



## **AGENDA**

### **CALL TO ORDER**

**Pledge Allegiance to the Flag (RS)**

**Moment of Silence**

### **ADOPTION OF AGENDA**

### **APPROVAL OF THE MINUTES**

- [1.](#) Approval of the Minutes of the April 7, 2025 Budget meeting, the April 8, 2025 Town Council meeting, the April 17, 2025 Budget meeting, and the April 28, 2025 Work Session.

### **AWARDS AND RECOGNITION - None**

### **BOARD UPDATES**

- [2.](#) Airport update (*Katie McCoy*)
- [3.](#) PCAA (*Jeremy Poole, PCAA President*)
- [4.](#) Parks & Recreation (*Christine Turner*)

### **CONSENT AGENDA**

- [5.](#) Resolution 2025-07 for Public Surplus items
- [6.](#) Proclamation for Police Week
- [7.](#) Proclamation for Public Works Week
- [8.](#) Proclamation for Autism Month
- [9.](#) Resolution 2025-08 opposing HB 765 and SB 688
- [10.](#) Budget Amendment 2025-06

### **PUBLIC COMMENT**

### **PUBLIC HEARING**

- [11.](#) Text Amendment for Indoor Sports (*Travis Morgan*)

- [12.](#) Budget FY25-26 (*Ryan Spitzer*)
- [13.](#) Solicitation Ordinance (*Ryan Spitzer*)

#### **OLD BUSINESS - None**

#### **NEW BUSINESS**

- [14.](#) Award of contract for Substation Underground Feeder Construction (*Tammy Vachon*) - **ACTION ITEM**
- [15.](#) VAD Agreement (*Ryan Spitzer*) - **ACTION ITEM**
- [16.](#) Permits for front lawn events at Town Hall (*Riley George/Chris Tucker*) - **ACTION ITEM**
- 17. Solicitation ordinance (*Ryan Spitzer*) - **ACTION ITEM**
- 18. Text Amendment for Indoor Sports (*Travis Morgan*) - **ACTION ITEM**
- [19.](#) Downtown Merchants Event Update (*Sara Longstreet*) - **ACTION ITEM**

#### **MANAGER'S REPORT**

#### **MONTHLY STAFF REPORTS**

- [20.](#) Public Works
  - HR
  - Parks & Rec
  - Planning & Zoning

#### **CALENDARS FOR COUNCIL**

- [21.](#) May and June

#### **CLOSED SESSION**

- 22. Pursuant to NCGS 143-318.11 (6) - *a personnel matter*

#### **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 Lisa Snyder, Clerk of Council, at 704-889-2291 or [lsnyder@pinevillenc.gov](mailto:lsnyder@pinevillenc.gov). Three days' notice is required.





505 Main Street  
PO Box 249  
Pineville, NC 28134  
704-889-2291

[www.townofpinevillenc.gov](http://www.townofpinevillenc.gov)

## **BUDGET MEETING APRIL 7, 2025**

The Town Council of the Town of Pineville, NC met in a Budget Workshop on Monday, April 7, 2025, at 6:00 pm. The meeting was held in Town Hall Council Chambers.

### Attendance:

Mayor: David Phillips

Mayor Pro Tem: Ed Samaha

Council Members: Amelia Stinson-Wesley, Chris McDonough, Danielle Moore

Town Manager: Ryan Spitzer

Asst Town Manager/Finance Director: Chris Tucker

Town Clerk: Lisa Snyder

Fire Chief: Mike Gerin

Police Chief: Mike Hudgins

Mayor Phillips called the meeting to order at 5:58 pm. Assistant Town Manager/Finance Director, Chris Tucker, began the budget meeting by stating that Public Safety will have its own session. This year, they make up 46% of the budget. Again, we are fundamentally balanced with no change to the service levels.

Chief Gerin began his presentation by saying that he has not asked for an increase in staffing since 2017. However, it is becoming increasingly difficult to handle multiple calls. He acknowledged that Council has been good to his department. They currently have four people and two trucks. Most calls are sent by the squad to save wear and tear on the fire truck. They also take care of the ETJ. He highlighted that cardiac arrest calls involve four people doing CPR. The City of Charlotte sends eight people on each cardiac call.

He added that two people can't do a house fire by themselves, especially if an EMS call comes in at the same time. He would like to add one firefighter to his department (two part-timers). In 2024, they had two or more calls come in at the same time 252 times. They had three or more calls at the same time 44 times. He noted that two or more calls clean out the fire house.

Two new part-timers will cost \$400,000. This will create a tax increase of a penny or find cuts elsewhere in the budget.

Chief Hudgins gave his presentation and began sharing his department's vision and mission statement. He shared FY25 goals and FY26 goals. In addition, he discussed Stratified Policing at length. Stratified Policing means that police presence can reduce crime and disorder IF precisely delivered in hot spots. A hot spot can be where multiple calls are received most often.

Chief Hudgins outlined his proposed budget. He had two “asks.” He requested a co-respondent position for his team to assist with mental health. The estimated cost for this position is \$171,700 which includes benefits. These costs could potentially be split with Mint Hill.

He also requested a rank structure change justification. He explained that the rank structure change would move administrative tasks up the chain and free up more time for sergeants to be on the road. His estimate for this change is \$93,000.

He requested a message board to place by Dover Street and Johnston Road. The cost for this would be split with Parks and Recreation.

Finance Director/Asst. Town Manager Tucker summarized and said that they will have final numbers at the next budget session. He and Council had a general discussion about the options for both Fire and Police.

Mr. Tucker reminded Council that the next budget meeting is Thursday, April 17th at 6:00 pm and will be held in the Town Hall Council Chambers. This session will deal with Electric and the PCS fund.

Council Member McDonough moved to adjourn the meeting followed by a second made by Council Member Moore. Adjournment was at 8:55 pm.

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Mayor David Phillips

ATTEST:

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Town Clerk Lisa Snyder

**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 4<sup>th</sup> through the 10<sup>th</sup> 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 50<sup>th</sup> to 38<sup>th</sup>, 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 4<sup>th</sup> through 10<sup>th</sup>, 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 personal 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.

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Mayor David Phillips

ATTEST:

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Town Clerk Lisa Snyder



505 Main Street  
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## **BUDGET MEETING APRIL 17, 2025**

The Town Council of the Town of Pineville, NC met in a Budget Workshop on Thursday, April 17, 2025, at 6:00 pm. The meeting was held in Town Hall Council Chambers.

### Attendance:

Mayor: David Phillips

Council Members: Amelia Stinson-Wesley, Chris McDonough, Danielle Moore

Town Manager: Ryan Spitzer

Asst Town Manager/Finance Director: Chris Tucker

Town Clerk: Lisa Snyder

Telecommunications Director: Tammy Vachon

Absent: Mayor Pro Tem: Ed Samaha

Mayor Phillips called the meeting to order at 6:00 pm. Assistant Town Manager/Finance Director, Chris Tucker, began the budget meeting by finishing up the General Fund and then discussing the Town's enterprise funds: Electric and Pineville Communications (PCS). We are looking at a one cent property tax increase, which is consistent with the debt service affordability model. The General Fund will be able to absorb two PCS positions, with most of the remaining staff shifting to Electric.

The FY26 budget is draft balanced at \$22,905,000.00. For FY25, we expect to receive \$10.9 million dollars; we budgeted \$10.6 million dollars. He noted that property taxes make up about 49% of FY revenues. One penny equals around \$375,000. A half-cent increase equals around \$195,000.

Mr. Tucker reviewed pie charts by category, and by function. He also reviewed four options regarding setting the tax rate.

The town manager explained stratified policing, meaning that they look at the date and put their resources at the hot spots for ninety percent of their day. There was a lengthy discussion regarding stratified policing among council and the town manager. The tax rate is currently at \$0.285 and all council members agreed to consider raising it to \$0.300, an increase of 1.5 cents. This increase will increase funding to public safety and expand our level of service.

Electric/Telephone. Mr. Tucker explained that Enterprise Fund will start in a different way by beginning with expenditures and see how much revenue we need to cover those expenditures. Electric Fund Pressures were outlined. They are as follows: a 3% wholesale rate increase annually through 2029, the Electricities contract is requesting two linemen; debt service starts FY27 with the substation and the operations center, the absorption of Telephone's full-time employees, system expansion (the carryover of projects including pole replacement and underground utilities), and the PCS Rewards Program.

We need to react to the wholesale rate increase. Mr. Tucker recommends 3% due to only having nine months of data from the last rate increase. He noted that we have a balanced budget of \$14,000,000 at this time.

Mr. Tucker continued by asking Council how they want to proceed with telephone operations. Do they want to continue like they're going to be in business and explore marketing, or status quo? Council Member Stinson-Wesley felt that we should put our inventory in the ground to make the property more valuable. There was a general discussion among the town manager, council, Mr. Tucker and Ms. Vachon. Council agreed to placing inventory in the ground to increase its value.

Council Member Moore moved to adjourn the meeting followed by a second made by Council Member McDonough. Adjournment was at 8:40 pm.

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Mayor David Phillips

ATTEST:

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Town Clerk Lisa Snyder



505 Main Street  
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Item 1.

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**WORK SESSION MINUTES  
MONDAY, APRIL 28, 2025 @ 6:00 PM  
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, April 28, 2025 @ 6:00 p.m.

**ATTENDANCE:**

Mayor: David Phillips  
Mayor Pro Tem: Ed Samaha  
Council Members: Chris McDonough, Danielle Moore  
Town Manager: Ryan Spitzer  
Town Clerk: Lisa Snyder  
Asst. Manager/Finance Director: Chris Tucker  
Planning Director: Travis Morgan  
Town Attorney: Janelle Lyons  
Absent: Amelia Stinson-Wesley

**CALL TO ORDER:**

Mayor David Phillips called the meeting to order at 6:00 p.m.

**DISCUSSION ITEMS:**

**Parking at Highline (Mark Miller, Owner/Developer of Highline).** Mr. Miller provided an update on the downtown parking for this development. He indicated that they are past halfway through the construction drawings and shared the updated site plan with Council. As it relates to parking, he wanted to be clear, the zoning documents mandate that Buildings 2 and 3, that are north of College, the developer noted an area that will be conveyed to Highline by the Town, and it is slightly less than what was originally anticipated. The zoning documents state that if the town is conveying less than what was conceptually agreed upon, this is what the developer must do. The goal is 2 parking spaces per unit. If we get less, the developer must provide as many spaces as possible but no less than 1.65 spaces per unit. They are at 1.65 spaces per unit plus one. This does not include the 23 on-street spaces that are on the north side of College Street. There's an additional 3 spaces on the south side of College Street. It does not include the 10 spaces on the west side of Church Street that are adjacent to Building 1. This comes to 36 additional on-street spaces, in addition to the ratio he provided. It does include the 98 spaces that they have to meet.

Mr. Spitzer asked Council if they are ok with 1.6 spaces instead of the 2 parking spaces they asked for. Mr. Miller added that he understands that parking is a priority. Mr. Miller added that they have to sign a lease with Norfolk Southern for the parking by the right-of-way. This is not a problem, but he feels that since the right-of-way is on the property of the Town and he thinks it's best if the Town signs the lease with Norfolk Southern and Highline has



agreed to pay any rents for the lease. There won't be any cost to the Town. All council members agreed on 1.5 per one parking spaces.

**Text Amendment Request for indoor sports center (Travis Morgan).** Mr. Morgan reviewed the continuation of a proposed text amendment to be added as a permitted use by right in the General Industrial area. He advised that a new parking count has been added. He shared the proposed layout and added that he has not received any comments from the adjacent property owners. All council members were good with this update.

**Acceptance of Huntley Glen (Travis Morgan).** Mr. Morgan advised that Council approval is needed to formally accept the planned public streets in Huntley Glen. Denise Nichols, on behalf of True Homes, requests the Town to accept the public roads as shown on the final plat maps. This acceptance would add 7 roads into the Town road network and would total 7,464 linear feet of roadway. The road guarantee bonds totaling \$1,838,000 would also be released. There is currently a disagreement over the maintenance bond requirement and the County has placed this under legal review, particularly due to storm water management facilities. Mr. Morgan recommends completion of the landscape installation and resolution of the bond requirements and that bonds be released prior to scheduling a public hearing date. Council wants to wait to hear from the county.

**Solicitation presentation (Janelle Lyons).** Attorney Lyons advised that she received a letter from Moxie Pest Control's attorneys challenging our solicitation ordinance. He is threatening that if council does not repeal the ordinance, or at least make changes that are more narrow, he will file a lawsuit for a court to determine constitutionality of our no solicitation ordinance. He feels we are making content-based decisions, meaning that we allow nonprofits to go door-to-door, but we don't allow commercial businesses. He feels this is keeping him from telling people about the services he provides. Attorney Lyons shared some options to consider to address this, including changing the hours of solicitation, creating a no-knock list, etc.) There was a general discussion and noted that most people do not want solicitation at their residences. Mr. Spitzer suggested banning all solicitations at this time. He also added that we can have a public hearing to receive comments and public input.

**Voluntary Agricultural District (Ryan Spitzer).** Mr. Spitzer said that the County approached the each of the towns and the city, wanting them to agree to a voluntary agricultural district. What this would do is give property owners that own over an acre and have a farming-related business, a tax break with the county taxes, for as long as they perform farm-related duties. The person would first have to apply to be eligible by the county. No revenue would be taken from the town. These do not have to be in an agricultural district. There will be a county board that will review these applications. Council will vote on the MOU at the next council meeting in May.

**Finance Report (Chris Tucker).** Mr. Tucker shared the Third Quarter Finance Report and presented no concerns. This is informational only. He added that revenues are exceeding the expenditures. He does not have any concerns for the fourth quarter.

**Manager's Recommended Budget (Ryan Spitzer).** Mr. Spitzer began the presentation by reviewing Council's priorities: support of downtown businesses, transit accessibility, work with State and Federal legislatures, College Street and Cone Mill developments, traffic, competitive salaries, Public Safety staffing, and Downtown investment. The manager's budgetary goals include: Advance Compensation Study done in FY25, Public Safety, follow the financial model, offer a high level of service and amenities, and staffing.

Mr. Spitzer outlines Pressures, which include: Fire Department debt, meals and sales tax will be flat (this is a big part of our revenue that we won't see growth in), competitive salaries in the market, health insurance (up 22% this year as we've seen more claims this year and the workforce is getting older), Expenditure mix, Electric fund, and the PCS fund. He continued reviewing the General Fund Overview. This year it's a \$23,125,000 budget, which is a 14.6% increase from last year). Debt service has increased by 85% due to the purchase of the new Fire Department. This means that it's a \$0.030 tax rate. This increase will go toward the Fire Department. Fees will

remain the same. The Town will continue to pay for all trash service (this equals about \$800,000). COLA will be 3.5% and merit will be an average of 2.5%. Public Safety will add a co-responder and the Fire Department will have added personnel. This year they will give our Communications Specialist \$25,000 for marketing. Sponsorships should remain the same.

General Fund Operations were reviewed and include PD staffing (restructuring), the addition of a Co-Responder for the PD, Asset Forfeiture in the amount of \$450,000, Fire Department staffing (2 positions will allow for 4 people on each apparatus), Salaries (COLA), Non-profit contributions will remain the same, and dedicated allotment to marketing and downtown.

General Fund Capital was reviewed and includes the Fire Department building debt, an ADA playground, vehicles for the Police Department and Public Works, paving on Cone, Eden, Marine, etc., paving lower lots at Lake Park, the concession stand roof, mobility (sidewalks), and a message board to be shared between the PD and Tourism and Culture). Other funds reviewed were the Electric Fund, Electric Fund Capital, and PCS.

Mr. Spitzer provided a Recap and announced that there will be a \$0.015 tax rate increase (30 cents). This increase will go toward the Fire Department debt payment, two Fire Department employees, Command structure, Co-Responder, and a restructuring of the PD staff from 46 to 41. There is \$1.4 million in Capital. The salary study includes a 3% COLA and a 2.5% merit. An Electric rate increase will cover wholesale increases and approval for debt for the substation. There are no changes from FY25 for PCS.

The next steps are to post the recommended budget for 10 days prior to the public hearing; schedule the public hearing in May with a final vote in June.

Council Member Moore moved to adjourn the Work Session followed by a second made by Mayor Pro Tem Samaha. All ayes.

The Mayor adjourned the meeting at 8:15 pm.

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David Phillips, Mayor

ATTEST:

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Lisa Snyder, Town Clerk

# Charlotte Douglas International Airport: THE ECONOMIC ENGINE OF THE CAROLINAS



# Stuart Hair



## Commercial & Community Engagement Director

- Portfolio: Real Estate, Commercial Development, Community Engagement, and Noise
- City of Charlotte employee since 2015
- Certified Member of the American Association of Airport Executives
- Board Member of NC Airports Association and Charlotte Rotary Club
- Master of Arts (Geography) from UNC Charlotte; BA from Queens



# Katie McCoy



## Strategy Director

- Portfolio: Communications, Customer Insights, Government Affairs, Strategic Alignment
- City of Charlotte employee since 2003
- Certified Member of American Association of Airport Executives
- Former President of NC Local Government Budget Association
- Master of Public Administration from UNC; BA from Queens University of Charlotte

**MISSION:** CLT CONNECTS THE WORLD BY VALUING PEOPLE, PARTNERSHIPS AND PRODUCTIVITY.

**VISION:** CLT WILL BE THE HUB OF CHOICE WITH INNOVATIVE EXPERIENCES AND SUPERIOR FACILITIES.

# STRATEGIC PRINCIPLES



- SAFETY & SECURITY
- STRATEGIC GROWTH
- POSITIVE PARTNERSHIPS
- ASSET PRESERVATION
- CUSTOMER EXPERIENCE
- EMPLOYEE SUCCESS

**6<sup>th</sup> Busiest Worldwide in Arrivals  
& Departures**  
**7<sup>th</sup> Busiest in North America in  
Total Passengers**

**1,400**  
DAILY ARRIVALS &  
DEPARTURES

**118,000**  
DAILY PASSENGERS

**21,000**  
PARKING SPACES

**6,000**  
ACRES OF LAND

**124**  
GATES

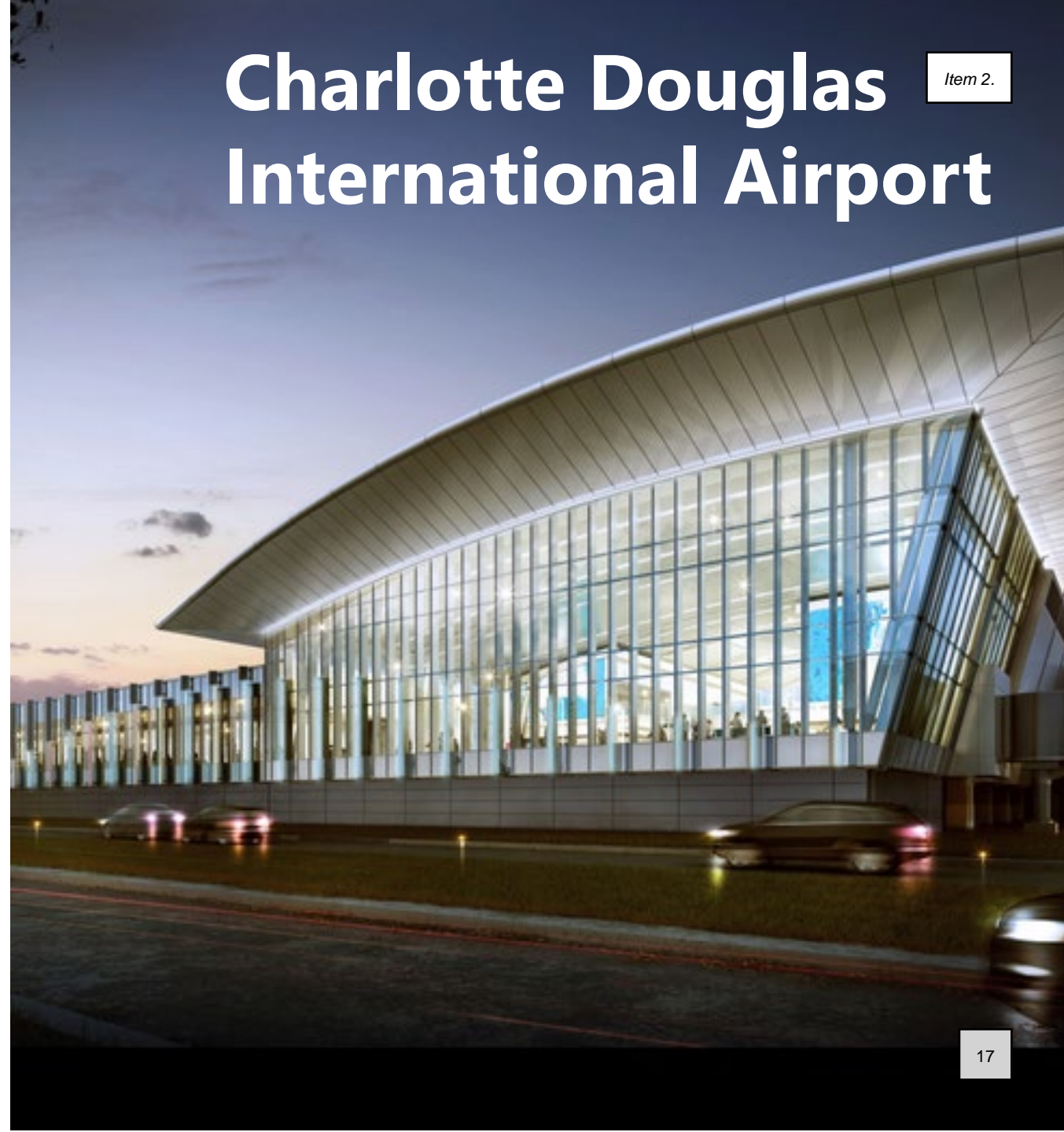
**100+**  
CONCESSIONS

**3** TOTAL RUNWAYS

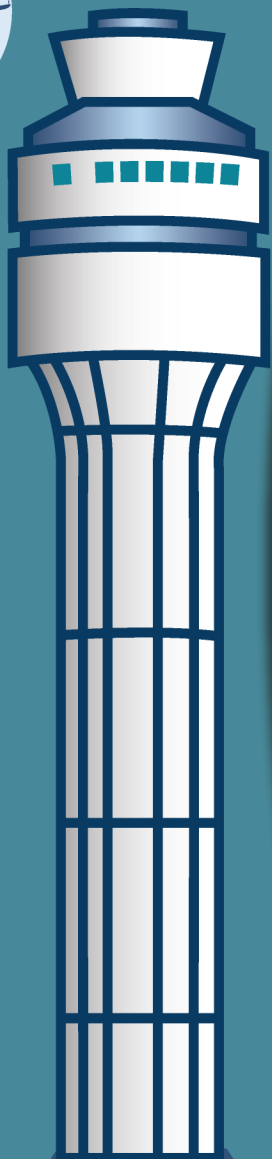
**2.2M Sq. Ft.**  
TERMINAL WITH 5  
CONCOURSES

# Charlotte Douglas International Airport

Item 2.







# CLT ECONOMIC IMPACT

Item 2.

