



TOWN COUNCIL
TOWN HALL COUNCIL CHAMBERS
TUESDAY, JULY 08, 2025 AT 6:30 PM

AGENDA

CALL TO ORDER

Pledge Allegiance to the Flag (CM)

Moment of Silence

ADOPTION OF AGENDA

APPROVAL OF THE MINUTES

1. Approval of the Minutes of the June 10, 2025 Town Council Meeting, the June 10, 2025 Closed Sessions (Sealed), and the June 23, 2025 Work Session.

AWARDS AND RECOGNITION

2. Swearing-in of new Pineville Police Officers: Andrew Ferrer and Ramon Salas

BOARD UPDATES - *None*

CONSENT AGENDA

3. Parks and Recreation Month Proclamation

PUBLIC COMMENT

PUBLIC HEARING - *None*

OLD BUSINESS

4. Huntley Glen ***Informational Item Only*** (Ryan Spitzer)

NEW BUSINESS

5. Approval of Bank Proposal for New Substation (Chris Tucker) - ***ACTION ITEM***
6. Initial Findings Resolution for New Substation (Chris Tucker) - ***ACTION ITEM***

7. Town Event Permit (*Riley George*) - ***ACTION ITEM***
8. Site Plan Review for the sidewalk at Nazarene Church (*Ryan Spitzer*)
9. Town Representative on Firefighter's Relief Fund Board of Trustees (*Ryan Spitzer*) - ***ACTION ITEM***

MANAGER'S REPORT

MONTHLY STAFF REPORTS

10. Public Works

HR

Planning & Zoning

PCS

PD

Parks & Rec

CALENDARS FOR COUNCIL

11. August Calendar

CLOSED SESSION

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. Three days' notice is required.

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 JUNE 10, 2025

CALL TO ORDER

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

Mayor: David Phillips

Mayor Pro Tem: Ed Samaha

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

Town Manager: Ryan Spitzer

Town Clerk: Lisa Snyder

Town Attorney: Janelle Lyons

PLEDGE ALLEGIANCE TO THE FLAG

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

MOMENT OF SILENCE

Mayor David Phillips asked for a moment of silence for our first responders and anyone who may be struggling health wise or just needs assistance.

ADOPTION OF AGENDA

Council Member Moore made a motion to adopt the agenda with a second was made by Council Member Stinson-Wesley. All ayes. (**Approved 4-0**).

APPROVAL OF MINUTES

The Minutes of the May 13, 2025, Town Council Meeting, the May 14, 2025, Special Meeting, and the May 14, 2025, Closed Session (sealed) were submitted for approval. Mayor Pro Tem Samaha moved to approve the minutes as presented with a second made by Council Member Moore. All Ayes. (**Approved 4-0**)

AWARDS AND RECOGNITION

Mayor Phillips swore in new Pineville Police Officer Mario Vergara-Quiroz and presented him with his badge. Photos were taken of Officer Vergara-Quiroz and his family.

BOARD REPORTS

MTC (Ryan Spitzer). Mr. Spitzer provided an update regarding the MTC Board. Charlotte City Council recently adopted its budget for CATS. CATS is a department under the City of Charlotte. There is legislation going through the General Assembly. There are two competing bills that deal with the penny legislation. The Senate bill that was presented by Senator Sawyer states that 40% of the penny would be for roads and municipalities. Pineville's portion of that would be about \$1.9 million that we would get dedicated to roads and infrastructure, 40% would go towards transit and 20% would be used for the bus system. This includes more fixed routes, updated shelters and bus stations, as well as micro transit, to mirror what they're doing in Huntersville. There is a House bill that was also introduced and the funding is 60% transit, 40% for roads and micro transit was expressly stated in that bill. After these get through the General Assembly, they still have to be approved by Mecklenburg County.

There were four options presented to the residents of Mecklenburg County and they voted for Option 1. The red and gold line would be built; the silver line would be built from the airport to the Coliseum with the blue line to Carolina Place Mall would be built. The blue line extension and silver line additions would be part of ongoing budget years, as budget funding came up.

CONSENT AGENDA

Mayor Phillips listed the Consent Agenda items including a Proclamation for Juneteenth, Resolution 2025-09 for Surplus Items, and Tax Refunds. Council Member Moore moved to approve the Consent Agenda with a second provided by Council Member McDonough. All ayes. (**Approved 4-0**)

PUBLIC COMMENT

Dan Sachs, Pineville resident. Mr. Sachs asked if he could put up a sign at his residence announcing no solicitation. Town Manager Spitzer replied "yes." Mr. Sachs also asked how many non-profits are involved and how often do they solicit in the Town. Mr. Spitzer replied, "there are not many."

Yvette Isaacs, Pineville resident. Ms. Isaacs said, regarding social media, that she would ask more training to be given to the person, or persons, who put together the recent video "how to attend a town council meeting without being a buffoon." She took offense to being called a buffoon and felt that this could be used as a training opportunity so that proper communications be put out there and represent our town truly as it wants to be represented.

PUBLIC HEARING

Mayor Pro Tem Samaha moved to enter the public hearing followed by a second made by Council Member Stinson-Wesley. All ayes.

Huntley Glen Street Acceptance (Travis Morgan). Mr. Morgan advised that the completion of the Huntley Glen neighborhood roadways are planned to be Town roads. These roads will be added to the Powell Bill roads funding and also the responsibility of Town maintenance. Maintenance bonds (25% of construction bond) are ready to be in place and the noted trees have been replaced. The roads to be added as town roads are Huntley Glen Drive, Garden View Drive, Glenway Trail Court, Atwell Glen Lane, Autumn Glen Avenue, Grace View Drive, and Overlook Ridge Street.

There have been resident complaints about the developer damaging irrigation lines at the front entry with sidewalk installation. This appears to be on HOA property and is not a Town maintenance item. Brett Ford, Pineville resident and HOA member, discussed issues, especially at Dorman Rd and Huntley Glen, where they had the sprinkler system destroyed and around the corner, they have some erosion control problems for two years. The pool is sinking and they would like some help with the engineering. Denise Nichols, who was attending the meeting on behalf of the developer, said that the HOA manager has been contacted and she will make sure that the irrigation gets fixed. She did not know anything about their pool and will bring that to the developer's attention.

Council Member McDonough moved to close the public hearing with a second provided by Council Member Moore. All ayes.

OLD BUSINESS

Solicitation Ordinance (Ryan Spitzer). Mr. Spitzer shared the proposed Solicitation Ordinance, on page 67 of the council packet, and noted that it mirrors the Town of Davidson's Solicitation Ordinance, as they were also approached by Moxie. He shared options that Council can consider: keep the solicitation ordinance as it is, or they can include not allowing any solicitation, or a combination of the new ordinance but have time limits and other restrictions. Mayor Pro Tem Samaha added that he feels most people don't want any solicitation at their doors. Council Member Stinson-Wesley asked if we can allow campaign signs. Town Manager Spitzer replied that we allow them for a certain amount of time before an election, but this would probably fall under those same guidelines.

Council Member Stinson-Wesley asked if garage sales and temporary event permits are included. Town Manager Spitzer replied that they are not the same thing. Attorney Lyons added that people are coming to "their" doors, in that case. Mayor Pro Tem Samaha is in favor of no solicitation. Mayor Phillips concurred and added that with the internet there are more options for advertising now.

Mayor Pro Tem Samaha moved to not allow any solicitation, followed by a second made by Council Member McDonough. Council Members Stinson-Wesley and Moore were both nays. Mayor Phillips broke the tie and voted not to have any solicitation in the Town. (**Approved 3-2**)

NEW BUSINESS

Budget FY 25-26 (Ryan Spitzer). Town Manager Spitzer discussed the FY25-26 Budget and stated that we are looking at a 30-cent tax rate which will go toward the new Fire Department debt payment and one of our two new firefighters that will be on duty 24/7. This is approximately a \$41 million dollar budget; \$14 million is Electric with \$3.2 million of that is for PCS, and the remaining amount is General Fund. The entire increase in the tax rate is for the Fire Department. We want to have three on each truck so we can better fight fires and be able to sign an agreement by the City of Charlotte for aid. Mayor Pro Tem Samaha complimented Mr. Spitzer and his staff for this budget. It was well done.

Mayor Pro Tem Samaha moved to approve the FY25-26 budget with a second provided by Council Member Stinson-Wesley. All ayes. (**Approved 4-0**).

2025 Council Meetings Calendar Updates (Lisa Snyder). Town Clerk Snyder reviewed the 2025 Town Council Meetings schedule and noted two changes need to be made. Since the Mayor and Council will be attending the annual Electricities Conference August 11th through the 13th, the Town Council meeting that month will have to be rescheduled. In addition, the September Work Session was inadvertently scheduled for September 29th, which is the fifth Monday of that month and Work Sessions are held on the fourth Monday of each month.

Council Member Stinson-Wesley moved to change the date of the August Town Council meeting to Thursday, August 21st and the September Work Session to Monday, September 22nd with a second made by Council Member Moore. All ayes. (**Approved 4-0**)

Huntley Glen Street Acceptance (Travis Morgan). Mayor Pro Tem Samaha moved for the acceptance of the new Huntley Glen streets with a second made by Council Member Moore. All ayes. (**Approved 4-0**)

MANAGER'S REPORT

Town Manager Spitzer reported that Parks and Rec Director, Matt Jakubowski, had an update on the McCullough Greenway Bridge. Mr. Jakubowski reviewed a timeline for this project and said that August 27, 2025, is the anticipated new completion date of the project. There will be a ribbon cutting ceremony. Mr. Spitzer said they're also working on a lighting plan with Electricities for that area.

Public Works Director, Chip Hill, gave an update on Johnston Road and advised that it will be completed in September. He added that \$1.9 million dollars have been spent so far on this project and that we had \$3 million budgeted.

Town Manager Spitzer added that the sidewalk on S. Polk is complete. Music on Main is this Friday. At the end of this month, we will have a symphony and we will have fireworks again this year, and we will notify the property owners.

Council Member Moore added that the Pride event is Saturday, June 21st.

Mr. Spitzer said that we will be closed for the first time on Thursday, June 19th, in observance of Juneteenth.

Council took a brief break before entering Closed Session.

CLOSED SESSION

Council Member Moore moved to enter the first Closed Session with a second made by Council Member Stinson-Wesley. All ayes.

The meeting was held pursuant to NCGS 143.318-11(3)– *to discuss an attorney/client privilege matter.*

Mayor Pro Tem Samaha moved to leave the Closed Session with a second made by Council Member Moore. All ayes.

Mayor Pro Tem Samaha moved to enter the second Closed Session with a second made by Council Member Stinson-Wesley. All ayes.

The second meeting was held pursuant to NCGS 143.318-11 (5) – *regarding negotiations.*

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

ADJOURNMENT

Council Member Stinson-Wesley made a motion to adjourn followed by a second made by Council Member Moore. All ayes. The meeting was adjourned at 8:10 pm.

Mayor David Phillips

ATTEST:

Town Clerk Lisa Snyder



Item 1.

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

www.townofpinevillenc.gov

**WORK SESSION MINUTES
MONDAY, JUNE 23, 2025 @ 6:00 PM
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, June 23, 2025 @ 6:00 p.m.

ATTENDANCE:

Mayor: David Phillips

Mayor Pro Tem: Ed Samaha (via Teams)

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

Town Manager: Ryan Spitzer

Town Clerk: Lisa Snyder

Asst. Manager/Finance Director: Chris Tucker

Planning Director: Travis Morgan

CALL TO ORDER:

Mayor David Phillips called the meeting to order at 6:00 p.m. The first order of business was to allow Mayor Pro Tem Samaha to participate in the meeting via Teams, and Council needs to approve the potential of him casting a vote, despite not being physically present. The second order of business was to remove item #5, the Fire Department ETJ, as Chief Gerin had to work at the last minute and could not attend and substituting it with Budget Amendment 2025-07 presented by Chris Tucker, following his Finance Report. (**Both items approved 4-0**)

DISCUSSION ITEMS:

Event Permits (Riley George). Ms. George worked with the Parks & Rec Director, the Chief of Police, Planning Director Travis Morgan, and Communications to develop the event permit form. The biggest part is the council approval for certain events. In addition, a fee range was discussed with Parks & Rec, as they suggested \$200 to cover the time for setting up, tear down, and trash removal. The spaces would be the front lawn, any roads within the Town limits, parking lots, and green spaces not designated by Parks & Rec. This form does not include the political 30-day period which allows for local municipal, state, and federal parties are permitted to set up on Town property in anticipation of an election.

There will be a link on the Town's website, under Parks & Rec, to obtain the form. She noted that on page 2, the applicant chooses what best describes their event, similar to Mecklenburg County's form. There is an attachment section for the applicant to attach vendor permits, security plans, etc. The applications will initially go to Ms. George for approval.

Council Member Stinson-Wesley asked if there will be different procedures for residents vs non-residents? Ms. George replied that we can do that for consistency. Council Member Moore suggested that the applicant provides references. In the event that they have had their event at another location, we can check if there were any issues. The Town Manager will have the final approval with the Assistant Town Manager approving in the manager's absence.

Conditional Rezoning of 606 N. Polk (Travis Morgan). Mr. Morgan stated that David Tibbals, with South Oak Partners, requests consideration on a site plan specific conditional zoning plan to allow for up to 19 townhomes in the B-3 zoning district. Townhomes are permitted only by a conditional zoning proposal in this district. Mr. Morgan feels that the site plan needs additional work and appears to be too dense. Staff is recommending losing several townhome units and reorganizing the site to accommodate the grade change along Polk and revisit the arrangement of the Morrow Avenue units to face a more usable common open space and possibly adding on-street parking on Morrow Avenue since the asphalt is narrow there. He reminded Council that these are not the final engineering plans. Mayor Pro Tem Samaha expressed concern about school buses or trash access being a little tight to make those turns. Mr. Tibbals replied that their civil engineers put this design together and the radiiuses put together provide for standard private trash service. There are no common parking areas. Mr. Spitzer asked Council to let Mr. Morgan know if there is anything they want to add as we move through this process.

Chain Link Fence Ordinance (Ryan Spitzer). Mr. Spitzer advised that a resident installed a new chain link fence on Eden Circle because her neighbors have chain link fences and is asking Town Council to change the Residential overlay District rules. In 2008, Pineville adopted a Residential Overlay District Plan that prohibited chain link fence in residential areas because property owners weren't taking care of the weeds and grass along the fence line. Any chain link fence that was installed prior to this time was allowed and grandfathered in or taken down. Currently, her fence is over the property line and she is in violation of our ordinance. Mayor Phillips did not feel this should be grandfathered in and the remaining Council members concurred that the Ordinance stands.

Finance Report (Chris Tucker). Finance Director Chris Tucker gave a finance update through May of this fiscal year and said that we will hit 100% of incoming revenues, which is good news. He will be wrapping up audits and closing this fiscal year. There was no discussion.

