

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 AUGUST 21, 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
Assistant Town Manager: Chris Tucker
Town Clerk: Lisa Snyder
Town Attorney: Janelle Lyons

PLEDGE ALLEGIANCE TO THE FLAG

Council Member Danielle Moore led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor David Phillips asked for a moment of silence for two Pineville residents, Jim Powell who lived on Juanita Drive, and Max Fishlove, who was a volunteer firefighter with the Fire Department.

ADOPTION OF AGENDA

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

APPROVAL OF MINUTES

The Minutes of the July 8, 2025, Town Council Meeting and the July 28, 2025, Work Session were submitted for approval.

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

AWARDS AND RECOGNITION

Pineville Neighbor's Place Chair, Paul Claiborn, and Board Member Beth Kirby presented a plaque of appreciation to the Town of Pineville. Through our financial support, the Town's partnership has enabled the provision of thousands of dollars to our neighbors in need. PNP will celebrate its ten-year anniversary in March of 2026.

Captain Galuski introduced the Town's new Co-Responder, Allison Pastirik. She comes to us with a strong background with over eight years of law enforcement experience and seven years in crisis response. She is a licensed clinician/clinical social worker. Ms. Pastirik will be working with the Pineville Police Department assisting individuals with homelessness, family conflict, mental health challenges and substance abuse crisis.

BOARD REPORTS

CRTPO. Wil Snyder and Merritt McCully gave a presentation. Council Member Stinson-Wesley is the Pineville representative on the board. Mr. McCully began by explaining how the program began. CRTPO covers 1,560 square miles and includes a 1.5 million population. Its membership includes 21 Towns and 3 counties. This board includes the Comprehensive Transportation Plan (50 years+ plan), the Metropolitan Transportation Plan (20 years + plan), and the Transportation Improvement Program (10-year + plan). Their public comment period begins August 21, 2025, until September 19, 2025. Information can be found on their website.

Will Snyder outlined the Discretionary Grants Program. Discretionary funds support projects that improve the community's transportation system. CRTPO manages and allocates \$30 million annually. Mr. Snyder shared their 2025 Fall Discretionary Project Call Schedule. The Beyond 77 Implementation was discussed. This is a 2-year study identifying recommendations to improve network operations surrounding the I-77 corridor.

CONSENT AGENDA

Mayor Phillips asked for approval of the Consent Agenda item which consists of a Resolution 2025-12 for Surplus Items and the 2026 Holidays Schedule.

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

Robert Weston Woods, 121 Olive Street, Pineville. Mr. Woods shared his concerns about parking on Olive Street. He stated that traffic flow is a hazard.

PUBLIC HEARING

Nazarene Church Conditional Site Plan Amendment (Travis Morgan). Mayor Pro Tem Samaha moved to enter the first Public Hearing with a second made by Council Member Moore. All ayes.

Mr. Morgan advised that Aaron Horton, on behalf of the Pineville Church of the Nazarene as Pastor, is requesting consideration for a conditional zoning plan to adjust the sidewalk width. The proposal provides pedestrian walkability and the 6-foot-wide sidewalk along Hwy 51 is consistent with the sidewalk widths in the area and with the sidewalks NCDOT is planning to add as part of the Hwy 51 Improvement project.

Council Member Moore moved to leave the first Public hearing with a second made by Council Member McDonough. All ayes.

Middle James Brewery Conditional Site Plan Amendment (Travis Morgan). Council Member Stinson-Wesley moved to enter the second Public Hearing with a second made by Council Member Moore. All ayes.

Mr. Morgan stated that Michael Smoak, of Middle James Brewery, is requesting consideration of year-round tents at their location of 400 N. Polk Street. The applicant agrees with the prior request to have no-smoking in the tents. Mayor Phillips'

concern is that he does not want to see tents all over town. Mayor Pro Tem Samaha wants the tents to be maintained as this area is a gateway to the town. He would like to see a more permanent structure in the future. Staff recommends the proposal with flexibility in tent size in harmony with permitted maximum outdoor area and no-smoking requests.