CHARLOTTE DOUGLAS INTERNATIONAL  
AIRPORT CONTRIBUTES TO NC AND SC:



**\$39.7B** ANNUAL ECONOMIC IMPACT  
**184,400** AIRPORT JOBS SUPPORTED

CHARLOTTE DOUGLAS INTERNATIONAL  
AIRPORT GENERATES IN NC:

**\$36.6B** ANNUAL ECONOMIC IMPACT  
**\$2.1B** IN TAX REVENUE



**\$15.2B** IN PERSONAL INCOME

**167,045** AIRPORT JOBS SUPPORTED

AMONG NC'S 72 AIRPORTS,  
CLT MAKES UP:

**42%** ANNUAL ECONOMIC IMPACT

**44%** IN TAX REVENUE

**45%** IN PERSONAL INCOME

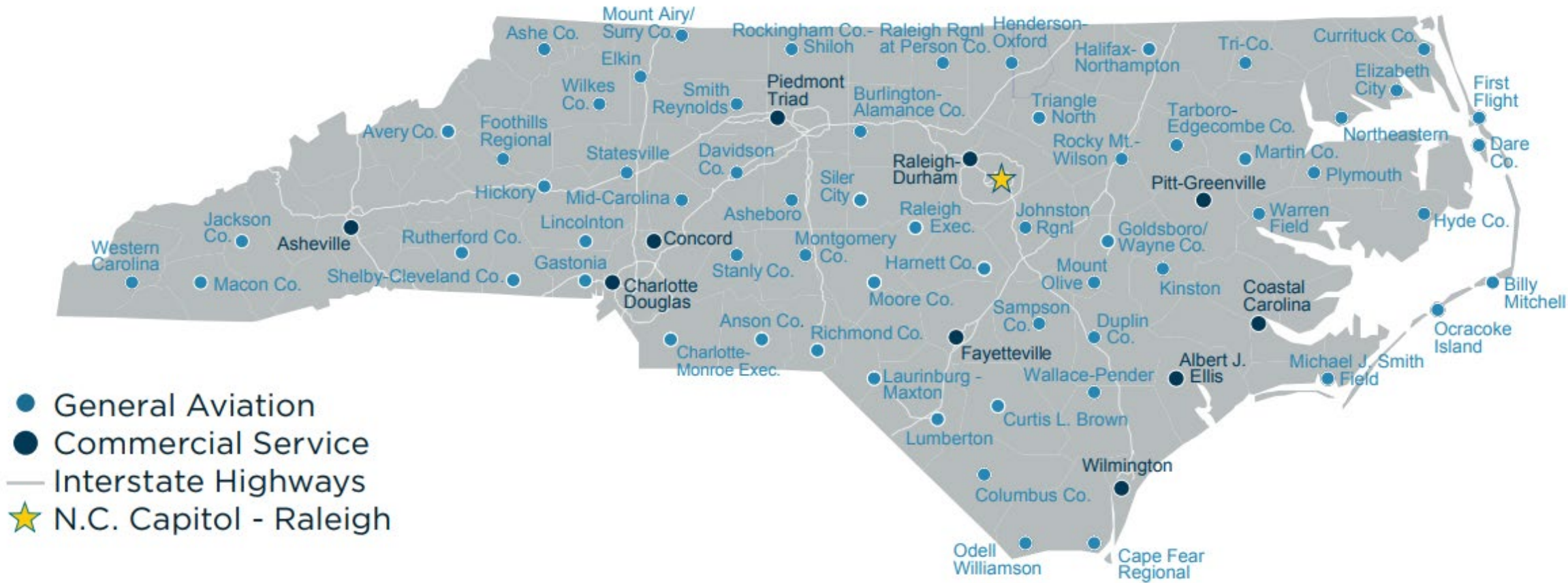
**39%** AIRPORT JOBS SUPPORTED

**5%** OF GROSS STATE PRODUCT



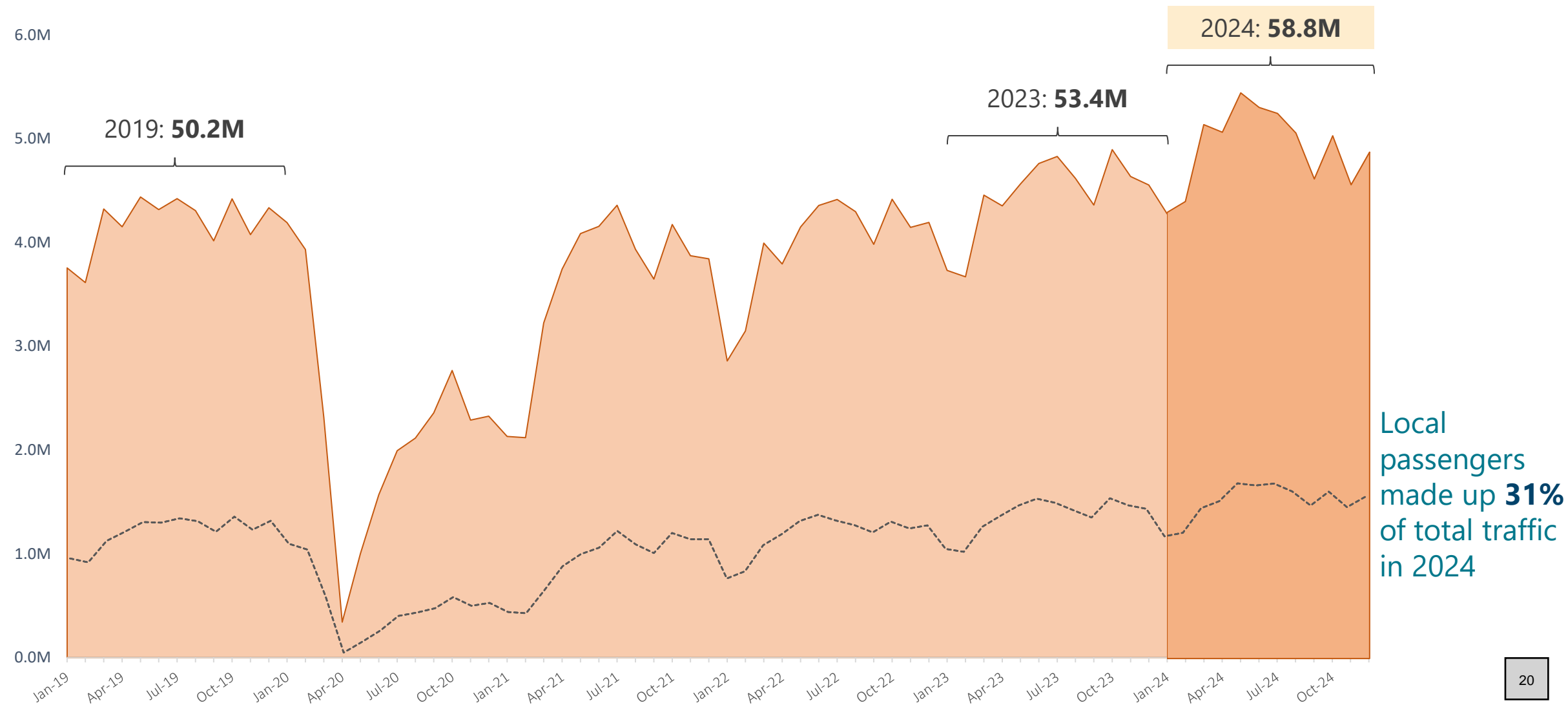


# North Carolina Public Airports



# Total Passengers

2024 passengers up **10%** over 2023 & up **17%** over record high pre-pandemic levels



# CLT's Passenger Growth Exceeded U.S. Average

## FAA Terminal Area Forecast Adjusted Down 2024 U.S. Annual Enplanements Growth from 7.3% to 6.1%



U.S. Annual Enplanements and YoY Growth Rate

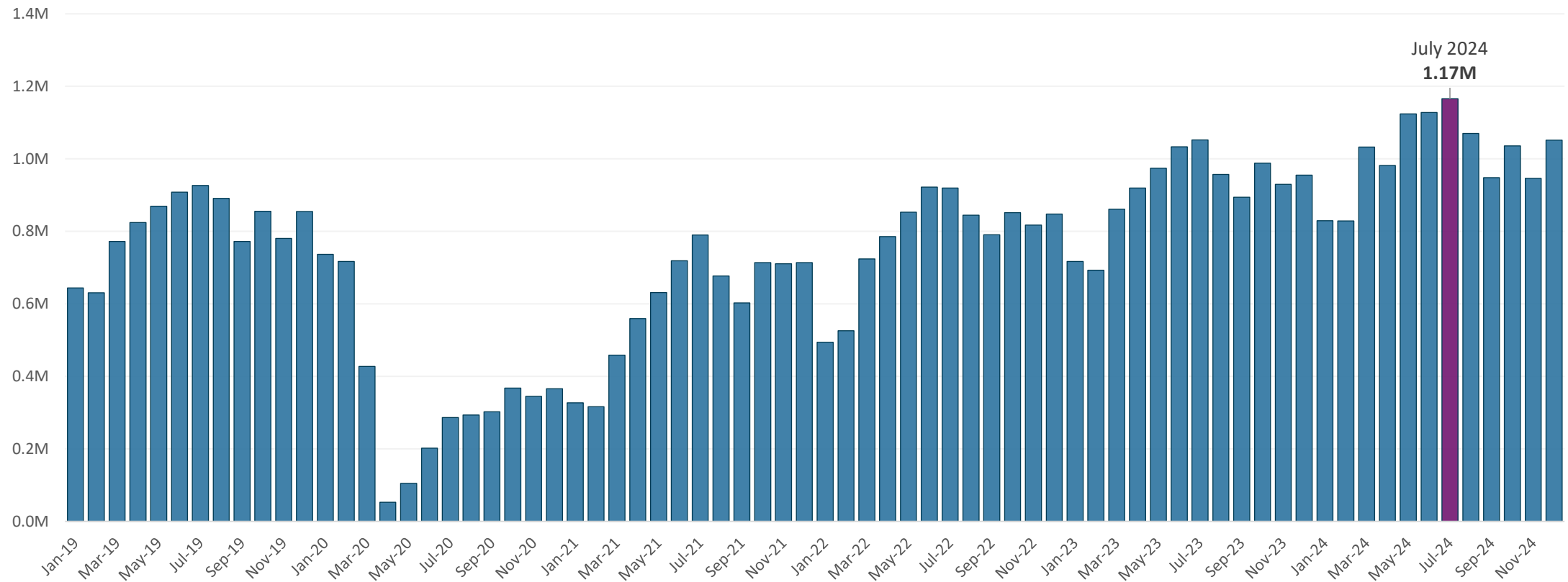


CLT's FFY '24 passenger enplanements grew **12%** from FFY '23

# Local Passengers

Item 2.

- 2024 TSA passenger screenings up **11%** over 2023 and up **25%** over 2019
- **23 of the top 25** days of all time were in 2024
- Averaged over **33,100** screens per day
  - **3,100** more passengers per day in lobby than in 2023, **6,500** more per day than 2019





WE'RE BUILDING  
AN AIRPORT  
FIT FOR THE  
QUEEN

DESTINATION CLT

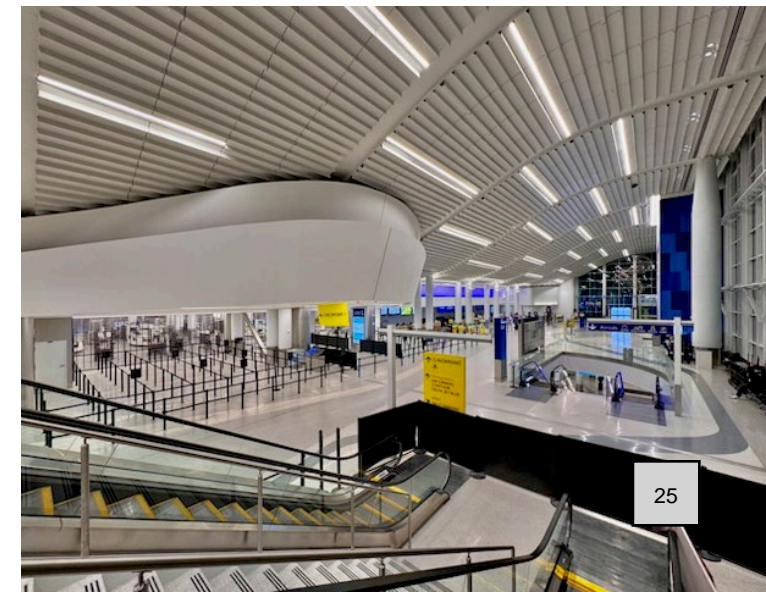
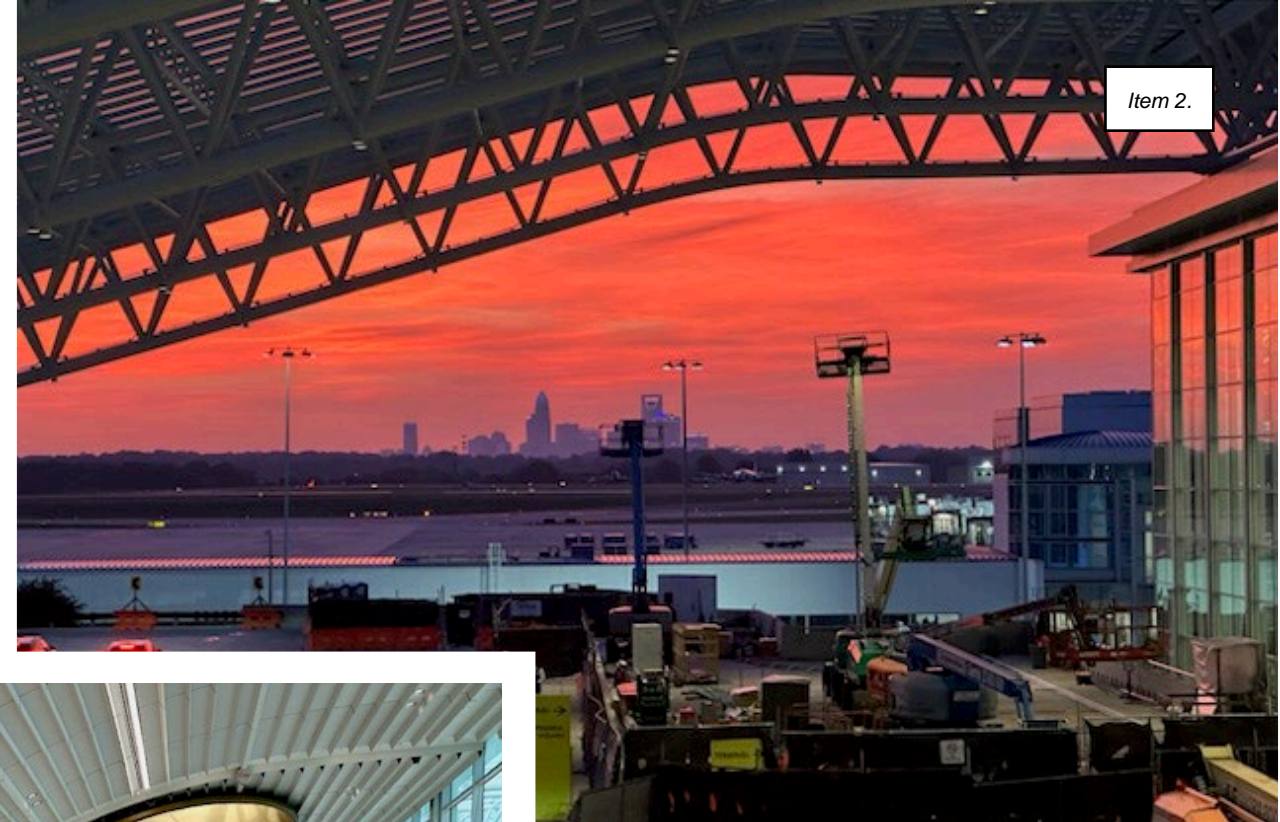


Item 2.

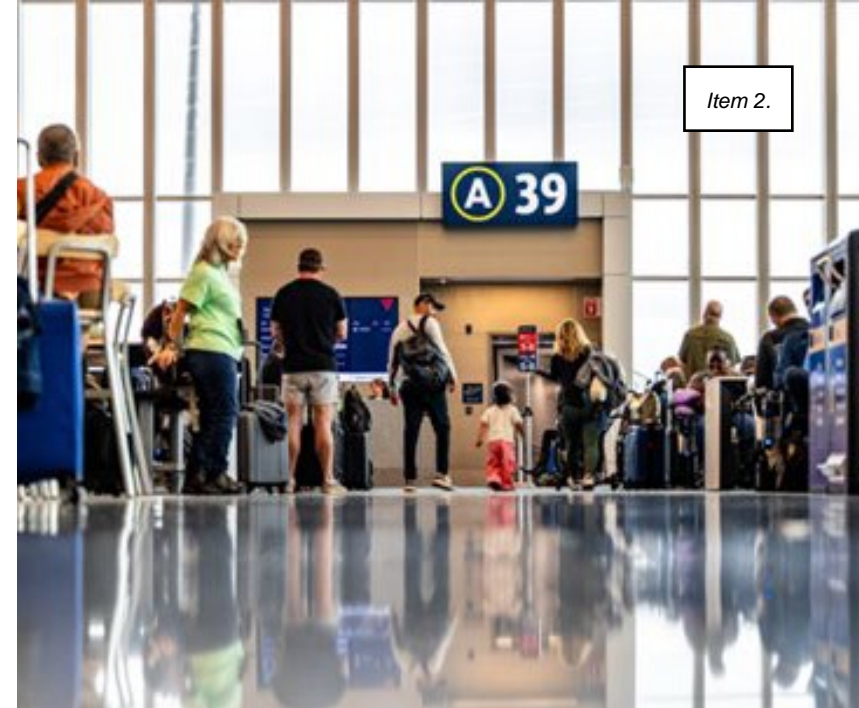
# Capital Investments: Looking Back Two Years











Item 2.

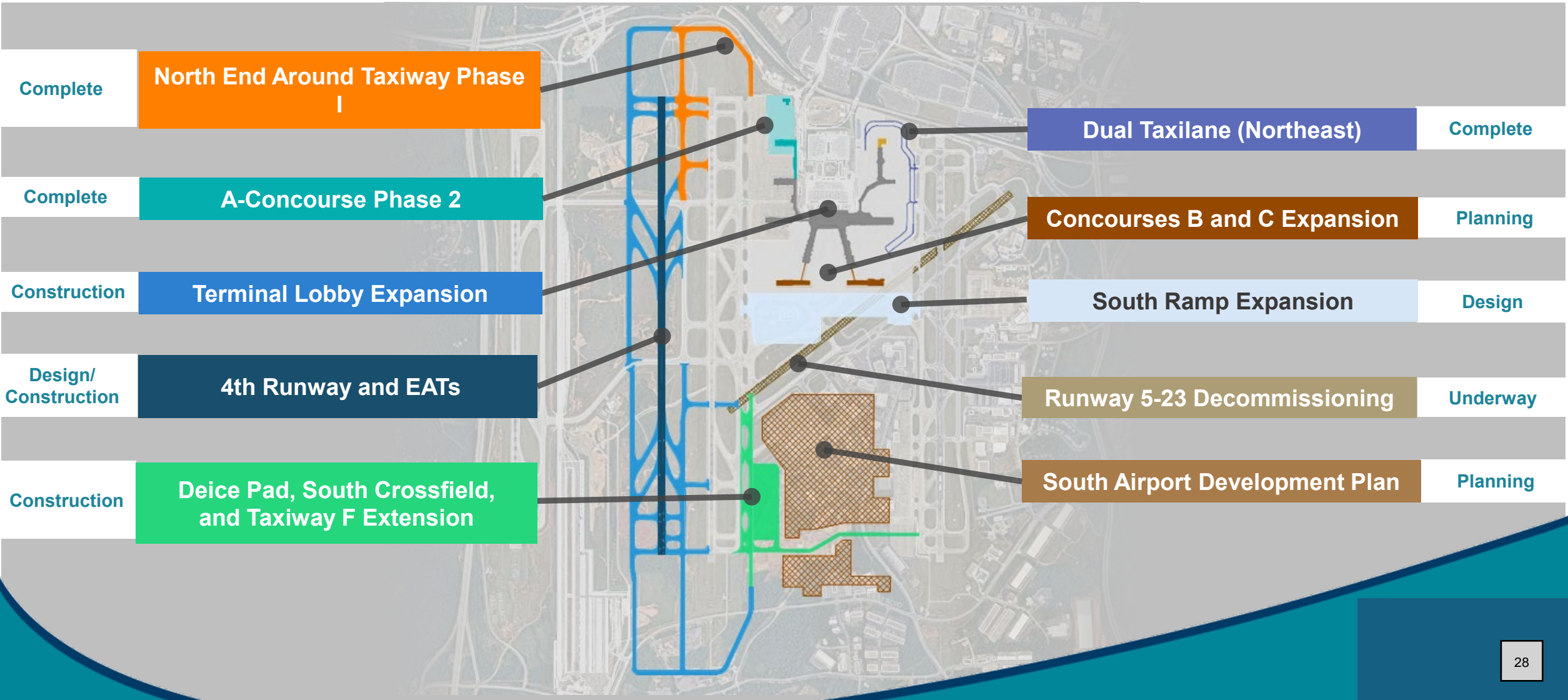




# Capital Investments: Looking Forward Two Years



# Airfield Development







Item 2.





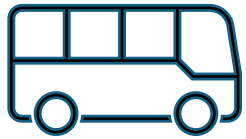
# Legislative Priorities

- Maintain Federal Grants
- Maintain State AIP Funds
- Preserve Federal Partner Resources (TSA, CBP, ATC)
- Avoid conflict between Federal and State mandates

# Community Engagement 2024

## By the Numbers

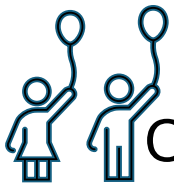
Item 2.



### Airport Tours

---

26 tours  
819 people  
20 organizations  
15 schools



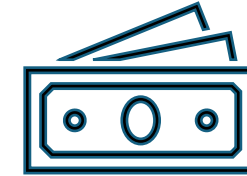
### Community Events

---

13 events  
1,836 people

### Fundraising

---



CPCC Opportunity Scholars  
\$65,165

Charlotte Community Health Clinic  
\$117,650

### Internal Events

---



3 Student Visits  
2 Employee Resource Networks  
4 CLT Partners

# Community Engagement 2024

## By the Numbers

Item 2.