Budget Amendment 2025-07 (Chris Tucker). Mr. Tucker requests a vote on Budget Amendment 2025-07. Mr. Tucker said that this is the electric fund increasing utility revenue by \$500,000.00 and increasing wholesale power purchase by \$500,00.00. It was noted that this is unusual to take a vote at this time, but it needs to be approved prior to July 1st. Council Member McDonough moved to approve Budget Amendment 2025-07 with Council Member Moore providing a second. All ayes. (*Approved 4-0*)

Parkway Crossing discussion on Conditional Rezoning (Travis Morgan). Mr. Morgan advised that this is a request from New Forum Development by their attorneys at Morningstar Law Group as it relates to their prior site plan. They are requesting an administrative interpretation which confirms that the roadwork for this project allowed by the Site Plan has been completed, and that certificates of occupancy for development on the undeveloped Parkway property are not conditioned on the completion of the Carolina Place Parkway. The remaining undeveloped portion of Parkway Crossing has been on hold based partly on no current development plans or proposals, and partly due the conditional site plan requirement relating to the completion of Carolina Place Parkway and acceptance by NCDOT.

Mr. Spitzer added that either they improve the roundabout to commercial vehicle standards as a thoroughfare to make it usable to everybody, in which may require additional property, or Council to uphold that they have to complete the extension of Parkway Crossing, as shown on the approved plans. One of the stipulations in that area is in order to build there, the road has to be completed. New Forum doesn't want to finish the road. Mr. Morgan discussed the plan roadway and graphics and planned denying their administration interpretation claim, in favor of

them coming back to amend the adopted plan with an alternate strategy in front of Town Council the same way was originally approved. Additionally, he added that this alignment is a State roadway and has been on our thoroughfare Master Plan. Mr. Morgan has not responded to them yet, as he wanted to get this in front of Council first.

Cone Mill discussion (Ryan Spitzer). Mr. Spitzer said that the Site Plan provided by Beachmont RE Holdings for Cone Mill, and agreed to by Council and the Buyer, had between 24,000 and 44,000 sq. ft. of commercial space. Beachmont wants to amend the agreement where if they don't build all 24,000 sq. ft. they won't be in default of the PSA. Beachmont, via Jon Visconti, is concerned that the market dictates that he can only build 18,000 sq. ft. The way the PSA states, if he doesn't build all of it, the Town can take some back. One option that was discussed was to agree to the 24,000 sq. ft. but parcel them out. The other option is to make him stick to the site plan as it was agreed to (24,000 is the minimum).

Mr. Visconti explained that he needs to parcel it off and remove some liens in order to get a loan to make those improvements. It's all market dictated. He's comfortable with 24,000, but if it's 18,000, he just needs some flexibility with that minimum number.

Town Manager Spitzer added that if we do what Jon wants and parcel it out, he builds or remodels the old Town Hall, and he builds other buildings and then doesn't build one, if he puts a pad there we can't buy it back. The way that our PSA reads, if he doesn't build the 24,000 sq. ft. the Town can buy back whatever he doesn't build. We had to set some limits. He is wanting to change the perimeters of the proposal and Council has to decide what to accept or not. Mr. Visconti said he is spending all this money to get the Brownfield done. He likes the 18,000 with the right to parcel, at least portions of it.

Mr. Spitzer said that we would have to amend the Site Plan. He suggested staying with 24,000 and Mayor Phillips agreed. Mr. Spitzer further added that Mr. Visconti's 270 days are up July 21st. He had 270 days to get through the Brownfields, with three 60-day extensions. He has asked for 120 days. We need to give him 60 days at a time. Mr. Spitzer's recommendation is to extend permitting to do the Brownfields. Jon needs to know how much Council will hold him to for commercial. Council needs to decide if they are ok with Jon **not** building in every space.

Jon is asking from Council a 120-day extension from July 21st after completing the Brownfields. Mr. Spitzer would prefer to give him three 60-day extensions which will give him 180 days. The testing for the Brownfields has been delayed six weeks due to the rain. Council Member Moore prefers to do 60 days then evaluate, 60 days then evaluate, and another 60 days and evaluate. Mr. Visconti will get the full schedule and send it to Mr. Spitzer before the July 8th meeting. Council to discuss amongst themselves and vote at the July 9, 2025, Town Council meeting.

Council Member Stinson-Wesley moved to adjourn the Work Session followed by a second made by Council Member Moore. All ayes.

The Mayor adjourned the meeting at 8:20 pm.

David Phillips, Mayor

ATTEST:

Lisa Snyder, Town Clerk

PROCLAMATION

PARKS AND REC MONTH

WHEREAS Parks and Recreation are an integral part of communities throughout this country, including the State of North Carolina; and

WHEREAS Parks and Recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS Parks and Recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimers; and

WHEREAS Parks and Recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS Parks and Recreation programming and education activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS Parks and Recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our state and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS the State of North Carolina recognizes the benefits derived from parks and recreation resources.

NOW THEREFORE, BE IT RESOLVED that in the State of North Carolina, July is recognized as Parks and Rec Month.

Mayor David Phillips



TOWN COUNCIL AGENDA ITEM

MEETING DATE: July 8, 2025

Agenda Title/Category:	Letter from Huntley Glen HOA		
Staff Contact/Presenter:	Ryan Spitzer		
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:
Background:	<p>Brett Ford sent Town Council an email with requests as we look at finalizing the neighborhood and have the Maintenance Bond in effect. He has asked the Town Council to look into some issues they have in. The Town Manager will go over these requests to get Town Council feedback.</p>		
Discussion:	<p>Staff will discuss the requests with Town Council and get Town Council feedback on how to move forward. The email was sent to Town Council on June 19, 2025</p>		
Fiscal impact:			
Attachments:			
Recommended Motion to be made by Council:			



Memorandum

To: Mayor and Town Council
From: Ryan Spitzer
Date: 7/3/2025
Re: Letter from Huntley Glen HOA Representative

Overview:

Town Council received an email from Brett Ford representing the HOA of Huntley Glen. He had asked the Town Council to hold the developer of Huntley Glen accountable for several deficiencies at the June 10th Town Council Meeting.

Below are the asks that Mr. Ford had:

We appreciate your attention as we continue trying to resolve a number of significant issues left behind by the builder following the turnover of our community earlier this year. As homeowners, we are doing our best to address them, but some concerns fall within municipal jurisdiction or stem from the builder's original actions and decisions. We are hoping for your support and guidance on several matters:

1. **Lighting Deficiencies (NC Side Only)**

Several homeowners have raised concerns about insufficient lighting in parts of the neighborhood, particularly on the North Carolina side. Improved lighting is essential for community safety—criminal activity tends to decrease in well-lit areas. We would appreciate clarification on where the Town of Pineville is responsible and whether there are any plans or avenues for addressing this.

2. **Pool Jurisdiction and Construction**

The pool was permitted in South Carolina, but approximately half of it lies within the Pineville jurisdiction (see attached image). This creates a gray area in responsibility, especially since the pool continues to present major issues.

3. **Gate Location**

The entrance gate to the pool is located in South Carolina, which we understand is outside the Town's direct oversight.

4. Irrigation System Damage

While we understand that irrigation materials are not covered under the bond, the system was damaged—likely by probing activity—while preparing for the new required sidewalk installation. The damage occurred just before the irrigation lines entered a 3" sleeve under the entrance to the neighborhood. If this falls under the scope of sidewalk, storm water, or road repair as part of bond closure, we'd like to request an investigation or remedy.

Estimated Costs:

There is no estimated costs at this time.

Attachments:

None

Recommendation:



TOWN COUNCIL AGENDA ITEM

MEETING DATE: July 8, 2025

Agenda Title/Category:	Revenue Bond Bank Proposals			
Staff Contact/Presenter:	Christopher Tucker, Finance Director			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	N/A
Background:	<p>The Town desires to issue revenue bond debt of NTE \$8M to fund the components and construction of Delivery 4 (New Substation).</p> <p>Davenport issued a Request for Financing Proposals to banking institutions last month and received the results June 19.</p>			
Discussion:	Davenport and staff will walk through the results and make a recommendation on financing.			
Fiscal impact:	Significant impact to future debt service commitments of the Electric Fund			
Attachments:	Davenport Presentation			
Recommended Motion to be made by Council:	Approve one of the Banking Proposals			

Summary of Financing Proposals

2025 Electric System Revenue Bond

Town of Pineville, North Carolina



July 8, 2025

Bank Loan RFP Overview

- An RFP for a Direct Bank Loan financing was distributed on May 27, 2025 to over 50 National, Regional and Local lending institutions to finance the construction of a new electric substation.
- After the initial distribution, Davenport reached out to the potential bidders to assess their interest in the financing and address any questions they had.
- Responding institutions were asked to provide proposals for an Electric System Revenue Bond (the “2025 Revenue Bond”) in an amount of up to \$8,000,000 with either 15-year or 20-year terms secured solely by the Net Revenues of the Town’s Electric System.
- The Town received 3 proposals from the following banks:
 - JPMorgan Chase
 - Truist
 - Webster Bank
- A summary of all proposals received is shown on the following page.

Summary of Interest Rates



A	B	C	D	E
Lender	Rate Lock	Call Provisions	15-Year Rate	20-Year Rate
1 JP Morgan Chase	The rates provided are indicative, market conditions are as of June 24, 2025 and subject to change until Approval. The rate will be held firm for the ensuing 45 days given agreed upon terms are unchanged (i.e. increase / decrease in par amount or delay in project timing/closing date after the 45 day rate lock period). If the terms change after LGC approval, the Town is subject to breakage penalty.	<p>Option 1: Non-Callable</p> <p>Option 2: Prepayable in whole or in part at par on any date on or after 8/1/2027.</p> <p>Option 3: Prepayable in whole or in part at par on any date on or after 8/1/2030.</p> <p>Partial redemptions will be applied in inverse order of scheduled maturities and will require the Town to provide the Bank with a revised debt service schedule showing the remaining principal & interest amounts due.</p>	<p>Option 1: 4.13% (BQ) 4.22% (NBQ)</p> <p>Option 2: 4.77% (BQ) 4.86% (NBQ)</p> <p>Option 3: 4.46% (BQ) 4.55% (NBQ)</p>	N/A
2 Truist	Rate is locked through August 22, 2025, if the term sheet is accepted by July 9, 2025.	Prepayable in whole or in part on any date through 8/1/26 at 105%, through 8/1/27 at 104%, through 8/1/28 at 103%, through 8/1/29 at 102%, through 8/1/30 at 101%, callable at par thereafter.	4.29% (NBQ)	N/A
3 Webster Bank	Rate is locked through August 19, 2025, if the term sheet is accepted by July 9, 2025.	<p>15-Year Option: Non-Callable through 8/1/30, prepayable in whole or in part on any date on or after 8/1/30 at 102%, On or after 8/1/31 at 101%, and callable at par on or after 8/1/32.</p> <p>20-Year Option: Non-Callable through 8/1/30, prepayable in whole or in part on any date on or after 8/1/30 102%, on or after 8/1/32 at 101%, and callable at par on or after 8/1/34.</p>	4.38%	4.63%

Note: Banks without BQ or NBQ designation did not differentiate between the two.

Note: Interest rates highlighted in red are indicative and subject to change.

Proposal Summary | Truist & Webster



Item 5.

A	B	C
Lender	Truist	Webster Bank
	TRUIST 	 WebsterBank ®
	15-Year Term	15-Year Term 20-Year Term
1 Interest Rate	4.29%	4.38% 4.63%
2 Prepayment Language	<p>-Prepayable in whole or in part on any date through 8/1/26 at 105%, through 8/1/27 at 104%, through 8/1/28 at 103%, through 8/1/29 at 102%, through 8/1/30 at 101%, callable at par thereafter.</p>	<p>-Non-Callable through 8/1/30, prepayable in whole or in part on any date on or after 8/1/30 at 102%, On or after 8/1/31 at 101%, and callable at par on or after 8/1/32.</p> <p>-Partial prepayments will be allowed once per year, on a payment date, and in inverse order. The minimum partial prepayment amount is \$300,000.</p>
3 Acceptance / Rate Expiration	<p>-Interest rate is locked through August 22, 2025, if accepted by July 9, 2025.</p>	<p>-Interest rate is locked through August 19, 2025, if accepted by July 9, 2025.</p>
4 Bank Fees	\$8,500 (NTE)	\$7,500 (NTE)
5 Escrow/Project Fund Requirements	<p>-Proceeds held in a Truist Project Fund but will be controlled by the Trustee on behalf of the Town.</p> <p>-Current rate on the escrow account is 3.17%</p>	<p>-Proceeds may be held in any account of the Town's choosing (e.g. NCCMT or other similar funds). Subject to requisition process.</p>
6 Credit Approval	Fully Approved	Preliminary approval, subject final approval (no issues anticipated).
7 Lender's Counsel	Pope Flynn (Matt Davis)	Gilmore & Bell (Janelle Jackson & Jason Schurke)
8 Other Considerations	<ol style="list-style-type: none"> 1. Truist will require a Tax Opinion and an opinion of legal counsel attesting to the legal and enforceable nature of the Revenue Bond. 2. Email notification that Truist is the recommended winning bidder to Town Council is acceptable to lock the interest rate. 	<ol style="list-style-type: none"> 1. Webster will require a Tax Opinion and an opinion of legal counsel attesting to the legal and enforceable nature of the Revenue Bond. 2. Email notification that Webster is the recommended winning bidder to Town Council is acceptable to lock the interest rate.

Debt Service Comparison

Truist & Webster

		Planning Model		15-Year Options		20-Year Option	
A		B		C		D	
1 Bank		20-Years		Truist		Webster Bank	
2 Call Provisions				Through 8/1/26: 105%		8/1/30-31: 102%	
3 Interest Rate		5.00%		Through 8/1/27: 104%		8/1/31-32: 101%	
4 Uses of Funds				Through 8/1/28: 103%		after 8/1/32: 100%	
5 Project Fund*	\$ 8,000,000			Through 8/1/29: 102%			
6 Cost of Issuance / Rounding*	-			Through 8/1/30: 101%			
7 Bank Fees*	-			After 8/1/30: 100%			
8 Total Par Amount	\$ 8,000,000			4.29%		4.38%	
9 Closing Date*	8/19/2025						4.63%
10 First Interest Payment (Annual Payments)	8/1/2026						
11 First Principal Payment (Annual Payments)	8/1/2026						
12 Final Maturity	8/1/2045						
13 Debt Service*							
14 Fiscal Year		Debt Service		Debt Service		Debt Service	
15 2027		641,941		664,841		669,005	
16 2028		641,941		664,581		668,826	
17 2029		641,941		664,751		668,751	
18 2030		641,941		665,234		668,976	
19 2031		641,941		664,989		668,456	
20 2032		641,941		665,014		669,191	
21 2033		641,941		665,266		669,094	
22 2034		641,941		664,704		669,165	
23 2035		641,941		664,326		668,360	
24 2036		641,941		665,091		668,679	
25 2037		641,941		664,912		669,035	
26 2038		641,941		664,788		668,383	
27 2039		641,941		664,679		668,723	
28 2040		641,941		664,539		668,969	
29 2041		641,941		664,327		669,076	
30 2042		641,941		-		-	
31 2043		641,941		-		-	
32 2044		641,941		-		-	
33 2045		641,941		-		-	
34 2046		641,941		-		-	
35 Total	\$ 12,838,814			\$ 9,972,041		\$ 10,032,691	
36 Difference to Planning Model		\$ -		\$ (2,866,773)		\$ (2,806,123)	

* Preliminary and subject to change.

