

Mayor
Jack Edwards

Mayor Pro Tem
Ed Samaha

Town Manager
Ryan Spitzer



Town Council
Les Gladden
Amelia Stinson-Wesley
Chris McDonough

Town Clerk
Lisa Snyder

WORK SESSION MINUTES
MONDAY, JUNE 27, 2022 AT 6:00 PM
PINEVILLE COMMUNICATIONS BLDG

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, June 27, 2022 @ 6:00 p.m.

ATTENDANCE

Mayor: Jack Edwards
Mayor Pro Tem: Ed Samaha
Council Members: Les Gladden, Chris McDonough, Amelia Stinson-Wesley
Town Manager: Ryan Spitzer
Town Clerk: Lisa Snyder
Planning & Zoning Director: Travis Morgan
Public Works Director: Chip Hill

Mayor Jack Edwards called the meeting to order at 6:00 p.m. Mayor Pro Tem Ed Samaha made a motion to open the meeting and Council Member Amelia Stinson-Wesley seconded the motion. There were ayes by all and the meeting opened.

CELL TOWER AT CAROLINA SPORTSPLEX

Planning & Zoning Director Travis Morgan reviewed the items for discussion regarding the property at 13333 Dorman Road. Applicant Pat Troxell-tant of Vogue Towers seeks Council's consideration for a new 180-foot monopole cell tower and associated 25' x 65' fenced equipment area. The tower will be located on the back part of the property. Mr. Morgan shared a current diagram with listed coverage, the tower height, zoning and location. The proposal would be a modification of the existing Sportsplex site specific conditional zoning approval. The tower will be a significant distance away from the other homes and structures outside of the Sportsplex and surrounded by a wooded area, but the top of the tower would likely be seen from a distance. Ms. Pat Troxell-Tant, CEO of Vogue Towers, attended the meeting, as well, and added that the tower is a five-year lease with seven 5-year renewals. She is proposing a monopole version of the tower. They will co-locate according to the Town ordinances and to cut down on oversaturation. Ms. Troxell-Tant added that engineers who looked at the property being discussed, stated that the surrounding land is sufficient to hold the tower and that the towers are built to their standards. The only additional development would be what the Sportsplex adds or improves.

Mr. Morgan said that regarding the former church property, now owned and utilized by the Sportsplex, that Staff would request that this site be brought up-to-date and into zoning compliance regarding items such as parking lot landscaping, sidewalks and similar improvements. He touched on a conditional note from the original Sportsplex approval where council had wanted taxes paid at a regular rate that had not been met 2019 and onward. From 2019, the Sportsplex had been granted an exempt status via Mecklenburg County. The last tax bill from 2018 listed a Pineville tax amount

of \$2,737.14. Mr. Morgan inquired about the Police/Fire/EMS use on the new tower facility. Ms. Troxell-Tant replied that she is a big supporter of those services and that they would provide a free space for those accommodations within the design. Mayor Pro Tem Samaha asked if Sportsplex pays taxes? Council Member Les Gladden added that either they pay taxes or they get their approval rescinded. It's right there in the minutes. They don't have their turn lanes they were supposed to put in, they're not having police presence on Saturdays like they're required to do as in the minutes when they have a big tournament going on there. As far he's concerned, until they settle their tax agreement as part of their original agreement, we don't need to talk about anything else. How can they come into another agreement until they answer the first one? It's horrendous that the lady came and asked for money, and they still owe us money.

Mr. Dan Saltrick attended on behalf of the Soccer Academy, where they play at the Sportsplex. He asked if the Sportsplex is to pay taxes to the Town of Pineville to which Town Manager Ryan Spitzer replied, "yes." Mayor Edwards asked if the County determines they don't have to pay taxes, who overrules who? Mr. Morgan replied that the County would take precedent on that.

Mr. Saltrick said that the ultimate goal of the Sportsplex is to redevelop the former church property. They'd like to bring everything up-to-code with the sidewalk, grading, utilities, parking lot and to meet the ordinance and do so in a cost-effective way.