### Aviation Academy

35 Alumni  
8 Sponsors



### Golf Tournament

144 golfers  
56 Sponsors



### Wings for All

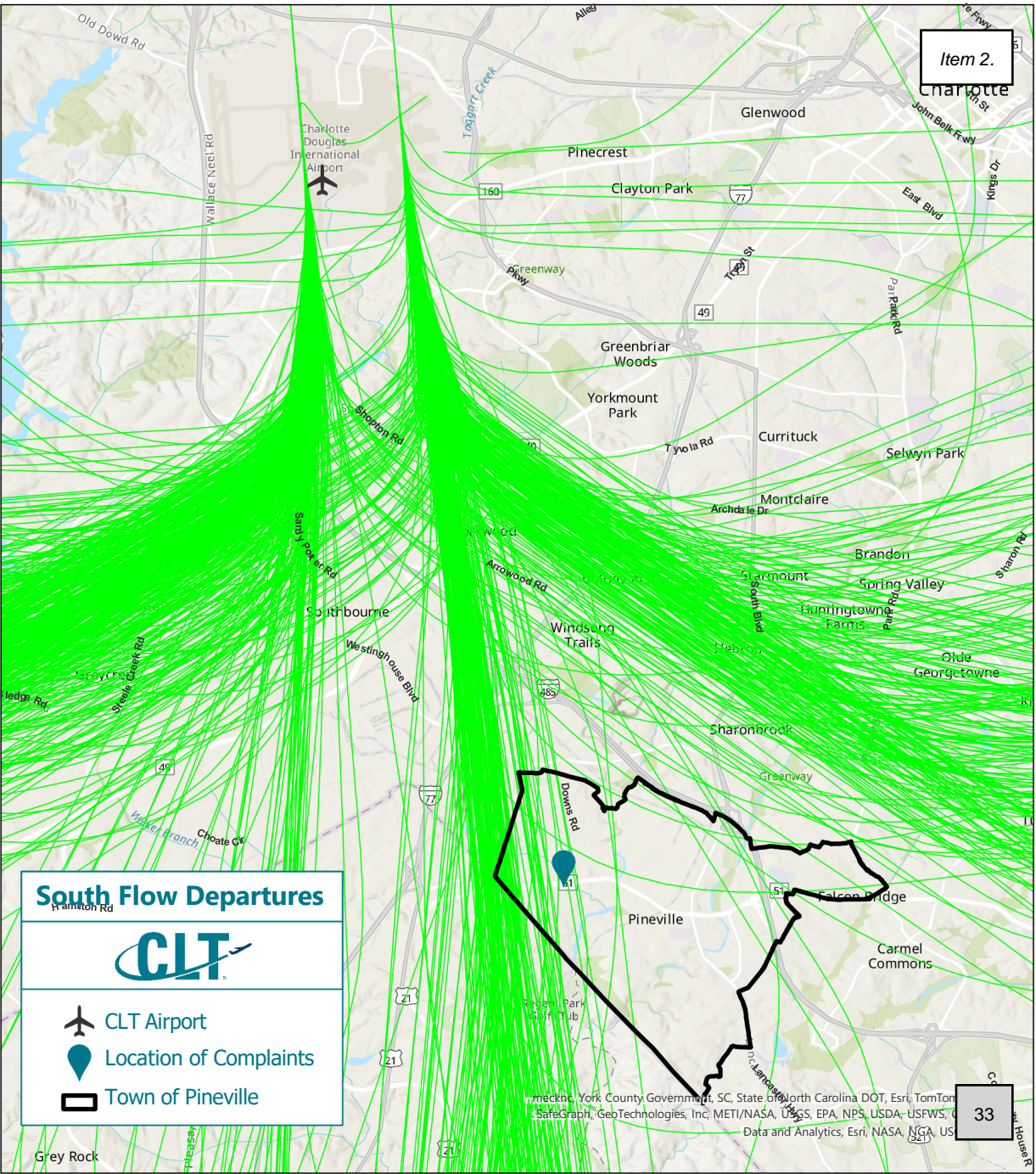
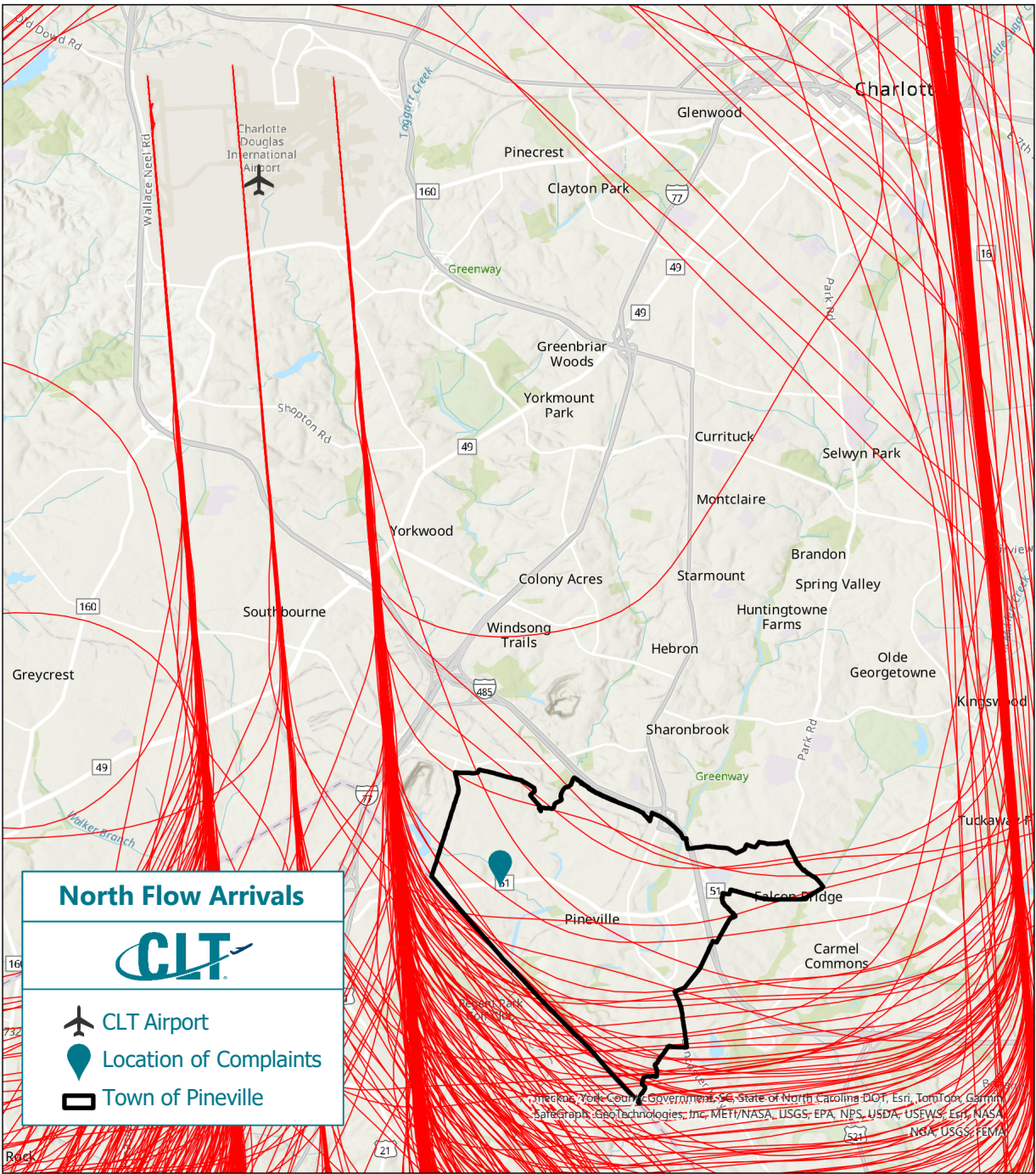
44 Participants  
4 Sponsors



### Runway 5K

1300 runners (1677 registered)  
24 Sponsors







# Connect With CLT!

## News



TOP STORY

### Orlando and London Remain CLT's Top 2024 Destinations

Maybe it's the magic of Mickey, or just travelers seeking fun in the Florida sun, but Orlando continues to top the list of CLT's top five domestic destinations for the fifth straight year.



DEVELOPMENT & INFRASTRUCTURE

FEB 12, 2025  
**Big Year Lies Ahead for the Airport**  
What to Expect in 2025 It's a new year, which means added improvements and the introduction of more passenger enhancing...



PASSENGER EXPERIENCE

FEB 12, 2025  
**Hear Ye, Hear Ye! Royalty Program Perks Now Available**  
If you're rushing to the Airport to catch a flight, the last thing you want is to furiously drive around searching for a place to park. Even...



PEOPLE & PROFILES

FEB 12, 2025  
**Sullenberger Aviation Museum Lands First Wedding**  
Volunteer and Fiancée Will Tie the Knot  
Growing up in a military family, Todd Scandrett wanted to become a pilot but was told he was...



PASSENGER EXPERIENCE

FEB 12, 2025  
**Delta Sky Club® Arrives at CLT**  
Travelers passing through Charlotte Douglas International Airport (CLT) now have a fresh reason to look forward to their layovers. On...



PASSENGER EXPERIENCE

FEB 12, 2025  
**Orlando and London Remain CLT's Top 2024 Destinations**  
Maybe it's the magic of Mickey, or just travelers seeking fun in the Florida sun, but Orlando continues to top the list of CLT's top five...



PASSENGER EXPERIENCE

NOV 25, 2024  
**CLT Expecting Record-Breaking Holiday Travel Numbers**  
This Thanksgiving, the dinner table has some competition as the hottest holiday destination. The Airport is expecting its biggest travel...



Charlotte Douglas International Airport - CLT

March 26 at 8:54 AM · 🌐

...

Checkpoint 2 is now fully operational at #CLTAirport! Launching the Checkpoint completes the Airport's plan to consolidate five lettered Checkpoints into three numbered... See more



Connected



Charlotte Douglas International Airport

9,277 followers  
1mo · 🌐

...

The 2025 CLT Aviation Academy is in full swing here at #CLTAirport! 🗳️

So far, our attendees have had the opportunity to explore the Terminal, take a ...more



DOWNLOAD THE ALL-IN-ONE AIRPORT APP

CLT Search for CLT AIRPORT







## RESOLUTION NO. 2025-07

### RESOLUTION OF THE TOWN OF PINEVILLE, NORTH CAROLINA DECLARING SURPLUS ITEMS FOR SALE VIA ELECTRONIC AUCTION AND/OR DISPOSAL VIA DONATION OR RECYCLE

**WHEREAS**, G.S 160A-265 authorizes the Town Council to dispose of surplus property and G.S.160A-270 (c) authorizes the sale of surplus property by means of electronic auction; and

**WHEREAS**, the Town Manager, along with Department Heads, have declared surplus and unusable personal property as listed in “Exhibit A”;

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and Town Council hereby authorize the Town Manager to dispose of some of the listed items by utilizing the on-line internet auction services of Public Surplus and/or Gov Deals and the Town Clerk to dispose of other surplus items via donation or recycling of such items. The Town Manager and Town Clerk shall have the right to add or delete from the properties listed and any items not sold may be disposed of by any others means available, including sale at public auction, donation to non-profit organization, or destruction, whichever is deemed to be in the best interest of the Town.

Adopted this 13th day of May 2025.

ATTEST:

SEAL:

\_\_\_\_\_  
David Phillips, Mayor

\_\_\_\_\_  
Lisa Snyder, Town Clerk

**EXHIBIT "A"**

Surplus Property for Auction, Donation, Recycling, Destruction, Sale

**Surplus Items**

Dept.	Item/Desc/VIN#	Make/Model	Misc.	How Disposed	Eff. Date	Miles
ELECTRIC	55' Bucket Truck VIN#1HTMMAAN96H242000	Altec, on a 2008 Int'l 4300 4x2 chassis		Online Auction	5/13/25	58,468
POLICE	VIN#3GCUKREC1EG199534 Bad transmission (will not go into gear)	2014 Chevy Silverado		Online Auction	5/13/25	176,831

**A PROCLAMATION BY THE MAYOR OF PINEVILLE, N.C.  
DECLARING THE WEEK OF MAY 11–17, 2025 AS  
NATIONAL POLICE WEEK AND  
MAY 15TH AS PEACE OFFICER’S DAY**

**WHEREAS**, The Congress and President of the United States have designated the week of May 11–17, 2025 as National Police week and May 15<sup>th</sup> as Peace Officers’ Memorial Day; and

**WHEREAS**, the members of the law enforcement agency of the Town of Pineville play an essential role in safeguarding the rights and freedoms of its citizens; and

**WHEREAS**, it is important that citizens know and understand the duties, responsibilities, hazards, and sacrifices that the members of our law enforcement agency make each day to protect us against violence and disorder, deception, and oppression; and

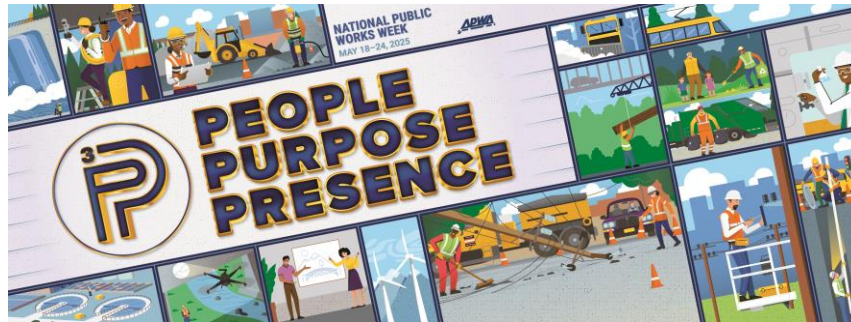
**WHEREAS**, the men and women of the Pineville Police Department unwaveringly provide a vital public service; and

**NOW, THEREFORE, I, DAVID PHILLIPS, MAYOR OF THE TOWN OF PINEVILLE, NC** call upon its citizens and upon all civic and educational organizations to observe the week of May 11-17, 2025, as National Police Week by honoring those loyal and devoted law enforcement officers, past and present, who are dedicated to preserving the rights and security of all.

**WE FURTHER CALL UPON** the citizens of Pineville to observe May 15<sup>th</sup> as Peace Officers’ Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty and let us recognize and pay respect to the survivors of our fallen heroes.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the **GREAT SEAL OF PINEVILLE** to be affixed this \_\_\_\_ day of May 2025.

\_\_\_\_\_  
Mayor David Phillips



**National Public Works Week**  
**May 18–24, 2025**  
**“People, Purpose, Presence”**

**WHEREAS**, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of the Town of Pineville; and,

**WHEREAS**, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

**WHEREAS**, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association;

**I, Mayor David Phillips, THEREFORE DO HEREBY PROCLAIM** the week of May 18<sup>th</sup> through May 24<sup>th</sup>, 2025, as **NATIONAL PUBLIC WORKS WEEK**. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the **GREAT SEAL OF PINEVILLE** to be affixed on this \_\_\_\_ day of May 2025.

\_\_\_\_\_  
 Mayor David Phillips



## A PROCLAMATION DECLARING MAY 2025 AS AUTISM AWARENESS MONTH

**WHEREAS**, autism is a pervasive developmental disorder affecting the social, communication, and behavioral skills of those affected by it; and

**WHEREAS**, as more health professionals become proficient in diagnosing autism, more children are being diagnosed on the autism spectrum, resulting in rates as high as 1 in 68 children nationally and 1 in 45 in North Carolina; and

**WHEREAS**, while there is no cure for autism, it is well-documented that if individuals with autism receive early and intensive treatment throughout their lives, they lead significantly improved lives; and

**WHEREAS**, individuals with autism often require a lifetime of specialized and community support services to ensure their health and safety and to support families' resilience as they manage the psychological and financial burdens autism can present; and

**WHEREAS**, autism awareness efforts are increasing in order to educate parents, professionals, and the general public about autism and its effects,

**NOW, THEREFORE**, the Town Council for the Town of Pineville, does hereby proclaim the month of May 2025, as

### **Autism Awareness Month**

in the Town of Pineville, North Carolina, and hereby and urges our citizens to become better educated about autism and to help create a better community for individuals with autism.

This the 13<sup>th</sup> day of May 2025.

\_\_\_\_\_  
Mayor David Phillips

ATTEST:

\_\_\_\_\_  
Lisa Snyder, Town Clerk



## RESOLUTION 2025-08 OPPOSING HB 765 AND SB 688

**WHEREAS**, Senate Bill 688 and House Bill 765 have been introduced in the 2025 session of the North Carolina General Assembly that changes many aspects of local planning and zoning, contains numerous problematic provisions and detrimentally impacts local government land use authority; and

**WHEREAS**, zoning regulations are adopted to promote the health, safety, and general welfare of the citizens of the Town of Pineville jurisdiction through development regulations. The bills will result in development inconsistent with our community vision established by our Pineville area land use plan, small area plans, strategic economic development plan and other adopted plans; and

**WHEREAS**, these bills would supersede and render Town-adopted development standards null, allowing detrimental development to occur regardless of the damage to the environment, municipality, citizens or adjacent properties. Development regulations include provisions to regulate the use of buildings and land, land development, planned developments, development of subdivisions, sidewalks, driveways, dimensional building standards; environmental protection such as landscape buffers and open space requirements; and water system management.

**NOW THEREFORE, BE IT RESOLVED**, the Town of Pineville, North Carolina, opposes SB 688 and HB 765 for the following reasons:

- Both bills are an egregious overreach in limiting local government land use authority solely to that expressly authorized in the Statutes.
- Both bills remove the ability of local governments to apply certain conditions based upon voluntary consent and prohibit local governments from establishing parameters that uphold public health, safety and welfare.
- Both bills make recovery of damages including punitive damages and attorney fees to any developer against any member of an elected or appointed decision-making body if their decision is deemed arbitrary or capricious. We view this as a direct attempt to discourage elected officials from making decisions in fear of punishment by land developers and limiting the ability to represent the residents.
- HB 765 creates an unnecessary paperwork burden and additional cost to taxpayers by setting a 14-calendar-day period within which an amendment application must be determined to be complete or deficient. Requires a maximum 90-calendar-day review period for review of an amendment. Failure to decide the application within the 90-day period shall constitute approval.

- HB 765 bans elected governing boards to make decisions on preliminary plats and final plats, bans voluntary agreements of conditional rezoning, removes citizen input from all subdivision decisions and further removes any ability of residents' concerns to be addressed through the public hearing process.
- HB 765 retracts the authority of local governments to establish or enforce development regulations under the general ordinance-making power established in the Statutes.
- HB 765 limits application fees so that they "shall not exceed the amount reasonably required to support, administer, and implement programs authorized by the NCGS" yet also requires tax-payer money to reward attorney fees to successful plaintiffs who challenge local government decision-making.
- HB 765 bars local governments from reserving public water or sewer capacity for speculative or future development yet requires a reserve on capacity for approved developments up to and potentially beyond a 24-month period.
- HB 765 adds by right development of 4 units per acre, and 6 units per acre including multifamily structures in all residential zones, as well as adds by right development of multifamily housing in commercial, business, or industrial zones, in certain cities based on population.
- HB 765 retracts the general ordinance-making power of counties and cities to establish or enforce development regulations.

**BE IT FURTHER RESOLVED** that copies of this resolution be forwarded to North Carolina Senators, North Carolina Representatives and neighboring Cities and Towns in North Carolina.

**ADOPTED** this 13<sup>th</sup> day of May 2025.

---

Mayor David Phillips

ATTEST:

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Town Clerk Lisa Snyder





## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: May 9, 2025**

Agenda Title/Category:	Budget Amendment 2025-6 / Consent Agenda			
Staff Contact/Presenter:	Christopher Tucker, Finance Director			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	N/A
Background:	The Town sold a surplus fire apparatus to the Waxhaw Fire Department. The proceeds from the sale can assist on the final closeout of Pineville’s new apparatus.			
Discussion:	A budget amendment to receive the proceeds and appropriate towards fire expenditures can cover the final change order for the new apparatus that is about to go into service.			
Fiscal impact:	The Town received \$60K from Waxhaw and is looking to appropriate \$35K towards fire expenditures.			
Attachments:	Staff Memo, BA2025-6			
Recommended Motion to be made by Council:	Approve as Presented			





May 9, 2025

To: Honorable Mayor and Town Council  
Ryan Spitzer, Town Manager  
Lisa Snyder, Town Clerk

From: Christopher Tucker, Assistant Town Manager CMT

RE: Council Action Request – Budget Amendment 2025-6

For Council's consideration at the May 9, 2025 Council Meeting, please find attached Budget Amendment 2025-6.

The purpose of the budget amendment is to increase **Sale of Fixed Assets** revenue and increase **Public Safety** appropriations in the amount of **\$35,000** for expenditures associated with **New Fire Apparatus**.

Staff recommends approval as presented.

**TOWN OF PINEVILLE NC**  
**BUDGET AMENDMENT #2025-6**  
**May 13, 2025**  
FISCAL YEAR 2024-2025

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
<b>General Fund</b>					
3830.0000.10	Revenue	Sale of Fixed Assets	25,000	35,000	60,000
Total Fund Revenues			<u>26,334,000</u>	<u>35,000</u>	<u>26,369,000</u>
	Expenditure	Public Safety	14,982,000	35,000	15,017,000
Total Fund Expenditures			<u>26,334,000</u>	<u>35,000</u>	<u>26,369,000</u>

DESCRIPTION: To increase Sale of Fixed Asset revenue and appropriate towards Fire Department Capital Outlay

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Budget Officer



\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Finance Director



## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: May 13, 2025**

Agenda Title/Category:	<b>Text Amendment Indoor Sports in the Industrial District</b>			
Staff Contact/Presenter:	<b>Travis Morgan</b>			
Meets Strategic Initiative or Approved Plan:	<b>Yes</b> <b>X</b>	<b>No</b>	If yes, list:	Comprehensive plan calls for job growth in the G-I zoning district and some commercial uses
Background:	<b>Gyms and indoor sports (Recreation Center) not currently a permitted use in the Industrial area.</b>			
Discussion:	<b>Applicant requests use be added as permitted by right in the industrial zoning and higher ceiling heights here. Parking requirements have been amended and proposed.</b>			
Fiscal impact:	<b>Limited gain if successful on a site-specific basis</b>			
Attachments:	<b>See staff report</b>			
Recommended Motion to be made by Council:	<b>Recommended approval</b>			

# PUBLIC HEARING

## Pineville PLANNING & ZONING

**To:** Town Council

**From:** Travis Morgan

**Date:** 5/13/2025

**Re:** Text Amendment to allow Recreation Center in the G-I district (*Public Hearing/Action Item*)

### **PLANNING BOARD RECOMMENDATION:**

General discussion of concern was made around a use like a sports training facility changing into a spectator event space and bringing bleachers and such and thereby requiring more parking. Concern was noted about overflow parking in the General Industrial area and putting passenger car parking and pedestrian traffic in conflict with industrial large trucks moving in the area. Board discussed allowing the use by right if parking could be tailored to be the lower 1 per 300 square foot calculation for indoor sport facilities without spectator events. For Recreation Center uses where any type of spectator events were held the more strict calculation of 1 per 100 square feet would be used. Parking was noted a significant item of concern and could move the have the use be conditional use if parking number revisions were unresolved after subsequent Town Council review.

Thomas White moved to approve clarifying the parking calculations; “for recreation centers to be a minimum of 1 parking space per 300 square feet of recreation center use area designed and utilized so as to have 30 or fewer spectators. Fitness gyms as a zoning use and all other recreation center uses designed and utilized so as to have more than 30 spectators should have the higher parking calculation of 1 parking space per 100 square feet” with a second made by Eric Fransen. All ayes.

### **REQUEST:**

Ian Dean requests a text amendment to the Pineville Zoning ordinance to allow for recreational center (indoor sports and gyms) to be added as a permitted use by right in the General Industrial zoning district.

Use Clarification	R-44	R-12	R-7	R-MF	DC	RMX	O-I	O-C	B-3	B-4	B-P	G-I	Special Regulation
Recreational Center					C	C		C	P	P	P	*p*	6.5.21

### **DEFINITION:**

#### **Recreation Center**

Public or private indoor sports and recreation including such structures and uses as: health or exercise clubs, gymnasiums, indoor running tracks, climbing facilities, sports facilities, soccer, tennis or other racquet ball courts, swimming pools, YMCA's, YWCA's or similar uses that are located indoors with additional outdoor sports facilities not to exceed the related indoor square footage. Outdoor storage shall be prohibited. Recreation Centers are intended as generally operated on a fee or membership basis for the use of persons who do not reside on the same property.