Recommendation and Next Steps

Recommendation

- Based upon our review of the proposals, related analyses, and discussions with Town Staff and Bond Counsel, Davenport recommends that the Town selects either the Truist 15-year proposal (4.29%) or the Webster Bank 20-year proposal (4.63%). The Truist 15-year proposal provides the lowest overall rate that is able to be prepaid prior to final maturity, with the lowest total debt service requirement. The Webster 20-year proposal provides the lowest 20-year rate, with the lowest annual debt service requirement.

Next Steps

Date	Task
June Timeframe	Final Project Bids Received
July 1 st	Deadline to submit LGC Application for Approval at the August 5 th LGC Meeting <ul style="list-style-type: none"> ▪ Town Council Meeting <ul style="list-style-type: none"> – Town Council considers approval of winning bidder – Town Council considers adopting a Preliminary Findings Resolution
July 8 th (6:30pm)	LGC considers approving the Financing
August 12 th (6:30pm)	<ul style="list-style-type: none"> ▪ Town Council Meeting <ul style="list-style-type: none"> – Town Council considers approving a Bond order and Bond Resolutions
By August 19 th	Close on Financing

Appendix A

Electric System Pro Forma Detail

Electric System Sample Debt Service Schedules

As of March 2025 Planning Work



Electric Substation				Electric Operations Center				Total			
FY	Principal	Interest	Total	FY	Principal	Interest	Total	FY	Principal	Interest	Total
2025	-	-	-	2025	-	-	-	2025	-	-	-
2026	-	-	-	2026	-	-	-	2026	-	-	-
2027	241,941	400,000	641,941	2027	272,183	450,000	722,183	2027	514,124	850,000	1,364,124
2028	254,038	387,903	641,941	2028	285,792	436,391	722,183	2028	539,830	824,294	1,364,124
2029	266,740	375,201	641,941	2029	300,082	422,101	722,183	2029	566,822	797,302	1,364,124
2030	280,077	361,864	641,941	2030	315,086	407,097	722,183	2030	595,163	768,961	1,364,124
2031	294,080	347,860	641,941	2031	330,840	391,343	722,183	2031	624,921	739,203	1,364,124
2032	308,784	333,156	641,941	2032	347,383	374,801	722,183	2032	656,167	707,957	1,364,124
2033	324,224	317,717	641,941	2033	364,752	357,432	722,183	2033	688,975	675,149	1,364,124
2034	340,435	301,506	641,941	2034	382,989	339,194	722,183	2034	723,424	640,700	1,364,124
2035	357,457	284,484	641,941	2035	402,139	320,045	722,183	2035	759,595	604,529	1,364,124
2036	375,329	266,611	641,941	2036	422,246	299,938	722,183	2036	797,575	566,549	1,364,124
2037	394,096	247,845	641,941	2037	443,358	278,825	722,183	2037	837,454	526,670	1,364,124
2038	413,801	228,140	641,941	2038	465,526	256,658	722,183	2038	879,326	484,798	1,364,124
2039	434,491	207,450	641,941	2039	488,802	233,381	722,183	2039	923,293	440,831	1,364,124
2040	456,215	185,725	641,941	2040	513,242	208,941	722,183	2040	969,457	394,667	1,364,124
2041	479,026	162,915	641,941	2041	538,904	183,279	722,183	2041	1,017,930	346,194	1,364,124
2042	502,977	138,963	641,941	2042	565,850	156,334	722,183	2042	1,068,827	295,297	1,364,124
2043	528,126	113,814	641,941	2043	594,142	128,041	722,183	2043	1,122,268	241,856	1,364,124
2044	554,533	87,408	641,941	2044	623,849	98,334	722,183	2044	1,178,382	185,742	1,364,124
2045	582,259	59,682	641,941	2045	655,042	67,142	722,183	2045	1,237,301	126,823	1,364,124
2046	611,372	30,569	641,941	2046	687,794	34,390	722,183	2046	1,299,166	64,958	1,364,124
Total	\$ 8,000,000	\$ 4,838,814	\$ 12,838,814	Total	\$ 9,000,000	\$ 5,443,666	\$ 14,443,666	Total	\$ 17,000,000	\$ 10,282,480	\$ 27,282,480

Electric Substation & Operations Center Financing Assumptions:

- Interest Rate: 5.00%
- FY of Issuance: FY 2026
- First Principal Payment: FY 2027
- First Interest Payment: FY 2027
- Amortization: Level Debt Service

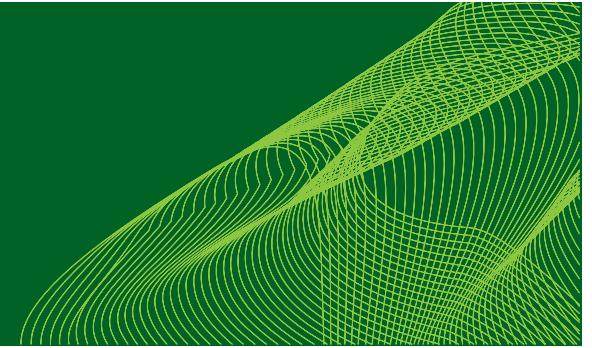
Electric System Pro-Forma Analysis

As of March 2025 Planning Work



Fiscal year	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected
1 Assumed Retail Rate Adjustments	3.00%	-	3.00%	-	-
2 Assumed Wholesale Purchase Power Rate Adjustments	-10.00%	-	2.00%	-	-
3 Total Revenues	16,190,772	13,985,611	14,661,511	14,922,462	15,187,981
4 Operating / Adminstrative Costs	2,696,652	3,448,135	3,627,340	3,817,493	4,019,344
5 Purchase Power Cost	7,600,000	7,790,000	8,144,445	8,348,056	8,556,758
6 Total Operating Expenses	10,296,652	11,238,135	11,771,785	12,165,549	12,576,101
7 Net Revenues Available For Debt Service	5,894,120	2,747,476	2,889,726	2,756,913	2,611,879
8 Proposed Debt Service	-	-	1,364,124	1,364,124	1,364,124
9 Total Debt Service Coverage (Line 7 / Line 8)	n/a	n/a	2.12x	2.02x	1.91x
10 Net Revenues After Debt Service	5,894,120	2,747,476	1,525,602	1,392,789	1,247,755
11 Annual Capital (Excluding Debt Funded Projects)	4,533,815	1,958,558	1,978,779	680,890	660,000
12 System Surplus (Deficit)	1,360,305	788,917	(453,177)	711,900	587,755
13 Beginning Cash Balance	3,229,208	4,589,513	5,378,431	4,925,253	5,637,153
14 Ending Cash Balance	4,589,513	5,378,431	4,925,253	5,637,153	6,224,908
15 Cash as % of Operating Expenses (Line 14 / Line 6)	44.6%	47.9%	41.8%	46.3%	49.5%
16 Cash as a % of Op. Expenses Net of Purchase Power (Line 14 / Line 4)	170.2%	156.0%	135.8%	147.7%	154.9%
17 Operating Days Cash on Hand Total Expenses	163	175	153	169	181
18 Operating Days Cash on Hand Net of Purchase Power	621	569	496	539	565

Truist 15-Year (4.29%)



Electric System Sample Debt Service Schedules

Electric Substation - Truist 15-year Proposal (4.29% interest rate)



Electric Substation				Electric Operations Center				Total			
FY	Principal	Interest	Total	FY	Principal	Interest	Total	FY	Principal	Interest	Total
2025	-	-	-	2025	-	-	-	2025	-	-	-
2026	-	-	-	2026	-	-	-	2026	-	-	-
2027	369,000	295,841	664,841	2027	272,183	450,000	722,183	2027	641,183	745,841	1,387,024
2028	369,000	295,581	664,581	2028	285,792	436,391	722,183	2028	654,792	731,972	1,386,764
2029	385,000	279,751	664,751	2029	300,082	422,101	722,183	2029	685,082	701,852	1,386,934
2030	402,000	263,234	665,234	2030	315,086	407,097	722,183	2030	717,086	670,332	1,387,418
2031	419,000	245,989	664,989	2031	330,840	391,343	722,183	2031	749,840	637,331	1,387,172
2032	437,000	228,014	665,014	2032	347,383	374,801	722,183	2032	784,383	602,814	1,387,197
2033	456,000	209,266	665,266	2033	364,752	357,432	722,183	2033	820,752	566,698	1,387,449
2034	475,000	189,704	664,704	2034	382,989	339,194	722,183	2034	857,989	528,898	1,386,887
2035	495,000	169,326	664,326	2035	402,139	320,045	722,183	2035	897,139	489,371	1,386,510
2036	517,000	148,091	665,091	2036	422,246	299,938	722,183	2036	939,246	448,028	1,387,274
2037	539,000	125,912	664,912	2037	443,358	278,825	722,183	2037	982,358	404,737	1,387,095
2038	562,000	102,788	664,788	2038	465,526	256,658	722,183	2038	1,027,526	359,446	1,386,972
2039	586,000	78,679	664,679	2039	488,802	233,381	722,183	2039	1,074,802	312,060	1,386,862
2040	611,000	53,539	664,539	2040	513,242	208,941	722,183	2040	1,124,242	262,480	1,386,722
2041	637,000	27,327	664,327	2041	538,904	183,279	722,183	2041	1,175,904	210,606	1,386,511
2042	-	-	-	2042	565,850	156,334	722,183	2042	565,850	156,334	722,183
2043	-	-	-	2043	594,142	128,041	722,183	2043	594,142	128,041	722,183
2044	-	-	-	2044	623,849	98,334	722,183	2044	623,849	98,334	722,183
2045	-	-	-	2045	655,042	67,142	722,183	2045	655,042	67,142	722,183
2046	-	-	-	2046	687,794	34,390	722,183	2046	687,794	34,390	722,183
Total	\$ 7,259,000	\$ 2,713,041	\$ 9,972,041	Total	\$ 9,000,000	\$ 5,443,666	\$ 14,443,666	Total	\$ 16,259,000	\$ 8,156,707	\$ 24,415,707

Operations Center Financing Assumptions:

- Interest Rate: 5.00%
- FY of Issuance: FY 2026
- First Principal Payment: FY 2027
- First Interest Payment: FY 2027
- Amortization: Level Debt Service

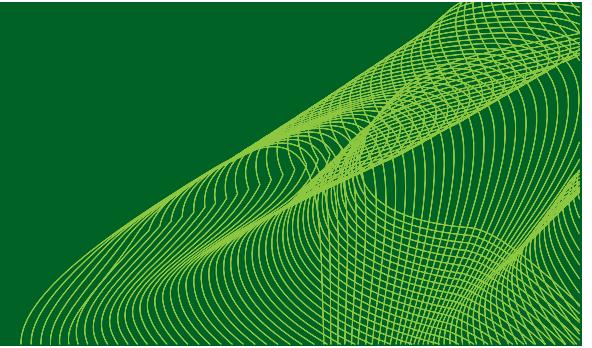
Electric System Pro-Forma Analysis

Truist 15-year Proposal (4.29% interest rate)



Fiscal year	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected
1 Assumed Retail Rate Adjustments	3.00%	-	3.00%	-	-
2 Assumed Wholesale Purchase Power Rate Adjustments	-10.00%	-	2.00%	-	-
3 Total Revenues	16,190,772	13,985,611	14,661,511	14,922,462	15,187,981
4 Operating / Adminstrative Costs	2,696,652	3,448,135	3,627,340	3,817,493	4,019,344
5 Purchase Power Cost	7,600,000	7,790,000	8,144,445	8,348,056	8,556,758
6 Total Operating Expenses	10,296,652	11,238,135	11,771,785	12,165,549	12,576,101
7 Net Revenues Available For Debt Service	5,894,120	2,747,476	2,889,726	2,756,913	2,611,879
8 Proposed Debt Service	-	-	1,387,024	1,386,764	1,386,934
9 Total Debt Service Coverage (Line 7 / Line 8)	n/a	n/a	2.08x	1.99x	1.88x
10 Net Revenues After Debt Service	5,894,120	2,747,476	1,502,702	1,370,149	1,224,945
11 Annual Capital (Excluding Debt Funded Projects)	4,533,815	1,958,558	1,978,779	680,890	660,000
12 System Surplus (Deficit)	1,360,305	788,917	(476,077)	689,259	564,945
13 Beginning Cash Balance	3,229,208	4,589,513	5,378,431	4,902,353	5,591,613
14 Ending Cash Balance	4,589,513	5,378,431	4,902,353	5,591,613	6,156,558
15 Cash as % of Operating Expenses (Line 14 / Line 6)	44.6%	47.9%	41.6%	46.0%	49.0%
16 Cash as a % of Op. Expenses Net of Purchase Power (Line 14 / Line 4)	170.2%	156.0%	135.2%	146.5%	153.2%
17 Operating Days Cash on Hand Total Expenses	163	175	152	168	179
18 Operating Days Cash on Hand Net of Purchase Power	621	569	493	535	559

Webster 15-Year (4.38%)



Electric System Sample Debt Service Schedules

Electric Substation – Webster 15-year Proposal (4.38% interest rate)



