

Laura Stout, Pineville resident. Mrs. Stout spoke about the sidewalks on Cone Ave. There are many cracks and gaps, including 6-inch gaps that even an able-bodied person would have trouble walking on. She doesn't feel that they are ADA compliant. She believes that if you ask and make enough noise, people will listen. New sidewalks would make a big difference in the community.

PUBLIC HEARING

There were no Public Hearings this month.

OLD BUSINESS

Huntley Glen Informational Item Only (Ryan Spitzer). Mr. Spitzer reviewed an email from Pineville resident, Brett Ford, regarding finalizing the Huntley Glen neighborhood and having the maintenance bond in effect. He said that a bond is a contract between the Town and the developer to ensure that the physical work is up to Town standards. We can't hold the developer accountable to things on the South Carolina side. Huntley Glen is dissected into the South Carolina side. We don't have any control over holding up a bond for them to fix the pool on the South Carolina side. If the work on the North Carolina side is complete, we are contractually obligated to release the bond. We will work with the HOA to put in more lights (that the developer had removed) along with Electricities. Council Member Stinson-Wesley added that she has been in contact with Mr. Ford and Electricities and will respond to him.

NEW BUSINESS

Approval of Bank Proposal for New Substation (Chris Tucker). Assistant Town Manager/Finance Director Tucker advised that we will be reviewing financing for the new substation. Davenport issued a Request for Financing proposals to banking institutions last month and they received 3 bank proposals that will be presented tonight. In addition, we are presenting a resolution for Council's approval at the end of this session. Mitch Brigulio, with Davenport, gave a presentation outlining the 3 proposals that were received. Council decided between 2 of the options which were Truist, with a 15-year loan at 4.29% or Webster, with a 20-year loan at 4.63%.

Council Member Stinson-Wesley asked what other municipalities are doing in terms of their loans. Mr. Brigulio replied that they are doing the 15 or 20-year for this level of infrastructure. Assistant Town Manager/Finance Director, Chris Tucker, added that we have had accounts with both Truist and Webster. He would prefer to go with Truist with less total interest.

Council Member McDonough moved to approve the election of Truist, 15-year term, and 4.29% interest, with a second provided by Council Member Stinson-Wesley. All ayes. (**Approved 3-0**).

Initial Findings Resolution for New Substation (Chris Tucker). Mr. Tucker said that after choosing which bank proposal, the next step is to approve an initial financing resolution. This resolution puts into record many of the things we have discussed: reason for the project, debt engagement with the bank, financing team and bond counsel, and requests that the Finance Director submit an application to the LGC for the issuance.

Council Member Stinson-Wesley moved to approve Resolution 2025-10, with Truist listed as the bank and the 15-year term, with a second made by Council Member Moore. All ayes. (**Approved 3-0**)

Town Event Permit (Riley George). Riley George provided an update to Council of the new Town Event Permit to be used by anyone who wants to hold an event on Town properties, which includes adding references, if the event hadn't been held before, and smaller events, such as a wedding, where insurance may or may not be required. It was also confirmed that the police department could enforce if there are any issues, or if the event is held without the permit. The biggest change is adding each Department Head will see the event, discuss, add comments, approve/deny with final approval will be by the Mayor and/or a Council member so they are aware of the event. The permit will be required to be submitted 45 days in advance. A determination of police presence needed will also be made.

Council Member Moore moved for the acceptance of the revised form with a second made by Council Member Stinson-Wesley. All ayes. (**Approved 3-0**)

Site Plan Review for the Sidewalk at Nazarene Church (Travis Morgan). Planning Director Travis Morgan gave an update relating to new sidewalk width requested by the Church of the Nazarene and advised that this is informational only. Applicants are requesting reduced sidewalk widths, such as 6-foot-wide sidewalk along Pineville-Matthews Road, to match future sidewalks, as proposed by the NCDOT. He will bring this item back to Council in the future.

Town Representative on Firefighter's Relief Fund Board of Trustees (Ryan Spitzer). Mr. Spitzer reported that the Relief Fund was created to financially assist firefighters who experience injury or loss of life while performing fire department duties. The Fire Department currently controls the funds and needs board members to disburse the funds. There is a five-member board with two of the board members appointed by the Town. Brantley Stallings and Thomas White have offered to be representatives for this Board.

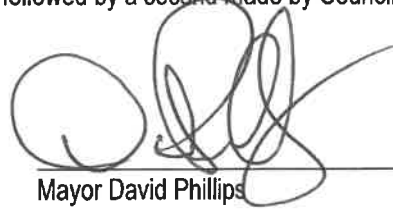
Council Member McDonough moved to approve Brantley Stallings and Thomas White as members of the Board of Trustees, which Council Member Moore providing a second. All ayes. (**Approved 3-0**)

MANAGER'S REPORT

Town Manager Spitzer reported that the boardwalk at McCullough Greenway is nearing completion. They are anticipating the end of August for it to be done. The Johnston Road realignment is coming along with the water and natural gas lines completed. Sealand will begin their work next week to start grading and getting it ready for paving.

ADJOURNMENT

Council Member Stinson-Wesley made a motion to adjourn followed by a second made by Council Member Moore. All ayes. The meeting was adjourned at 7:33 pm.



Mayor David Phillips

ATTEST:



Town Clerk Lisa Snyder