**PARKING REQUIRMENT:**

Recreation Center (existing)

One (1) space per one hundred (100) square feet of pool or similar; plus, one (1) space per three hundred (300) square feet of building area not otherwise calculated for parking purposes.

**PARKING REQUIRMENT:**

Recreation Center (proposed)

One (1) space per three hundred (300) square feet of recreation center use area designed and utilized so as to have 30 or fewer spectators. Fitness gyms and all other recreation center uses designed and/or utilized so as to have more than 30 spectators shall have one (1) space per one hundred (100) square feet.

**STAFF COMMENT:**

Previous discussions were leaning toward having the use permitted by right with the above proposed parking calculation changes.

**PROCEDURE:**

This the public hearing to hear the request and gain community input. This follows regular legislative process, consideration and consistency determination to adopted plans and goals. At the close of the public hearing you may modify, disapprove, or approve the request as proposed.



Submit to Planning Department, 200 Dover St, Pineville, NC 28134  
Phone (704) 889-2291 Fax (704) 889-2293

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: Ian T. Dean for DTI Performance, Inc. dba Shoot 360 Phone: 704-785-1152  
Applicant's Mailing Address: 8802 Doe Path Ln, Huntersville, NC 28078

### Property Information:

Property Location: 12243 Nations Ford Rd., Pineville, NC 28134  
Property Owner's Mailing Address: 1556 Main Street, Suite 300, Columbia, SC 29201  
Property Owner Name: Nisbet Partners, LLC Phone: 803-699-1325  
Tax Map and Parcel Number: 205-041-23 Existing Zoning: G-I

### 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 \_\_\_\_\_

Acreage \_\_\_\_\_ Square Feet \_\_\_\_\_ Approximate Height \_\_\_\_\_ # of Rooms \_\_\_\_\_

Parking Spaces Required \_\_\_\_\_ Parking Spaces Provided \_\_\_\_\_ **\*\*Please Attach Site Specific Conditional Plan**

#### Conditional Rezoning:

Proposed Conditional Rezoning Designation \_\_\_\_\_

#### Text Amendment:

Section 6-1 Use Classification Reason We are proposing for Recreational Centers to be permitted by right in the G-I district. As it currently stands, "Baseball Batting Ranges" and "Roller Rinks" are approved uses in this zone. Shoot 360's parking requirements are significantly less than that of a baseball cage operator or skating rink operator. Additionally, our clear height and column spacing requirements cannot be accommodated in retail zoned buildings where our use is currently permitted.

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.

I T D  
Signature of Applicant

01/21/2025

Date

[Signature]  
Signature of Property Owner (If not Applicant)

1/23/25

Date

\_\_\_\_\_  
Signature of Town Official

\_\_\_\_\_  
Date



# Polaris Map – Mecklenburg County, North Carolina

Item 11.

12243

Date Printed: 3/24/2025 5:23 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no liability for the information contained herein.



**Shoot 360**  
12403 NE 60th Way  
Suite D1  
Vancouver, WA 98682



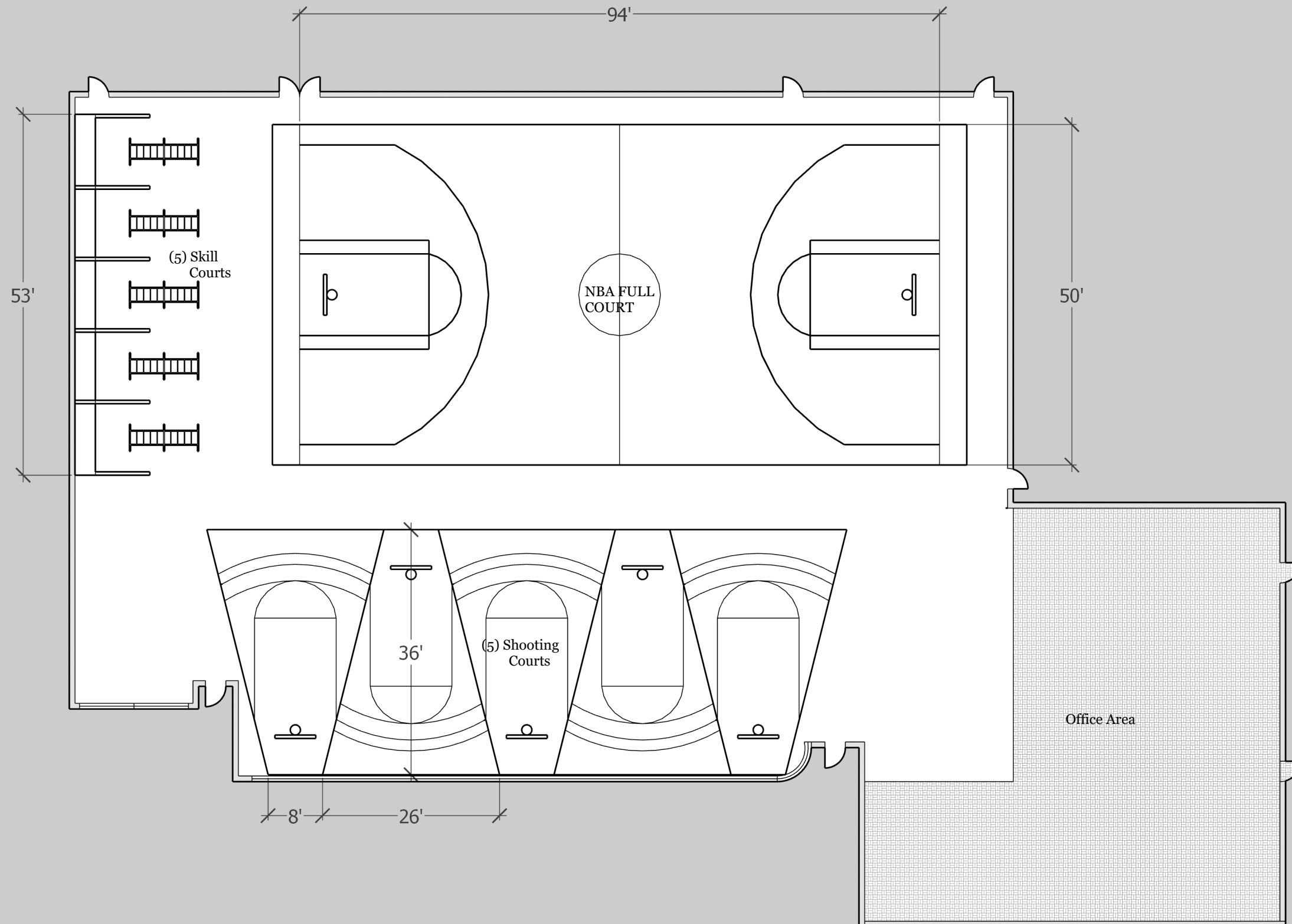
**CLIENT**  
Ian Dean  
12243 Nations Ford RD

**PROJECT**  
Shoot 360 S. Charlotte

**DRAWN BY**  
Bryce Beavers

**ISSUE**  
12/31/2024

**DESCRIPTION**  
Floor Plan Concept V1







Subject: Shoot 360 Pineville, NC

12243 Nations Ford Road, Pineville, NC 28134

To whom it may concern,

Shoot 360 is a high-tech basketball training facility that uses machine vision to track and provide an individual player's data and analytics in real time.

The best analogy from a usage standpoint is indoor golf simulators for basketball, where one player is in the bay at a time.

This facility at 12234 Nations Ford Road would have 10 individual stations, which will accommodate a maximum of 8-10 players. There would also be a full court for medium sized group instruction. Group instruction will vary from a schedule standpoint, consisting of 4-8 athletes.

The sessions run one hour long. There is no dedicated spectator seating inside the facility, so parents typically drop off their kids, run some errands, and return to pick them up after their session. Our main market is 8 - 18-year-olds, male and female, averaging 70/30 male-to-female facility usage.

This facility will also have a typical staffing level of 3-4 people in the facility. Our parking requirements normally range from 15 - 20 spaces for a facility of this size. Parking parameters for other Shoot locations are 1.5/1,000 - at 4.62/1,000, parking here is more than sufficient.

Additionally, during the school year, our business does not peak until 5:30 - 6:00 pm and during the summer hours, we typically run at around 50% capacity because our hours are twice as long. We have included a conceptual design to provide an idea of how the space would be laid out.

Please let me know if we can answer any additional questions.

Thanks,



**Bryce Beavers**  
Construction Manager

509.398.7014 (cell)  
[bryce.beavers@shoot360.com](mailto:bryce.beavers@shoot360.com)  
[www.shoot360.com](http://www.shoot360.com)






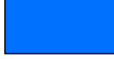



# Pineville

## PLANNING & ZONING

### North Carolina

*Official Zoning Map*

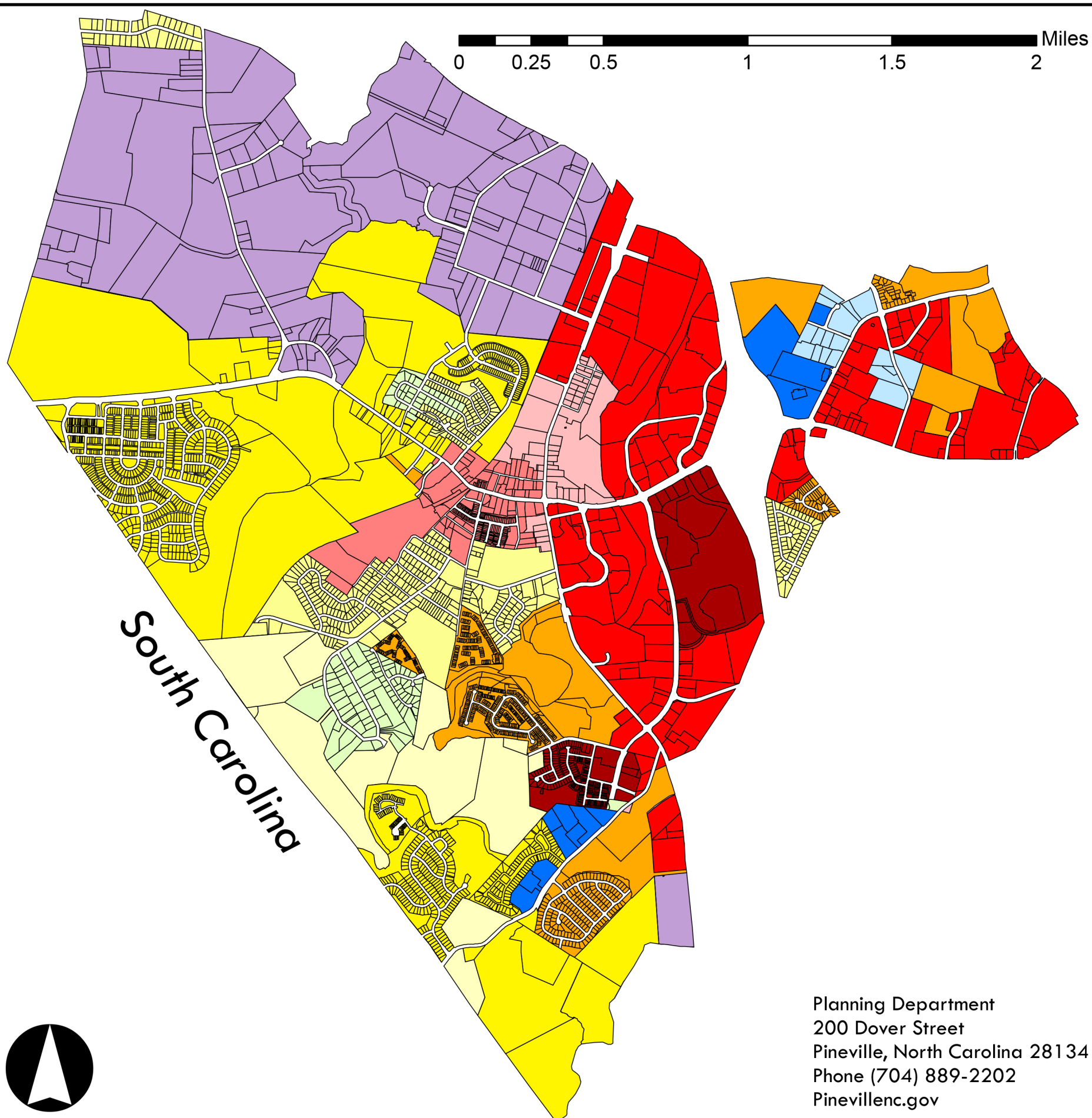
### Zoning Designation

	B-P
	B-4
	B-3
	DC
	O-C
	O-I
	G-I
	R-44
	R-12
	R-7
	RMX
	R-MF

**\*Please see staff for all conditional use permits and conditional districts**

This map may not represent the most current information available and may be revised without prior notice to the user.

Please contact Pineville Planning Dept to verify all zoning information displayed in this document.







## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: April 8, 2025**

Agenda Title/Category:	<b>FY26 Budget / Public Hearing</b>			
Staff Contact/Presenter:	<b>Christopher Tucker, Finance Director</b>			
Meets Strategic Initiative or Approved Plan:	<b>Yes</b>	<b>No</b>	If yes, list:	<b>N/A</b>
Background:	As required by NC GS 159.12, Council shall advertise and hold a public hearing prior to adopting the Fiscal Year 2026 Budget. The Manager's Recommended Fiscal Year 2026 Budget was delivered to Council via the April 28, 2025 Work Session Agenda.			
Discussion:	Public Hearing			
Fiscal impact:	The Annual Budget sets forth the expected revenues and expenditures for the next fiscal year. The Total Budget is around \$40M across all funds.			
Attachments:	Staff Memo			
Recommended Motion to be made by Council:	Hold Public Hearing			



May 9, 2025

To: Honorable Mayor and Town Council  
Ryan Spitzer, Town Manager  
Lisa Snyder, Town Clerk

From: Christopher Tucker, Assistant Town Manager CMT

RE: Council Action – Hold Public Hearing for Fiscal Year 2026 Budget

As required by NC GS 159.12, Council shall advertise and hold a public hearing prior to adopting the Fiscal Year 2026 Budget.

The Manager's Recommended Fiscal Year 2026 Budget was delivered to Council via the April 28, 2025 Work Session Agenda.

The Town Clerk made the budget available for public viewing in office and posted the recommended budget and public hearing notice to the Town website on April 30, 2025 and was duly advertised in the Charlotte Observer.



# Manager's 2025-2026 Recommended Budget

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APRIL 28<sup>TH</sup>, 2025



# Council Strategic Priorities

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Pillars from 2024

1. Organizational Excellence
  - Citizen engagement
  - Comprehensive compensation study
2. Economic Development
3. Growth and Natural Resources
  - Recreational Programming (Park Master Plan)
  - Land Acquisition Opportunities
4. Safe, Vibrant, and Healthy Community
  - Connected, Engaged, and Diverse Community
  - Mobility
  - Support Public Safety
5. Transportation and Transit
  - Blue Line Extension
  - Greenways
  - Microtransit
  - Road Infrastructure



# Council Goals for FY 26

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- Support of downtown businesses
- Transit Accessibility
- Work with State and Federal Legislatures
- College St. and Cone Mill Developments
- Traffic
- Competitive Salaries
- Public Safety Staffing and Needs
- Downtown Investment

# Budgetary Goals

---

- Advance Compensation Study done in FY 25
- Public Safety
  - Personnel
  - Debt
- Follow Financial Model
  - Keep a mix of expenditures
- High level of Service and Amenities
- Staffing





# Pressures

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- FD Debt
- Meals and Sales Tax flat
- Competitive Salaries in the Market
- Health Insurance
- Expenditure Mix
  - O&M vs. Capital
- Electric Fund
- PCS Fund



# General Fund Overview

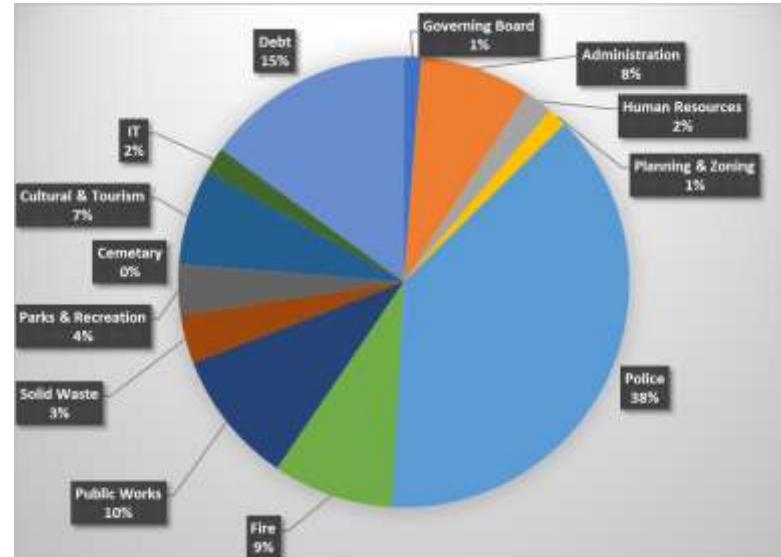
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- \$23,125,000 (14.6% increase)
  - Salaries moving from Enterprise Fund
  - Debt (increase by 85%)
  - Contract costs with FD
- \$0.30 tax rate
  - Increase all towards FD
  - Creates a ceiling
- Fees remain
- Town still paying all of trash service
- COLA and Merit
  - 3.5%
  - Average 2.5%
- Public Safety
  - Staffing
  - Co-Responder
- Parks and Recreation and Downtown Events



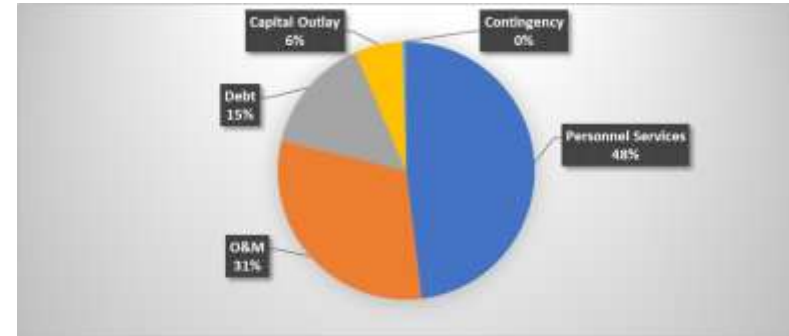
# General Fund

Governing Board	\$	290,000
Administration	\$	1,835,000
Human Resources	\$	477,000
Planning & Zoning	\$	321,000
Police	\$	8,834,000
Fire	\$	2,003,000
Public Works	\$	2,229,000
Solid Waste	\$	810,000
Parks & Recreation	\$	821,000
Cemetery	\$	8,000
Cultural & Tourism	\$	1,605,000
IT	\$	425,000
Debt	\$	3,467,000
	\$	23,125,000



# General Fund Continued

	FY 2025 - 2026
Personnel	\$11,118,500
O&M	\$7,092,500
Debt	\$3,414,000
Capital Outlay	\$1,400,000
Contingency	\$100,000
	\$23,125,000





# General Fund - Operations

---

- PD Staffing
  - Command Staff Restructure
  - PD Co-Responder
- Asset Forfeiture - \$450,000
- FD staffing
  - Each position is \$200,000
  - 2 positions will allow for four people on each apparatus
- Salaries
  - COLA - \$247,437 (\$428,856)
- Non-profit contributions stay the same
- Dedicated allotment to Marketing and Downtown



# General Fund Capital

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- FD Building Debt
- ADA playground
- Vehicles
  - PD 3
  - PW 1
- Paving on Cone, Eden, Marine etc.
- Paving lower lots at Lake Park
- Concession stand roof
- Mobility
- Message board

# Electric Fund

---

- \$14M
- Revenue
  - Rate increases established last year seem to be working per the Rate Study
- Fees
  - 3% retail rate increase
  - Reps and Rider increases
- Expenses
  - Anticipate future wholesale rate increases
  - Electricities Contract increasing
  - Substation construction



# Electric Fund Capital

---

- \$1,825,000
- Vehicles
  - 1
- Infrastructure
  - Phase 1 of Polk Substation Renovations
  - Contract labor
  - Pole Replacement
- Substation
  - \$9.6M





# Pineville Communication System

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- Keep operations status quo
  - ILEC - \$1,600,000
  - CLEC - \$1,600,000
- Targeted marketing
- Moved most salaries out of PCS



# Pineville Communication System Capital

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- Begin building infrastructure in new neighborhoods
  - Coventry - \$114,000
  - DRB - \$283,000



# Recap

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- \$0.015 tax rate increase (30 cents)
  - Debt payment for FD
  - 2 FD employees
  - Command Structure
  - Co-Responder
  - 46 → 41
- \$1.4 M Capital
- Salary Study
  - 3.5% COLA; 2.5% Merit
- Electric
  - Rate increase to cover wholesale increase
  - Approval for Debt for Substation
- PCS
  - No changes from FY 25



# Next Steps

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- Post the Recommended Budget for 10 days prior to Public Hearing
- Public Hearing – May
- Final Vote - June



Logo (No Background)



Logo (White Background)



# Logos

*You can copy and paste these*



ORDINANCE NO. \_\_\_\_\_

**TOWN OF PINEVILLE, NORTH CAROLINA**  
**FISCAL YEAR 2025-2026 BUDGET ORDINANCE**

BE IT ORDAINED by the Town Board of Pineville, North Carolina:

**Section One.** The following amounts are hereby appropriated in the General Fund at the function level for the operation of the town government and its activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

General Government	\$ 3,248,000
Public Safety	10,837,000
Public Works - Transportation	1,776,000
Public Works - Environmental Protection	1,263,000
Recreation - Admin / Parks / Cemetary	829,000
Recreation - Tourism	1,605,000
Debt Service	3,414,000
Transfers to Other Funds	53,000
Contingency	100,000
	<hr/>
TOTAL GENERAL FUND APPROPRIATIONS	<u><u>\$ 23,125,000</u></u>

**Section Two.** It is estimated that the following revenues will be available in the General Fund for fiscal year beginning July 1, 2025 and ending June 30, 2026:

Ad Valorem Taxes - Property	\$11,275,000
Ad Valorem Taxes - DMV	475,000
Payment in Lieu of Taxes	50,000
Unrestricted Intergovernmental	4,400,000
Restricted Intergovernmental	1,150,000
Tourism Revenues	1,600,000
Stormwater Fees	450,000
Rent Revenues	675,000
Sales and Services	275,000
Miscellaneous Revenue	50,000
Investment Earnings	750,000
Transfers from Other Funds	-
Fund Balance Appropriated	1,975,000
	<hr/>
TOTAL GENERAL FUND REVENUES	<u><u>\$23,125,000</u></u>

**Section Three.** The following amounts are hereby appropriated at the fund level in the Emergency Telephone System Fund for the operation of the emergency telephone operations for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Emergency System Operations and Capital Outlay	<u>\$ 200,000</u>
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**Section Four.** It is estimated that the following revenues will be available in the Emergency Telephone System Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

911 PSAP Distribution	\$ -
Fund Balance Appropriated	\$ 200,000
Investment Earnings	<u>-</u>
	<u>\$ 200,000</u>

**Section Five.** The following amounts are hereby appropriated at the fund level in the Asset Forfeiture Fund for special police operations beginning July 1, 2025 and ending June 30, 2026:

Restricted Police Operations	<u>\$ 450,000</u>
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**Section Six.** It is estimated that the following revenues will be available in the Asset Forfeiture Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Asset Forfeiture Revenues	\$ -
Fund Balance Appropriated	<u>450,000</u>
TOTAL ASSET FORFEITURE FUND REVENUES	<u>\$ 450,000</u>

**Section Seven.** The following amounts are hereby appropriated at the fund level in the Electric Fund for the operation of the electric utility for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Electric Operations and Capital Outlay	<u>\$ 14,000,000</u>
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**Section Eight.** It is estimated that the following revenues will be available in the Electric Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Electric Usage Charges	\$ 13,850,000
Investment Earnings	100,000
Other Revenues	50,000
Fund Balance Appropriated	<u>-</u>
TOTAL ELECTRIC FUND REVENUES	<u>\$ 14,000,000</u>

**Section Nine.** The following amounts are hereby appropriated in the ILEC Telephone Fund for the operation of the telephone utility for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

ILEC Telephone Operations and Capital Outlay	\$ 1,300,000
Transfer to Other Funds	300,000
	<hr/>
	\$ 1,600,000
	<hr/>

**Section Ten.** It is estimated that the following revenues will be available in the ILEC Telephone Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

ILEC Charges	\$ 1,200,000
Investment Earnings	-
Fund Balance Appropriated	400,000
	<hr/>
TOTAL ILEC TELEPHONE FUND REVENUES	\$ 1,600,000
	<hr/>

**Section Eleven.** The following amounts are hereby appropriated in the CLEC Telephone Fund for the operation of the telephone utility for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

CLEC Telephone Operations and Capital Outlay	\$ 1,600,000
	<hr/>

**Section Twelve.** It is estimated that the following revenues will be available in the CLEC Telephone Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

CLEC Charges	\$ 1,300,000
Transfer from Other Funds	300,000
	<hr/>
TOTAL CLEC TELEPHONE FUND REVENUES	\$ 1,600,000
	<hr/>

**Section Thirteen.** The following amounts are hereby appropriated in the Rate Stabilization Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Rate Stabilization	\$ -
	<hr/>

**Section Fourteen.** It is estimated that the following revenues will be available in the Rate Stabilization Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Fund Balance Appropriated	\$ -
Investment Earnings	-
	<hr/>
	\$ -
	<hr/>



**Section Fifteen.** There is hereby levied a tax at the rate of thirty cents (\$0.300) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2025 for the purpose of raising the Ad Valorem Tax revenue listed in the General Fund in Section 2 of this ordinance. This revenue is based on a total valuation of property for the purposes of taxation of \$3,953,000,000 and an estimated rate of collection of 99.0%.