Electric Substation				Electric Operations Center				Total			
FY	Principal	Interest	Total	FY	Principal	Interest	Total	FY	Principal	Interest	Total
2025	-	-	-	2025	-	-	-	2025	-	-	-
2026	-	-	-	2026	-	-	-	2026	-	-	-
2027	367,000	302,005	669,005	2027	272,183	450,000	722,183	2027	639,183	752,005	1,391,189
2028	367,000	301,826	668,826	2028	285,792	436,391	722,183	2028	652,792	738,217	1,391,009
2029	383,000	285,751	668,751	2029	300,082	422,101	722,183	2029	683,082	707,852	1,390,934
2030	400,000	268,976	668,976	2030	315,086	407,097	722,183	2030	715,086	676,073	1,391,159
2031	417,000	251,456	668,456	2031	330,840	391,343	722,183	2031	747,840	642,799	1,390,639
2032	436,000	233,191	669,191	2032	347,383	374,801	722,183	2032	783,383	607,992	1,391,374
2033	455,000	214,094	669,094	2033	364,752	357,432	722,183	2033	819,752	571,526	1,391,278
2034	475,000	194,165	669,165	2034	382,989	339,194	722,183	2034	857,989	533,359	1,391,349
2035	495,000	173,360	668,360	2035	402,139	320,045	722,183	2035	897,139	493,405	1,390,544
2036	517,000	151,679	668,679	2036	422,246	299,938	722,183	2036	939,246	451,617	1,390,863
2037	540,000	129,035	669,035	2037	443,358	278,825	722,183	2037	983,358	407,860	1,391,218
2038	563,000	105,383	668,383	2038	465,526	256,658	722,183	2038	1,028,526	362,040	1,390,566
2039	588,000	80,723	668,723	2039	488,802	233,381	722,183	2039	1,076,802	314,105	1,390,907
2040	614,000	54,969	668,969	2040	513,242	208,941	722,183	2040	1,127,242	263,910	1,391,152
2041	641,000	28,076	669,076	2041	538,904	183,279	722,183	2041	1,179,904	211,355	1,391,259
2042	-	-	-	2042	565,850	156,334	722,183	2042	565,850	156,334	722,183
2043	-	-	-	2043	594,142	128,041	722,183	2043	594,142	128,041	722,183
2044	-	-	-	2044	623,849	98,334	722,183	2044	623,849	98,334	722,183
2045	-	-	-	2045	655,042	67,142	722,183	2045	655,042	67,142	722,183
2046	-	-	-	2046	687,794	34,390	722,183	2046	687,794	34,390	722,183
Total	\$ 7,258,000	\$ 2,774,691	\$ 10,032,691	Total	\$ 9,000,000	\$ 5,443,666	\$ 14,443,666	Total	\$ 16,258,000	\$ 8,218,356	\$ 24,476,356

Operations Center Financing Assumptions:

- Interest Rate: 5.00%
- FY of Issuance: FY 2026
- First Principal Payment: FY 2027
- First Interest Payment: FY 2027
- Amortization: Level Debt Service

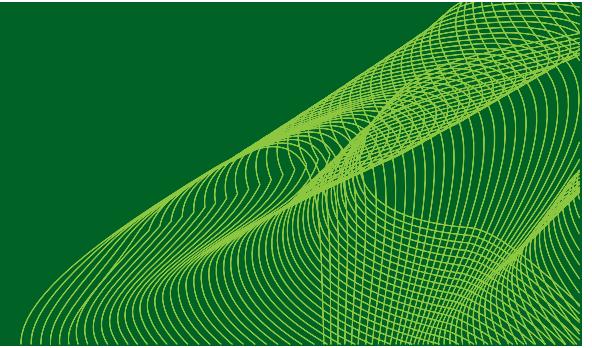
Electric System Pro-Forma Analysis

Webster 15-year Proposal (4.38% interest rate)



Fiscal year	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected
1 Assumed Retail Rate Adjustments	3.00%	-	3.00%	-	-
2 Assumed Wholesale Purchase Power Rate Adjustments	-10.00%	-	2.00%	-	-
3 Total Revenues	16,190,772	13,985,611	14,661,511	14,922,462	15,187,981
4 Operating / Adminstrative Costs	2,696,652	3,448,135	3,627,340	3,817,493	4,019,344
5 Purchase Power Cost	7,600,000	7,790,000	8,144,445	8,348,056	8,556,758
6 Total Operating Expenses	10,296,652	11,238,135	11,771,785	12,165,549	12,576,101
7 Net Revenues Available For Debt Service	5,894,120	2,747,476	2,889,726	2,756,913	2,611,879
8 Proposed Debt Service	-	-	1,391,189	1,391,009	1,390,934
9 Total Debt Service Coverage (Line 7 / Line 8)	n/a	n/a	2.08x	1.98x	1.88x
10 Net Revenues After Debt Service	5,894,120	2,747,476	1,498,537	1,365,904	1,220,945
11 Annual Capital (Excluding Debt Funded Projects)	4,533,815	1,958,558	1,978,779	680,890	660,000
12 System Surplus (Deficit)	1,360,305	788,917	(480,242)	685,015	560,945
13 Beginning Cash Balance	3,229,208	4,589,513	5,378,431	4,898,188	5,583,203
14 Ending Cash Balance	4,589,513	5,378,431	4,898,188	5,583,203	6,144,148
15 Cash as % of Operating Expenses (Line 14 / Line 6)	44.6%	47.9%	41.6%	45.9%	48.9%
16 Cash as a % of Op. Expenses Net of Purchase Power (Line 14 / Line 4)	170.2%	156.0%	135.0%	146.3%	152.9%
17 Operating Days Cash on Hand Total Expenses	163	175	152	168	178
18 Operating Days Cash on Hand Net of Purchase Power	621	569	493	534	558

Webster 20-Year (4.63%)



Electric System Sample Debt Service Schedules

Electric Substation – Webster 20-year Proposal (4.63% interest rate)



Electric Substation				Electric Operations Center				Total			
FY	Principal	Interest	Total	FY	Principal	Interest	Total	FY	Principal	Interest	Total
2025	-	-	-	2025	-	-	-	2025	-	-	-
2026	-	-	-	2026	-	-	-	2026	-	-	-
2027	244,000	319,243	563,243	2027	272,183	450,000	722,183	2027	516,183	769,243	1,285,426
2028	238,000	324,748	562,748	2028	285,792	436,391	722,183	2028	523,792	761,139	1,284,931
2029	249,000	313,729	562,729	2029	300,082	422,101	722,183	2029	549,082	735,830	1,284,912
2030	261,000	302,200	563,200	2030	315,086	407,097	722,183	2030	576,086	709,297	1,285,383
2031	273,000	290,116	563,116	2031	330,840	391,343	722,183	2031	603,840	681,459	1,285,299
2032	286,000	277,476	563,476	2032	347,383	374,801	722,183	2032	633,383	652,277	1,285,659
2033	299,000	264,234	563,234	2033	364,752	357,432	722,183	2033	663,752	621,666	1,285,417
2034	313,000	250,390	563,390	2034	382,989	339,194	722,183	2034	695,989	589,584	1,285,574
2035	327,000	235,899	562,899	2035	402,139	320,045	722,183	2035	729,139	555,943	1,285,082
2036	342,000	220,758	562,758	2036	422,246	299,938	722,183	2036	764,246	520,696	1,284,942
2037	358,000	204,924	562,924	2037	443,358	278,825	722,183	2037	801,358	483,749	1,285,107
2038	375,000	188,348	563,348	2038	465,526	256,658	722,183	2038	840,526	445,006	1,285,532
2039	392,000	170,986	562,986	2039	488,802	233,381	722,183	2039	880,802	404,367	1,285,169
2040	410,000	152,836	562,836	2040	513,242	208,941	722,183	2040	923,242	361,777	1,285,020
2041	429,000	133,853	562,853	2041	538,904	183,279	722,183	2041	967,904	317,132	1,285,037
2042	449,000	113,991	562,991	2042	565,850	156,334	722,183	2042	1,014,850	270,324	1,285,174
2043	470,000	93,202	563,202	2043	594,142	128,041	722,183	2043	1,064,142	221,243	1,285,385
2044	491,000	71,441	562,441	2044	623,849	98,334	722,183	2044	1,114,849	169,775	1,284,624
2045	514,000	48,708	562,708	2045	655,042	67,142	722,183	2045	1,169,042	115,849	1,284,891
2046	538,000	24,909	562,909	2046	687,794	34,390	722,183	2046	1,225,794	59,299	1,285,093
Total	\$ 7,258,000	\$ 4,001,991	\$ 11,259,991	Total	\$ 9,000,000	\$ 5,443,666	\$ 14,443,666	Total	\$ 16,258,000	\$ 9,445,657	\$ 25,703,657

Operations Center Financing Assumptions:

- Interest Rate: 5.00%
- FY of Issuance: FY 2026
- First Principal Payment: FY 2027
- First Interest Payment: FY 2027
- Amortization: Level Debt Service

Electric System Pro-Forma Analysis

Webster 20-year Proposal (4.63% interest rate)



Fiscal year	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected
1 Assumed Retail Rate Adjustments	3.00%	-	3.00%	-	-
2 Assumed Wholesale Purchase Power Rate Adjustments	-10.00%	-	2.00%	-	-
3 Total Revenues	16,190,772	13,985,611	14,661,511	14,922,462	15,187,981
4 Operating / Adminstrative Costs	2,696,652	3,448,135	3,627,340	3,817,493	4,019,344
5 Purchase Power Cost	7,600,000	7,790,000	8,144,445	8,348,056	8,556,758
6 Total Operating Expenses	10,296,652	11,238,135	11,771,785	12,165,549	12,576,101
7 Net Revenues Available For Debt Service	5,894,120	2,747,476	2,889,726	2,756,913	2,611,879
8 Proposed Debt Service	-	-	1,285,426	1,284,931	1,284,912
9 Total Debt Service Coverage (Line 7 / Line 8)	n/a	n/a	2.25x	2.15x	2.03x
10 Net Revenues After Debt Service	5,894,120	2,747,476	1,604,299	1,471,982	1,326,967
11 Annual Capital (Excluding Debt Funded Projects)	4,533,815	1,958,558	1,978,779	680,890	660,000
12 System Surplus (Deficit)	1,360,305	788,917	(374,480)	791,092	666,967
13 Beginning Cash Balance	3,229,208	4,589,513	5,378,431	5,003,951	5,795,043
14 Ending Cash Balance	4,589,513	5,378,431	5,003,951	5,795,043	6,462,010
15 Cash as % of Operating Expenses (Line 14 / Line 6)	44.6%	47.9%	42.5%	47.6%	51.4%
16 Cash as a % of Op. Expenses Net of Purchase Power (Line 14 / Line 4)	170.2%	156.0%	138.0%	151.8%	160.8%
17 Operating Days Cash on Hand Total Expenses	163	175	155	174	188
18 Operating Days Cash on Hand Net of Purchase Power	621	569	504	554	587

Municipal Advisor Disclosure

The enclosed information relates to an existing or potential municipal advisor engagement.

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TOWN COUNCIL AGENDA ITEM

MEETING DATE: July 8, 2025

Agenda Title/Category:	Financing Resolution for Debt Issuance			
Staff Contact/Presenter:	Christopher Tucker, Finance Director			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	N/A
Background:	<p>The Town desires to issue revenue bond debt of NTE \$8M to fund the components and construction of Delivery 4 (New Substation).</p> <p>Davenport issued a Request for Financing Proposals to banking institutions last month and received the results June 19.</p>			
Discussion:	<p>After choosing which bank proposal, the next step is to approve an initial financing resolution. This resolution puts into record many of the things we have discussed: Reason for project, debt engagement w Bank, financing team and bond counsel, and requests that the Finance Director submit an application to the LGC for the issuance.</p>			
Fiscal impact:	<p>Significant impact to future debt service commitments of the Electric Fund</p>			
Attachments:	<p>Resolution (Bank is blank, chosen in previous item)</p>			
Recommended Motion to be made by Council:	<p>Approve as presented with bank choice</p>			

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PINEVILLE, NORTH CAROLINA DIRECTING THE APPLICATION TO THE LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF ELECTRIC SYSTEM REVENUE BONDS AND CERTAIN RELATED MATTERS

WHEREAS, the Town Council (the “*Town Council*”) of the Town of Pineville, North Carolina (the “*Town*”) is authorized by The State and Local Government Revenue Bond Act, General Statutes of North Carolina, Section 159-80 *et seq.* (the “*Act*”), to issue, subject to the approval of the Local Government Commission of North Carolina (the “*LGC*”), at one time or from time to time, revenue bonds of the Town for the purposes as specified in the Act; and;

WHEREAS, the Town Council is considering the issuance of a not to exceed \$8,000,000 Town of Pineville, North Carolina Electric System Revenue Bond, Series 2025 (the “*2025 Bond*”) to (1) finance the construction of a new electric substation (the “*2025 Project*”) and (2) to pay the costs of issuing the 2025 Bond; and

WHEREAS, the 2025 Bond are expected to be issued under a general trust indenture between the Town and Truist, as trustee, (the “*Trustee*”) and a series indenture between the Town and the Trustee;

WHEREAS, the Town Council wants to approve the retention of the financing team for the 2025 Bond, including (1) Parker Poe Adams & Bernstein LLP, as bond counsel; (2) Ballard Rosenberg Golper & Savitt, LLP, as the Town’s counsel; (3) Davenport & Company LLC, as financial advisor; (4) Truist, as trustee, paying agent and registrar for the 2025 Bond; (5) [Bank], as purchaser of the 2025 Bond (the “*Purchaser*”), and (6) Utility Financials Solutions (UFS), as feasibility consultant (collectively, the “*Financing Team*”); and

WHEREAS, the Town Council wants the Finance Director of the Town to file with the LGC an application for its approval of the 2025 Bond, on a form prescribed by the LGC, and (1) request in such application that the LGC approve (a) the negotiation of the sale of the 2025 Bond to the Underwriter and (b) the Town’s use of the Financing Team and (2) state in such application such facts and to attach thereto such exhibits in regard to the 2025 Bond and to the Town and its financial condition, as may be required by the LGC, and to take all other action necessary to the issuance of the 2025 Bond;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PINEVILLE, NORTH CAROLINA, AS FOLLOWS:

Section 1. That the 2025 Bond is to be issued by the Town in an aggregate principal amount not to exceed \$8,000,000 for the purpose of providing funds to (1) finance the 2025 Projects and (2) pay the costs of issuing the 2025 Bond, all as will be set out in the documents attached to the Town’s application to the Commission. The 2025 Project is necessary to meet the needs of the users of the Town’s electric system.

Section 2. That the Finance Director or his respective designee, with advice from the Town's financial advisor and bond counsel, is hereby authorized, directed and designated to file an application with the LGC for its approval of the issuance of the 2025 Bond.

Section 3. That the Financing Team is hereby approved in connection with the issuance by the Town of the 2025 Bond, and the Town Manager and the Finance Director are each hereby authorized to retain other professionals as may be necessary and appropriate to carry out the intentions of the Town Council as set forth in this Resolution.

Section 4. That the Town Council finds and determines and asks the LGC to find and determine from the Town's application and supporting documentation:

- (a) that the issuance of the 2025 Bond is necessary or expedient;
- (b) that the not to exceed stated principal amount of the 2025 Bond will be sufficient but is not excessive, when added to other money available to the Town's electric system, to finance the 2025 Project;
- (c) that the Town's electric system as now constituted, and as it will be constituted after the completion of the 2025 Project, is feasible;
- (d) that the Town's debt management procedure and policies are good; and
- (e) that the 2025 Bond can be marketed at a reasonable interest cost to the Town.

Section 5. That the Town Council requests that the Commission sell the 2025 Bond through negotiation to the Purchaser on such terms as may be agreed on but at an interest rate not exceeding [Rate] %.