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

Carolina Logistics Road Acceptance (Travis Morgan). *Council Member Stinson-Wesley moved to enter the third Public Hearing with a second made by Council Member Moore. All ayes.*

Mr. Morgan stated that John Core, of Beacon Partners, is requesting approval to formally accept the constructed Carolina Logistics Drive as a public town roadway and release the construction bond in favor of the 1-year maintenance bond. Carolina Logistics Drive is part of the adjacent Beacon Partners Development and construction of that project has been completed. Beacon Partners have requested to have the current Construction Bond released and replaced with a one-year Roadway Maintenance Bond.

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

Peddler Ordinance Review (Ryan Spitzer). *Council Member McDonough moved to enter the last Public Hearing with a second made by Council Member Stinson-Wesley. All ayes.*

Mr. Spitzer stated Town Council previously voted to not allow solicitation in Pineville. The change to this Ordinance has necessitated a revision to Section 111.02 Sales of Goods on streets; Peddlers. The proposed ordinance changes list everything that they'll have to have to be in compliance, which includes that peddlers will have to obtain a permit from the Town prior to selling or distributing items, unless associated with a Town-sponsored event; peddlers will only be allowed to set up in public-owned areas; hours of the week will be 8am to 5pm; the cost of the permit will range from \$10/day or \$50/week; and the permit will last up to a week but no more than 24 per year Mayor Phillips addressed the issue of ice cream trucks operating in town, clarifying that those driving through do not require a permit. However, trucks that remain stationary must obtain one. Council Member Moore agreed.

Council Member Stinson-Wesley moved to leave the last Public hearing with a second made by Council Member Moore. All ayes.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Appointment of Tax Collector (Ryan Spitzer). Each year we must appoint a tax collector. Mecklenburg County's Tax Collector collects approximately 99% of the taxes for the Pineville annually.

Mayor Pro Tem Samaha moved to appoint Mecklenburg County as Tax Collector, with a second provided by Council Member Moore. All ayes. (Approved 4-0)

Bond Order for Revenue Bond Debt Issuance (Chris Tucker). Mr. Tucker stated that the Town needs to issue a revenue bond debt of \$7.25 million to fund the components and construction of Delivery 4 (new substation). Davenport issued a Request for Financing Proposals to banking institutions last month and received the results June 19th. Council chose Trust's 15-year, 4.29% proposal at the July 8, 2025, Council meeting. The LGC approved our financing proposal at their August 5, 2025, meeting. The Bond Order is the important final step before closing and confirms all commitments and covenants authorizing parties of the bonds through General and Series Trust indentures.

Mayor Pro Tem Samaha moved to approve the Bond Order for Revenue Bond Debt Issuance with a second made by Council Member Stinson-Wesley. All hands of Council were raised in favor. All ayes. (Approved 4-0)

Discussion of Maintenance Bonds vs Performance Bonds (Ryan Spitzer) Mr. Spitzer and Town Attorney Janelle Lyons discussed Maintenance Bonds and Performance Bonds. Pineville has historically required developers to obtain a Maintenance Bond for one year after a development is turned over to the Town. The developers of Huntley Glen sent a letter to the County disputing that the Town could require a Maintenance Bond per NCGS 160D-804.1. Staff is proposing changing the language in the Subdivision Ordinance to reflect what is allowed by State Statute. Attorney Lyons said that she will keep Council updated. Mayor Pro Tem Samaha suggested the word "warranty." Council Member Stinson-Wesley would like us to be in-line with the League and their use of similar language.

Council Member Stinson-Wesley moved to approve the continued discussion of the maintenance bonds as well as changing the text regarding the bond itself with a second made by Council Member Moore. All ayes. (Approved 4-0)

Nazarene Church Conditional Site Plan Amendment (Travis Morgan) Council Member Moore moved to approve the Conditional Site Plan Amendment followed by a second made by Council Member McDonough. All ayes. (Approved 4-0)

Middle James Brewery Conditional Site Plan Amendment (Travis Morgan) Town Manager Spitzer noted that the applicant wasn't at the meeting and since we made some changes, we need to have time to present the changes to him.