TOTAL TAX RATE PER ONE HUNDRED DOLLARS (\$100)	
APPRAISED VALUATION FOR GENERAL FUND	<u>\$ 0.3000</u>

**Section Sixteen.** The fees, rates and charges as shown in Attachments A & B are amended effective as of July 1, 2025 for the purpose of billing and raising revenues as set forth in the foregoing estimates of revenues, and in order to finance the foregoing appropriations.

**Section Seventeen.** The Budget Officer and/or Finance Director are hereby authorized to transfer appropriations as contained herein under the following conditions:

- Amounts may be transferred between line-item expenditures within a function without limitation or notification. These changes should not result in increases in recurring obligations such as salaries.
- Amounts up to \$50,000 may be transferred between functions, including contingency appropriations, within the same fund. An official report on such transfers must be made at the next regular meeting of the Governing Board.
- Amounts may not be transferred between funds, except as approved by the Governing Board in the Budget Ordinance as amended

**Section Eighteen.** Copies of this Budget Ordinance shall be furnished to the Clerk to the Governing Board and to the Budget Officer and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Adopted this 10th day of June, 2025.

\_\_\_\_\_  
Mayor David Phillips

Attest:

\_\_\_\_\_  
Town Clerk Lisa Snyder



## **ADMINISTRATION**

Notary – \$5  
Audio/Information on available media – \$5  
Returned Check – \$35

## **PLANNING AND LAND DEVELOPMENT**

Sign Permit – \$40  
Zoning Verification – \$150  
Plotted Maps – \$40  
Standard Maps (printed from regular printer) – \$3  
Subdivision Ordinance – 50 pages, \$7.50  
Zoning Ordinance – 234 pages, \$38  
Overlay District (color) – 60 pages, \$30  
Returned Check - \$35

### **Subdivisions:**

Preliminary Plan Residential (Major) – \$500  
Preliminary Plan Residential (Minor) – \$150  
Preliminary Plan Commercial, Mixed-Use, and All Other – \$500  
Lot Recombination – \$50

### **Final Plats:**

Final Residential Subdivision Plat \$250  
Final Plat All Others – \$250  
Revisions to Final Plats – \$100

### **Variances and Appeals:**

Variance or Appeals – \$500

### **Rezoning and Conditional Uses:**

Rezoning, Conditional Zoning Plans, and Conditional Plan Amendments - \$1,000

### **Text Amendments:**

Text Amendments to Town Ordinances - \$500

**Site Plan Review:**

Sketch Plan Review - \$0

Class I All Individual Residential Permits (where required) such as accessory structures, additions, etc. – \$30

Class II Accessory Non-Residential Permits (where required) such as ATM's, dumpsters, walls, fences, etc. - \$75

Class III parking lots, façade modifications, canopies, change of uses, and expansions up to 5,000 sq ft. - \$100

Class IV Construction and Expansion from 5,000 to 30,000 sq ft. - \$200

Class V Construction, Expansion, and Similar over 30,000 sq ft. - \$500

Re-Review Fee (3rd and subsequent reviews) – \$50/hour

**UTILITIES**

**Deposits:**

Residential (Rental only) - Electric: \$125 / Telephone: \$60 per line

Commercial - Electric: \$400 / Telephone: \$60 per line

Restaurant/Lounge - Electric: \$1,000 / Telephone: \$60 per line

**Reconnect Fees:**

Residential - Electric: \$50 / Telephone: \$10 / Internet: \$50

Commercial - Electric: \$200 / Telephone: \$10 / Internet: \$50

Meter Tampering - \$150

Returned Check - \$35

**Pineville Communication Systems:**

Residential Phone Line – \$21.65\*

Commercial Line Rates – \$34.49\* (Single Line)      \$38.19\* (Multi Line)

\*Above Charges do not include applicable surcharges for: 911, Federal Universal Service charges, taxes, tolls, features, or long distance.

**Residential Broadband Packages –**

50 Mbps - \$45.95

300 Mbps - \$55.95

600 Mbps - \$75.95

1 Gbps - \$92.95

**Commercial Broadband Packages –**

50 Mbps - \$100.95

100 Mbps - \$125.95

200 Mbps - \$165.95

300 Mbps - \$200.95

1 Gbps - \$299.95

## POLICE

Audio/Information on available media – \$5  
 Commercial Vehicle Permit - \$25 per day Monday-Friday / \$50 Saturday  
 Golf Cart Permit - \$25  
 Returned Check- \$35  
 False Alarms - 1<sup>st</sup> & 2<sup>nd</sup> – No Charge 3<sup>rd</sup> & 4<sup>th</sup> - \$50 per  
 5<sup>th</sup> and up - \$100 per

## PARKS AND RECREATION

### The Hut Rental Fees (All rentals require a \$250 refundable deposit):

Weekend Rentals - Resident – 8 Hrs - \$800 Extra Hour - \$100  
 Non-Resident- 8 Hrs - \$1000 Extra Hour - \$125

### Belle Johnson Community Center Rental Fees (All rentals require a \$50 refundable deposit):

Dining Room & Kitchen – Resident - \$40 per hour Non-Resident - \$65 per hour

#### Gym Rentals:

Resident - \$25 per hour Non-Resident - \$35 per hour For-Profit: \$50 per hour

### Shelter Rentals (All rentals require a \$50 refundable deposit):

#### Small Shelters (Jack Hughes Park and Lake Park)

Weekday Rental (M-TH) – Resident – All Day - \$40  
 Non-Resident – All Day - \$80  
 Weekend Rental (F-Sun) – Resident – All Day - \$50  
 Non-Resident – All Day - \$100

#### Medium Shelter (Lake Park)

Weekday Rental (M-TH) – Resident – All Day - \$50  
 Non-Resident – All Day - \$100  
 Weekend Rental (F-Sun) – Resident – All Day - \$75  
 Non-Resident – All Day - \$150

#### Large Shelter (Lake Park)

Weekday Rental (M-TH) – Resident – All Day - \$75  
 Non-Resident – All Day - \$150  
 Weekend Rental (F-Sun) – Resident – All Day - \$100  
 Non-Resident – All Day - \$200

**Outdoor Stage (Lake Park)** \$50 per hour

Effective July 1, 2025

**Summer Camp Fees:**

First Child	Resident - \$90 per week	Non-Resident - \$110 per week
Second Child	Resident - \$80 per week	Non-Resident - \$100 per week

**After Camp Fees:**

Any Child	Resident - \$35 per week	Non-Resident - \$45 per week
-----------	--------------------------	------------------------------

**Other Recreation Programs not listed:**

Some program fees are based on the number of participants or set by the outside instructor.

**Fall Fest:**

Arts and Crafts	(10 X 10) -	Resident - \$50	Non-Resident - \$100
	(10 X 20) -	Resident - \$100	Non-Resident - \$175
Business Vendors	(10 X 10) -	\$150	
	(10 X 20) -	\$300	
Non-Profit	(10 X 10) -	Resident - \$50	Non-Resident - \$75
	(10 X 20) -	Resident - \$100	Non-Resident - \$125
Food Tent / Cart -	(10 X 10) -	Resident - \$150	Non-Resident - \$175
	(10 X 20) -	Resident - \$300	Non-Resident - \$350
Food Truck / Trailer -		Resident - \$350	Non-Resident - \$375

**Arts in the Park:**

Arts and Crafts (10 X 10) -	Resident - \$25	Non-Resident - \$50
Food Truck / Trailer -	Resident - \$100	Non-Resident - \$100

**Jack Hughes Park Fields:****Field Rentals:**

Fields 1-4 –	Resident –	\$16 / Hr.
	Non-Resident –	\$24 / Hr.
Stadium –	Resident –	\$25 / Hr.
	Non-Resident –	\$45 / Hr.
Field 3 / Multipurpose –	Resident –	\$20 / Hr.
	Non-Resident –	\$35 / Hr.
Lights –	Resident –	\$20 / Hr.
	Non-Resident –	\$30 / Hr.
Field Preps –	Baseball Field Prep	\$40
	Multipurpose field Prep	\$45 / Half \$60 / Full

**Gate / Parking Fees:** Flat Rate \$250 / Weekend

**Race Permit:** \$200





## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: 5/13/25**

Agenda Title/Category:	<b>Public Hearing - Solicitation</b>			
Staff Contact/Presenter:	<b>Ryan Spitzer, Town Manager</b>			
Meets Strategic Initiative or Approved Plan:	<b>Yes</b>	<b>No</b>	If yes, list:	
Background:	<b>A vendor recently challenged the Town's solicitation ordinance and the town considers changing the ordinance. Public input is requested.</b>			
Discussion:	<b>Discuss possible courses of action; leave ordinance as is; repeal the ordinance in its entirety.</b>			
Fiscal impact:	<b>None</b>			
Attachments:	<b>None</b>			
Recommended Motion to be made by Council:				



## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: May 13, 2025**

Agenda - Title/Category:	Delivery #4, Substation Underground Feeder Construction			
Staff Contact/Presenter:	Tammy Vachon			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	Reliability
	X			
Background:	This work will install the high voltage and distribution voltage lines to serve the new electrical substation on Nations Ford Road.			
Discussion:	Formal bids were solicited for this work and staff received 4 bids. The most responsive, responsible bidder was Huss Boring at \$1,231,726.00.			
Fiscal impact:	\$1,231,726.00			
Attachments:	Bid Tabulation, Recommendation Letter, Huss Boring Contract			
Recommended Motion to be made by Council:	Award contract to Huss Boring in the amount of \$1,231,726.00			



April 29, 2025

Mr. David Lucore  
ElectriCities of North Carolina  
11316 Sam Furr Road  
Huntersville, North Carolina 28078

Ref.: Underground Power Line Construction for the Delivery No. 4 Substation  
Pineville, North Carolina

Dear David:

The Town received sealed proposals on April 22, 2025, from four contractors for the underground power line construction project for Delivery No. 4 in Pineville, North Carolina. The four bids were reviewed for compliance with the specifications and relevant project experience. A bid tabulation is also attached.


The low bid was submitted by Huss Boring, LLC from Shelby, NC in the amount of \$1,231,726.00. Huss Boring, LLC has demonstrated successful experience with similar underground projects in this region.

We recommend that the Town accept Huss Boring's proposal and proceed with executing the contract documents. If ElectriCities and the Town agree with our recommendation, we can provide additional vendor information as required for purchase orders.

Please let us know if you have any questions or need any additional information.

Very Truly Yours,

SOUTHEASTERN CONSULTING ENGINEERS, INC.

By   
Steve Phillips  
Associate Engineer

SRP/lc

Attachment

# Huss Boring, LLC



803 North Washington Street  
Shelby, NC 28150  
(704) 481-7659  
hussboring@yahoo.com  
EIN: 47-2959094

**Matt Huss – Owner/ Managing Member**  
License Number: 84465

## **Sealed Bid for Delivery No. 4 Substation Power Lines**

**City of Pineville, North Carolina**

**April 22, 2025 at 2:00 pm**

City of Pineville, North Carolina  
Mr. David Lucore, Electric Systems Manager  
Pineville Town Hall  
505 Main Street  
Pineville, NC 28134

ELECTRICITIES OF NORTH CAROLINA, INC.  
MANAGING ELECTRIC SYSTEM  
FOR  
TOWN OF PINEVILLE  
PINEVILLE, NORTH CAROLINA

DELIVERY NO. 4 UNDERGROUND POWER LINES CONSTRUCTION  
LABOR AND MATERIAL PROPOSAL

INSTALLATION UNITS

Note: Do not include value of Owner furnished material in proposal prices.

<u>Unit No.</u>	<u>No. of Units</u>	<u>Unit Labor</u>	<u>Unit Material</u>	<u>Unit Labor and Material</u>	<u>Extended Labor and Material</u>
<u>Open Trench Units:</u>					
Note: <u>Open Trench Conduit provided by Owner</u>					
Trench A (w/Flowable Fill)	700'	<u>\$28.00</u>	<u>\$100.00</u>	<u>\$128.00</u>	<u>\$89,600.00</u>
Trench B (w/Flowable Fill)	920'	<u>\$36.00</u>	<u>\$100.00</u>	<u>\$136.00</u>	<u>\$125,120.00</u>
Trench C (w/Flowable Fill)	2,300'	<u>\$44.00</u>	<u>\$105.00</u>	<u>\$149.00</u>	<u>\$342,700.00</u>
Trench D (w/Flowable Fill)	850'	<u>\$48.00</u>	<u>\$110.00</u>	<u>\$158.00</u>	<u>\$134,300.00</u>
Total, Open Trench Units					<u>\$691,720.00</u>

(b) 2



DELIVERY NO. 4 UNDERGROUND FEEDERS CONSTRUCTION  
 LABOR AND MATERIAL PROPOSAL  
INSTALLATION UNITS (Continued)

Contract No. 24-40

Note: Do not include value of Owner furnished material in proposal prices.

<u>Unit No.</u>	<u>No. of Units</u>	<u>Unit Labor</u>	<u>Unit Material</u>	<u>Unit Labor and Material</u>	<u>Extended Labor and Material</u>
<u>Directional Bore Units:</u>					
Note 1: <u>HDPE Duct furnished by Owner.</u>					
Note 2: <u>Contractor may elect to bore ducts in Circuit Groups or combinations to facilitate efficiency.</u>					
(12) 3-inch HDPE	500'	<u>\$144.00</u>	<u>\$</u>	<u>\$144.00</u>	<u>\$72,000.00</u>
(4) 4-inch HDPE	200'	<u>\$48.00</u>		<u>\$48.00</u>	<u>\$9,600.00</u>
(4) 4-inch HDPE + (4) 3-inch HDPE + (1) 2-inch HDPE	260'	<u>\$96.00</u>		<u>\$96.00</u>	<u>\$24,960.00</u>
(4) 3-inch HDPE + (1) 2-inch HDPE	130'	<u>\$48.00</u>		<u>\$48.00</u>	<u>\$6,240.00</u>
Total, Directional Bore Units					<u>\$112,800.00</u>

Underground Conductor Units:

Note: Cable furnished by Owner.

3-Phase 750 MCM Al.	33,000'	<u>\$1.75</u>	<u>\$</u>	<u>\$1.75</u>	<u>\$57,750.00</u>
3-Phase 500 MCM Cu.	9,500'	<u>\$1.55</u>		<u>\$1.55</u>	<u>\$14,725.00</u>
4/0 Cu. Ground Wire	3,200'	<u>\$1.25</u>		<u>\$1.25</u>	<u>\$4,000.00</u>
Total, Underground Conductor Units					<u>\$76,475.00</u>

(b) 3

DELIVERY NO. 4 UNDERGROUND FEEDERS CONSTRUCTION  
 LABOR AND MATERIAL PROPOSAL  
INSTALLATION UNITS (Continued)

Contract No. 24-40

Note: Do not include value of Owner furnished material in proposal prices.

<u>Unit No.</u>	<u>No. of Units</u>	<u>Unit Labor</u>	<u>Unit Material</u>	<u>Unit Labor and Material</u>	<u>Extended Labor and Material</u>
<u>Underground Construction Units:</u>					
Note: <u>Modular Vault Pieces and Vault Lids furnished by Owner.</u>					
Transmission Vault (10' x 7' x 4')	5	\$400.00	\$	\$400.00	\$2,000.00
Site Prep (Transmission Vault)	5	\$1,100.00		\$1,100.00	\$5,500.00
Distribution Vault (6' x 5' x 4')	10	\$300.00		\$300.00	\$3,000.00
Site Prep (Distribution Vault)	10	\$480.00		\$480.00	\$4,800.00
UMS5-(4): Owner furnished 3-PH Junction Box and Grounding	13	\$400.00		\$400.00	\$5,200.00
Owner furnished 69kV Cable Splice Kit	15	\$500.00		\$500.00	\$7,500.00
UM6-22: Owner furnished Deadbreak Junction 600A	39	\$47.25		\$47.25	\$1,842.75
UM48-1: Owner furnished Grounding Assembly	13	\$80.00		\$80.00	\$1,040.00

(b) 4

DELIVERY NO. 4 UNDERGROUND FEEDERS CONSTRUCTION  
 LABOR AND MATERIAL PROPOSAL  
INSTALLATION UNITS (Continued)

Contract No. 24-40

Note: Do not include value of Owner furnished material in proposal prices.

<u>Unit No.</u>	<u>No. of Units</u>	<u>Unit Labor</u>	<u>Unit Material</u>	<u>Unit Labor and Material</u>	<u>Extended Labor and Material</u>
<u>Underground Construction Units: (Con't)</u>					
Note: <u>Modular Vault Pieces and Vault Lids furnished by Owner.</u>					
UM6-3: Owner furnished Deadbreak Elbow-600A					
	150	\$250.00	\$	\$250.00	\$37,500.00
UM6-14: Owner furnished 600A Bushing Extender					
	39	\$36.75		\$36.75	\$1,433.25
UM6-10: Owner furnished 200A Insulated Cap					
	39	\$25.00		\$25.00	\$975.00
UM6-11: Owner furnished 600A Insulated Cap					
	39	\$30.00		\$30.00	\$1,170.00
UM6-16: Owner furnished 600A Connecting Plug					
	30	\$70.00		\$70.00	\$2,100.00
UM6-13: Owner furnished 200A Reducing Tap Plug					
	39	\$30.00		\$30.00	\$1,170.00
UR-3(46) Owner furnished 46kV Riser Assembly (3-Phase)					
	1	\$1,800.00		\$1,800.00	\$1,800.00

(b) 5

DELIVERY NO. 4 UNDERGROUND FEEDERS CONSTRUCTION  
 LABOR AND MATERIAL PROPOSAL  
INSTALLATION UNITS (Continued)

Contract No. 24-40

Note: Do not include value of Owner furnished material in proposal prices.

<u>Unit No.</u>	<u>No. of Units</u>	<u>Unit Labor</u>	<u>Unit Material</u>	<u>Unit Labor and Material</u>	<u>Extended Labor and Material</u>
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Underground Construction Units: (Con't)

Note: Modular Vault Pieces and Vault Lids furnished by Owner.

UR-3 (SUB):

Owner furnished

15kV Feeder Riser

Assembly (3-Phase)	4	\$1,800.00	\$	\$1,800.00	\$7,200.00
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Owner furnished

46kV Termination on

Substation Structure	3	\$300.00		\$300.00	\$900.00
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Total, Underground Construction Units					\$85,131.00
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Note: Do not include value of Owner furnished material in proposal prices.

<u>Unit No.</u>	<u>No. of Units</u>	<u>Unit Labor</u>	<u>Unit Equipment</u>	<u>Unit Labor and Equipment</u>	<u>Extended Labor and Equipment</u>
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Rock Charges:

Rock Encountered -

Excavation	300 cy	\$24.00 /cy.	\$ /cy.	\$24.00 /cy.	\$7,200.00
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Rock Encountered -

Directional Bore	300 Lf.	\$28.00 /Lf.	\$ /Lf.	\$28.00 /Lf.	\$8,400.00
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Total, Rock Charges					\$15,600.00
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(b) 6

ELECTRICITIES OF NORTH CAROLINA, INC.  
MANAGING ELECTRIC SYSTEM  
FOR  
TOWN OF PINEVILLE  
PINEVILLE, NORTH CAROLINA

DELIVERY NO. 4 SUBSTATION UNDERGROUND FEEDER CONSTRUCTION

LABOR AND MATERIAL PROPOSAL

SUMMARY

Installation Units

Open Trench Units	<u>\$691,720.00</u>
Directional Bore Units	<u>\$112,800.00</u>
Underground Conductor Units	<u>\$76,475.00</u>
Underground Construction Units	<u>\$85,131</u>
Rock Charges	<u>\$</u>

Total, Installation Cost		<u>\$981,726.00</u>
--------------------------	--	---------------------

	Contingency Allowance	<u>\$ 250,000.00</u>
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	<b>TOTAL PROJECT COST</b>	<b><u>\$1,231,726.00</u></b>
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Optional Adders (Next Sheet)

(b) 7



Optional Adders

Unit Adder for Rock Excavation (Trench) \$24.00 /cy. yard  
 and disposal beyond allowance described  
 within Scope of Services - (300 cu.yd.)

Unit adder for Rock Excavation (Directional Bore) \$28.00 /L.f.  
 and disposal beyond allowance described  
 within Scope of Services - (300 L.f.)

Note: Rock is defined as being larger than one half cubic yard in volume requiring blasting, barring, wedging or equipment larger than a track mounted excavator with flywheel rating not less than 115 horsepower and draw bar pull not less than 32,000 lbs.

Concrete Sidewalk Cut & Patch \$20.00 /sf.

Asphalt Pavement Cut & Patch \$20.00 /sf.

Concrete Curb Cut & Patch \$32.00 /lf.