Section 6. That the Mayor, the Town Manager, the Finance Director and the Town Clerk, and their respective designees (the "*Authorized Officers*"), are each hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to complete the steps necessary for the issuance of the 2025 Bond. All acts and doings of the Authorized Officers that are in conformity with the purposes and intents of this Resolution and in the furtherance of the issuance of the 2025 Bond shall be, and the same hereby are, in all respects approved and confirmed. Any provision in this Resolution that authorizes more than one officer of the Town to take certain actions shall be read to permit such officers to take the authorized actions either individually or collectively.

Section 7. That all resolutions or parts thereof of the Town Council in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 8. That this Resolution is effective on its adoption.

Adopted this 8th day of July, 2025.

STATE OF NORTH CAROLINA)
)
) SS:
TOWN OF PINEVILLE)

I, *Lisa Snyder*, Town Clerk of the Town of Pineville, North Carolina, **DO HEREBY CERTIFY** that the foregoing is a true and exact copy of a resolution entitled "**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PINEVILLE, NORTH CAROLINA DIRECTING THE APPLICATION TO THE LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF ELECTRIC SYSTEM REVENUE BONDS AND CERTAIN RELATED MATTERS**" duly adopted by the Town Council of the Town of Pineville, North Carolina at a meeting held on the 8th day of July, 2025.

the **WITNESS** my hand and the corporate seal of the Town of Pineville, North Carolina, this day of July, 2025.

(SEAL)

Lisa Snyder
Town Clerk
Town of Pineville, North Carolina



TOWN COUNCIL AGENDA ITEM

MEETING DATE: July 8, 2025

Agenda Title/Category:	Outside Event Permit			
Staff Contact/Presenter:	Riley George			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	
Background:	Final presentation of Outside Event Permit as discussed in previous work session.			
Discussion:	Presenting permit to vote on usage			
Fiscal impact:	N/A			
Attachments:	Word Document with the form printed on it			
Recommended Motion to be made by Council:	Vote yes to place on the website and begin utilizing for outside events			



Town of Pineville – Outside Event Request Form

Thank you for your interest in hosting an event on the Town of Pineville property. Please complete the form below at least **45 days in advance** of your requested event date. Submission of this form does not guarantee approval. **Please note under certain circumstances there may be a required Council vote from the Town of Pineville regarding your event. If this is required, The Town of Pineville will let you know ahead of time.** Each location is limited to ONE event per space per location. Each event fee is \$200 for non-residents and \$100 for residents of Pineville and is required to be paid in full prior to the event date.

Examples of locations that pertain to this form are the front lawn of Town Hall, any roads within Pineville limits, parking lots owned by the Town, green space at Pineville Lake Park, etc. This form DOES NOT pertain to shelter rentals, The Hut, Jack Hughes Park, Splash Pad, Canine Commons Dog Park, or the Belle Johnston Community Center. Those facilities are handled exclusively by Pineville Parks and Recreation online at <https://www.pinevillenc.gov/government/departments/parks-recreation/parks-facilities/>.

This form does **not** include the 30-day political period which allows local municipal, state, and federal participants to set up on Town property in anticipation of an election.

If this form is not completed and approved in advance, and the event proceeds without authorization, the matter will be handled by the Pineville Police Department.

SECTION 1: APPLICANT INFORMATION

- **Organization/Vendor Name:** _____
- **Contact Person:** _____
- **Phone Number:** _____
- **Email Address:** _____
- **Mailing Address:**

SECTION 2: EVENT DETAILS, NEEDS, and LOGISTICS

- **Event Name:** _____
- **Desired Event Location:** _____
- **Proposed Date(s):** _____
- **Start Time:** _____
- **End Time:** _____
- **Event Setup Time:** _____
- **Estimated Attendance:** _____

- Choose what best describes your event:

<input type="checkbox"/> Community/Neighborhood	<input type="checkbox"/> Fundraiser	<input type="checkbox"/> Walk/Run
<input type="checkbox"/> Private Event	<input type="checkbox"/> Ticketed/Registration Only	<input type="checkbox"/> Concert/Live Performance
<input type="checkbox"/> Free, Public Event	<input type="checkbox"/> Event	<input type="checkbox"/> Faith-Based Event
<input type="checkbox"/> Festival	<input type="checkbox"/> Wedding	<input type="checkbox"/> Rally/Protest

- Description of Event (include purpose, planned activities, vendors, etc.):

- Select each aspect that applies to your event and which resources you would like to be at your event:

<input type="checkbox"/> Alcoholic Will Be Beverages Sold (Must have a permit or use a vendor with permit)	<input type="checkbox"/> Power Access
<input type="checkbox"/> Free to the Public	<input type="checkbox"/> Water Access
<input type="checkbox"/> Admission Fee for Attendees	<input type="checkbox"/> Traffic Control
<input type="checkbox"/> Security/Off Duty Officers	<input type="checkbox"/> Trash Cans
<input type="checkbox"/> MEDIC/EMS	<input type="checkbox"/> Any Sidewalk Closures
<input type="checkbox"/> Town Provided Barricades	<input type="checkbox"/> Tents (large tents may require county approval)*

*What size tents?

- List vendors and indicate if permits are secured:

- Have you held this event previously? If so, where and when? Can you provide references?

- Sound/Music Equipment (NOTE: Town Ordinance requires no projected music or sounds from 10 PM- 7 AM. Approval must be granted by Town Manager for any projected sound past 10 PM):

- Signage Approval: YOU MUST SUBMIT ANY SIGNAGE IN THE ATTACHMENTS SECTION FOR APPROVAL DUE TO A TOWN ORDINANCE. APPROVAL IS REQUIRED FOR SIGNAGE.

SECTION 3: ATTACHMENTS REQUIRED

Please include the following with your application, if applicable:

- Copy of your Certificate of Insurance (Insurance will not be required for all events. If it is required, The Town will alert you)
- Event layout or site map
- Any food/beverage vendor permits
- Proof of 501(c)(3) status (if requesting fee waiver); proof does not guarantee a waiver

- Traffic Plan and Parking Plan/Map (if needed)
- Trash & Cleanup Plan (*if additional cleanup is needed by Town of Pineville staff, organizer will be required to pay \$100/hour for cleanup. This will be at the discretion of the Town*)
- Security Plan (off-duty officers may be required for crowd control, security, or closures)
- First Aid/Medical Emergency Plan
- Crowd Control Plans

SECTION 4: REQUIRED CONDITIONS

Please review and initial each item below to acknowledge understanding:

I understand that submission of this form does not guarantee approval.

I understand that a **rental fee** applies for use of the space.

I understand that **insurance coverage** of 1-million-dollar liability insurance *may* be required and must name the Town of Pineville as an additional insured.

I understand that if **crowd control or safety concerns** arise, I may be required to hire **off-duty Police Department officers** at my own expense.

I understand that **all event-related trash** must be cleaned and removed immediately following the event.

I am aware and will not bring **prohibited items** such as glitter, confetti, rice, open flames (sparklers/candles), concrete ballast anchors or stakes, and nails or tacks for signage.

I agree to comply with all local, state, and federal laws and ordinances during the event. Failure to comply may result in a shutdown of event(s).

APPLICANT SIGNATURE

I certify that the information provided is accurate and that I have read and agree to the conditions outlined above.

Applicant Signature:

Date:

**Please send signed and filled out form to
rgeorge@pinevillenc.gov**



For Town Use Only

Interdepartmental Review

DEPARTMENT	REVIEW REQUIRED?	COMMENTS	APPROVE D	DENIED	SIGNATURE & DATE
------------	---------------------	----------	--------------	--------	------------------

Police					
Planning/Zoning					
Fire/EMS					
Public Works					
Parks & Rec					
Administration					

- Date Received:

- Final Approval Status: Approved Denied

- Approval Signature (Town Manager/Asst. Town Manager):

- Date:



TOWN COUNCIL AGENDA ITEM

MEETING DATE: July 8, 2025

Agenda Title/Category:	Nazarene Church Conditional plan			
Staff Contact/Presenter:	Travis Morgan			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	Walkability and connectivity
Background:	Update to previous presentation relating to new sidewalk width.			
Discussion:	4' sidewalks along Park Cedar due to limited right of way and parking lot and 6' wide along Pineville-Matthews to be consistent with NCDOT plans.			
Fiscal impact:				
Attachments:	See staff report			
Recommended Motion to be made by Council:	Approve depending on public comment after a future public hearing.			

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 7/8/2025

Re: Pineville Church of the Nazarene Conditional Plan (*Informational Item*)

REQUEST:

Aaron Horton on behalf of Pineville Church of the Nazarene as Pastor requests your consideration for a conditional zoning plan to adjust sidewalk width.

SUMMARY:

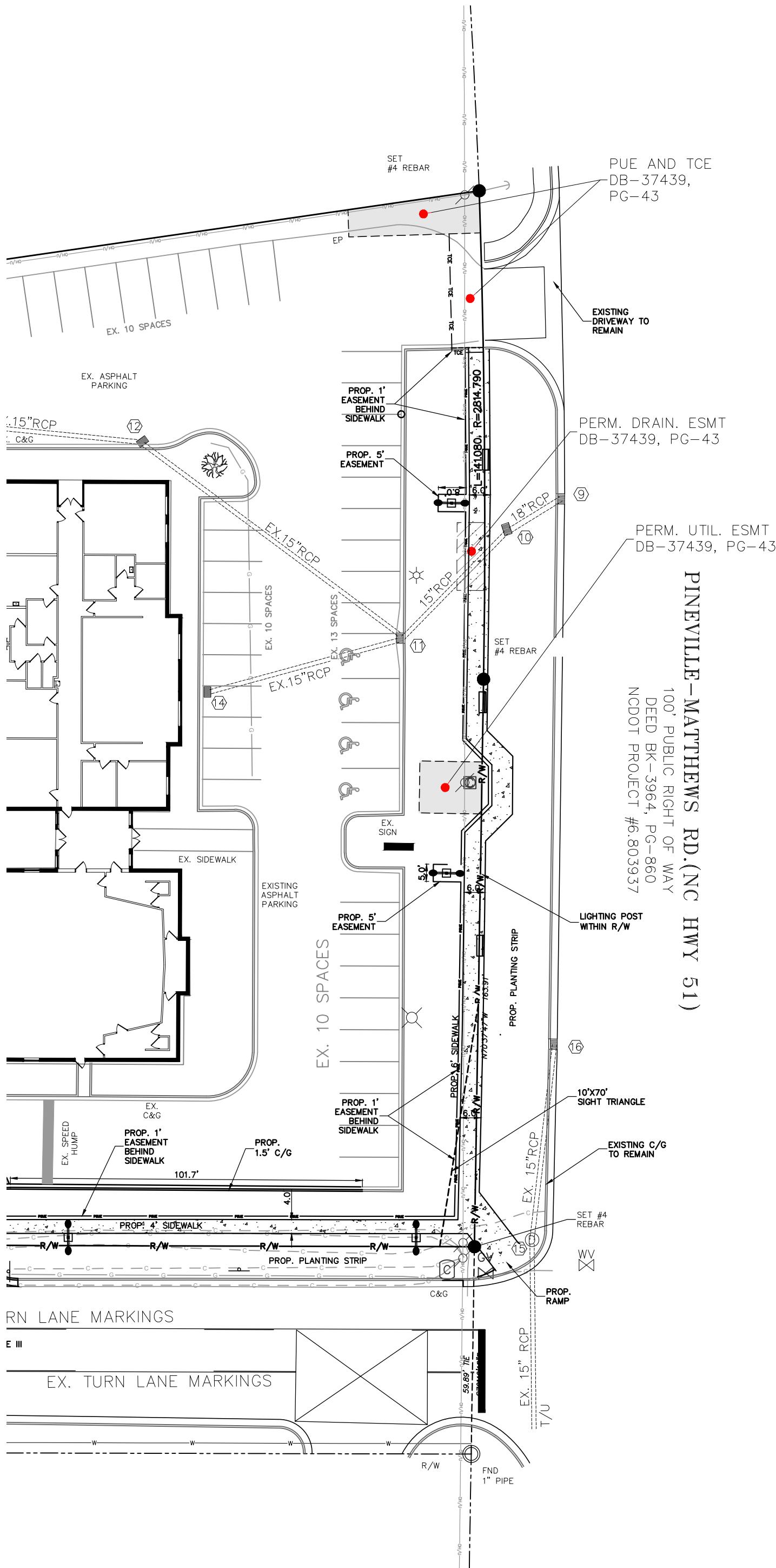
A follow up from the previous church parking count text amendment and site-specific proposal as shown from prior concept plan to revise sidewalk widths with site conditions and NCDOT roadway project.

STAFF COMMENT:

Proposal still provides pedestrian walkability and the six-foot-wide sidewalk along Highway 51 is consistent with the sidewalk widths in the immediate area and with the sidewalks NCDOT is planning to add as part of the Highway 51 improvement project. Recommend revising the Corridor Overlay District sidewalk requirement to the same width for roadway consistency in the area.

ACTION:

This is a workshop meeting to hear the initial applicant's request and to offer feedback following regular legislative process. A public hearing is needed before any vote.





TOWN COUNCIL AGENDA ITEM

MEETING DATE: July 8, 2025

Agenda Title/Category:	Firefighters' Relief Fund Board of Trustees Appointment		
Staff Contact/Presenter:	Ryan Spitzer		
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:
Background:	The Relief Fund was created to financially assist firefighters who experience injury or loss of life while performing dire department duties. The Fire Department currently controls the funds and needs board members to disburse the funds.		
Discussion:	There is a five-member board with two of the Board Members are appointed by the Town. Brantley Stallings and Thomas White have offered to serve as the Town of Pineville appointments		
Fiscal impact:	None		
Attachments:	1. Information on the Relief Fund		
Recommended Motion to be made by Council:	Approve Brantley Stallings and Thomas White as town appointments to the Local Firefighters' Relief Fund Board of Trustees.		



OFFICE OF STATE FIRE MARSHAL

NC DEPARTMENT OF INSURANCE



Firefighters Relief Fund

Purpose

The Firefighters' Relief Fund has been created to financially assist firefighters who experience injury or loss of life while performing fire department duties.

Legislation

Relief Fund Certifications

Relief Fund Certifications are now collected by the North Carolina State Firefighters' Association (NCSFA) and will no longer need to be submitted to the Department of Insurance, per recent legislative changes (NC General Statute 58-84-46).

- Commonly known as the "Report of Fire Conditions", "Certification of Eligibility", or "Board of Trustees Report (BTR)"
- Certifications are due to NCSFA between December 1 and January 15, along with the certified department roster

The NC State Firefighters' Association will provide this information to the Department of Insurance.

For questions regarding the Board of Trustees Report, please contact the North Carolina State Firefighters' Association.

Eligibility Criteria

Item 9.

Fire departments must meet the following requirements to receive the tax collected within their fire district:

- Be a current member of the North Carolina State Firefighters' Association (NCSFA)
- Submit Firefighters' Relief Fund bank & financial statement(s) to the State Firefighters' Association by October 31
- Establish a Firefighters' Relief Fund Board of Trustees, to include:
 - Two (2) positions elected by the fire department;
 - Two (2) positions appointed by City or County Commissioners;
 - One (1) position appointed by the Insurance Commissioner.

