



**WORK SESSION MINUTES
MONDAY NOVEMBER 27, 2023 @ 6:00 PM
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, November 27, 2023 @ 6:00 p.m.

ATTENDANCE

Mayor: Jack Edwards
Mayor Pro-Tem: Ed Samaha
Council Members: Amelia Stinson Wesley, Les Gladden & Chris McDonough
Town Manager: Ryan Spitzer
Town Clerk: Lisa Snyder
Finance Director: Chris Tucker
Electricities Manager: David Lucore
PCS Director: Tammy Vachon

CALL TO ORDER

Mayor Jack Edwards called the meeting to order at 6:00 p.m.

DISCUSSION ITEMS:

Audit Presentation. Finance Director Chris Tucker presented the Fiscal Year 2023 audit results. The LGC (Local Government Budget) and Fiscal Control Act requires all municipalities to have their accounts audited after the close of the fiscal year. The bound version has not been printed yet, as the State has not yet accepted our report. There is no action required by Council, other than to hear the information presented and pose any questions they may have. He thanked his Finance staff, Meredith, and Lanor, for their support and the support of Tammy Vachon and her team, as well, for their support. He doesn't expect any concerns.

Ethan Bumgarner, with Martin & Starnes, gave a slide presentation to council and explained the Fund Balance. Currently, there is \$19,335,295 in the Fund Balance. There was an 8.25 decrease since the last audit, and he noted that the available Fund Balance in 2022 was \$21,072,821.

Mr. Tucker summarized that revenues and expenditures both increased this year, and he feels comfortable with the General Fund at this time. There was some general discussion regarding funds that are committed for Stormwater (\$2 million) and Tourism (\$2 million). Mr. Spitzer summarized and said that we have \$15 million in uncommitted dollars in the General Fund.

Site Plan for utility at Grower's Outlet. Town Manager Ryan Spitzer reviewed the site plan for the new utility yard which will be located beside the new Fire Department, which was previously Grower's Outlet. The site does front Polk Street. Two of the things that council wanted us to look at was (1) having an access road from College Street on to the Fire Department site for the volunteers, as well as (2) seeing how much of the area we could get or sell to the apartment complex for parking to meet that two-vehicle requirement. He noted that the cost has significantly gone down since the beginning of this process. Council

was asked which site plan they like. There was general discussion about constructing a road for the fire department to access their site from College Street and the various options for this.


David Lucore expressed his main interest in option 5 when asked by council which plan he preferred. Council Member Les Gladden suggested that we put our own gas area for all of the Town vehicles and to save money by buying our gas in bulk. However, he also feels that Council should be careful in spending money for a road that will have minimal use.

Mayor Edwards asked for a consensus by council: Mayor Pro Tem Samaha, Council Members Gladden and McDonough voted for Option 2C, and Council Member Amelia Stinson-Wesley voted for Option 5. Mr. Spitzer will get from Chip Hill to see what it would take to start buying fuel and get fuel pumps placed there.

Temporary facility for moving of PCS to Dover Street. Mr. Spitzer discussed the site plan for a temporary storage facility when PCS and Electric move from their facility on College Street. The anticipated cost will be between \$500,000 and \$600,000 to include moving some steel structures which is \$117,000. We have \$500,000 budgeted for this in this fiscal year. The timeline to complete this project is about 18 months. Council approved with going forward with the project.

Council Member Gladden moved to adjourn the meeting followed by a second made by Council Member McDonough. All ayes.

The Mayor adjourned the meeting at 7:25 pm.



Jack Edwards, Mayor

ATTEST:



Lisa Snyder