(Name of Bidder) Huss Boring LLC

(By) Matt Huss

(Title of Officer) Owner

(Address of Bidder) 803 N Washington Street, Shelby, NC 28150

(The Proposal must be signed with the full name of the Bidder. In the case of a partnership the Proposal must be signed in the firm name by each partner. In the case of a corporation the Proposal must be signed in the corporate name by a duly authorized officer and the corporate seal affixed and attested by the Secretary of the Corporation. A typewritten copy of all such names and signatures shall be appended.)

Audra Brackett

Secretary

(b) 13

STATE OF NORTH CAROLINA  
TOWN OF PINEVILLE  
COUNTY OF MECKLENBURG

**AFFIDAVIT of COMPLIANCE**  
**with N.C. E-Verify Statutes**

I, Matt Huss (hereinafter the "Affiant"), duly authorized by and on  
behalf of Huss Boring LLC (hereinafter the "Employer") after being first duly  
sworn deposes and says as follows:

1. I am the Managing Memeber (President, Manager, CEO, etc.) of the  
Employer and possess the full authority to speak for and on behalf of the Employer identified  
above.
2. Employer understands that "E-Verify" means the federal E-Verify program operated by the United  
States Dept. of Homeland Security and other federal agencies, or any successor or equivalent  
program used to verify the work authorization of newly hired employees pursuant to federal law.
3. Employer employs 25 or more employees in the State of North Carolina, and is in compliance with  
the provisions of N.C. Gen. Stat. §64-26. Employer has verified the work authorization of its  
employees through E-Verify and shall retain the records of verification for a period of  
at least one year.  
  
Employer employs fewer than 25 Employees and is therefore not subject to the provisions of  
N.C. Gen. Stat. §64-26.
4. All subcontractors engaged by or to be engaged by Employer have or will have likewise complied  
with the provisions of N.C. Gen. Stat. §64-26.
5. Employer shall keep the Town of Pineville informed of any change in its status pursuant to Article 2  
of Chapter 64 of the North Carolina General Statutes.

Further this affiant sayeth not.

This the 21st day of April, 2025

Matt Huss  
Affiant

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

Sworn to and subscribed before me, this the 21 day of April, 2025

Notary Public: Kathy W. Melton

[SEAL]

My commission expires: 9-1-2025

**KATHY W. MELTON**  
**NOTARY PUBLIC**  
Cleveland County, North Carolina  
My Commission Expires 9-1-2025

Name of Counterparty: \_\_\_\_\_  
\_\_\_\_\_

**IRAN DIVESTMENT ACT AND COMPANIES THAT BOYCOTT ISRAEL CERTIFICATION**

As of the date listed below, the entity listed above is not on list of restricted companies created by the State Treasurer pursuant to N.C.G.S. 147-86.58 or 147-86.81(a)(1).

The undersigned hereby certifies that he or she is authorized by the entity listed above to make the foregoing statement.

Signature

*Matt Huss*

Date

4/21/25

Printed Name

Matt Huss

Owner/ Managing Member

Title

### CONTRACT FOR GOODS AND SERVICES

This Contract for Goods and Services ("Contract") is made and entered into \_\_\_\_\_ of \_\_\_\_\_, 2025 between The Town of Pineville, North Carolina, with a mailing address of P.O. Box 249, Pineville, NC 28134 ("Town") and Huss Boring LLC ("Contractor"). For and in consideration of the mutual promises set forth in this Contract, the parties do mutually agree as follows:

1. Obligations of Contractor. The Contractor agrees to provide the services, goods, materials, equipment, and/or software (the "Services" and/or "Goods," as appropriate) to fully, timely and properly complete **Electric Substation** Sitework Construction as more particularly described in the Scope of Work document attached hereto and incorporated herein by reference.

The term of this Contract shall be **210 days after Notice to Proceed.**

This Contract does not grant the Contractor the right or the exclusive right to provide specified Services and/or Goods to TOWN. Similar Services and/or Goods may be obtained from sources other than the Contractor (or not at all) at the discretion of TOWN.

The Contractor shall begin work immediately upon issuance of a written notice to proceed. The Contractor agrees to perform the Services and supply the Goods in a timely, complete, and professional manner and in accordance with the terms and conditions of this Contract. Furthermore, the Contractor represents and warrants that (i) it is duly qualified and, if required by law, licensed to provide the Services and/or Goods; (ii) it will provide the Services and/or Goods in a manner consistent with the level of care and skill ordinarily exercised by contractors providing similar Services and/or Goods under similar conditions; (iii) it possesses sufficient experience, personnel, and resources to provide the Services and/or Goods; (iv) it shall provide the Services and/or Goods in compliance with applicable laws, statutes, ordinances, codes, orders, rules and regulations; and (v) its reports, if any, shall be complete, accurate, and unambiguous.

2. Obligations of TOWN. TOWN hereby agrees to pay to the Contractor for the faithful performance of this Contract, and the Contractor hereby agrees to provide all of the Services and/or Goods, for the sum not to exceed **\$1,231,726.00** ("Contract Price") subject to adjustments as provided for in the Contract Documents:
3. Project Coordinator. **David Lucore, Electric Systems Manager** is designated as the Project Coordinator for TOWN. The Project Coordinator shall be TOWN's representative in connection with the Contractor's performance under this Contract. TOWN has complete discretion in replacing the Project Coordinator with another person of its choosing.
4. Contractor Supervisor. **Matt Huss** is designated as the Contractor Supervisor for the Contractor. The Contractor Supervisor is fully authorized to act on behalf of the Contractor in connection with this Contract.
5. Terms and Methods of Payment. TOWN will make payment after invoices are approved on a net 30-day basis. TOWN will not pay for services or materials in advance without the prior approval of the Finance Officer. Contractor to submit invoices on the following schedule: **End of Month.**
6. Standard Terms and Conditions: Contractor agrees to the Standard Terms and Conditions set forth as Attachment A attached hereto and incorporated herein by reference.
7. Counterpart Execution. This Contract may be executed and recorded in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.



Each party shall be entitled to rely upon executed copies of this Contract transmitted by facsimile or electronic "PDF" to the same and full extent as the originals.

[THE REST OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY]  
[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, TOWN and the Service Provider have executed this Contract on the day and year first written above.

**Huss Boring LLC**

Service Provider Name

Signature of Authorized Representative

Date

4/21/25

**47-2959094**

Service Provider's Federal Identification #

[if Contract is with Organization or Social Security Number if individual]

**Town of Pineville**

Signature of Authorized Representative

Date

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Signature of Authorized Finance Officer

Date

## **INDEMNITY PROVISION**

CONTRACTOR (or Lessee or Vendor) assumes entire responsibility and liability for losses, expenses, demands and claims in connection with or arising out of any injury, or alleged injury (including death) to any person, or damage, or alleged damage, to property of Town or others sustained or alleged to have been sustained in connection with or to have arisen out of or resulting from the performance of the work/service by the Contractor, his subcontractors, agents, and employees, including losses, expenses, damages sustained by Town, and agrees to indemnify and hold harmless the Town, its officials, employees or volunteers from any and all such losses, expenses, damages, demands and claims and agrees to defend any suit or action brought against them, or any of them, based on such alleged injury or damage, and to pay all damages, cost and expenses in connection therewith or resulting therefrom. As an integral part of this agreement, contractor agrees to purchase and maintain during the life of this contract, contractual liability insurance in the amount required in the general liability insurance requirements and to furnish proper evidence thereof.

Above provision specifically applies to the contract dated \_\_\_\_\_  
between the Town of Pineville and **Huss Boring LLC** for  
(contractor)  
**Construction of Delivery No. 4 Substation Underground Power Lines**  
(service or products)

NAME

Matt Kuss

PRINT NAME **Matt Huss**

**TITLE Owner/ Managing Member**

COMPANY **Huss Boring LLC**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM) Item 14.

2/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> TrueNorth Companies, L.C. 500 1st St SE Cedar Rapids IA 52401	<b>CONTACT NAME:</b> RM Home Office	<b>FAX (A/C, No):</b> 319-862-0612	
	<b>PHONE (A/C, No, Ext):</b> 319-366-2723	<b>E-MAIL ADDRESS:</b> certs@truenorthcompanies.com	
<b>INSURED</b> Huss Boring LLC 803 N. Washington Street Shelby NC 28150	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A:</b> National American Insurance Company		23663
	<b>INSURER B:</b> Bearing Midwest Casualty Company		14402
	<b>INSURER C:</b>		
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		
<b>INSURER F:</b>			

**COVERAGES** **CERTIFICATE NUMBER:** 335262143 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:		MP47730032	2/6/2025	9/25/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$		MB72560032	2/6/2025	9/25/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N N/A	WC200-0006901-2024A	2/12/2025	9/25/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
In accordance with policy terms and conditions: If Yes is indicated above for Additional Insured, General Liability form NAG23 03/21 (ongoing operations and completed operations) applies. If Yes is indicated above for Waiver of Subrogation, General Liability form NAG23 03/21 applies. Umbrella liability extends over the Commercial General Liability only.

**CERTIFICATE HOLDER****CANCELLATION**

To Whom it May Concern

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Witherspoon Ins Agcy PO BOX 2547, SHELBY, NC 28151	<b>CONTACT</b> NAME: Progressive Commercial Lines Customer and Agent Servicing PHONE (A/C, No, Ext): 1-800-444-4487 FAX (A/C, No): E-MAIL ADDRESS: progressivecommercial@email.progressive.com <b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Progressive Southeastern Insurance Company <b>NAIC #</b> 38784 <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>
<b>INSURED</b> Huss Boring LLC 1710 Barbee Rd Shelby, NC 28150	

## COVERAGES

CERTIFICATE NUMBER: 901150699227712103D062524T181943

REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	969854903	05/18/2024	05/18/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER <input type="checkbox"/> STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	See ACORD 101 for additional coverage details.	N	N	969854903	05/18/2024	05/18/2025	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

To Whom it May Concern	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
------------------------	--



AGENCY CUSTOMER ID: \_\_\_\_\_

LOC #: \_\_\_\_\_

**ADDITIONAL REMARKS SCHEDULE**Page 1 of 1

<b>AGENCY</b> Witherspoon Ins Agy		<b>NAMED INSURED</b> Huss Boring LLC 1710 Barbee Rd Shelby, NC 28150	
<b>POLICY NUMBER</b> 969854903		<b>EFFECTIVE DATE:</b> 05/18/2024	
<b>CARRIER</b> Progressive Southeastern Insurance Company	<b>NAIC CODE</b> 38784		

**ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
**FORM NUMBER:** 25 **FORM TITLE:** Certificate of Liability Insurance

**Additional Coverages**

Insurance coverage(s)	Limits
Uninsured/Underinsured Motorist	\$1,000,000 Combined Single Limit
Uninsured Motorist Property Damage	(included in combined single limit w/\$100 Ded)

Liability coverage may not apply to all scheduled vehicles.

<b>BID BOND</b> (See Instructions on reverse)				DATE BOND EXECUTED (Must be same or later than date of contract) April 22, 2025		
PRINCIPAL (Legal name and business address) Huss Boring LLC 803 N Washington Street Shelby, NC 28150				TYPE OF ORGANIZATION ("X" one)  <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> JOINT VENTURE <input checked="" type="checkbox"/> CORPORATION		
SURETY (Name and business address) Granite Re, Inc. 14001 Quallbrook Drive Oklahoma City, OK 73134						
PERCENT OF BID PRICE  5%	PENAL SUM OF BOND				BID IDENTIFICATION	
	AMOUNT NOT TO EXCEED				BID DATE April 22, 2025	CONTRACT NO. 24-40-CONSTR
	MILLION(S)	THOUSAND(S)	HUNDRED(S)	CENTS	FOR (Construction Supplies or Services) Delivery No. 4 Substation Underground Power Line Construction	
<p>KNOW ALL MEN BY THESE PRESENTS, That we, the PRINCIPAL and SURETY above named are held and firmly bound unto the Town of Pineville, North Carolina, hereinafter called the Town, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.</p> <p>The condition of this obligation is such as to operate as a guarantee that the Principal will fully and promptly execute a contract and cause to be executed bonds acceptable to the Town, all as set forth in the proposal or bid, should the same be accepted, and that not longer than twenty (20) days after the receipt by the Principal of contract forms from the Town, he will execute a contract on the basis of the terms, conditions and unit prices set forth in his proposal or bid together with and accompanied by a Performance Bond satisfactory to the Town, in the total amount of said contract, and a Payment Bond in the total amount of the contract, and that failure to perform or comply with any or all the foregoing requirements, within the times set forth above, shall be just and adequate cause for the annulment of the award; and it is disposal of the Town, not as a penalty, but as an agreed liquidated damage. Should each and all of the foregoing conditions be fulfilled and Performance and Payment Bonds, as set forth in the proposal, be executed, bonds being satisfactory to the Town, this obligation shall be null and void; otherwise to remain in full force and effect.</p> <p>IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several seals on the date indicated above, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.</p>						
In Presence of:				INDIVIDUAL OR PARTNERSHIP PRINCIPAL		
WITNESS (2)						
1. _____				(Seal)		
2. _____				(Seal)		
ATTEST:				CORPORATE PRINCIPAL		
Corporate Secretary WITNESS (2)				Huss Boring LLC		
1. <u>Audra Brackett</u>				BY <u>Scott Pelin</u> AFFIX CORPORATE SEAL		
2. <u>Kathy W. Miller</u>				TITLE _____		
WITNESS (2)				CORPORATE SURETY		
1. <u>Catherine Getz</u> Catherine Getz				Granite Re, Inc.		
2. <u>Michele Miller</u> Michele Miller				BY <u>Scott Pelin</u> AFFIX CORPORATE SEAL		
				TITLE Scott Pelin, Attorney-in-Fact		
Countersigned By: <u>Tyler Turnbull</u> Resident Agent				Address: 11405 N. Community House Rd., Suite 280		
				Charlotte, NC 28277		



# GRANITE RE, INC.

## GENERAL POWER OF ATTORNEY

**Know all Men by these Presents:**

That GRANITE RE, INC., a corporation organized and existing under the laws of the State of MINNESOTA and having its principal office at the City of OKLAHOMA CITY in the State of OKLAHOMA does hereby constitute and appoint:

TYLER TURNBULL; SCOTT PELIN; MATTHEW ROSE; BRETT BRANTON; BEVERLY IVEY; DELLA CASE; MICHELE MILLER its true and lawful Attorney-in-Fact(s) for the following purposes, to wit:

To sign its name as surety to, and to execute, seal and acknowledge any and all bonds, and to respectively do and perform any and all acts and things set forth in the resolution of the Board of Directors of the said GRANITE RE, INC. a certified copy of which is hereto annexed and made a part of this Power of Attorney; and the said GRANITE RE, INC. through us, its Board of Directors, hereby ratifies and confirms all and whatsoever the said:

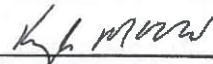
TYLER TURNBULL; SCOTT PELIN; MATTHEW ROSE; BRETT BRANTON; BEVERLY IVEY; DELLA CASE; MICHELE MILLER may lawfully do in the premises by virtue of these presents.

In Witness Whereof, the said GRANITE RE, INC. has caused this instrument to be sealed with its corporate seal, duly attested by the signatures of its President and Assistant Secretary, this 31<sup>st</sup> day of July, 2023.

STATE OF OKLAHOMA )  
 ) SS:  
COUNTY OF OKLAHOMA )



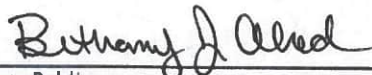
  
Kenneth D. Whittington, President

  
Kyle P. McDonald, Assistant Secretary

On this 31<sup>st</sup> day of July, 2023, before me personally came Kenneth D. Whittington, President of the GRANITE RE, INC. Company and Kyle P. McDonald, Assistant Secretary of said Company, with both of whom I am personally acquainted, who being by me severally duly sworn, said, that they, the said Kenneth D. Whittington and Kyle P. McDonald were respectively the President and the Assistant Secretary of GRANITE RE, INC., the corporation described in and which executed the foregoing Power of Attorney; that they each knew the seal of said corporation; that the seal affixed to said Power of Attorney was such corporate seal, that it was so fixed by order of the Board of Directors of said corporation, and that they signed their name thereto by like order as President and Assistant Secretary, respectively, of the Company.

My Commission Expires:  
April 21, 2027  
Commission #: 11003620



  
Notary Public

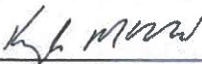
### GRANITE RE, INC. Certificate

THE UNDERSIGNED, being the duly elected and acting Assistant Secretary of Granite Re, Inc., a Minnesota Corporation, HEREBY CERTIFIES that the following resolution is a true and correct excerpt from the July 15, 1987, minutes of the meeting of the Board of Directors of Granite Re, Inc. and that said Power of Attorney has not been revoked and is now in full force and effect.

"RESOLVED, that the President, any Vice President, the Assistant Secretary, and any Assistant Vice President shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the Company in the course of its business. On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the Company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

IN WITNESS WHEREOF, the undersigned has subscribed this Certificate and affixed the corporate seal of the Corporation this  
22<sup>nd</sup> day of April, 2025.



  
Kyle P. McDonald, Assistant Secretary

**BID TABULATION**Delivery No. 4 Substation Underground Feeder Construction

Town of Pineville  
Pineville, North Carolina

Date: April 22, 2025  
 Time: 2:00 PM, EDT

<u>Bidder</u>	<u>Trull</u>	<u>Williams</u>	<u>Huss Boring</u>	<u>Power Grid</u>
Open Trench Units	\$ <u>838,695.00</u>	\$ <u>858,600.00</u>	\$ <u>691,720.00</u>	\$ <u>294,340.00</u>
Directional Bore Units	<u>149,687.50</u>	<u>127,250.00</u>	<u>112,800.00</u>	<u>55,450.00</u>
Underground Conductor Units	<u>68,316.00</u>	<u>430,925.00</u>	<u>76,475.00</u>	<u>389,000.00</u>
Underground Construction Units	<u>144,999.68</u>	<u>527,590.00</u>	<u>85,131.00</u>	<u>1,162,700.00</u>
Rock Charges	<u>39,500.00</u>	<u>397,500.00</u>	<u>15,600.00</u>	<u>165,000.00</u>
Total, Installation Cost	\$ <u><u>1,341,198.18</u></u>	\$ <u><u>2,341,865.00</u></u>	\$ <u><u>981,726.00</u></u>	\$ <u><u>2,066,490.00</u></u>
Contingency Allowance	\$ <u>250,000.00</u>	\$ <u>250,000.00</u>	\$ <u>250,000.00</u>	\$ <u>250,000.00</u>
<b>TOTAL PROJECT COST</b>	\$ <u><u>1,591,198.18</u></u>	\$ <u><u>2,591,865.00</u></u>	\$ <u><u>1,231,726.00</u></u>	\$ <u><u>2,316,490.00</u></u>
Bid Bond	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>

**BID TABULATION (Continued)**Delivery No. 4 Substation Underground Feeder Construction

Town of Pineville  
Pineville, North Carolina

Date: April 22, 2025  
 Time: 2:00 PM, EDT

<u>Bidder</u>	<u>Trull</u>	<u>Williams</u>	<u>Huss Boring</u>	<u>Power Grid</u>
<b><u>Optional Adders:</u></b>				
Unit adder for Rock Excavation (Trench) and disposal beyond allowance described within Scope of Services - (300 cu. yd.)	\$ <u>300.00</u> /cu. yd.	\$ <u>1,200.00</u> /cu. yd.	\$ <u>24.00</u> /cu. yd.	\$ <u>300.00</u> /cu. yd.
Unit adder for Rock Excavation (Directional Bore) and disposal beyond allowance described within Scope of Services - (300 L.f.)	\$ <u>165.00</u> /L.f.	\$ <u>125.00</u> /L.f.	\$ <u>28.00</u> /L.f.	\$ <u>250.00</u> /L.f.
Concrete Sidewalk Cut & Patch	\$ <u>15.00</u> /sf.	\$ <u>58.00</u> /sf.	\$ <u>20.00</u> /sf.	\$ <u>200.00</u> /sf.
Asphalt Pavement Cut & Patch	\$ <u>15.00</u> /sf.	\$ <u>78.00</u> /sf.	\$ <u>20.00</u> /sf.	\$ <u>225.00</u> /sf.
Concrete Curb Cut & Patch	\$ <u>75.00</u> /lf.	\$ <u>125.00</u> /lf.	\$ <u>32.00</u> /lf.	\$ <u>25.00</u> /lf.





## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: 5/13/25**

Agenda Title/Category:	<b>Voluntary Agriculture District (VAD)</b>			
Staff Contact/Presenter:	<b>Ryan Spitzer</b>			
Meets Strategic Initiative or Approved Plan:	<b>Yes</b>	<b>No</b>	If yes, list:	
		<b>x</b>		
Background:	Mecklenburg County would like to have VADs in the County, but to do so they need an MOU with each of the municipalities the districts may be in. The property owner would get a county tax rebate. The Town Attorney has reviewed the documents and does not see any issues.			
Discussion:	Does the Town want to allow VADs on property that is 1 acre or more and used for farming activities as defined in General Statutes?			
Fiscal impact:				
Attachments:	VAD Documents (2)			
Recommended Motion to be made by Council:				

**MECKLENBURG COUNTY  
ORDINANCE  
ESTABLISHING A VOLUNTARY AND ENHANCED VOLUNTARY  
AGRICULTURAL DISTRICT**

**ARTICLE I  
TITLE**

An ordinance of the Board of County Commissioners of MECKLENBURG COUNTY, NORTH CAROLINA, entitled, "MECKLENBURG COUNTY VOLUNTARY AND ENHANCED VOLUNTARY AGRICULTURAL DISTRICT ORDINANCE."

**ARTICLE II  
AUTHORITY**

This ordinance and related articles and sections are adopted pursuant to North Carolina General Statutes sections 106-735 through 106-743 and Chapter 153A.

**ARTICLE III  
PURPOSE**

The purpose of this Ordinance is to promote agricultural values within the county and more specifically, encourage the economic and financial health of agriculture, horticulture and forestry; increase protection from non-farm development and other negative impacts on properly managed farms; and decrease the likelihood of legal disputes such as nuisance actions between farm owners and neighbors.

**ARTICLE IV  
DEFINITIONS**

The following are defined terms for purposes of this Ordinance:

1. "Advisory Board:" Mecklenburg County Agricultural Advisory Board responsible for administering this Ordinance pursuant to N.C.G.S. § 106-739.

2. "Agriculture:" The production and harvesting of crops, the planting and production of trees and timber, the raising, care and training of livestock, aquaculture, the operation and maintenance of a farm and buildings on the farm, and agritourism; as fully described in NCGS §106-581.1.
3. "Board of Commissioners:" Mecklenburg County Board of Commissioners.
4. "Chairperson:" Chairperson of the Mecklenburg County Agricultural Advisory Board.
5. "Conservation Agreement:" shall mean an Agreement as defined in N.C.G.S. §121-35 between the County and the owner of the Qualifying Farmland that prohibits nonfarm use or development of such land for an initial period of 10 years. Said agreement shall be in a form reviewed and approved by the Advisory Board.
6. "County:" Mecklenburg County, North Carolina.
7. "District ("VAD"):" Voluntary Agricultural District as defined in Article VI of this Ordinance.
8. "Enhanced District ("EVAD"):" Enhanced Voluntary Agricultural District as defined in Article VI of this Ordinance.
9. "Qualifying Farmland:" shall mean land meeting the requirements as set forth in Article VII of this Ordinance.