One of the five (5) board members will be elected as Treasurer. The Department of Insurance provides a blanket honesty bond to cover all local Firefighters' Relief Fund treasurers.

The information above is compiled annually for each rated fire district to verify eligibility. Fire departments meeting all requirements are eligible to receive their relief fund tax.

If a fire department fails to meet all requirements, the relief fund tax is transferred to the NC State Firefighters' Association and held in the State Firefighters' Relief Fund account.

Important Dates	Required Action
October 31	All bank/financial statement due to NC State Firefighters' Association (NCSFA).
December 1 - January 15	Board of Trustees Report (Relief Fund Certification) + Certified Department Roster due to NCSFA.
February 1	Fire District tax valuations due to OSFM.
February	Submit any banking information changes for relief fund accounts to NC Department of Insurance (if applicable).

Important Dates

Required Action

September

Relief fund monies disbursed.

Additional Information

Frequently Asked Questions (Eligibility)



Who is responsible to return the Board of Trustees Report (BTR) to the NC State Firefighters Association?

The fire chief of any city, county, or sanitary district must file the Board of Trustees report on or before October 31 of each year.

The fire department has been informed of its disqualification to receive the relief fund monies due to the Board of Trustees report not being filed. Can the fire department recoup these monies?

Yes. The Firefighters' Relief Fund Board of Trustees can request for the city, county, or sanitary district commissioner(s) to reimburse the department from city, county, or sanitary district funds.

The fire department serves two (2) fire districts (municipal and rural). Is the department required to join the NC State Firefighters' Association (NCSFA) twice and submit all required forms in duplicate?

1A) If the fire department is solely operated by either the town or a Board of Directors and serves two (2) fire districts, it is only required to meet the General Statute requirements once: by joining the NCSFA once and submitting required forms once.

1B) Yes, if the fire department is operated by two (2) separate entities sharing one location. Both departments must join the NCSFA and each must submit required forms.

Frequently Asked Questions (Use of Funds)



If a fire department member becomes seriously ill (not fire related), can the local fund assist financially?

Yes. The local fund can purchase "other" insurance protection, which may be considered an alternative for such situations. The release of funds for this purpose must be approved by the local board and NC State Firefighters' Association (NCSFA).

Does our local Firefighters' Relief Fund Board have entire control of local funds?

Item 9.

No. All relief fund expenditures must be approved by NCSFA and be in compliance with NC General Statute 58-84.35.

Can Firefighters' Relief Fund monies be used to supplement our fire department budget or purchase equipment?

No. These funds must be kept in a separate account and used only for its intended purposes.

Legislation



Each city or county fire chief with a local board of trustees (under G.S. 58-84-30) must file a Board of Trustees Report (also known as a "certificate of eligibility") with the NC State Firefighters' Association (NCSFA). If a Board of Trustees Report is not filed with NCSFA on or before January 31 of the following year:

- The Local Firefighters' Relief Fund for that fire department will forfeit the payment next due to the Fund's board of trustees.
- The State Firefighters' Association will inform the Insurance Commissioner of any Firefighters' Relief Funds that have not filed the certificate of eligibility. The Insurance Commissioner will pay any amounts due to those local Funds to the State Firefighters' Association treasurer.
- Any forfeited payments will be included as a part of the Statewide Firefighters' Relief Fund.

(NC General Statute 58-84-46)

Relief Fund Administration



The Firefighters' Relief Fund benefit is administered through the following organizations:

North Carolina Department of Insurance
Office of State Fire Marshal
Grants & Relief Funds
1202 Mail Service Center
Raleigh, NC 27699-1202

Item 9.

and

North Carolina State Firefighters' Association
Tim Bradley, Executive Director
323 W. Jones Street
Suite 401
Raleigh, NC 27603

Use of Funds



The North Carolina General Assembly revised NC General Statute 58-84-35 to allow local Firefighters' Relief Fund boards to use funds for the following:

- Educational benefits
- Supplemental retirement
- Purchase other insurance and pension protection

Once the local board approves any expenditures, the NC State Firefighters' Association must also approve them to ensure the fund remains financially sound for the original intent.

For questions regarding the use of relief fund monies, please contact the NC State Firefighters' Association.

More Information

Contact NCSFA (<https://ncsfa.com/contact/ncsfa-office-staff>)

NCSFA Relief Fund Information (<https://ncsfa.com/relief-fund-information>)

Documents

- [Vendor Electronic Payment Form with Instructions.pdf](#) (/vendorelectronicpaymentformwithininstructionspdf-3/open)
- [Blank State of North Carolina Sub W-9.pdf](#) (/blank-stateofnorthcarolinabw-9pdf-0/open)



Department Update

PUBLIC WORKS

To: Town Council
 From: Chip Hill
 Date: 07/01/2025
 Re: Public Works Updates

Johnston Drive Alignment: PNG and Spectrum have completed the relocation of their utilities. Pineville Power has completed the switch over to the new transformer and plans to remove the three abandoned poles the week of June 30th. The contractor is expected to begin road work between the 15th and 21st of July.

Sidewalks on S. Polk: The project is complete except for the following items: installation of the handrail, the riprap for the drain that runs under the sidewalk at the Sabal Pointe entrance and various areas need to be caulked.

Main Street Crosswalks: The goal is for this project to be funded with sales tax revenue if the legislation and referendum pass.

Huntley Glen: The Town has accepted the roads. The bond has gone to maintenance.

Parkway Crossing: As of May 28, as-builts are in for review and the pipe work should be nearing completion in a few weeks.

Preston Park: Prefinal dates have been proposed and are waiting to be scheduled and for work to begin.

McCullough: Still waiting for video and as-built approval. The developer has said that the video is complete, and they are waiting for their engineer to certify.

Miller Farms: Project is progressing. Proof rolls are ongoing for the roads. Storm drain is going in per the PLDS process. The work is following 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. 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. Bond fees have been paid, but not the reinspection fees. We have requested this be done and prefinal be scheduled again.

Coventry: On site meeting occurred to discuss lack of density report for certain portions of the roads. Resolution will be bonding all of the work and not reducing. The developer has not started work again. The Town has agreed to the process.

Carolina Logistics Park: Site has been approved for the Town takeover once two speed limit signs are installed. Developer has been given instruction on the process and will work with the Town to complete takeover once the developer petitions the Town.

*see attached spreadsheet of easement permits issued/pending FY2025

PERMITS ISSUED/PENDING

COMPANY

Fiscal Year 2025

LOCATION	STATUS	PERMIT NO
Ashley Northup/AT&T	Issued	PW20240812EAGLETONDOWNS625
Zach Pellicone/Charlotte Water	Issued	PW20240807INDUSTRIAL10112
Paul Tatsis/PNG	Issued	PW20240729COLLEGE307
Ashley Northup/AT&T	Issued	PW20240806PARKCROSSING10810
O'brien Walls/Charlotte Water	Issued	PW20240731NPOLK109
AT&T/SourceOne/Rosita Villavicencio	Issued	PW20241011CAROLINALOGISTICS12026
AT&T/Ashley Northup	Cancelled	
Charlotte Water/Samuel Yuhas	Issued	PW20241008PARKROAD10496
Charlotte Water/Samuel Yuhas	Issued	PW20241010LANCASTERHWY12031
AT&T/SourceOne/Rosita Villavicencio	Issued	PW20241017CAROLINALOGISTICS12020
Spectrum/STS Cable Services/Tracey Kendall	Issued	PW20241024CAROLINALOGISTICS11925
AT&T/SourceOne/Rosita Villavicencio	Issued	PW20250130PINEVILLEDISTRIBUTIONST10230
Spectrum/ACP Fiber Services/Ryan McCumber	Issued	PW20250115MILLER
Charlotte Water/Cirilo Saba	Issued	PW20250211EDENCIRCLE265
Comporium/Utility Design/Ross Bradley	Issued	PW20250318DOWNSRD12720
Charlotte Water/Samuel Yuhas	Issued	PW20250313INDUSTRIAL10201
Google Fiber/Kila Lindsay/Prince Telecom	Issued	PW20250506PARKDRIVE10450
Spectrum/Michael Davis/Carolina Communications	Issued	PW20250519JOHNSTON207
Spectrum/Melissa Sherrill/Telics	Issued	PW20250610LEEST9931
Segra/Tyler Figaro/Teresa Cartee/TEP Group	Pending	
Comporium/Utility Design/Ross Bradley	Issued	PW20250617NATIONSFORD12610CAROLINALOG12020
Center Line Locating/Lauren Bovit	Issued	PW20250617COLLEGE307
Charlotte Water/Zach Pellicone	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: 7/2/2025

Re: Human Resources Monthly Report

Ryan,

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

New Hires:

Charlie Williams, Police Officer Trainee (B.L.E.T.)
Joshua Heath, Police Officer Trainee (B.L.E.T.)
Gavin Reich, Part time Park Aide
Brooklyn Hoyte, Summer Camp Counselor

Resignation/Termination:

none

Retirements:

none

Transfers:

none

Promotions:

Andres Ferrer, Probationary Police Officer to sworn Police Officer
Ramon Salas, Probationary Police Officer to sworn Police Officer

Current Openings:

Police Officer: 3 openings for lateral hires

911 Telecommunicator, 3 openings, accepting applications, interviewing

Departmental Update:

Employee Appreciation and events:

We are recognizing Parks & Recreation this month. Staff will be treated to a lunch of their choice.

The employee newsletter, The Pine Needle, recognized several employees who obtained certifications or degrees in the last month.

We will be encouraging employees and their guests to join the Town Takeover of the Charlotte Knights game night 8/13/2025 by offering a discounted block of tickets.

Recruiting:

We are seeking experienced Police Officers and three 911 Telecommunicators. Quite a few candidates for both are in background checks. Also, we have a full slate of those beginning B.L.E.T. classes in June and July. The police recruiting team continues to work hard and has candidates in process for all of the available officer and BLET openings and some of the 911 TC openings.

Police Promotions:

A promotional assessment process for selecting incumbents to be promoted into two open Lieutenant positions was conducted at the end of June in preparation for the upper management/command staff position changes and leadership restructuring. Outside consulting firm Blue Chameleon was onsite to conduct the assessment center exercises. Many volunteer officers from surrounding towns and two community group leaders scored the exercises. Five candidates applied for promotion. Those who met all requirements and were recommended for promotion by their current supervisor, were invited to the assessment center. Command staff agreed on two candidates who scored well and whose experience fit the open positions well. They will each be offered a Lieutenant position. The other candidates who successfully completed the assessment will be eligible when an opening is available in the coming year.

Compensation:

The approved Cost of Living Increase was implemented for all staff on July 2nd.

The Pay and Classification Plans also increased 3.0 to 3.5%, making progress toward the goal of pay scales that match 100% of the recent market study. This makes up more than half of the progress toward closing the 5% gap to matching market that was left after implementing the increases in early March that were recommended by Baker Tilly consultants and the study data.

One of the new Police Officers has qualified as a Spanish language interpreter for the Town. They are now receiving a pay increase to reward them for being available to assist any department as needed with interpretation.

Benefits:

Our annual open enrollment changes by staff were processed with the new insurance carriers and implemented in payroll deductions July 1. Retirement contribution rate changes set by the State Treasurer's office and contributed by the Town were also updated for the year.

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 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.

Staff enjoyed their first Juneteenth paid holiday this year!

Wellness:

The next de-stress mini-event hosted by human resources is planned later this month. This is a time for staff to intentionally de-compress and learn relaxation and stress relief techniques and resources. We plan to host an event about 3 times per year.

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 program, therefore we have continued it this year. This encourages the staff to take care of themselves, which also 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 will 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.

Safety:

We had no incidents or accidents in June. We had one employee experience minor illness from adjusting to the higher temperatures out in the field. Our safety captains and field supervisors have been trained in handling extreme heat conditions. They have protocols and preventive measures in place. Employees also have been trained to keep an eye out for each other and what to look for in someone experiencing complications from heat exposure. We also trained on guidelines for avoiding the risk of being struck by lightning.

Department Update



To: Town Council
From: Travis Morgan
Date: 7/8/2025
Re: **Town Planning Updates**

PLANNING:

Miller Farm: Plats 1 and 2.

9610 Pineville-Matthews: Ear, nose, throat and medical office in the location for review with prior plan and updated façade.

Office building: New possible office building near 391 Towne Centre

Carolina Place Mall: Discussions of drone delivery dispatch spot near REI

Park 51 Shopping Center: Façade reface

CODE ENFORCEMENT:

Grass: 13150 dorman 12935 dorman 505 fsher Parcel ID: 2211183 11215 Carolina Place 14026 Green Birch 2327 Glenway Trail 918 Lakeview 10304 Osprey 533 Amon 519 Amon 219 Amon 402 Cranford 404 Main 11715 Carolina Place 416 Park Av 410 Park Av 114 Kenmore 201 Lowry 121 Olive 10310 Killogrin 413 Marie Wy 9530 P-M 10600 Centrum 201 Towne Centre 10319 Osprey 10329 Osprey	Dumpster: 323 Main St 610 A N Polk St Temp Event Permit: 10625 mcmullen creek Lighting: 10330 Stineway 10334 Stineway Fence: 260 Eden Abandoned Vehicle: 11161 Miller Rd Commercial Vehicle: Sam Meeks Rd Unsecured Building: 201 Towne Centre Restraint of Animals: 1015 Cone	Parking on the lawn: 120 Olive 918 lakeview 1100 Cone 123 olive 1115 Cone Signs: 11715 carolina place 597 N Polk St 128 Olive 8720 P-M 10120 Johnston Rd 100 Marine Community Appearance/Junk Vehicle: 104 Juanita 12935 dorman 1108 cone
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**Pineville Communications Systems****Internet Results for Month Ending 6-30-2025**

Revenue Area		Start Quantity	New Services Added	Disconnects	Ending Quantity
ILEC	Residential	517	3	-6	514
	Business	82	1		83
CLEC	Residential	614	5	-11	608
	Business	24			24
	Total	1237	9	-17	1229



100M to 1Gig Speed Offering Take Rate

Beginning of June 2025

Ending of June 2025

Speeds	ILEC		ILEC		Net Difference
	Residential	Business	Residential	Business	
100M		32		32	
200M		5		5	
300M	240		237		-3
400M		8		8	
600M	60		60		
1GIG	139	26	139	27	1
	510		508		

Beginning of June 2025

Ending of June 2025

Speeds	CLEC		CLEC		Net Difference
	Residential	Business	Residential	Business	
100M		6		2	
200M		3		3	
300M	207		206		-1
400M		2		2	
600M	94		92		-2
1GIG	201	11	201	11	
	524		517		

*Total Internet Customers is 1229 for the end of June with a total of 1025 customers suscribing to over 100M = 83%