Council Member Stinson-Wesley moved to table this until the September Council meeting with Council Member Moore providing a second. All ayes. (Approved to Table 4-0)

Carolina Logistics Drive Road Acceptance (Travis Morgan) Mayor Pro Tem Samaha moved to accept Carolina Logistics Drive as a town roadway with a second made by Council Member Stinson-Wesley. All ayes. (Approved 4-0)

Peddler Ordinance (Ryan Spitzer) Council Member Moore moved to approve the Peddlers Ordinance with the addition of the mobile vs stationery, with a second made by Council Member Stinson-Wesley. All ayes. (Approved 4-0).

Resolution 2025-13 for Approval of Mecklenburg County's Hazard Mitigation Plan (Ryan Spitzer) The 2025 Multi-Jurisdictional Hazard Mitigation Plan update has been approved. The final part of the process is the approval by all eight jurisdictions.

Council Member McDonough moved to approve Resolution 2025-13 for Approval of Mecklenburg County's Hazard Mitigation Plan, with a second made by Council Member Moore. All ayes. (Approved 4-0)

Award of Contract to Lambert's Cable Splicing and Resolution 2025-11 Approving the Award of Contract to Lambert's Cable Splicing (David Lucore) Mr. Lucore stated that they received six bids and Lambert's came in as the lowest bid. His recommendation is to award them the contract in the amount of \$1,589,791.00, not to exceed.

Mayor Pro Tem Samaha moved to approve the Award of Contract to Lambert's Cable Splicing in the amount not to exceed of \$1,589,791.00, and the Resolution 2025-11 with a second made by Council Member McDonough. All ayes. (Approved 4-0)

Memorandum of Understanding Among and Between Local Government for MPTA (Ryan Spitzer) Mr. Spitzer said that we are the fourth municipality to review the P.A.V.E. Act. The other municipalities that have looked at it have adopted it. It has timelines that have to be met within the legislation in order to be in compliance. One of those is to have the Authority up and running by January 1, 2026. Our appointment is contingent on the passing of the referendum.

Council Member Stinson-Wesley moved to approve the MOU with a second made by Mayor Pro Tem Samaha. All ayes. (Approved 4-0)

MANAGER'S REPORT

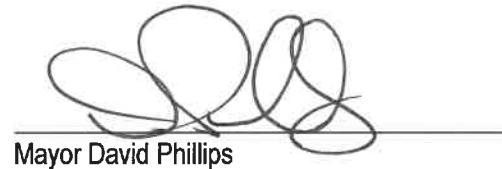
Town Manager Spitzer reported that the last movie of the summer is this Friday, Mufasa. The August Work Session will be held on Monday night. He gave updates to the following projects: Greenway at McCullough – Asphalt is being put down today with the final grading and lights. September 3rd being the final walk-through and punch list and were are anticipating the ribbon-cutting will be on September 4th at 2:00 pm.

Johnston Road and Childers Lane realignment: it is expected to be complete in the next few days with landscaping and other above-ground items as long as there's no rain. It should be officially completed in late September to early October with the old traffic lights removed and the new traffic lights installed. Most of the work is to be done overnight so it does not interrupt the traffic in the area.

Mr. Spitzer reported that Parks and Rec Soccer numbers have increased for Youth/5 to 345 people participating this year with 35 teams. Kudos to Matt and Erin's team to getting that up and running. For volleyball, there are two age groups, with 4 teams, it has increased to 82 people. Adult Basketball has 7 teams this year. They're doing a lot of good work in Parks and Rec.

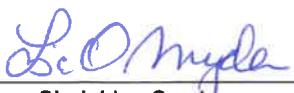
ADJOURNMENT

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 8:00 pm.



Mayor David Phillips

ATTEST:



Town Clerk Lisa Snyder