Council Member Gladden asked Mr. Morgan if we can bond it and give them three years to pay? Mr. Morgan replied "yes, that can be done." This would be a good compromise. Council Member Amelia Stinson-Wesley said that she is appreciative of the cell tower's generosity of the fire and police; this is a big community partner and having it on the back is a huge accommodation. She still, however, has some concerns about the Sportsplex as an entity. She doesn't always feel that they're a good community partner. Mayor Pro Tem Samaha asked about the tax issue and Mr. Morgan replied that the last tax bill they had generated in 2018 was for \$2,737.14. Mayor Edwards asked Mr. Saltrick to have someone from the Sportsplex come to our meeting.

PRESENTATION ON PROPOSAL FOR CONE & DOVER

Public Works Director Chip Hill led the presentation and was accompanied by Bonnie Fisher, who is an engineer with LaBella. Bonnie outlined options for the Cone Memorial to Council and shared that the designs were drawn up by one of their architects. Council Member Gladden asked if the U-shape bench in front of the potential memorial be facing the other direction, to which Ms. Fisher replied "yes." Mayor Pro Tem Samaha asked about memorialize the family members by putting the names on the bricks. Mr. Spitzer replied that we have plaques in Town Hall which are updated when we are notified about the passing of someone who worked for the Mill. Mr. Hill added that we can have someone engrave them (the bricks). Mayor Edwards suggested that we could have people donate, so that all of the family members can be involved.

Ms. Fisher outlined the various plans and costs. Mr. Hill added that some of his guys could do some of the work to save on costs. Mr. Spitzer summarized the estimated costs this way: \$69,900 to start the project, \$125,000 for the memorial, \$188,000 for the parking lot and sidewalks, for a total of approximately \$382,000 for the memorial.

Ms. Fisher led the discussion on the Dover Street and Cone Avenue proposal. \$61,000 cost includes 70% of the construction drawings. A big part of the project is the storm drainage. The pipes at the bottom of Dover Street, need to be upsized as they're too small now; this is included in this number surveying for an easement is in its price. Mr. Spitzer added that we want to get the road lines set to our standards and the Town's right-of-way in now.

Mr. Hill addressed the Mayor's question about the tree. Mr. Hill had an arborist come in and look at it and made a recommendation. He said it's showing some decay and may have some roots under the street. He said we do not want to cut it down but it does need work. Mr. Spitzer added that we are not going to cut it down. The cost to clean it

up would be approximately \$7,000. The Mayor added that we need to let any developer who is interested know what we expect.

Mr. Spitzer suggested that at the next Council Meeting that a motion is made to take money out of the fund balance; this would be a budget amendment. A vote would need to be made if Council wishes to do the survey work. All Council members were in agreement to proceed but there was no official vote taken. Council Member Stinson-Wesley wanted to back up to the tree and asked what the arborist recommended for a time-frame to get the work done. Mr. Hill replied that it can be whenever, but it is a safety issue because there will be a park underneath it. Mr. Spitzer summarized that it looks like we'll need the \$61,000 for the street realignment and the \$43,340.

CONE REDEVELOPMENT PLAN

Planning & Zoning Director Travis Morgan reviewed the Plans for Cone Mill with Council. He noted that we kept the original Cone Mill buildings and the tower. The primary emphasis is creating a Main Street feel with wide sidewalks and street-front buildings along the first portion of Dover Street with interconnected internal street network and parking adjacent to the railroad tracks. He added that he tried to take the best from each of the Plans.

Council Member Gladden asked what to do about the water tower. He talked to someone who is familiar with water towers and they told him that it will fall someday as it is rusting and deteriorating. Town Manager Spitzer said that there are people who inspect water towers and can give us an estimate of what it would cost to fix.

Mr. Spitzer advised that there is someone interested in the property and Council can listen to them at the next Council Meeting or end out an RFP to developers and have them send in their ideas. The developer wants to come to the July meeting and present their plan to Council. Council can listen and then decide what they want going forward. Council Member Stinson-Wesley replied that she would like for Mr. Spitzer to send out an RFP and get a variety. She wants us to emphasize that we want to preserve the current structures.

Mayor Edwards said that we will have the first presentation at the July meeting.

(A brief break was taken before entering Closed Session at 7:35 pm).

A motion to close the Work Session was made by Council Member Gladden with a second made by Council Member Chris McDonough. (**Motion passed 4-0**)

The Work Session closed at 8:03 pm.



Mayor Pro Tem Ed Samaha

ATTEST:



Lisa Snyder, Town Clerk