Line Counts for June 2025

Revenue Area		Start Quantity	New Services Added	Disconnects	Ending Quantity
ILEC	Residential	95			95
	Business	257		-1	256
CLEC	Residential	81		-2	79
	Business	36		-5	31
	Total	469		-8	461



PINEVILLE POLICE DEPARTMENT

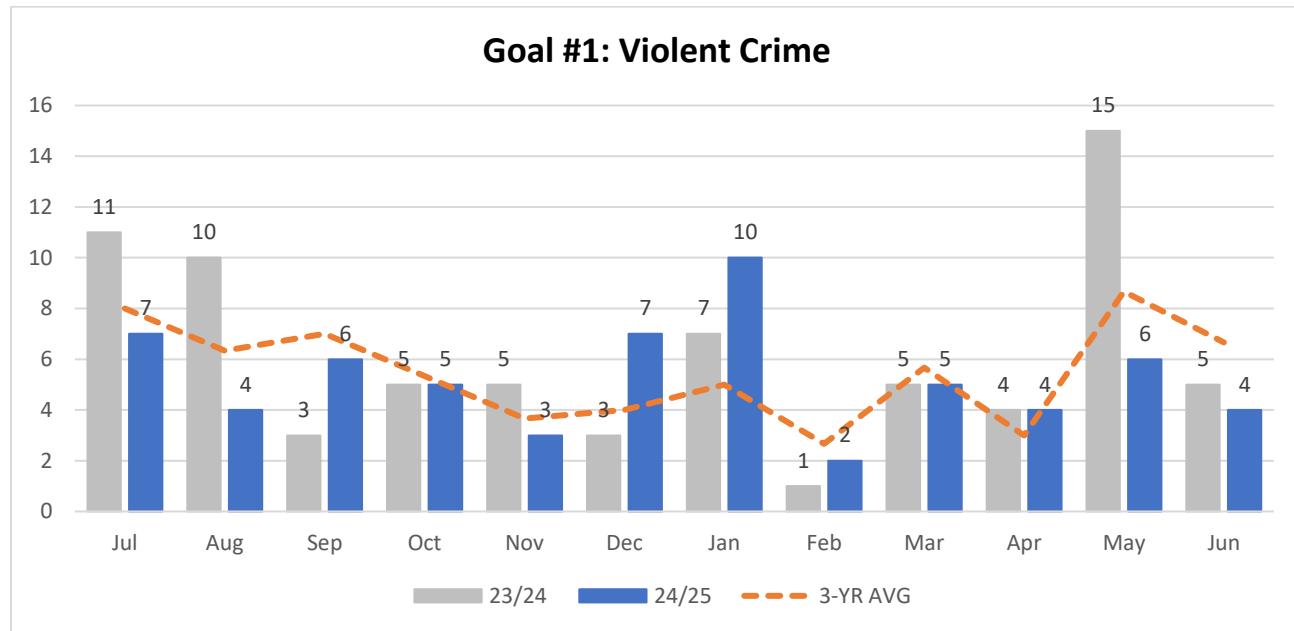
MONTHLY REPORT

June 2025

Crime Goals

Below is the evaluation of the police department's crime goals. Goals are measured for 12 months based on the fiscal year. For the year of July 2024 – June 2025, the goal is to reduce violent crime and reduce all crime by 5%.

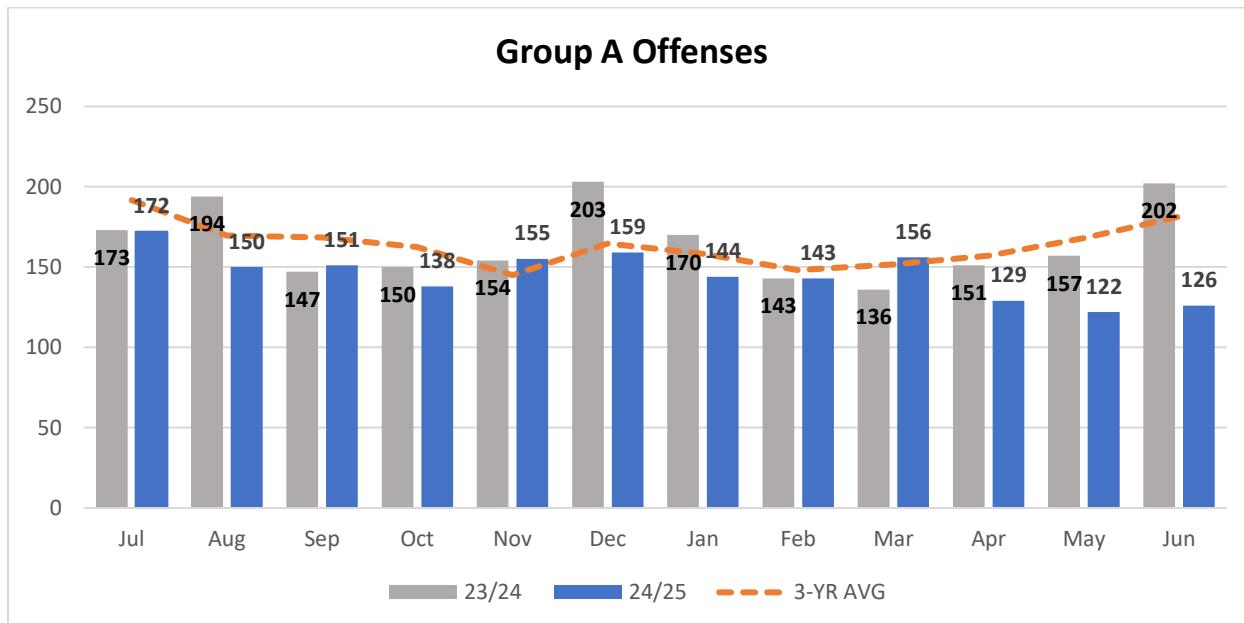
Goal #1: Violent Crime



Comparison to Jul 23 to Jun 24: **-15%**

Comparison to Jul to Jun 3-Year Average: **-5%**

Goal #2: Group A Crime (All Crime)



* data is subject to change; unfounded removed

Comparison to Jul 23 to Jun 24: -12%

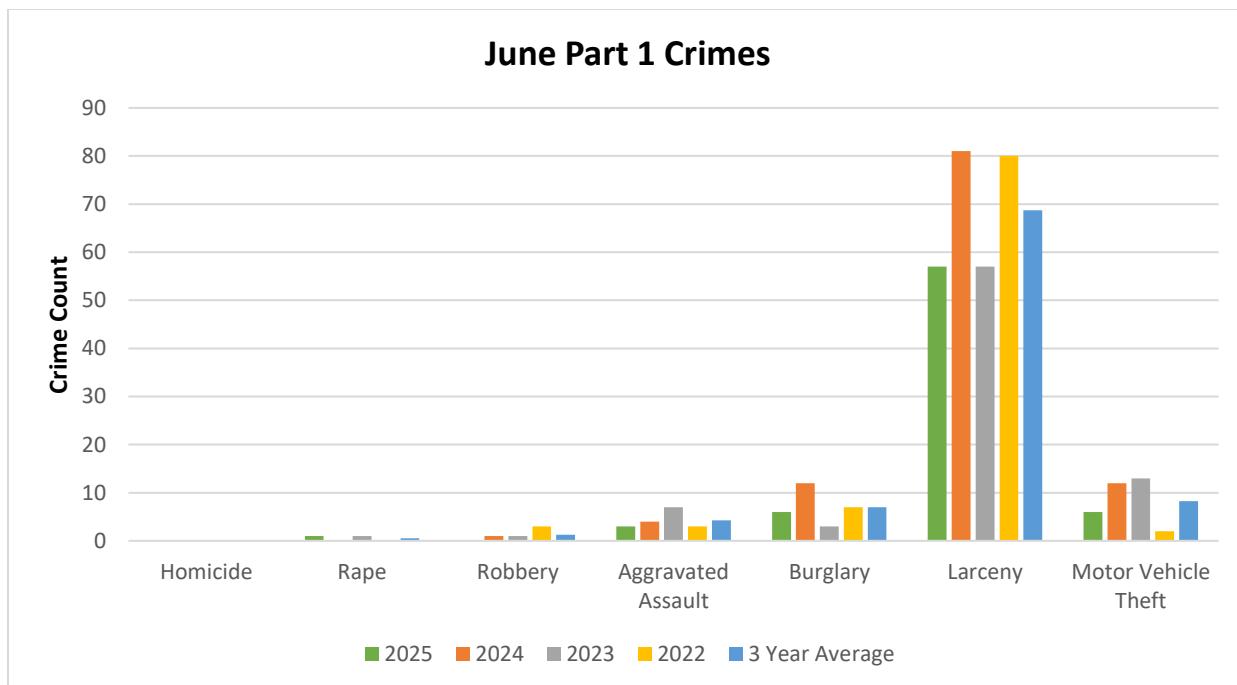
Comparison to Jul to Jun 3-Year Average: -2.2%

Monthly Crime Statistics

Below is a table and bar graph of the counts for Part 1 Crimes in June. For comparison, the same is shown for the past 3 years. The average of the 3 years was calculated.

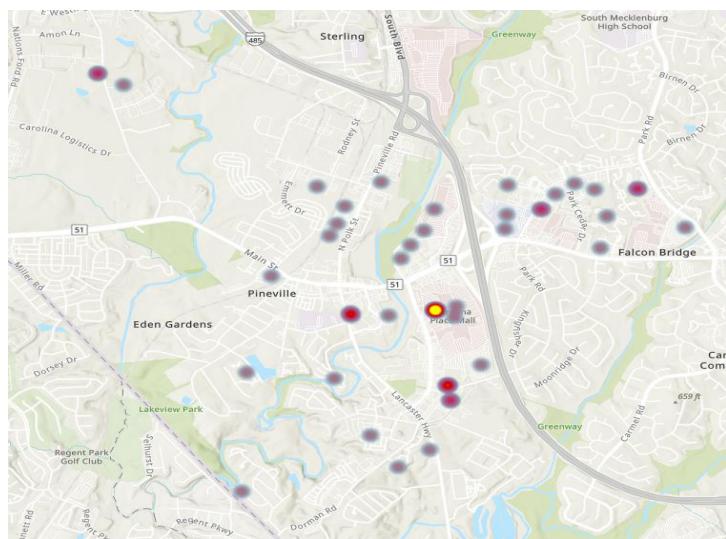
	June Crime Stats					
	Part 1 Offenses					
	2025	2024	2023	2022	3 Year Average	ETJ
Homicide	0	0	0	0	0	0
Rape	1	0	1	0	1	0
Robbery	0	1	1	3	1	0
Aggravated Assault	3	4	7	3	4	0
Burglary	6	12	3	7	7	0
Larceny	57	81	57	80	69	1
Motor Vehicle Theft	6	12	13	2	8	0

* ETJ statistics included in total number of offenses



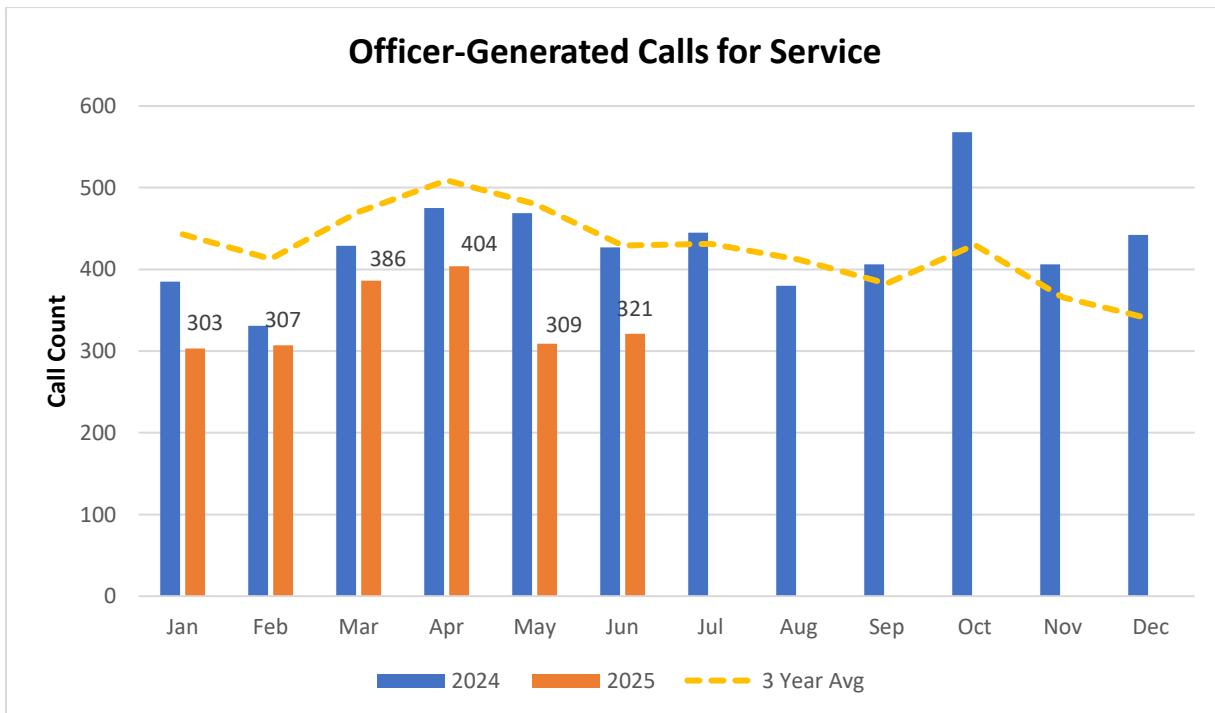
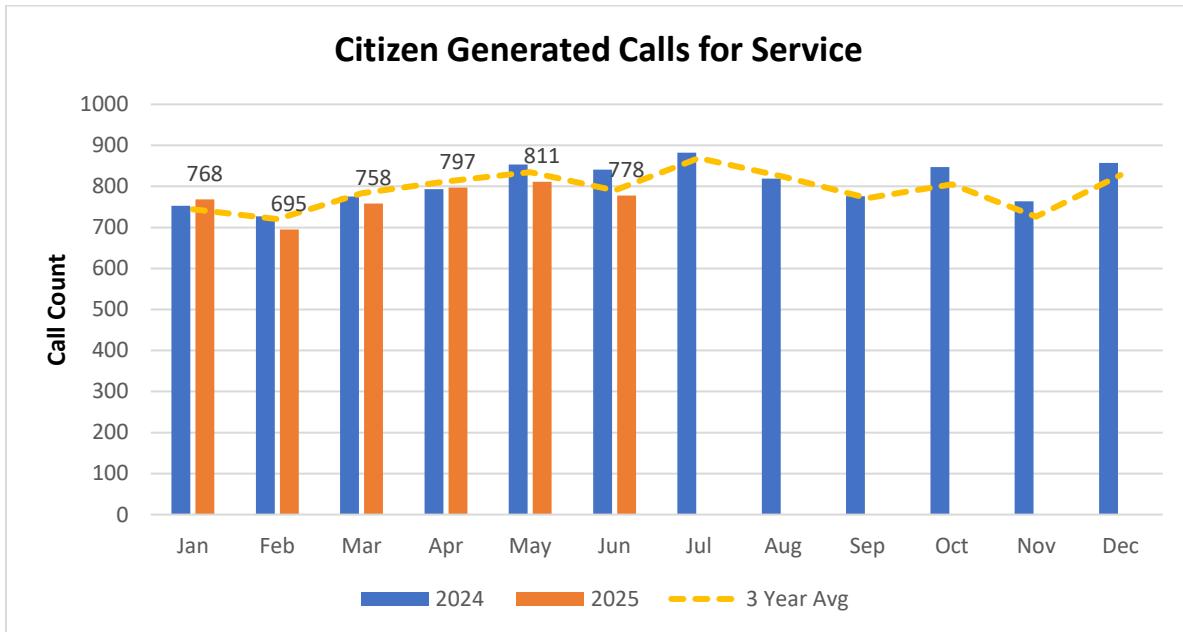
Top 5 Crimes Mapped

The following is a heat map that shows our top 5 crimes (burglary, motor vehicle theft, shoplifting, all other larceny, and theft from motor vehicle). The hot spots identify that retail and hotel locations see the most of the top 5 crimes. The brightest of the hot spots is Carolina Place Mall.