## **ARTICLE V**

### **AGRICULTURAL ADVISORY BOARD**

#### **A. Creation.**

The Board of Commissioners establishes an Agricultural Advisory Board to implement the provisions of this Ordinance.

#### **B. Membership Requirements**

1. The Advisory Board shall consist of no less than five and no more than eleven voting members.
2. The Advisory Board shall make every reasonable effort to provide the broadest possible representation of the geographical regions of the County and, to the extent possible, all segments of agricultural production existing within the County.
3. Each Advisory Board member, except those serving in an ex officio capacity, shall be a Mecklenburg County resident or landowner.
4. The Advisory Board shall address other matters of Advisory Board membership qualifications in Bylaws approved by the Board of County Commissioners.

5. A majority of the members shall be actively engaged in agriculture as defined in N.C.G.S. § 106-581.1. This determination shall be made without reference to ex officio members.
6. The members actively engaged in agriculture as defined in N.C.G.S. § 106-581.1, as well as other members, shall be selected for appointment by the Board of Commissioners from the names of individuals submitted to the Board of Commissioners by the Soil and Water Conservation District Board of Supervisors, the County Office of North Carolina Cooperative Extension, the U.S. Farm Service Agency County Committee, nonprofit agricultural organizations, conservation organizations, agribusiness, horticultural businesses, forestry businesses, or from the public at large.
7. Additional ex-officio members may be appointed to the Board from the Soil and Water Conservation District Board of Supervisors, the County Office of North Carolina Cooperative Extension, or other agencies, as deemed necessary by the Board of Commissioners. Members serving in an ex officio capacity shall neither vote nor be counted toward quorum requirements. No more than four ex officio members may serve on the Board at any given time.
8. Members are to serve for three years terms, with a maximum service of two consecutive three-year terms or until the BOCC terminates the Advisory Board, whichever is first. The newly created Advisory Board shall have staggered terms. For the Advisory Board, the County shall appoint, as closely as possible, one-third of its membership for a one-year term, one-third of its membership for a two-year term, and one-third of its membership for a three-year term. As the terms of initial board members expire, their successors shall each be appointed for three-year terms.
9. Any vacancy of a member appointed by the Board of Commissioners on the Advisory Board is to be filled by the Board of Commissioners for the remainder of the unexpired term.
10. Any member of the Advisory Board may be removed by the Board of Commissioners upon a majority vote of the Commissioners. No cause for removal shall be required.

### **C. Duties of Advisory Board**

1. Review and approve or deny applications of landowners for enrollment of Qualifying Farmland, horticultural land, or forestland into a VAD or EVAD for compliance with this Ordinance;
2. Execute Conservation Agreements with landowners as necessary to enroll Qualifying Farmland into the VAD or EVAD. on behalf of the Board of Commissioners;

3. Make recommendations to the Board of County Commissioners concerning the establishment, additions to, or modifications of a VAD or EVAD;
4. Conduct public hearings on proposed condemnation of VAD and EVAD-enrolled parcels by State or local public agency or governmental units as described in Article XII of this Ordinance;
5. Advise the Board of Commissioners on projects, programs, or issues affecting the agricultural economy and agricultural, horticultural or forestry activities within the County;
6. Review and make recommendations concerning any ordinance or amendment adopted or proposed for adoption under Chapter 106 Article 6 of the North Carolina General Statutes including amendments to this Ordinance;
7. Perform other related tasks or duties assigned by the Board of Commissioners.

#### **D. Bylaws of Advisory Board and Procedure**

1. **Chair and Vice Chair:** The Advisory Board shall elect a chairperson and vice-chairperson from those members appointed by the commissioners each year at the Advisory Board's first meeting of the fiscal year. The chairperson shall preside over all regular or special meetings of the Advisory Board. In the absence or disability of the chairperson the vice-chairperson shall preside and shall exercise all the powers of the chairperson. Additional officers may be elected as needed.
2. **Determination of Procedure:** The Advisory Board may adopt rules of procedure consistent with this Ordinance or other provisions of State law.
3. **Advisory Board Year:** The Advisory Board shall use the Mecklenburg County fiscal year, July 1 - June 30, as its meeting year.
4. **Meetings:** Meetings of the Advisory Board shall be held at the call of the chairperson and at such other times as the Advisory Board may specify in its rules of procedure or upon the request of at least a majority of the Advisory Board membership. A meeting shall be held at least annually and notice of any meetings to the members shall be in writing unless otherwise agreed to by all Advisory Board members. Meeting dates and times shall be posted as far in advance as possible as required by N.C.G.S. § 143-318.12 All meetings shall be open to the public and follow the Open Meetings Laws.
5. **Meeting Location:** Meetings of the Advisory Board will be held in a conference room at Land Use and Environmental Services Agency (2145 Suttle Ave; Charlotte, NC), or any other suitable facility and will be communicated at least 48 hours prior to the meeting.



6. **Majority Vote and Quorum Requirements:** All issues shall be decided by a majority vote of the members of the Advisory Board present, except as otherwise stated herein. A quorum is defined as a majority of the members. No business may be conducted by the Advisory Board without a quorum present.

7. **Records:** The Advisory Board shall keep minutes of the proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be filed in the office of the Advisory Board, or its designee, and shall be a public record.

8. **Advisory Board Administration:** The Mecklenburg Soil and Water Conservation District office, with support from Mecklenburg County Sustainability staff, will serve the Advisory Board in record keeping, correspondence, and other duties as assigned by the Board.

## **ARTICLE VI DEFINITION OF AGRICULTURAL DISTRICTS**

### **A. Voluntary Agricultural Districts**

In order to implement the purposes stated in Article III, this program provides for the creation of Voluntary Agricultural Districts (VAD) within the unincorporated area of the County, which shall consist of at least the number of contiguous acres of agricultural land, and forestland or horticultural land that is part of a qualifying farm or the number of qualifying farms deemed appropriate by the governing board adopting this Ordinance. Landowner(s) requesting inclusion in the VAD shall execute a revocable Conservation Agreement with the County in accordance with this Ordinance.

### **B. Enhanced Voluntary Agricultural Districts**

In order to implement the purposes stated in Article III, this program also provides for the creation of Enhanced Voluntary Agricultural Districts (EVAD) within the unincorporated area of the County, which shall consist of at least the number of contiguous acres of agricultural land, and forestland or horticultural land that is part of a qualifying farm or the number of qualifying farms deemed appropriate by the governing board adopting this ordinance. Participants enrolled in the Enhanced Voluntary Agricultural Districts are entitled to additional benefits as noted in Article XIII of this Ordinance. Parcels enrolled within the EVAD are subject to an irrevocable Conservation Agreement in accordance with this Ordinance.

## ARTICLE VII CERTIFICATION OF QUALIFYING FARMLAND

- A. To secure county certification as Qualifying Farmland in the VAD program, a farm must:
1. Be real property that is engaged in agriculture as that term is defined in N.C.G.S. § 106-581.1;
  2. Be a bona fide farm, as defined in N.C.G.S. §160D-903.
  3. Be a minimum of 1 acre in size.
  4. Be managed, if highly erodible land exists on the farm, in accordance with the Natural Resources Conservation Service defined erosion-control practices that are addressed to said highly-erodible land;
  5. Be the subject of a Conservation Agreement, as defined in N.C.G.S. § 121-35, between the county and the owner of such land that prohibits non-farm use or development of such land for a period of at least ten (10) years; and
  6. Be located in the unincorporated area of Mecklenburg County, unless there is an agreement with a municipality through which the county is authorized to exercise the authority of the municipality on its behalf.
- B. To secure county certification as Qualifying Farmland in the EVAD programs, a farm must:
1. Be real property that is engaged in agriculture as that term is defined in N.C.G.S. § 106-581.1;
  2. Be a bona fide farm, as defined in N.C.G.S. §160D-903.
  3. Be a minimum of 1 acre in size.
  4. Be managed, if highly erodible land exists on the farm, in accordance with the Natural Resources Conservation Service defined erosion-control practices that are addressed to said highly-erodible land;
  5. Be the subject of a Conservation Agreement, as defined in N.C.G.S. § 121-35, between the county and the owner of such land that prohibits non-farm use or development of such land for a period of at least ten (10) years, and shall be binding on any successors in interest. At the end of its term, such Conservation Agreement shall automatically renew for consecutive three years terms, unless written notice of termination is provided as set forth in this Ordinance; and
  6. Be located in the unincorporated area of Mecklenburg County, unless there is an agreement with a municipality through which the county is authorized to exercise the authority of the municipality on its behalf.

## ARTICLE VIII CREATION OF AGRICULTURAL DISTRICTS

## **A. Implementation**

In order to implement the purposes stated in Article III, this program provides for the creation of Voluntary Agricultural Districts and Enhanced Agricultural Districts which shall meet the following standards:

- Each VAD or EVAD shall contain a minimum of one contiguous acre of Qualifying Farmland.
- Landowner(s) requesting inclusion in the VAD or EVAD shall execute a Conservation Agreement regarding the Qualifying Farmland with the County in accordance with f this Ordinance. Said agreement shall be in a form which is reviewed and approved by the Advisory Board.

## **ARTICLE IX APPLICATION, APPROVAL, AND APPEAL PROCEDURE**

### **A. Application Procedure**

A landowner may apply to participate in the Voluntary Agricultural District Program or Enhanced Voluntary Agricultural District Program by submitting an application to the Mecklenburg Soil and Water Conservation District office. Such application must designate whether the application is for VAD or EVAD status. Paper applications shall be on forms provided by Mecklenburg Soil and Water Conservation District or North Carolina Cooperative Extension – Mecklenburg County Center office. The application may also be submitted through an online application accessible through the Soil and Water Conservation District, North Carolina Cooperative Extension or Mecklenburg County webpages. The application will be approved by the Advisory Board.

### **B. Approval Process**

Upon receipt of an application, the Mecklenburg Soil and Water Conservation District will verify farm qualifications and forward copies to the members of the Advisory Board and all ex officio members for their evaluation.

Advisory Board shall meet within 120 days of receipt of a completed application to determine if the application meets the minimum requirements established by this Ordinance. The chairperson or designee shall notify the applicant by first class mail or electronic mail of approval or disapproval within fifteen (15) days after the meeting.

### **C. Appeal**

If the Advisory Board determines an application does not meet the requirements of this Ordinance, the applicant shall have sixty (60) days to appeal the decision to the Board of Commissioners. Such appeal shall be submitted in writing to the Clerk to the Board of

Commissioners. The Board shall consider the matter at a regular board meeting. The decision of the Board of Commissioners is final.

## **ARTICLE X NOTIFICATION**

### **A. Public Awareness**

Upon approval of a Voluntary Agricultural District or Enhanced Voluntary Agricultural District the Mecklenburg Soil and Water Conservation District shall provide notification to the following:

- Notification shall be mailed and/or emailed to the property owner / applicant.
- The Mecklenburg County Geographic Information (GIS) Mapping Department shall maintain maps of approved VAD and EVAD within the Mecklenburg County GIS Database.
- The mapping information within the Mecklenburg County GIS Database shall provide notice reasonably calculated to alert a person researching the title of a particular tract that such tract is located within one-half mile of a VAD or EVAD-enrolled parcel. This mapping information may be viewed by accessing the Mecklenburg County GIS website.
- These methods of notification and identification shall be included in all Mecklenburg County Voluntary and Enhanced Voluntary Agricultural District Program information made available to the public by Mecklenburg County Cooperative Extension, Mecklenburg Soil & Water Conservation District, Mecklenburg County Planning and Zoning Department, and others.

### **B. Signage**

Members of a VAD or EVAD have the privilege of posting signs on their individual farms denoting their Agricultural District membership. Signs must be placed on the landowner's property outside of any right-of-way or easements and shall conform to any existing ordinances and zoning regulations.

Signs will be created and ordered by Mecklenburg Soil & Water Conservation District (MSWCD) staff. Signage will be distributed by MSWCD, with assistance from NC Cooperative Extension and Mecklenburg County Sustainability staff as needed. Initial funding for signage will be provided by MSWCD.

### **C. Exclusion of Liability**

1. In no event shall the County or any of its officers, employees, members of the Advisory Board, or agents be held liable in damages for any misfeasance, malfeasance, or

nonfeasance occurring in good faith in connection with the duties or obligations imposed by this ordinance.

2. In no event shall any cause of action arise out of the failure of a person researching the title of a particular tract to report to any person the proximity of the tract to a qualifying farm or Voluntary Agricultural District as defined in this Ordinance.

## **ARTICLE XI**

### **REVOCATION AND ENFORCEMENT, TRANSFER OF LAND, AND RENEWAL OF CONSERVATION AGREEMENTS**

#### **A. Revocation and Enforcement**

1. VAD. By providing 30 day written notice to the Mecklenburg County Office of Sustainability, the landowner may revoke the Conservation Agreement. Such revocation shall result in loss of membership in the VAD and any associated benefits. The County will remove the tract from the public record of the program. Signage denoting District membership must be returned within thirty days.
2. EVAD. Conservation Agreements for land enrolled within the enhanced voluntary agricultural district are irrevocable for a period of ten years. After the initial ten-year period, the agreement will renew in three-year increments in perpetuity and may be terminated by either party prior to the termination date of the Conservation Agreement term or as otherwise allowed by law. If the Landowner chooses to terminate within the allowed timeframe, then the Landowner shall file a notice of revocation of the Conservation Agreement with the Mecklenburg County Office of Sustainability. The Mecklenburg County Office of Sustainability will then provide written notice of revocation with the Clerk to the Board of Commissioners sufficient to provide notice that the land has been withdrawn from the EVAD program. Such revocation shall result in loss of membership in the EVAD and any associated benefits and the County will remove the tract from the GIS database as set forth in Article X. Within thirty days of filing the notice of revocation with the Mecklenburg County Office of Sustainability, Landowner shall provide to the Office of Sustainability 1) any signage denoting District membership and 2) payment for any fees associated with the termination including any recording fees imposed by the Mecklenburg County Register of Deeds and 3) if applicable, shall execute any further documents required to terminate of the Conservation Agreement as may be required by the Mecklenburg County Office of Sustainability, the terms of the Conservation Agreement or by the Mecklenburg County Register of Deeds. LT
3. Advisory Board. Mecklenburg County may revoke a VAD or EVAD Conservation Agreement based on noncompliance by the landowner. The landowner shall have the right to appeal within sixty (60) days of notification of such revocation following the procedure set forth in Article IX(C).

#### **B. Transfer of Land**



Transfers of land in a Voluntary Agricultural District due to death of the landowner, sale, or gift shall not revoke the Conservation Agreement unless the land no longer meets the requirements contained in Article VII.

Transfers of land in an Enhanced Voluntary Agricultural District due to death of the landowner, sale, or gift shall not revoke the Conservation Agreement. New owners are held to the expiration date of the Conservation Agreement as noted on the parcel deed.

### **C. Enforcement**

Enforcement of the terms of a Conservation Agreement for land enrolled in a Voluntary Agricultural District and Enhanced Voluntary Agricultural District shall be limited to revocation of the Conservation Agreement and the benefits derived therefrom.

### **D. Term**

The initial duration of a conservation agreement shall be for ten (10) years.

### **E. Renewal of Conservation Agreements**

VAD conservation agreements shall automatically renew for subsequent ten (10) year terms unless either the landowner or the County provides written notice prior to the expiration of the conservation agreement.

EVAD conservation agreements renew for three (3) year terms after the initial 10-year agreement unless either the landowner or the County provides written notice prior to the expiration of the conservation agreement.

## **ARTICLE XII PUBLIC HEARINGS**

### **A. Purpose.**

Pursuant to N.C.G.S. §160-740, no state or local public agency or governmental unit may formally initiate any action to condemn any interest in qualifying farmland within a VAD or EVAD until such agency or unit has requested the Advisory Board to hold a public hearing on the proposed condemnation.

### **B. Procedure.** The hearing procedure shall be as follows:

1. Time period. The total time from the day that the request for a hearing has been received to the day that a final report is issued to the decision-making body or the

agency proposing the condemnation shall not exceed 30 days. Notice of the public hearing must be published five days prior to the scheduled meeting.

2. Review. The Advisory Board shall meet to review:
  - a. If the need for the project has been satisfactorily established by the agency or unit of government involved, including a review of any fiscal impact analysis conducted by the agency involved;
  - b. Whether there are alternatives to the proposed action that have less impact and are less destructive to the agricultural activities of the VAD or EVAD-enrolled parcels within which the proposed condemnation action is to take place.
  - c. Land value will not be a factor in the selection between properties under consideration for the proposed action.
3. Consultation. The Advisory Board may consult with individuals, agencies, or organizations as necessary for review of the proposed action.
4. Reporting. After a public hearing the Advisory Board shall make a report containing its findings and recommendations regarding the proposed action. The report shall be made available to the agency proposing condemnation and the general public

### ARTICLE XIII ADDITIONAL BENEFITS FOR ENHANCED VOLUNTARY AGRICULTURAL DISTRICTS

- A. **Benefits.** Land enrolled in EVAD is entitled to all the benefits available under the VAD program.
- B. **Additional benefits.** Pursuant to N.C.G.S. §106-743.4, land enrolled in the EVAD program is entitled to the following additional benefits.
  1. Sale of nonfarm products. Landowners participating in EVAD may receive up to 25 percent of gross sales from the sale of nonfarm products and still qualify as a bona fide farm that is exempt from County zoning regulations under N.C.G.S. §160D-903. A farmer seeking to benefit from this subsection shall have the burden of establishing that the property's sale of nonfarm products did not exceed 25 percent of its gross sales.
  2. Agricultural cost share program. Landowners participating in EVAD are eligible to receive the higher percentage of cost share funds for the benefit of that farmland under the agricultural cost share program established pursuant to N.C.G.S. §106-850(b).
  3. Priority grant consideration. State departments, institutions, or agencies that award grants to farmers are encouraged to give priority consideration to landowners participating in EVAD.

## ARTICLE XIV

### NORTH CAROLINA AGENCY NOTIFICATION

Annual Report to the North Carolina Department of Agriculture and Consumer Services. A copy of this Ordinance shall be sent to the Office of the North Carolina Commissioner of Agriculture and Consumer Services after adoption. At least annually, the Mecklenburg County Sustainability office shall submit a written report to the Commissioner of Agriculture and Consumer Services and such other entities that have a need to know on the county's Voluntary Agricultural District program, including the following: the status, progress and activities of the farmland preservation program. A copy of the report shall be provided to the Board of County Commissioners.

## ARTICLE XV

### LEGAL PROVISIONS

**A. Severability.** If any article, section, subsection, clause, phrase, or portion of this is for any reason found invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**B. Conflict.** Whenever the provisions of and federal or state statute require more restrictive provisions than are required by this Ordinance the provisions of such statute shall govern. Whenever the provisions of this Ordinance conflict with other ordinances of Mecklenburg County, this Ordinance shall control.

**C. Amendments.** This Ordinance may be amended from time to time by the Board of Commissioners.

**D. Notice.** A copy of this Ordinance, once adopted, shall be recorded with the N.C. Department of Agriculture and Consumer Services.

**ARTICLE XVI  
ENACTMENT**

The Mecklenburg County Board of Commissioners hereby enacts this Ordinance and related Articles and Sections.

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Motion for adoption by \_\_\_\_\_ and seconded by  
\_\_\_\_\_.

MECKLENBURG COUNTY BOARD OF COMMISSIONERS

Chairperson

ATTEST:

\_\_\_\_\_  
Clerk to Board of Commissioners

Approved as to form:

County Attorney

\_\_\_\_\_

**MEMORANDUM OF UNDERSTANDING  
BETWEEN  
COUNTY OF MECKLENBURG  
AND  
TOWN/CITY OF \_\_\_\_\_, NORTH CAROLINA**

This MEMORANDUM OF UNDERSTANDING is hereby made and entered into by and between the County of Mecklenburg, hereinafter referred to as the County, and the Town (City) of \_\_\_\_\_, hereinafter referred to as the Municipality.

**A. PURPOSE:**

The purpose of this memorandum is to continue to develop and expand a framework of cooperation between the County and the Municipality, as authorized by N.C. Gen. Stat. § 160A-460 through 160A-466 and N.C. Gen. Stat. § 153A-11 to allow for the creation and administration of a mutually beneficial Voluntary Agricultural District Program and Enhanced Voluntary Agricultural District Program.

**B. STATEMENT OF MUTUAL BENEFIT AND INTERESTS:**

Both the County and the Municipality have recognized the need to promote agricultural values and the general welfare of their communities and, specifically, increase identity and pride in the agricultural community and its way of life; encourage the economic and financial health of agriculture, horticulture and forestry; and increase protection from non-farm development and other negative impacts on properly managed farms; and have therefore agreed that the County shall operate, through a delegation of the Municipality's authority, a Voluntary Agricultural District and Enhanced Voluntary Agricultural District Programs within the boundaries of the Municipality, according to the terms set forth in the Mecklenburg County Voluntary and Enhanced Voluntary Agricultural District Ordinance, without regard to any provision of that Ordinance to the contrary.

**C. RESPONSIBILITIES**

**THE COUNTY AND MUNICIPALITY SHALL:**

1. **Benefits:** Ensure that farmland, horticultural land, and forestland either now within municipal limits of the Municipality, or within such limits as the result of annexation, shall be able to participate in the Mecklenburg County Voluntary Agricultural District and Enhanced Voluntary Agricultural District programs with the full benefits accorded to other participants;
2. **Appointment:** Permit appointment of a member actively engaged in agriculture, selected by the Municipality, to the Mecklenburg County Agricultural Advisory Board; and
3. **Termination:** Permit either the Municipality or the County to withdraw from this arrangement with sixty (60) days' notice to the Mecklenburg County Agricultural Advisory Board, or other designee of the County. Termination of this arrangement will terminate the



eligibility of farms within town or City corporate boundaries to take part in the Voluntary Agricultural District program.

#### **D. CONTACTS AND ACKNOWLEDGEMENT**

1. **PRINCIPAL CONTACTS.** The principal contacts for this instrument are:

County Contact:

Name \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

E-mail \_\_\_\_\_

Municipality Contact:

Name \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

E-mail \_\_\_\_\_

2. **NON-FUND OBLIGATING DOCUMENT.** This instrument is neither a fiscal nor a funds obligation document. Any endeavor or transfer of anything of value involving reimbursement or contribution of funds between the parties to this instrument will be handled in accordance with applicable laws, regulations, and procedures including those for government procurement and printing. Such endeavors will be outlined in separate agreements that shall be made in writing by representatives of the parties and shall be independently authorized by appropriate statutory authority. This instrument does not provide such authority. Specifically, this instrument does not establish authority for noncompetitive award to the cooperator of any contract or other agreement. Any contract or agreement for training or other services must fully comply with all applicable requirements for competition.
3. **COMMENCEMENT/EXPIRATION DATE.** This instrument is executed as of the date of last signature and is effective in perpetuity, unless terminated in accord with the above termination provision.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the last written date below.