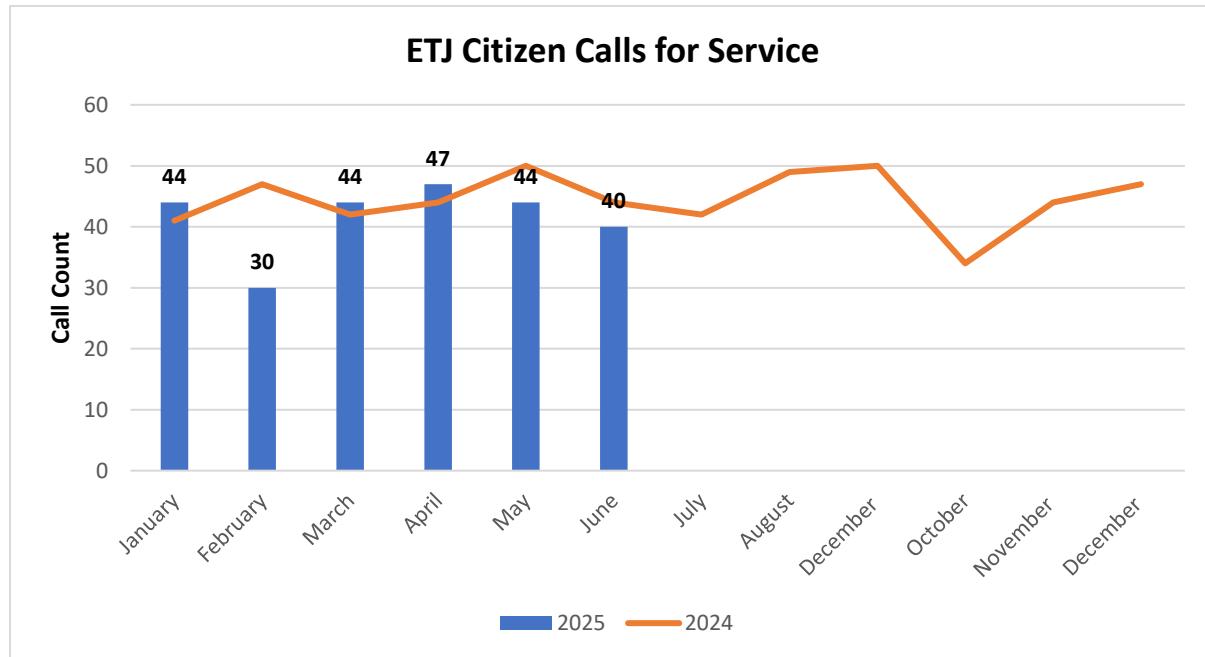


Calls for Service

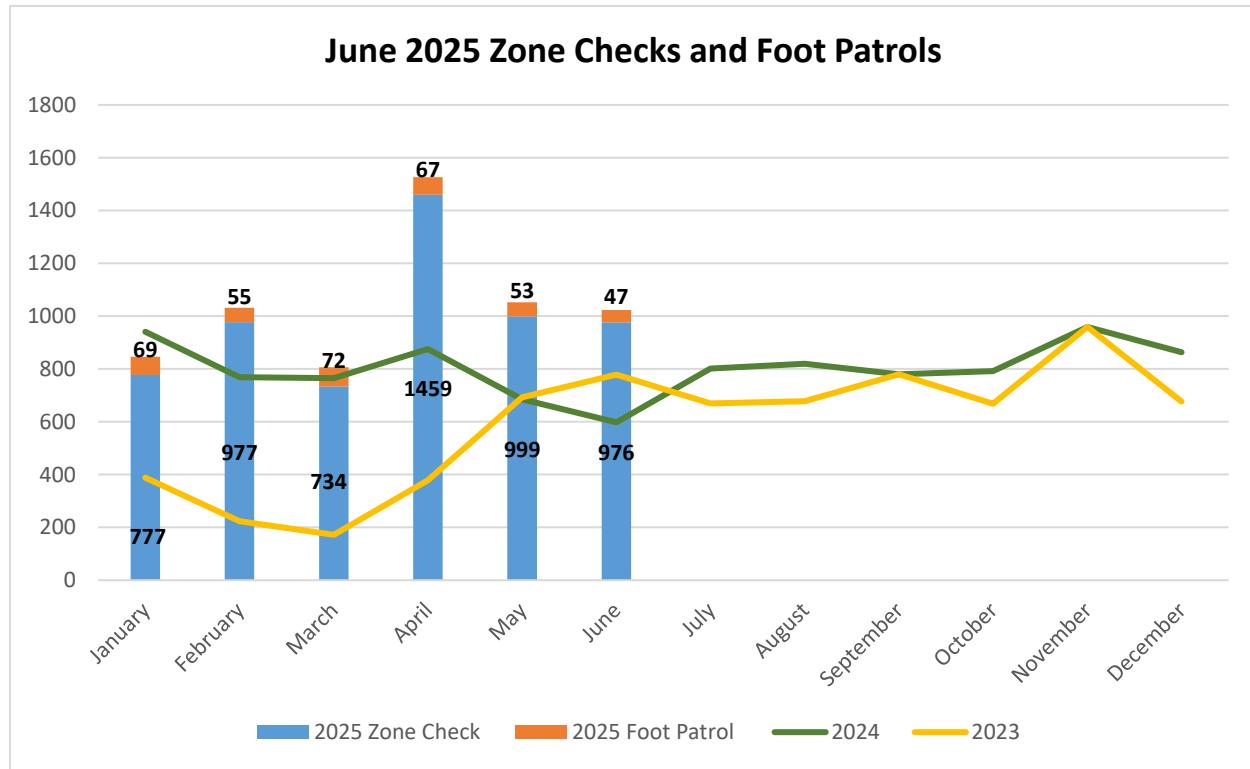
The graphs below display the number of calls for service in comparison to previous months, year, and 3-year average. The first graph is citizen-generated calls. The second graph is officer-generated calls. The third graph is foot patrol and zone checks. The final graph is the ETJ.



*zone checks and foot patrols removed



Zone Checks and Foot Patrols



June Traffic Enforcement

Traffic Enforcement Type and Dispositions

Enforcement	Count
Traffic	152
Citation Issued	38
Warning	106
Report Taken	1

*Officer Generated Stops

Locations of Traffic Enforcement

Street Name	Count
PINEVILLE-MATTHEWS RD	46
MAIN ST	27
PARK RD	11
POLK ST	10
CAROLINA PLACE PKY	9
COMMERCE DR	4
TOWNE CENTRE BLVD	3
DORMAN RD	3
ROCK HILL-PINEVILLE RD	3
CRANFORD DR	2
PINEVILLE RD	2
MCMULLEN CREEK PKY	2
CENTRUM PKY	2
JOHNSTON RD	2
LEE ST	2
LAKEVIEW DR	2
I-485 INNER HWY	1
DOVER ST	1
TOWNE CENTRE BLVD NEXT TO CAR WASH	1
KINGFISCHER/MOONRIDGE	1
FELDFARM LN	1
485 OUTER / 77	1
STRATFIELD PLACE CIR	1

LANCASTER HWY	1
WINDY PINES WAY	1
51/485 UNDERPASS	1
EXTENDED STAY ACROSS FROM MCMULLEN CREEK SHOPPING CENTER	1
LEITNER DR	1
FRANKLIN ST	1
CADILLAC ST	1
SABAL POINT DR	1
MATTHEWS-MINT HILL RD	1
JACK HUGHES LN	1
CHURCH ST	1
WALSH BLVD	1
OAKLEY AVE	1
CIRCLE K ON S.BLVD	1
PARK CEDAR DR	1
Grand Total	152

June Community Engagement

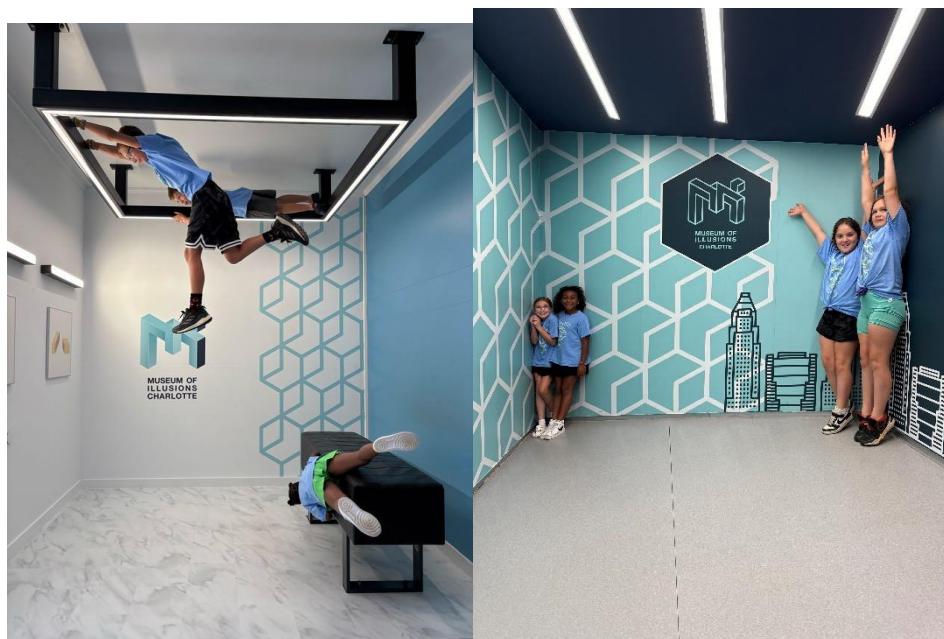
- Worked with homeless outreach in Pineville
- Car seat installs at monthly event and by appointment
- Safety Committee meeting
- Mccullough walkabout
- Last day of school event at Pineville Elementary
- Sable Point walkabout
- Bi-weekly meetings with apartment complexes
- Monthly Chamber of Commerce meeting
- Monthly town safety meeting
- Working on co-responder grant
- Co-responder Conference

- Concert at the park
- Pride event planning and actual event with the town
- Charlotte Symphony
- Bingo with the residents of the Laurels

June

2025

Summer is here - summer camp, baseball tournaments, Porcupine baseball and Rock'n & Reel'n have begun. Summer camps sessions are filled this summer as they enjoy games and field trips. Kids have been to Carowinds, Illusion Museum and saw a Movie already, plus all the daily games. Our Rockn' & Reeln' series started on June 13th with Rivermist. Our first movie of the summer was Inside Out 2 which brought a large crowd. A great evening and crowed on June 26th listened to local artist Garrett Huffman, then followed by the Charlotte Symphony who entertained us with patriotic tunes as we concluded with an amazing fireworks show.



June

2025



June

2025

General Programming – Belle Johnston

Pickleball: Open Pickleball times are Mondays and Friday from 9am-12pm and Wednesdays from 1:30pm-4:30pm. 57 participants

Karate: They hold classes on Wednesdays. 43 participants

Pre School Open Gym – Wednesday morning from 9a – 12p – 25 participants

Cookie Decorating – June 12th – 12 participants

Paint Class – June 9 – 15 participants

Summer Camp – 3 weeks – 150 participants

Family Pottery - June 1 – 20 participants

Lake Park

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

Tai Chi – Thursday evenings and Saturday mornings – 63 participants

Storytime in the Park – Wednesdays – 198 kids, 97 adults

The Hut

Senior Fit – Senior Fit takes place at the Hut M – Thursdays. 252 participants

Yoga – 81 participants

June

2025

Facility Rentals

The Hut: 3 Rentals

The BJCC Dining Room: 5 Rentals

The BJCC Gym: 0 rental

Large Shelter: 11 Rentals

Medium Shelter: 16 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

Jack Hughes

Youth Athletics

No youth athletic in June.

Adult Athletics

No adult athletics in June.

Jack Hughes Tournaments/Special Events

June 7-8: Perfect Game Tournament

June 14-15: Perfect Game Tournament

June 21-22: Perfect Game Tournament

June 28-29: Perfect Game Tournament

Baseball Field Usage

PCAA finished their seasons in June.

On Deck continued their seasons in May.

The Pineville Porcupines started their season on June 3rd. They had 7 home games in June, and one was rained out.

Multipurpose Field Usage

The Red Wolves Hurling Club continued using Field 3 in June for hurling practice.

June

2025

Social Media

Facebook

Post Reach: 2,555
Total Page Followers: 6.5K
Total Like: 5K

Views: 57,430
New Follows: 61

Instagram

New Followers: +121 Total Followers: 3,685

Park Maintenance Update

Lake Park

Cut weekly
Daily Park Check
Trim shrubs Belle
Symphony Set up
Monthly building inspections
Sprayed algae in lake
Spray weeds as needed
Cut down tree limbs blocking Lake Dr entrance
Remove and repair broken playground piece

Hut

Daily check
Trash removal as needed
Monthly building inspections
Cut weekly

Jack Hughes

Weekly mowing
Tournament preparation

June

2025

Daily field preparation

Monthly building/vehicle inspection

Added OSB backer board to walls of new shop addition

Started filling and organizing new shop storage area

Repair batting cage netting

Spray weeds as needed

Maintenance equipment as needed

Town Hall

Daily fountain/chemical check

Daily trash removal

Cemetery

Cut as needed

Spray weeds as needed

Dog Park

Cut as needed

Limb removal as needed

Final inspection passed on new building storage addition

Updated progress on greenway expansion

August

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1		2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
	Electricities Conference	Electricities Conference	Electricities Conference			
17	18	19	20	21	22	23
24	25	26	27	28	29	30
	Work Session 6:00 pm					
						31