County Representative:

By: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

Municipality Representative:

By: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_



## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: May 9, 2025**

Agenda Title/Category:	Town Event Spaces Discussion / New Business			
Staff Contact/Presenter:	Christopher Tucker, Finance Director			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	N/A
Background:	<p>The Town has several spaces that are capable of holding public or private events. Examples include the Hut, Belle Johnson (Gym and Dining Area), and more recently the Front Lawn of our Town Hall / Police Dept campus.</p> <p>Since the sites have differing levels of resources, availability, visibility, and access; Town Staff has been discussing protocols to address what renting of these spaces can and should look like.</p>			
Discussion:	<p>Staff discussion has revolved around what details the Town should request of proposed renters, as well as whether there are certain criteria that would potentially lift the request to the Town Council.</p> <p>Staff is seeking Council’s input on: desire to rent the front lawn other than Town events, the details of a rental form, criteria that could impact consideration, levels of approval, and rental fees.</p>			
Fiscal impact:	The Town can receive revenue from rentals. While minimal in the scope of operations, any proposed fees would likely affect the desirability to rent.			
Attachments:	None			
Recommended Motion to be made by Council:	Staff is seeking Council input			



## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: 5/13/25**

Agenda Title/Category:	<b>Downtown Merchants Update and Event Request / New Business</b>			
Staff Contact/Presenter:	<b>Sara Longstreet</b>			
Meets Strategic Initiative or Approved Plan:	<b>Yes</b>	<b>No</b>	If yes, list:	
Background:	A Pineville Pride event was discussed last year but not approved.			
Discussion:	Requesting use of town property and remainder of FY25 Downtown Merchant funds to plan and execute a Pride community event on town property in June 2025.			
Fiscal impact:	\$2,474 of sponsorship funds.			
Attachments:	Budget proposal for the Pride event and flyer attached.			
Recommended Motion to be made by Council:	Consider Approval as Presented			



GET READY  
FOR  
AN EPIC  
NEON  
PARTY!



PRIDE

Glow Party

SILENT DISCO

Friday

13

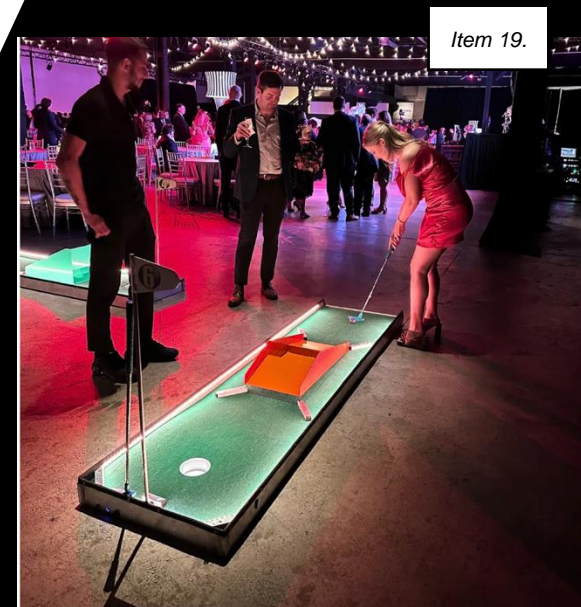
7PM-10PM

JUNE


FAMILY FRIENDLY COMMUNITY EVENT  
TO CELEBRATE LOVE & INCLUSIVITY

PINEVILLE, NORTH CAROLINA






Disco Dance Dome



## Dance Dome

**i** **Actual Size:** 16ft x 16ft x 16ft  
**Setup Area:** 24ft x 24ft  
**Outlets:** 2 110vt Outlets  
**Age Group:** All ages  
**Attendants:** Min. 1 Adult

 \$295.00  
[ADD TO CART](#)





## Budget Proposal: Pride Silent Di

### Expenses Cost

Silent Disco Headphones - 200 \$1,237

DJ	\$600
Disco Lights / Décor	?
Gate/ Border Event	?
Volunteers	\$0
Additional Trash Cans	\$0
Food Truck 1	\$0
Food Truck 2	\$0
Middle James	\$0
Merch Tent	\$0
Glow Tent	\$0
<b>Total</b>	<b>\$1,837</b>

### Other adds:

Glow Vibe Mini Golf	\$500
Inflatable Club	\$400
Bubble Machine	\$40
Inflatable Dance Dome	\$295

**Balance of Merchant Fund \$2,474**

## sco Glow Party

### Notes

Maximum 200 people. First come, first serve? Or attendees need to sign up to reserve headphones?

Entry Fee?

\$750 from silent disco company but Scooter can beat that price for us. He has a DJ in mind for \$600 booking fee. (We will need 1 DJ to create (3) 3-hour playlists for 3 different genres of music).

rope off a section for the event

5-6 volunteers

Public Works?

Kid Friendly food

Dessert truck

Ages 21+ in social district

Sell Pride merch - T-shirts, stickers, hats, flags, etc.

Sell glow in the dark/ light up items

Family activity

A inflatable house that lights up for the kids

Family activity

Rainbow inflatable dome with lights inside



# Department Update

## PUBLIC WORKS

To: Town Council

From: Chip Hill

Date: May 1, 2025

Re: Public Works Updates

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**Johnston Drive Alignment:** Sealand began and completed the 2" water service line for 315 Main Street this month. Pineville Electricities & their sub-contractors began performing trenching and boring for relocation of the electrical cabinet that would be in conflict with ADA standards once Childers Lane was shifted. A large portion of the conduit placement has been completed. Communications lines and Natural Gas conflicts have yet to be resolved, awaiting utility owners to begin the work needed to relocate these utilities. Once utility conflicts are resolved, we can expect the completion of the stormwater system to be the next area of focus.

**Sidewalks on S Polk:** Carolina Wetland Services has removed the existing concrete curb at the southern entrance to Sable Point Drive.

**Main Street Crosswalks:** Continuing work on the 90% construction plans.

**Huntley Glen:** The developer has completed the PLDS Punchlist. They have submitted the paperwork to have the Town take over the roads. Travis has added trees to be replaced and is requiring them to go to a maintenance bond. True homes does not think a maintenance bond applies to them. The development will not be accepted by the Town until the bond issue is resolved between the county, town and the developer.

**Parkway Crossing:** Still repairing the storm drain system and working on the as-builts. Work is progressing and should be wrapped up at the end of the month.

**Preston Park:** Phase 1 is close to scheduling the prefinal. Phase 2 is wrapping up video and as-built review.

**McCullough:** Update from developer that video should be wrapped up in the next 2-3 weeks. As-builts are in for review and need town staff to sign off on them in Accella.

**Miller Farms:** Project is progressing. Proof rolls are ongoing for roads. Storm drains are going in per the PLDS process. All work is following along with the process and things are working well.

**Chadwick Park:** No repair work has been started. All ramps with the exception of Childers and Johnston will need to be in per current standards. All alleyways will need to be petitioned separately from the roads to be taken over by the Town. The developer has been made aware of this. A new prefinal will

need to be done as we are past the time limit for the neighborhood. An email will be sent to Susan, from Mecklenburg County, detailing that it needs to be walked again.

**Coventry:** Roadway certification was sent this week. Roadway certification was not fully certified with deficiencies. Work has been put on hold until the developer can certify, repair, or complete per the PLDS manual, the installation of roads were done correctly. Work is on hold until the developer figures out how to proceed and deal with the road issues.

**Carolina Logistics Park:** As-builts complete. The video is approved. Prefinal was completed on 3/17/2025 and the developer was given a punch list of items to address. The final inspection is going to be scheduled for the week of May 5<sup>th</sup>. If work is complete they will be released for paving.

\*see attached spreadsheet of easement permits issued/pending FY 2025

**PERMITS ISSUED/PENDING****COMPANY****Fiscal Year 2025****LOCATION****STATUS****PERMIT NO**

Ashley Northup/AT&T	625 Eagleton Downs	Issued	PW20240812EAGLETONDOWNS625
Zach Pellicone/Charlotte Water	10112 Industrial Drive	Issued	PW20240807INDUSTRIAL10112
Paul Tatsis/PNG	307 College Street	Issued	PW20240729COLLEGE307
Ashley Northup/AT&T	10810 Park Crossing Dr	Issued	PW20240806PARKCROSSING10810
O'brien Walls/Charlotte Water	109 N Polk Street	Issued	PW20240731NPOLK109
AT&T/SourceOne/Rosita Villavicencio	12026 Carolina Logistics Drive	Issued	PW20241011CAROLINALOGISTICS12026
AT&T/Ashley Northup	10901 Downs Rd	Canceled	
Charlotte Water/Samuel Yuhas	10496 Park Road	Issued	PW20241008PARKROAD10496
Charlotte Water/Samuel Yuhas	12031 Lancaster Hwy/Carolina Place	Issued	PW20241010LANCASTERHWY12031
AT&T/SourceOne/Rosita Villavicencio	12020 Carolina Logistics Drive	Issued	PW20241017CAROLINALOGISTICS12020
Spectrum/STS Cable Services/Tracey Kendall	11925 Carolina Logistics Drive	Issued	PW20241024CAROLINALOGISTICS11925
AT&T/SourceOne/Rosita Villavicencio	10230 Pineville Distribution/Industrial Dr	Issued	PW20250130PINEVILLEDISTRIBUTIONST10230
Spectrum/ACP Fiber Services/Ryan McCumber	Miller Road	Issued	PW20250115MILLER
Charlotte Water/Cirilo Saba	265 Eden Circle/Cone Avenue	Issued	PW20250211EDENCIRCLE265
Comporium/Utility Design/Ross Bradley	12720 & 11724 Downs Road	Issued	PW20250318DOWNSRD12720
Charlotte Water/Samuel Yuhas	10201 Industrial Dr/Emmett Dr	Issued	PW20250313INDUSTRIAL10201
Google Fiber/Kila Lindsay/Prince Telecom	10450 Park Drive	Pending	





## Human Resources

Linda Gaddy, PHR SHRM-CP MSHR  
lgaddy@pinevillenc.gov  
(704) 889-2362

**To:** Ryan Spitzer, Town Manager  
Members of the Town Council

**From:** Linda Gaddy

**Date:** 5/6/2025

**Re:** Human Resources Monthly Report

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Ryan,

Enclosed is the Human Resources Department Monthly Report for the month of April 2025.

### **New Hires:**

**Sophia Bronchetti**, Crime Analyst  
**Juniper Rogers**, Communications Intern  
**Jeff Chin**, Part-time Park Aide  
**Mario Vergara Quiroz**, Probationary Police Officer

### **Resignation/Termination:**

**Katherine Rimer**, Crime Analyst  
**Logan Hulst**, Police Officer  
**Michael Soto**, Police Officer  
**William Townsend**, Part-time Park Aide

### **Retirements:**

**Mitchell Creech**, PCS, Systems Technician Supervisor, May 1<sup>st</sup>  
**William Wright**, Police Sergeant, June 1st

### **Transfers:**

none

### **Promotions:**

none

### **Current Openings:**

**Police Officer:** 3 openings for lateral hires  
**B.L.E.T. trainees**, 2 to graduate June 5, one for next class session starting 5/19/2025  
**911 Telecommunicator**, 3 openings, accepting applications, interviewing  
**Summer Camp Counselors**, 3 openings, offers extended

## **Departmental Update:**

### **Employee Appreciation and events:**

The Employee Spring Picnic is Thursday May 8<sup>th</sup> at the Hut with a Hawaiian Luau theme including entertainment, a tropical buffet, contests, prizes and Kona Ice.

We have also been recognizing special recognition weeks like Public Works Week, Administrative Professionals Day, etc. Many of these occur in the late Spring and Summer. Our opportunity to treat each dept. to a lunch of their choosing.

### **Safety:**

Safety Committee members attended the annual NC Safety Awards banquet sponsored by the NC Health and Safety Council and the NC Department of Labor. The following Departments received a Gold Award: Administration, Public Works, Parks & Recreation, and PCS, based on days of work missed and their incident reports and DART rate in 2024 compared to others in the same category throughout the State. For these departments, this represents multiple consecutive years that they received a GOLD award. For some this will be the 11<sup>th</sup> consecutive year.

### **Recruiting:**

We are seeking experienced Police Officers, B.L.E.T. police officer trainees, and three 911 Telecommunicators. Quite a few candidates for both are in background checks. Also offers are being made to three new Summer Camp Counselors to add to the five returning from last year.

### **Police Promotions:**

A new promotional assessment process for selecting candidates to fill upcoming Corporal, Sergeant and Lieutenant positions is planned for mid-June in preparation for anticipated upper management/command staff promotions and position changes.

### **Benefits:**

Our annual open enrollment period begins May 22<sup>nd</sup>. All renewals with providers have been out for bid, negotiated, and contracts are being finalized. Employee open enrollment informational webinars are scheduled for the last week in May. Major increases to health insurance renewal rates have necessitated that we consider changes to providers to keep cost increases to a minimum; still increases will still be significant this year. We have managed to keep our rates low compared to other municipalities for years now, therefore some rates are catching up this year, particularly noticeable in medical plan rates.

Retirement System benefits: each year the NC Retirement Plans increase the contribution rates that employers must contribute. The employee's contribution rate stays the same as previous years at 6%. Starting July 1, we must now contribute 14.38% for general staff and 16.08% for Law Enforcement Officers as members of the NC State Treasurer's Local Government Employees' Retirement System defined benefit plan. We will also continue to match up to 5% of employees' contribution to 401(k) or 457(b), or the required 5% contribution for all law enforcement officers. Our emPower representative will also conduct an informational webinar for all Pineville staff about retirement on May 13th.

**Wellness:**

A morning event on April 10th that was hosted by human resources was a time for staff to intentionally de-compress and learn relaxation and stress relief techniques and resources. A group 30-minute walk is planned for later this month.

We continue to issue reimbursements to employees through the wellness benefit which rewards and encourages healthy living (physical, financial and lifestyle wellness). Budgeted wellness dollars reimburse employees for approved expenses in these categories. They can each claim up to \$600 of reimbursement during the benefit/fiscal year. This has been a popular benefit. Taking care of our staff benefits the Town in many ways from lower turnover, higher productivity and less missed work, as well as lower medical claims.

We are also planning a new employee resource group that would be formed to get employee feedback and ideas for wellness and appreciation needs and ideas. Representatives of each employee group would meet once a month to develop plans for both wellness and appreciation and how best to communicate and involve all staff. Various staff have shown interest in different wellness initiatives, so this group will focus on finding out what is top priority for our staff.

**Employee Newsletter**

Our employee newsletter is now digital, published monthly and packed with information about upcoming changes, events, programs, benefits, and employee recognition. It has turned out to be a source of employee feedback via short pulse surveys. Communication and H.R. partnered to make this happen.

Group photo at the NC Safety Awards banquet:





# Parks and Recreation Department Update

## April 2025

We took the 11 seniors to Homeland Creamery in April where they were able to take a hayride, listen to an educational speaker, and enjoy some ice cream. Adult basketball, youth soccer, youth girls volleyball and weekly softball, baseball and tournaments continued in April. We started a new After School gym program for children in April. We also hosted a bingo night and a grab n go for Easter. Our Easter Egg Hunt was a huge success with the Easter Bunny arriving, games, crafts and the hunt for eggs, and a few special golden eggs. Paint classes, National Coffee Cake Day, Senior game day were also fun activities throughout the month. Our Sailors hosted their Annual Regatta on April 5<sup>th</sup>. As our busy season begins, maintenance continues to maintain our grounds and fields at the highest quality.





# Parks and Recreation Department Update

## April 2025





# Parks and Recreation Department Update

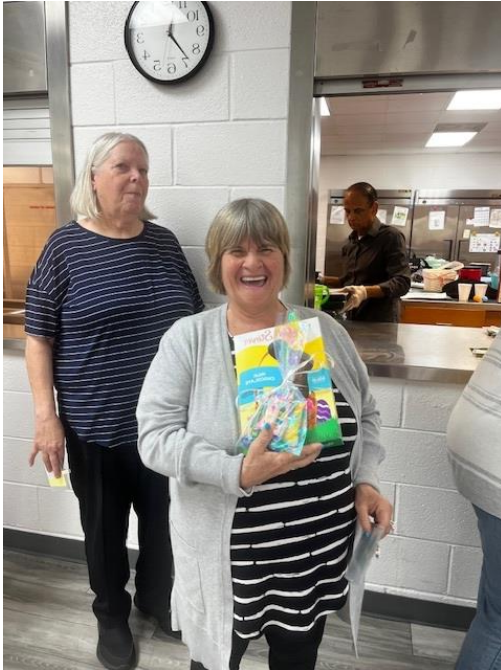
## April 2025





# Parks and Recreation Department Update

April 2025



# Parks and Recreation Department Update

## April 2025

### **General Programming – Belle Johnston**

**Pickleball:** Open Pickleball times are Mondays and Friday from 9am-12pm and Wednesdays from 1:30pm-4:30pm. 64 participants

**Asap Pickleball** – Thursday at 9am – 24 participants

**Karate:** They hold classes on Wednesdays. 45 participants

**Pre School Open Gym** – Wednesday morning from 9a – 12p – 57 participants

**Cookie Decorating Class** - April 17 - 14 participants

**Sound Bath Meditation Class** – 4 participants

**Field Trip** – Homeland Creamery – April 15 — 11 participants

**April Easter Grab and Go** – 72 participants

**National Coffee Cake Day for Seniors** – April 7 – 64 participants

**Family Bingo Night** – April 25 – 38 participants

**Painting Class** – - April 14 - 12 participants

**Senior Game Day** – April 24 – 25 participants

### **Lake Park**

**Bootcamp with Lia** – Bootcamp meets 5:45am – 6:45am M/W/F in Lake Park. 60 participated

**Tai Chi** – Saturday morning – 11 participants

**Fitness Court Class** – 31 participants

**Easter Egg Hunt** – April 12 – 44 participants

### **The Hut**

**Senior Fit** – Senior Fit takes place at the Hut M – Thursdays. 193 participants

**Yoga** – 79 participants

# Parks and Recreation Department Update

## April 2025

### Facility Rentals

#### **Facility Rentals**

**The Hut:** 2 Rentals

**The BJCC Dining Room:** 3 Rentals

**The BJCC Gym:** 0 rental

**Large Shelter:** 2 Rentals

**Medium Shelter:** 1 Rentals

**Tot Lot at Lake Park:** 0 Rentals

**Shelter 1 at JH:** 0 Rentals

**Shelter 2 at JH:** 0 Rentals

**Shelter 3 at JH:** 0 Rental

#### **Youth Athletics**

Youth Soccer continued games and practices throughout April.

Youth Volleyball continued games and practices throughout April.

#### **Adult Athletics**

Adult Basketball continued games throughout April.

#### **Jack Hughes Tournaments/Special Events**

April 5-6: Perfect Game Tournament

April 12-13: Perfect Game Tournament

April 26: PCAA Spring Fling Fundraiser

#### **Baseball Field Usage**

Charlotte Catholic continues their baseball and softball seasons in April. Baseball had 3 double headers in April.

Softball had 2 games in April.

PCAA continued their seasons in April.

On Deck continued their season in April.

#### **Multipurpose Field Usage**

Pineville youth soccer practices and games continued in April.

Hope Soccer ended their spring season on April 9<sup>th</sup>.

Red Wolves Hurling Club continued using Field 3 in April for hurling practice

# Parks and Recreation Department Update

## April 2025

### Social Media

#### Facebook

Post Reach: 10,119

Views: 32,681

Total Page Followers: 6.4K

New Follows: 35

Total Like: 5K

#### Instagram

New Followers: +115

Total Followers: 3,187

**The Hut:** 2 Rentals

**The BJCC Dining Room:** 2 Rentals

**The BJCC Gym:** 0 rental

**Large Shelter:** 5 Rentals

**Medium Shelter:** 8 Rentals

**Tot Lot at Lake Park:** 7 Rentals

**Shelter 1 at JH:** 0 Rentals

**Shelter 2 at JH:** 1 Rentals

**Shelter 3 at JH:** 0 Rentals

### Park Maintenance Update

#### Lake Park

Daily Park Check

Weekly mowing

Spray weeds as needed

Overseen wooden light pole removal

Trash removal/ shelter cleaning

Removed broken sink in bathroom

Monthly building inspections

#### Hut

Daily Check

Trash removal

Weekly mowing

Sprayed for weeds in common

Monthly building inspections



# Parks and Recreation Department Update

## April 2025

**Jack Hughes**

Weekly mowing  
Daily field prep  
Weekly tournament prep  
Sprayed weeds common areas  
Irrigation repairs as needed  
Maintenance equipment as needed  
Hang banners fields 1-4  
Paint soccer lines  
Monthly building inspections  
Monthly vehicle inspections

**Splash Pad**

Installed sunshades  
Recoat bathroom floors with epoxy  
Repaired 11 solenoid valves  
Replaced transformer in control panel  
Adjusted features  
Caulked cracks on decking  
Repaired spray gun features  
Pressure washed bathrooms and walls  
Trimmed trees and shrubbery

**Town Hall**

Pressure washed front entrance  
Daily check  
Fountain filter cleaning/chemical check  
Changed feature lighting/jet settings

**Dog Park**

Removed limbs  
  
Cleaned entrance  
Repaired broken fence panel  
Repaired broken gate/replaced hinge  
Replaced dog pot

**Cemetery**

Cut as needed  
Removed tree limbs  
Sprayed ditch  
Cleaned out old, faded flower arrangements

# Department Update

## Pineville PLANNING & ZONING

**To:** Town Council

**From:** Travis Morgan

**Date:** 5/13/2025

**Re:** Town Planning Updates

### PLANNING:

**Soccer Sportsplex:** Renewed discussions regarding a cell tower.

### CODE ENFORCEMENT:

<b>Grass:</b> 918 lakeview 100 college 12610 Rock Hill-Pineville 803 traditions 225 franklin 523 main 328 cranford 135 emmett 216 emmett 410 cranford 124 cedar knoll 308 orson oaks 245 eden 907 hill 202 eden 9940 P-M 5003 grace view 4423 huntley glen 12618 ballylffin 10045 sam meeks 10039 sam meeks 124 olive 114 olive 10423 osprey 10908 rail tye 8700 P-M 10729 Park rd 12727 dorman 704 s polk 433 cranford	<b>Grass Cont:</b> 505 fisher 423 cone 9415 P-M <b>Trash Can:</b> 1015 cone 12456 Stratfield 12516 druids glen 14405 green birch 14610 green birch <b>Dumpster:</b> 323 Main St <b>Minimum Housing:</b> 1108 Cone <b>Sanitation/Environment:</b> 121 Olive <b>Prohibited Parking:</b> 401 towne centre 11016 copperfield 10930 Park Rd <b>Temp Event Permit:</b> 8924 P-M <b>Lighting:</b> 10330 Stineway 10334 Stineway	<b>Parking on the lawn:</b> 120 Olive <b>Signs:</b> 9940 P-M <b>Community Appearance/Junk Vehicle:</b> 335 towne centre 417 park av 8740 P-M 424 park 252 Eden 236 Eden 11425 Carolina Pl 11113 Treebark 505 fisher
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# May

# 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3 Shred Event 9:00 am - Noon
4 National Municipal Clerk's Week	5	6	7	8 Employees' Spring Picnic	9	10 Community Yard Sale 7:00 am - Noon
11 National Police Week Junk Week	12 Danielle's Birthday	13 Town Council 6:30 pm	14	15	16	17 Arts in the Park 10:00 – 5:00
18 National Public Works Week	19	20	21	22 Quarterly Town Hall Meeting	23	24
25	26 Holiday	27	28	29	30	31

June

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10 Council Meeting 6:30 pm	11	12	13	14
15	16	17	18	19 Holiday	20	21
22	23 Work Session 6:00 pm	24	25	26 Mayor's Birthday	27	28
29	30					